

PLANNING & DEVELOPMENT

Vision Statement:

To build a complete and sustainable community where people want to live, work, invest and play.

Mission Statement:

To develop and implement plans, programs and services that result in a complete, vibrant and sustainable community.



2021 BUSINESS PLAN



PLANNING & DEVELOPMENT

DEPARTMENT OVERVIEW:

The Planning & Development Department develops and implements plans, programs and services that enhance and build our community. Services include the development of policy documents, the review of development applications filed under the Planning Act and the preparation of various legal agreements.

Our focus is on providing balanced and objective advice to Council and other stakeholders. We are cognizant of provincial and regional policy direction and guided by Council's Strategic Plan. The four pillars of sustainability: economic, social, environmental and cultural influence our business planning and drive the development and implementation of plans, programs and services.

Development Review staff provide professional planning, project management and administrative services for development projects and matters in the Town that are mainly connected to Planning Act matters, including Official Plan and Zoning By-law Amendment applications, draft plans of subdivisions/condominiums and site plans. Staff also supports the Committee of Adjustment, which deals with minor variances, expansion of legal non-conforming uses and consents. Staff members assist applicants and the public in understanding and participating in the development process and provide recommendations to Council to optimize outcomes for the long term benefit of the community in accordance with best planning practices and Council's vision.



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DEPARTMENT OVERVIEW (continued):



Legal Coordination Services provides a range of legal instruments to execute the Town's business including those required for the implementation of land development and planning approval processes; acquisition and disposition of Town-owned lands; and the Town's capital programs. The Legal Section is instrumental in providing the following services:

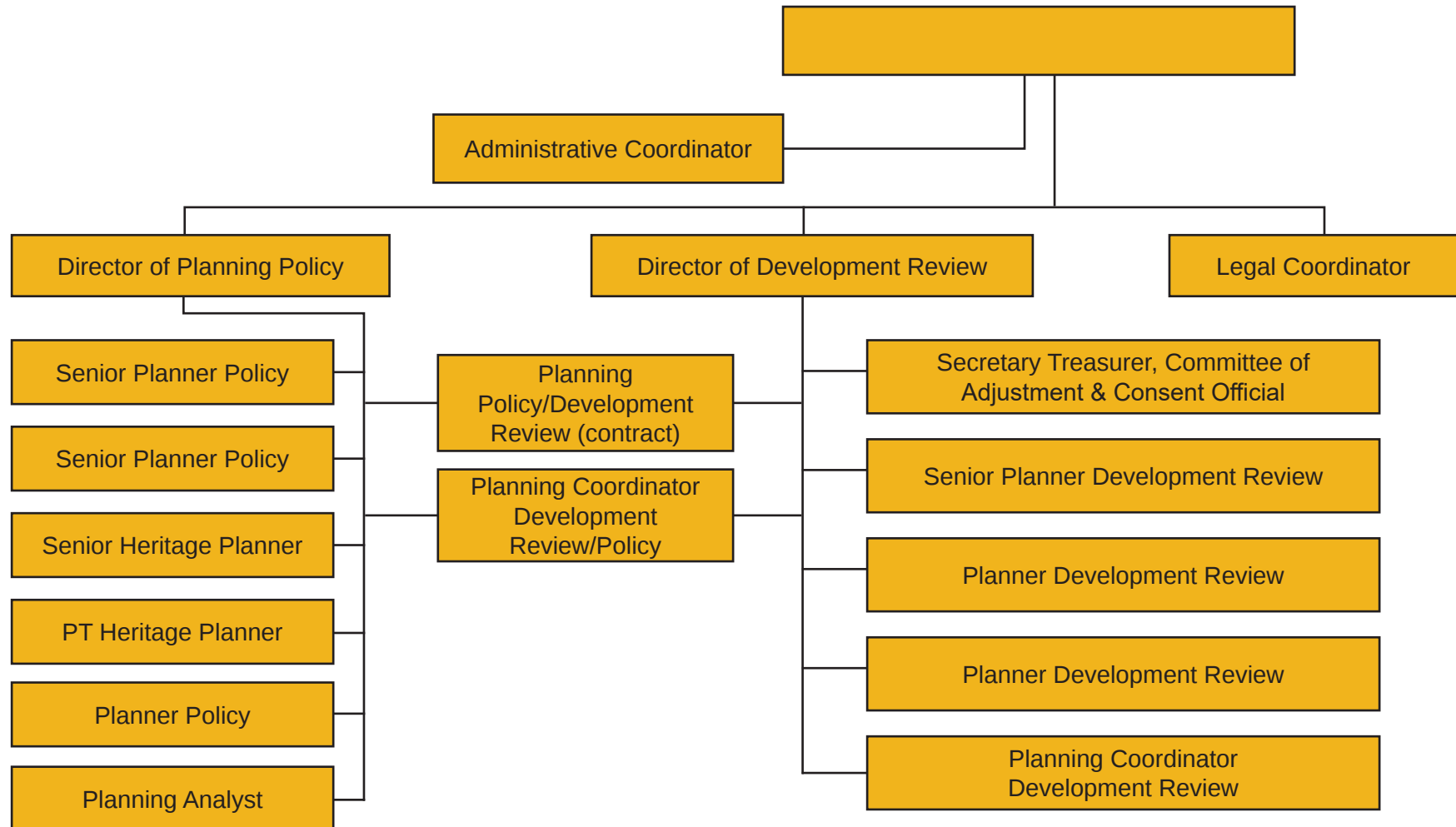
- Preparing and administering the development agreements that are required for planning approvals;
- Coordinating acquisitions and dispositions of Town lands and easements between staff and the Town solicitor;
- Providing staff with information and guidance on legal processes and matters;
- Conducting registrations and legal researches including, title searches and corporate searches.

The **Policy and Information Services** section provides tools for sound management of land use change consistent with the Town's community building vision and the Town Strategic Plan:

- Reviews and updates the Town's Official Plan and Comprehensive Zoning By-law to ensure conformity with provincial and regional plans, consistency with the Provincial Policy Statement and to reflect Council's vision and priorities as set out in the Strategic Plan;
- Leads the preparation of secondary plans and supporting studies;
- Conducts special studies on various land use matters and develops implementing strategies;
- Participates and formulates positions on provincial, regional and other planning initiatives;
- Provides heritage planning services.

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► CURRENT ORG CHART:



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► CORE ACTIVITIES:

Development Review & Committee of Adjustment:

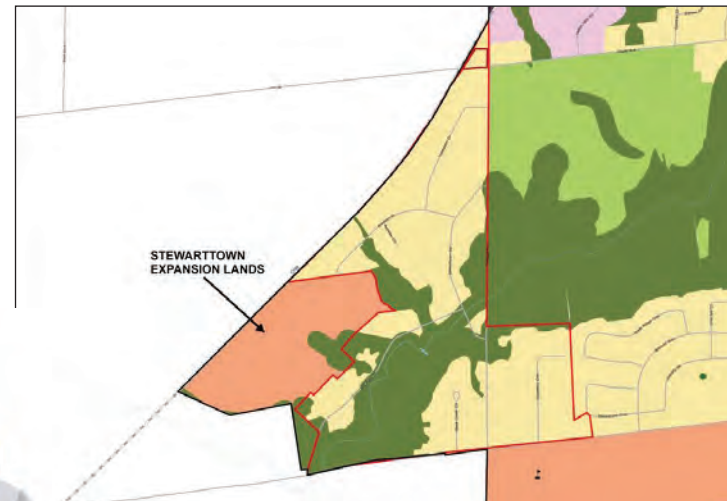
- Official Plan Amendments
- Zoning By-law Amendments
- Plan of Subdivision/ Condominiums
- Part Lot Control Applications
- Site plans
- Urban design
- Green Development Standards
- Consents
- Minor variances
- Expansions to legal non-conforming uses
- Halton Area Development Managers (HADM)

Policy, Heritage & Information Services:

- Official Plan
- Comprehensive Zoning By-law
- Secondary Plans
- Policy planning studies
- Heritage planning
- Regional and provincial plan review
- Halton Area Planning Partnership (HAPP)
- Planning data

Legal:

- Development agreements/ documents, including licenses and leases
- Title and corporate searches
- Responses to compliance requests
- Coordination of land acquisitions/dispositions



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▶ 2020 ACCOMPLISHMENTS/SUCCESSIONS:

- Completed the Vision Georgetown Secondary Plan Regional Approval process, including Regional and Conservation Authority approval of the Scoped Subwatershed Study and related Addendum and received the Notice of Decision.
- Completed the Premier Gateway Phase 1B Secondary Plan Regional Approval process, including Regional and Conservation Authority approval of the Scoped Subwatershed Study and received the Notice of Decision.
- Completed the Destination Downtown Secondary Plan Regional Approval process and received the Notice of Decision.
- Advanced the Glen Williams Scoped Secondary Plan review including preparation of the Community Engagement Strategy, a Background Report and the holding two virtual public sessions.
- Received Council endorsement of the Intensification Opportunities Study, which included forwarding the Study to the Region of Halton for consideration in their ongoing Integrated Growth Management Strategy to 2051.
- Completed the Employment Land Needs Study. Council received the Employment Land Needs Study, which included forwarding the Study to the Region of Halton for consideration in their ongoing Integrated Growth Management Strategy to 2051.
- Retained the Consulting Team and initiated the Premier Gateway Phase 2B Integrated Planning Project.
- Prepared the Terms of Reference, finalized the Financial Agreement, retained the Consulting Team and initiated the Southeast Georgetown Secondary Plan and Scoped Subwatershed Study process.
- Prepared the Terms of Reference for the Stewarttown Secondary Plan project.
- Monitored and reported on various provincial initiatives such as the changes to the Growth Plan, the revised Provincial Policy Statement, and the GTA West Corridor Environmental Assessment and numerous legislative amendments including changes to the Ontario Planning Act and Ontario Heritage Act.
- Reported to Council on the ongoing Regional Official Plan Review and Integrated Growth Management Strategy, including reporting on the Regional Official Plan Discussion Papers.
- All projects have successfully transitioned over to a virtual public consultation platform. Examples include the Glen Williams Scoped Secondary Plan Project Launch events and various Public Information Sessions, hosted over the Town's "Let's Talk Halton Hills" platform.



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► 2020 ACCOMPLISHMENTS/SUCCESSIONS (continued):

- Updated Heritage Property Tax Refund By-law.
- New Heritage Property Grant Program By-law & implementation of 2020 HPGP program with capital funding.
- New Heritage Delegation By-law.
- Updated Heritage Halton Hills Committee By-law and Terms of Reference.
- Heritage Website Updates for accessibility.
- Online Application forms for Heritage Incentive Programs.
- Updated Heritage Impact Assessment Terms of Reference.
- Heritage Conservation Awards Program.
- Heritage Signage Guidelines.
- Designation of 2 properties under Part IV of the Ontario Heritage Act: 18 Queen Street, 98 Confederation Street; Amended Designation By-law: 402 Draper Street.
- Completed the Green Development Standards Update to further advance the Town's climate change objectives.
- Prepared and executed various development and non-development agreements.
- Completed the Premier Gateway Employment Area Zoning By-law and Urban Design Review.
- Successful implemented virtual Development Review Committee and Committee of Adjustment meetings.
- Advanced approvals for several key development applications - Amico Buildings 1, 2 & 3 (Georgetown); Trolleybus (Georgetown); 10759 Eighth Line (Georgetown); 11801 Trafalgar Road (Georgetown); Creditview Heights Subdivision Registration (Glen Williams); Cimco-Toromont; Trio Vest Development Expansion on Cleve Court (Premier Gateway); 284 Queen Street (Acton).
- Implemented improved public notifications for development applications to be more clear and non-technical.
- Staff transitioned efficiently and effectively to a work from home environment in response to the COVID-19 pandemic. Project successes demonstrate the work from home environment has not impacted project advancements or completions.

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► ENVIRONMENTAL SCAN:



Challenges:	- Continuing to prepare for significant residential and non-residential growth. - Vision Georgetown and Southwest Georgetown Private OPA LPAT process will be resource intensive and creates uncertainty that Council's vision for the new community will be realized. - Ensuring appropriate resources are available to respond to expected Vision Georgetown and Premier Gateway developments. - Balancing mature neighbourhood character considerations while delivering more intensification and affordable housing opportunities. - Ongoing market challenges associated with the delivery of intensification and affordable housing. - Second major shift in provincial legislation and policies impacting the land use planning process in the last two years. - Reduced timelines to process development applications before non-decision appeals to LPAT can be filed. - Secondary Plan Post Adoption Approval Phase continues to be time consuming and complex. - Uncertainty associated with post 2031 growth allocation. - Adapting to and delivering virtual public open houses and meetings.

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► ENVIRONMENTAL SCAN (continued):



Opportunities:	- Approval of the Halton Hills Premier Gateway Phase 1B Secondary Plan will provide opportunities for increased assessment and employment growth. - Increased development interest in the Halton Hills Premier Gateway (ProLogis, Hoderer, QuadReal, Cimco-Toromont, Bentall Greenwood, North American and TrioVest sites). - Based on the progress of the GTA West Corridor EA, opportunities to reduce the extent of land subject to Corridor Protection. - 3,000 SDE of lake based servicing allocation secured for the Vision Georgetown lands. - Increased affordable housing opportunities flowing from infill sites and accessory suites. - Development interest in the Georgetown Urban Expansion Lands (Vision Georgetown, Southeast Georgetown and Stewarttown) remains strong. - Expand heritage planning portfolio and programs as a result of renewed resources. - Preparation of updated Green Development Standards to further advance the Town's climate change objectives.

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► WORKPLAN:



Project/Initiative	Description	Division Lead	Key Outcomes	Strategic Alignment
1. Official Plan Review	Update the Town's Official Plan to implement changes required by Provincial Plans, the Provincial Policy Statement and the Regional Official Plan, including allocation of population and employment growth to the 2051 planning horizon.	- Policy	An updated Official Plan that conforms to Provincial Plans and the Regional Official Plan and is consistent with the Provincial Policy Statement. A sound and contextually appropriate framework for guiding land use change and economic development that aligns with the Town's climate change objectives.	- Shaping Growth - Transportation - Climate Change & Environment - Fiscal & Corporate Management - Local Autonomy & Advocacy - Ensure a Vibrant Agricultural Community - Youth & Senior Initiatives
2. GO Station Secondary Plan Review	Review and update the GO Station Secondary Plan to ensure conformity with A Place to Grow and the updated Regional Official Plan and consistency with the Provincial Policy Statement.	- Policy	An updated and contextually appropriate Secondary Plan that continues to direct intensification to strategic areas while protecting adjacent mature residential neighbourhoods. Increased high and medium density housing aligned with the Town's intensification objectives.	- Shaping Growth - Transportation - Climate Change & Environment - Fiscal & Corporate Management - Youth & Senior Initiatives

PLANNING & DEVELOPMENT

▶ WORKPLAN (continued):



Project/Initiative	Description	Division Lead	Key Outcomes	Strategic Alignment
3. Cultural Heritage Master Plan	Prepare a Cultural Heritage Master Plan as set out in Section F5.1.1 of the Town's Official Plan to identify and study the Town's cultural heritage resources and provide recommendations for the protection and enhancement of those resources.	- Policy	A Town wide Cultural Heritage Master Plan that will provide a fulsome understanding of the Town's cultural heritage resources and landscapes and a detailed planning foundation to ensure the long-term conservation of those resources. Identification of potential Heritage Conservation Districts and the need for area specific Official Plan policies or zoning by-law regulations for cultural heritage resources and landscapes.	- Shaping Growth - Climate Change & Environment - Ensure a Vibrant Agricultural Community - Youth & Senior Initiatives
4. Halton Hills Premier Gateway Phase 2B Integrated Planning Project	Prepare a Secondary Plan for the Premier Gateway Phase 2B Lands which entails a number of detailed studies including planning, scoped sub watershed, urban design, functional servicing and transportation along with public and agency engagement.	- Policy	Project further implements Council's approved Growth Management Strategy to 2031. A Secondary Plan that guides high quality employment development and facilitates increased assessment and employment opportunities. Conformity with Provincial Plans and policies and the Regional and Halton Hills Official Plans.	- Shaping Growth - Transportation - Climate Change & Environment - Fiscal & Corporate Management - Youth & Senior Initiatives

PLANNING & DEVELOPMENT

▶ WORKPLAN (continued):



Project/Initiative	Description	Division Lead	Key Outcomes	Strategic Alignment
5. Southeast Georgetown Integrated Planning Project	Prepare a Secondary Plan for the Southeast Georgetown lands which entails a number of detailed studies including planning, urban design, functional servicing and transportation along with public and agency engagement.	- Policy	Project further implements Council's approved growth management strategy to 2031. Contextually appropriate Secondary Plan that provides a mix and range of housing along with other complementary land uses and conforms to Provincial Plans and policies and the Regional and Halton Hills Official Plans.	- Shaping Growth - Transportation - Climate Change & Environment - Fiscal & Corporate Management - Youth & Senior Initiatives
6. Glen Williams Scoped Secondary Plan Review	Review and update the Glen Williams Secondary Plan which is anticipated to include a review of the hamlet design policies and guidelines, parkland and trail opportunities, transportation issues and floodplain and natural heritage policies in concert with community engagement.	- Policy	Contextually appropriate Secondary Plan that responds to community issues and conforms to Provincial Plans and policies and the Regional and Halton Hills Official Plan.	- Shaping Growth - Transportation - Climate Change & Environment - Fiscal & Corporate Management - Youth & Senior Initiatives

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▶ WORKPLAN (continued):



Project/Initiative	Description	Division Lead	Key Outcomes	Strategic Alignment
7. Stewarttown Secondary Plan	Prepare a Secondary Plan for Stewarttown which entails a number of detailed studies including planning, urban design, functional servicing and transportation along with public and agency engagement.	- Policy	Project further implements Council's approved Growth Management Strategy to 2031. Contextually appropriate Secondary Plan that conforms to Provincial Plans and policies and the Regional Official Plan.	- Shaping Growth - Transportation - Climate Change & Environment - Fiscal & Corporate Management - Youth & Senior Initiatives
8. Halton Regional Official Plan Review	Provide input into the Halton Region Official Plan review including the Integrated Growth Management Strategy. This includes holding Town workshops, liaising with the Region and other municipalities and establishing the Town's position on post 2031 growth allocation through staff reports.	- Policy	Town must provide input into the statutory review of the Halton Region Official Plan. Certainty regarding post 2031 growth allocation, including identification of additional intensification units, any additional designated greenfield areas and employment areas. Updated climate change, agriculture and natural heritage system policies.	- Shaping Growth - Transportation - Climate Change & Environment - Fiscal & Corporate Management - Ensure a Vibrant Agricultural Community - Youth & Senior Initiatives

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► WORKPLAN (continued):



Project/Initiative	Description	Division Lead	Key Outcomes	Strategic Alignment
9. Implement Growth Monitoring Model	Implement the growth monitoring model to track Town wide and geographic specific residential and industrial/commercial/institutional (ICI) growth against growth forecasts contained in various Planning and Finance plans and studies.	- Policy - Information Services	Implementation of a growth tracking model to enable efficient and effective tracking of growth. This will enable the Town to track performance against planning objectives and inform various long range planning and financial plans and studies as well as the development of capital and operating budgets.	- Shaping Growth - Climate Change & Environment - Fiscal & Corporate Management
10. Digitization of Planning (development applications) Strategy	Participate in the study led by Corporate Services – ITS Division on examining ways to digitize development applications and increase use of AMANDA.	- Development Review	Clear and concise strategy for the digitizing of development applications and increase the use of AMANDA.	- Shaping Growth - Climate Change & Environment - Fiscal & Corporate Management

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► STAFFING IMPACT:



	+/- FTE Estimates	Service Delivery Area
Full Time	+0.43	Planner Policy/Development Review This would be the continuation of an existing contract position. The position is required in order to assist both the Policy & Heritage and Development Review Divisions with significant on-going and future workload. The position is needed to assist with a number of major Policy planning projects including the Premier Gateway Phase 2B Secondary Plan, Glen Williams Scoped Secondary Plan, Halton Region Official Plan Review, Southeast Georgetown Secondary Plan, and numerous projects related to the Heritage Planning portfolio. It will also assist with ongoing processing and review of Development Review files.
Part Time	0	
Contract	0	

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► PERFORMANCE INDICATORS:

Operational	Target
Well-developed Plans	- Glen Williams Secondary Plan – Adoption of updated Secondary Plan. - Halton Hills Premier Gateway Phase 2B – Finalization of Phase 3 - Detailed Planning Study (Spring 2021) including the following technical studies: - Transportation/Traffic Study - Heritage Impact Assessment - Functional Servicing Plan - Agricultural Impact Assessment - Supportive Commercial Needs Assessment - Development of Recommended Land Use Option - Development of Preferred Land Use Plan - Phase 1 Subwatershed Characterization Report - Southeast Georgetown Secondary Plan – Completion of the first two phases of the project including the Background Report, draft alternative land use plan and completion of the evaluation criteria. - Stewarttown Secondary Plan – Completion of Phase 1 of the project including the Background Report and initial stages of community engagement.
Development Applications	- 80% increase in applications filed. - 20% increase in approvals.

Quality of Life	Target
Green Development Standards Approvals	- 400% increase in approvals.

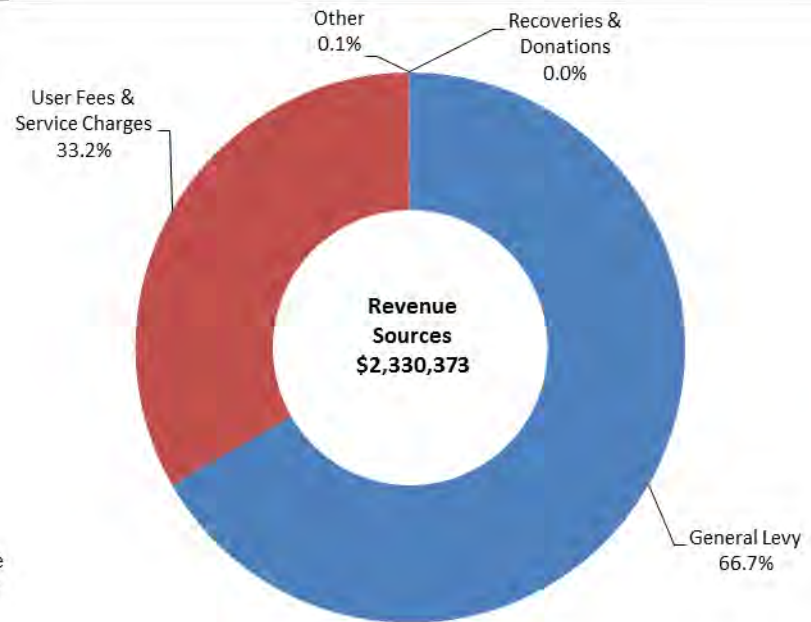
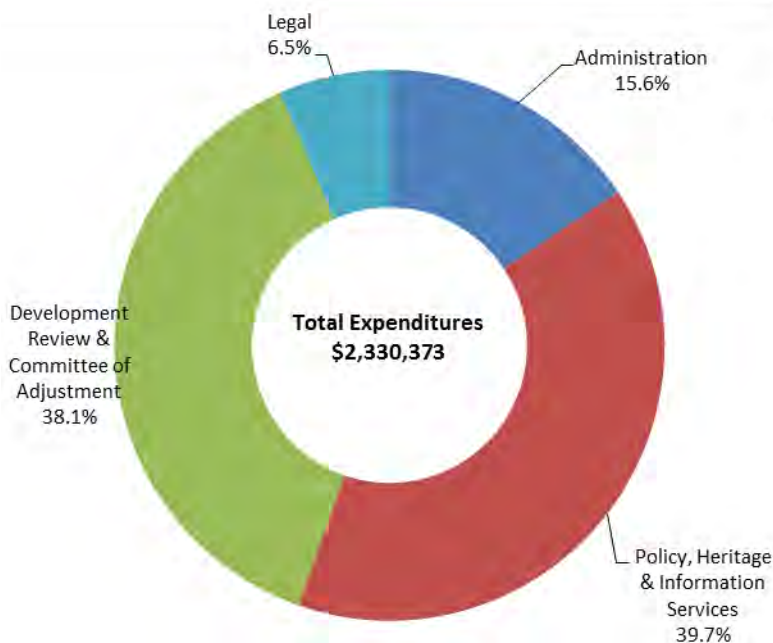
2021 Operating Budget Overview

The Planning & Development Department develops and implements plans, programs and services that enhance and build the community. These include the development of policy documents, the review of development applications filed under the Planning Act, and the preparation of various legal agreements.

2021 Operating Budget Highlights

The 2021 Operating Budget for Planning & Development of \$2,330,373 in gross expenditures and \$1,554,100 in net expenditures provides funding for the services performed by the Development Review & Committee of Adjustment, Policy Heritage & Information Services, and Legal Services Divisions.

	2020		2021					2021 vs. 2020	
	Budget (\$)	Forecast (\$)	Base Budget (\$)	Pre-Approved Capital Impacts (\$)	Inclusions (\$)	One-Time (\$)	Total Budget (\$)	Budget Change	
Expense	2,173,600	2,096,131	2,262,000	-	68,373	-	2,330,373	156,773	7.2%
Revenue	(735,500)	(630,822)	(735,500)	-	(40,773)	-	(776,273)	(40,773)	5.5%
Total Net Expenditures	1,438,100	1,465,309	1,526,500	-	27,600	-	1,554,100	116,000	8.1%



	2020		2021					2021 vs. 2020	
	Budget (\$)	Forecast (\$)	Base Budget (\$)	Pre-Approved Capital Impacts (\$)	Inclusions (\$)	One-Time (\$)	Total Budget (\$)	Budget Change	
Division									
Administration									
Expense	360,500	339,660	364,000	-	-	-	364,000	3,500	1.0%
Revenue	-	(1,194)	-	-	-	-	-	-	0.0%
Net Expenditures	360,500	338,466	364,000	-	-	-	364,000	3,500	1.0%
Policy, Heritage & Information Services									
Expense	863,100	833,307	915,100	-	10,900	-	926,000	62,900	7.3%
Revenue	(500)	-	(500)	-	-	-	(500)	-	0.0%
Net Expenditures	862,600	833,307	914,600	-	10,900	-	925,500	62,900	7.3%
Development Review & Committee of Adjustment									
Expense	799,800	783,314	831,000	-	57,473	-	888,473	88,673	11.1%
Revenue	(611,300)	(519,347)	(611,300)	-	(40,773)	-	(652,073)	(40,773)	6.7%
Net Expenditures	188,500	263,967	219,700	-	16,700	-	236,400	47,900	25.4%
Legal									
Expense	150,200	139,850	151,900	-	-	-	151,900	1,700	1.1%
Revenue	(123,700)	(110,281)	(123,700)	-	-	-	(123,700)	-	0.0%
Net Expenditures	26,500	29,569	28,200	-	-	-	28,200	1,700	6.4%
Total									
Expense	2,173,600	2,096,131	2,262,000	-	68,373	-	2,330,373	156,773	7.2%
Revenue	(735,500)	(630,822)	(735,500)	-	(40,773)	-	(776,273)	(40,773)	5.5%
Total Net Expenditures	1,438,100	1,465,309	1,526,500	-	27,600	-	1,554,100	116,000	8.1%

The Planning & Development 2021 Operating Budget represents an 8.1% increase from the approved 2020 Operating Budget.

- The 2021 budget includes a \$94,900 increase in compensation and benefits for the current staff complement. This includes previously approved contract adjustments, performance increments, job evaluation changes, and a 1.0% proposed phased-in economic adjustment.
- This budget also includes the conversion of the existing contract Planner Policy/Development Review position to full-time with a net budget impact of \$27,600. The position's total budget impact is offset by development application revenues, as well as the removal of the part-time Heritage Coordinator position which is no longer required due to workload efficiencies found within the department.
- A net decrease of (\$6,500) has been made for discretionary items across all divisions to more closely reflect actuals as more staff have the opportunity to work from home.

Budget Inclusion 2021

<i>Position/Program</i>	<i>Budget Impact</i>	<i>Effective Date</i>
Planner Policy & Development Review (conversion of existing FTE)	\$ 27,600	January 1, 2021

Approved by Council? Yes ☐ No ☒

Included in Budget? Yes ☒ No ☐

<i>Department</i>	<i>Division</i>
Planning & Development	Policy, Heritage & Information Services

Description of Services to be Performed:

This is the conversion of a contract position to a full-time staff position which is required to assist both the Policy, Heritage & Information Services and Development Review divisions with on-going and anticipated future workload. The position is needed to assist with a number of major Policy planning projects including the Premier Gateway Phase 2B Secondary Plan, Glen Williams Scoped Secondary Plan, Halton Region Official Plan Review, Southeast Georgetown Secondary Plan, and numerous projects related to the Heritage Planning portfolio. It will also assist with ongoing processing and review of Development Review files and the anticipated Vision Georgetown planning applications.

The current workload for the Planning & Development department is extremely challenging to manage. The conversion of this contract position to full time will ensure that staff are able to continue to deliver on Council's expectations regarding responding to the needs of the community regarding growth and development.

Budget Impact:

Expenditures:

Salary & Benefits	68,373
Supplies & Services	
Other	8,500
Total	\$ 76,873

Account & Notes:

Net of removal of Heritage Coordinator Position
Workstation & Computer

Revenue:

Fees	(40,773)
Grants	
Other	(8,500)
Total	\$ (49,273)

Development Applications Fees
\$5k - Capital Replacement, \$3.5k Tech Repl. Reserve

Net Cost \$ 27,600

Planning & Development Capital Forecast 2021 - 2030

Project No.	Project Name	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	Total
PLANNING & DEVELOPMENT												
7100-22-1502	Glen Williams Sec Plan Review	-	-	-	55,000	-	-	-	-	-	-	55,000
7100-22-2302	GO Station Secondary Plan Review	200,000	-	-	-	-	-	-	-	-	-	200,000
7100-27-0102	Norval Secondary Plan Review	-	-	-	-	-	-	-	-	55,000	-	55,000
7000-22-0001	Official Plan Review	200,000	-	-	-	200,000	-	-	-	200,000	-	600,000
7100-22-2303	Post 2031 Secondary Plans	-	-	-	-	-	1,500,000	1,500,000	1,500,000	-	-	4,500,000
7300-22-2201	Stewarttown Planning Study Update	-	-	-	-	-	55,000	-	-	-	-	55,000
7100-22-2001	Zoning By-Law Update	-	154,000	-	-	-	-	154,000	-	-	-	308,000
7100-22-2101	Cultural Heritage Master Plan	150,000	-	-	-	-	-	-	-	-	-	150,000
TOTAL PLANNING & DEVELOPMENT		550,000	154,000	-	55,000	200,000	1,555,000	1,654,000	1,500,000	255,000	-	5,923,000

2021 Capital Budget and 2021 – 2030 Forecast Highlights

The 10-year Capital Plan for Planning & Development includes funding for key legislated and growth-related plans and studies in order to support development and growth for the Town. The 10-year capital plan totals \$5,923,000, with \$550,000 proposed for 2021. The following summarizes key components of the Capital Forecast:

- The 2021 Capital Budget includes \$200,000 for the Official Plan Review. The project will assist in providing a relevant, clear document that provides a sound framework for guiding land use change and economic development; and, a current document that appropriately reflects Provincial and Regional planning policy direction in a 'made in Halton Hills' context.
- The Cultural Heritage Master Plan has been included in the 2020 Capital Budget. Completion of the master plan will further enable the Town to have a fulsome understanding of the Town's cultural heritage resources and landscapes and an appropriate and detailed planning foundation to ensure the long-term conservation of those cultural heritage resources.
- \$5,373,000 for further civic improvements and development of studies including a Zoning By-Law Update, as well as Post 2031 Secondary Plans.

Planning & Development

2021 Capital Budget

Page No.	Project No.	Project Name	2021 Score	Total Amount	Total Funding	Base Capital Budget	Development Charges	Capital Reserves	Grants & Recoveries	Debentures
317	7000-22-0001	Official Plan Review	3.60	200,000	200,000	-	84,000	116,000	-	-
318	7100-22-2101	Cultural Heritage Master Plan	3.00	150,000	150,000	-	-	150,000	-	-
319	7100-22-2302	GO Station Secondary Plan Review	3.00	200,000	200,000	-	84,000	116,000	-	-
2021 Total				550,000	550,000	-	168,000	382,000	-	-

Please refer to the proceeding Capital Project Information sheets for details on 2021 capital projects.

2021 Capital Project Information Sheet

Project No. 7000-22-0001	Project Name Official Plan Review		2021 Budget \$200,000
Department Planning & Development	Division Policy, Heritage & Info. Services	Project Manager Bronwyn Parker	
Service Category Planning & Development		Funding Sources	Amount
Target Start Date Q2 2021		DC - Administration	\$84,000
Target Completion Date Q2 2023		New Capital Reserve	\$6,000
Future Period Capital Requirements \$0		Strategic Planning Reserve	\$110,000
Operating Impact \$0		Project Phase	Study/Design Phase ☒
			Construction Phase ☐
Description			
Scope:	This 5-Year Review of the Official Plan would follow on from the Region Official Plan 5-Year Review commenced in 2015, and implement changes required by the Region Official Plan and Provincial Growth Plan. This includes the allocation of population and employment growth to the 2051 planning horizon as necessitated by Amendment No. 1 to the Growth Plan, 2019.		
Deliverables:	A revised Official Plan that appropriately directs future population and employment/job growth and ensures development that is compatible with the Town's Climate Change objectives.		
Benefits:	The principal benefits include: a relevant, clear document that provides a sound framework for guiding land use change and economic development; and, a current document that appropriately reflects Provincial and Regional planning policy direction in a 'made in Halton Hills' context.		
Risks If Not Implemented:	Increased risks and costs associated with Local Planning Appeal Tribunal appeals, longer and more complicated development application processing, and ultimately a decline in the quality of urban development and value of construction activity, negatively impacting property assessment and Town budgets, can be expected to occur.		
Additional Information:	The Town is required by Provincial regulation to achieve conformity with the Growth Plan and 2051 growth targets by June 2023. The Planning Act contains legislated requirements to ensure that a municipality keeps its Official Plan up to date, and a municipality is required to assess the need to update its Official Plan at least once every 5 years.		

2021 Capital Project Information Sheet

Project No. 7100-22-2101	Project Name Cultural Heritage Master Plan		2021 Budget \$150,000
Department Planning & Development	Division Policy, Heritage & Info. Services	Project Manager Laura Loney	
Service Category Planning & Development		Funding Sources Strategic Planning Reserve	Amount \$150,000
Target Start Date	Q2 2021		
Target Completion Date	Q2 2023		
Future Period Capital Requirements	\$0	Project Phase	Study/Design Phase ☒
Operating Impact	\$0		Construction Phase ☐

Description	
Scope:	This project will complete the requirements as set out in Section F5.1.1 of the Town's Official Plan for the preparation of a Cultural Heritage Master Plan (CHMP) to survey, inventory, examine, and study the Town's cultural heritage resources, make recommendations for the enhancement and protection of those resources, identify potential Heritage Conservation Districts, and to identify the need for area-specific Official Plan policies or zoning-by-law regulations for cultural heritage resources and landscapes.
Deliverables:	A Cultural Heritage Master Plan based upon a detailed Terms of Reference, identifying cultural heritage resources and landscapes and including recommended policies to support the protection and conservation of those cultural heritage resources.
Benefits:	The benefits are the establishment of a fulsome understanding of the Town's cultural heritage resources and landscapes and an appropriate and detailed planning foundation to ensure the long-term conservation of those cultural heritage resources.
Risks If Not Implemented:	This project is an essential foundation as required by Provincial planning legislation (Ontario Heritage Act 2005, Provincial Policy Statement 2020) for the conservation of cultural heritage resources as well as the identification, protection and management of cultural heritage landscapes.
Additional Information:	Staff will be able to pro-actively work to conserve the Town's cultural heritage resources through the implementation of a Cultural Heritage Master Plan through the identification of cultural heritage landscapes and potential Heritage Conservation Districts as well as recommendations for the enhancement and protection of those resources, instead of reacting to applications on a case-by-case basis.

2021 Capital Project Information Sheet

Project No. 7100-22-2302	Project Name GO Station Secondary Plan Review		2021 Budget \$200,000
Department Planning & Development	Division Policy, Heritage & Info. Services	Project Manager Bronwyn Parker	
Service Category Planning & Development	Funding Sources		Amount
Target Start Date Q2 2021	DC - Administration		\$84,000
Target Completion Date Q2 2023	New Capital Reserve		\$6,000
Future Period Capital Requirements \$0	Strategic Planning Reserve		\$110,000
Operating Impact \$0	Project Phase	Study/Design Phase	☒
		Construction Phase	☐

Description	
Scope:	This update to the existing GO Station Secondary Plan would coincide with the 5-Year Review of the Town's Official Plan. It will implement changes required by the Region Official Plan and Provincial Growth Plan, including allocation of population and employment growth to the 2051 planning horizon as necessitated by Amendment No. 1 to the Growth Plan, 2019.
Deliverables:	A revised GO Station Secondary Plan (amendment to the Town OP) based upon a detailed Terms of Reference, setting out the land use designations, policies, densities, etc. to support development.
Benefits:	The benefits are the establishment of an appropriate and detailed planning foundation to facilitate the development of the subject lands for higher density mixed uses.
Risks If Not Implemented:	Increased risks and costs associated with Local Planning Appeal Tribunal appeals, longer and more complicated development application processing, and ultimately a decline in the quality of urban development and value of construction activity, negatively impacting property assessment and Town budgets, can be expected to occur.
Additional Information:	Completion of the update to the Secondary Plan will allow for higher density development to occur within the Georgetown GO Station Area. This is an improvement on the current level of service as without approval of the Secondary Plan, development on these lands is subject to lesser densities with minimal urban design requirements.