TOWN OF
HALTON HILLS
*Working Together Working for You!*

# AGENDA
# SPECIAL COUNCIL MEETING

Monday, July 27, 2020, Call to Order 1:30 p.m., Convene into Closed Session at 1:35 p.m., Reconvene into Open Meeting at 2:30 p.m.

VIA Zoom Meeting

***In our efforts to contain the spread of COVID-19 and to protect all individuals, public attendance at Council Meetings will not be permitted at this time. Members of the public may request to delegate to this virtual meeting by completing the online delegation form. (Application to appear before Council) by no later than 4:30 p.m. on the Friday before the meeting. All requests to delegate must contain a copy of the delegate's intended remarks which will be circulated to all Members of Council in advance as a backup should technology issues occur. Clerks staff will contact you with the details on how to participate electronically. If you do not wish to delegate, but would like to submit feedback, please email your comments to clerks@haltonhills.ca. Your comments will be circulated to Council Members in advance of the meeting and will form part of the public record.***

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Pages

1. OPENING OF THE COUNCIL MEETING

   1:30 P.M. Council Chambers/VIA Zoom

2. CLOSED MEETING/CONFIDENTIAL REPORTS FROM OFFICIALS

   1. REPORT NO. RP-2020-0017

      RECREATION AND PARKS REPORT NO. RP-2020-0017 dated July 7, 2020 regarding the security of the property of the municipality (Payment Deferrals).

   2. CONFIDENTIAL VERBAL UPDATE BY A.B. MARSHALL, CHIEF ADMINISTRATIVE OFFICER

      Confidential Verbal Update by A.B. Marshall, Chief Administrative Officer regarding personal matters about an identifiable individual including municipal or local board employees.

3. RECONVENE INTO OPEN SESSION

4. ANNOUNCEMENTS

   1. Gellert Indoor Pool Reopens with Modified Programming

5. DISCLOSURES OF PECUNIARY INTEREST/CONFLICT OF INTEREST

6. EMERGENCY BUISINESS MATTERS

## 7. COUNCIL DELEGATIONS/PRESENTATIONS

1. **Samantha Howard, Director of Recreation Services and Geoff Cannon, Chief Librarian Presentation with Opening Remarks by Brent Marshall, Chief Administrative Officer**

   Presentation to Council regarding Stage 3 Openings.

## 8. RESOLUTION PREPARED TO ADOPT THE MINUTES OF THE PREVIOUS MEETING(S) OF COUNCIL

1. **Minutes of the Council Meeting held on July 6, 2020.** 5

2. **Minutes of the Special Council Meeting held on July 9, 2020.** 20

3. **Confidential Minutes of the Council Meeting held on July 6, 2020.**

   (Under separate cover)

## 9. GENERAL COMMITTEE

COUNCIL TO CONVENE INTO GENERAL COMMITTEE

Mayor R. Bonnette, Chair

**Vet Reports to be considered at General Committee**

1. **Delegations/Presentations regarding items in General Committee**

2. **Municipal Officers Reports to be Considered by General Committee**

   **All Reports and Memorandums considered in General Committee are deemed "Emergency Action Items" of "For Information Items" which require final disposition by Council at this meeting.**

   **Reports will be automatically held if there is a presentation or delegation on the matter.**

   a. **REPORT NO. ADMIN-2020-0015** 36

      OFFICE OF THE CAO REPORT NO. ADMIN-2020-0015 dated July 20, 2020 regarding Economic Development Manufacturing Expansion Fund – Hayward Gordon Group.

   b. **REPORT NO. ADMIN-2020-0023** 40

      OFFICE OF THE CAO REPORT NO. ADMIN-2020-0023 dated July 15, 2020 regarding Proposed Changes to the 2020 Council & Committee Calendar.

   c. **REPORT NO. PD-2020-0024** 45

      PLANNING AND DEVELOPMENT REPORT NO. PD-2020-0024 dated June 20, 2020 regarding Heritage Property Grant Program By-law.

d. REPORT NO. PD-2020-0025 52

PLANNING AND DEVELOPMENT REPORT NO. PD-2020-0025 dated June 23, 2020 regarding Recommendation Report for a proposed Zoning By-law Amendment to allow for the development of 131 townhouse units at 11571-11605 Trafalgar Road (Georgetown).

e. REPORT NO. PD-2020-0028 76

PLANNING AND DEVELOPMENT REPORT NO. PD-2020-0028 dated July 10, 2020 regarding Removal of a Listed Property from the Heritage Register – 108 Charles Street.

f. REPORT NO. PD-2020-0029 80

PLANNING AND DEVELOPMENT REPORT NO. PD-2020-0029 dated July 10, 2020 regarding Removal of a Listed Property from the Heritage Register – 59 King Street.

g. REPORT NO. PD-2020-0030 84

PLANNING AND DEVELOPMENT REPORT NO. PD-2020-0030 dated July 13, 2020 regarding Proposed Amendment 1 to the Growth Plan and Proposed Land Needs Assessment Methodology – Halton Area Planning Partnership Joint Submission.

h. REPORT NO. PD-2020-0031 103

PLANNING AND DEVELOPMENT REPORT NO. PD-2020-0031 dated July 16, 2020 regarding Recommendation Report for Holding (H5) Provision for 53 Confederation Street (Glen Williams).

i. MEMORANDUM NO. ADMIN-2020-0003 113

OFICE OF THE CAO Memorandum No. ADMIN-2020-0003 dated June 24, 2020 regarding Privately-Owned Tree Management Strategy Summary Update.

j. MEMORANDUM NO. ADMIN-2020-0004 123

OFFICE OF THE CAO MEMORANDUM NO. ADMIN-2020-0004 dated July 14, 2020 regarding COVID-19 Support and Recovery Programs for the local Arts and Culture Sector.

3. Adjourn back into Council

10. REPORTS AND RECOMMENDATIONS FORWARDED FROM GENERAL COMMITTEE FOR APPROVAL

11. RECEIPT OF MINUTES OF ADVISORY/SPECIAL COMMITTEES

1. Minutes of the Heritage Halton Hills Comittee Meeting held on July 8, 2020. 126

12. PETITIONS/COMMUNICATIONS/MOTIONS

1. Long-term Care Resolution 129

13. MOTION TO RECEIVE AND FILE GENERAL INFORMATION PACKAGE

14. MOTION TO ADOPT CLOSED SESSION ITEMS

15. CONSIDERATION OF BYLAWS

1. BY-LAW NO. 2020-0039 131

A By-law to establish a Heritage Property Grant Program under Sections 39 and 45 of the Ontario Heritage Act.

(Refer to Item 9.2.c of this Agenda, Report No. PD-2020-0024)

2. BY-LAW NO. 2020-0040 134

A by-law to remove Holding (H5) Provision from Zoning By-law 2010-0050, as amended for t53 Confederation Street (Glen Williams).

(Refer to Item No. 9.2.h of the Agenda, Report No. PD-2020-0031)

3. BY-LAW NO. 2020-0041 136

A By-law to Amend Zoning By-law 2010-0050, as amended, for 11571-11605 Trafalgar Road (Georgetown).

(Item No. 9.2.d of this Agenda, Report No. PD-2020-0025)

4. BY-LAW NO. 2020-0042 142

A By-law to adopt the proceedings of the Special Council Meeting held on the 27th day of July, 2020 and to authorize its execution.

16. ADJOURNMENT

# MINUTES

# COUNCIL MEETING

# MONDAY, JULY 6, 2020

The Town of Halton Hills Council met this 6th day of July, 2020 in the Council Chambers, Halton Hills Town Hall and Via Zoom, commencing at 4:30 p.m., with Mayor R. Bonnette in the Chair and reconvened into Open Session at 6:00 p.m. in the Council Chambers and Via Zoom.

| | |
|---|---|
| MEMBERS PRESENT:<br>(EP-Electronic Participation) | Mayor R. Bonnette,<br>Councillor C. Somerville (EP), Councillor J. Fogal (EP),<br>Councillor M. Albano (EP), Councillor J. Hurst (EP),<br>Councillor T. Brown (EP), Councillor B. Lewis (EP),<br>Councillor W. Farrow-Reed (EP), Councillor M. Johnson (EP),<br>Councillor B. Inglis (EP), Councillor A. Lawlor (EP) |
| STAFF PRESENT:<br>(Closed Session)<br>(E – Electronically Present) | A. B. Marshall, Chief Administrative Officer,<br>S. Jones, Clerk & Director of Legislative Services,<br>C. Mills, Commissioner of Corporate Services (E),<br>J. Linhardt, Commissioner of Planning & Development (E),<br>B. Andrews, Interim Commissioner of Transportation & Public Works (E),<br>W. Harris, Commissioner of Recreation & Parks (E),<br>H. Olivieri, Chief & Commissioner of Fire Services (E),<br>M.J. Leighton, Manager of Accounting & Town Treasurer (E),<br>G. Cannon, Chief Librarian(E),<br>A. Fuller, Director of Communications,<br>V. Petryniak, Deputy Clerk |
| STAFF PRESENT:<br>(Open Session)<br>(E – Electronically Present) | A. B. Marshall, Chief Administrative Officer,<br>S. Jones, Clerk & Director of Legislative Services,<br>C. Mills, Commissioner of Corporate Services,<br>J. Linhardt, Commissioner of Planning & Development,<br>B. Andrews, Interim Commissioner of Transportation & Public Works (E),<br>W. Harris, Commissioner of Recreation & Parks (E),<br>H. Olivieri, Chief & Commissioner of Fire Services (E),<br>M.J. Leighton, Manager of Accounting & Town Treasurer,<br>G. Cannon, Chief Librarian (E) |

*** Denotes Change From Council Agenda**

## 1. OPENING OF THE COUNCIL MEETING

Mayor R. Bonnette called the meeting to order at 4:30 p.m. in the Council Chambers.

## 2. CLOSED MEETING/CONFIDENTIAL REPORTS FROM OFFICIALS

Resolution No. 2020-0105
**Moved by:** Councillor C. Somerville
**Seconded by:** Councillor A. Lawlor

THAT the Council of the Town of Halton Hills meet in closed session in order to address the following matters:

2.1 TRANSPORTATION AND PUBLIC WORKS REPORT NO. TPW-2020-0021 dated June 25, 2020 regarding a proposed or pending acquisition or disposition of land by the municipality or local board. (Surplus Lands)

2.2 Confidential Verbal Update by A.B. Marshall, Chief Administrative Officer and A. Fuller, Director of Communications regarding personal matters about an identifiable individual including municipal or local board employees. (Local Matters)

**CARRIED**

Council convened into Closed Session at 4:32 p.m.

## 3. RECESS AT THE CALL OF THE CHAIR

Mayor R. Bonnette called for a recess at 5:30 p.m.

## 4. RECONVENE INTO OPEN SESSION

Resolution No. 2020-0106
**Moved by:** Councillor J. Fogal
**Seconded by:** Councillor B. Inglis

THAT the Council for the Town of Halton Hills reconvene this meeting in open session.

**CARRIED**

Council reconvened in Open Session at 6:01 p.m.

## 5. NATIONAL ANTHEM

## 6. ANNOUNCEMENTS

NIL

## 7. EMERGENCY BUSINESS MATTERS

### 7.1 Motion - Mandatory Masks in Public Places

Resolution No. 2020-0107
**Moved by:** Councillor M. Johnson
**Seconded by:** Councillor J. Fogal

WHEREAS COVID-19 has been declared a global pandemic by the World Health Organization (WHO);

AND WHEREAS COVID-19 is a dangerous communicable viral disease that is spread from person to person primarily through droplets from an infected person;

AND WHEREAS the Mayor of Halton Hills has declared a state of emergency, which is still in effect;

AND WHEREAS the public health and safety of residents and visitors to the Town is of the utmost importance during the COVID-19 pandemic;

AND WHEREAS the risk of contracting COVID-19 increases when in close proximity (less than 2 metres) from an infected person, and when within an enclosed building, such as a retail store or mall;

AND WHEREAS there is growing body of evidence that outlines the effectiveness of a mask or face covering to act as a barrier to prevent the spread of COVID-19 to others;

AND WHEREAS persons with COVID-19 may show no symptoms of the virus and thus may not know that they are infectious;

AND WHEREAS the risk of contracting COVID-19 in enclosed spaces decreases if the majority of persons (both employees and customers) are wearing a facemask;

AND WHEREAS many municipalities have either strongly recommended or mandated the use of mask or face covering in enclosed public spaces;

AND WHEREAS more public spaces are now being opened and attract increasing numbers of people who may not be able to maintain physical distance from others within the establishment;

AND WHEREAS increasing numbers of residents are requesting that the Town make face masks mandatory in Halton Hills retail establishments;

THEREFORE IT BE RESOLVED that the Council for the Town of Halton Hills direct staff to draft a temporary by-law, to be brought forward to Town Council at a Special Council Meeting to be held on **Thursday, July 9, 2020 at 1:00 p.m**.

AND FURTHER THAT the temporary by-law outlines the requirements for individuals or organizations, that are responsible for the operation of a facility or business which have enclosed spaces open to the public, to ensure no member of the public is permitted entry unless wearing a mask or face covering (which covers the nose and mouth) to help limit the spread of COVID-19;

AND FURTHER THAT a mask or face covering be worn at all times by employees and the public within the business or facility, unless it is reasonably required to temporarily remove the covering for services provided by the establishment, or while actively engaging in an athletic or fitness activity;

AND FURTHER THAT exemptions may be accommodated for:

- Children under 2 years of age (**Note**: Further revised in By-Law No. 2020-0037 adopted July 9, 2020)
- Persons with underlying medical conditions which inhibits their ability to wear a mask or face covering
- Persons unable to place or remove a mask or face covering without assistance
- Employees working within the establishment within an area without public access
- Employees and agents of the person responsible for the establishment are within an area designated for them and not for public access, or within or behind a physical barrier

AND FURTHER THAT employees working with members of the public in an enclosed space must also wear a mask or face covering, unless they are in an area not for public access or within or behind a physical barrier, or they meet one of the exemptions listed above;

AND FURTHER THAT a copy of this resolution be circulated to the Honourable Doug Ford, Premier of Ontario, the Region of Halton and all Halton Municipalities for their consideration;

AND FURTHER THAT Council for the Town of Halton Hills strongly urge the Region of Halton to pass a Mandatory Mask by-law to ensure consistency across all Region of Halton municipalities, and in keeping with

the Regional Medical Officer of Health's recommendation for people to wear masks or face coverings to help control the spread of COVID-19;

AND FURTHER THAT Council for the Town of Halton Hills strongly urge Premier Ford to enact legislation making masks or face coverings mandatory across the Province of Ontario.

**RECORDED VOTE:**

**IN FAVOUR:** Mayor R. Bonnette, Councillors J. Fogal, J. Hurst, M. Albano, T. Brown, B. Lewis, M. Johnson, W. Farrow Reed, A. Lawlor, B. Inglis

**OPPOSED:** NIL

**CONFLICT/PECUNIARY INTEREST:** Councillor C. Somerville

**CARRIED**

## 8. DISCLOSURES OF PECUNIARY INTEREST/CONFLICT OF INTEREST

8.1 Councillor C. Somerville declared a pecuniary/conflict of interest with respect to Item No. 7 - Emergency Business - Motion regarding Mandatory Masks in Public Places as his spouse is employed at a retail/grocery store within the Town of Halton Hills and is required as part of her duties the enforcement of this and other health and safety measures. He was removed virtually from the meeting and did not partake in any voting or discussion on this matter.

(Declaration was made prior to Item No. 7)

## 9. COUNCIL DELEGATIONS/PRESENTATIONS

NIL

## 10. RESOLUTION PREPARED TO ADOPT THE MINUTES OF THE PREVIOUS MEETING(S) OF COUNCIL

Resolution No. 2020-0108
**Moved by:** Councillor M. Johnson
**Seconded by:** Councillor M. Albano

THAT the following minutes are hereby approved:

10.1 Minutes of the Council Meeting held on June 15, 2020.
10.2 Confidential Minutes of the Council Meeting held on June 15, 2020.

**CARRIED**

## 11. GENERAL COMMITTEE

**Mayor Bonnette assumed the role of Presiding Officer.**

Resolution No. 2020-0109
**Moved by:** Councillor W. Farrow-Reed
**Seconded by:** Councillor J. Hurst

THAT Council do now convene into General Committee.

**CARRIED**

### 11.1 Public Meetings / Hearings

NIL

### 11.2 Delegations/Presentations regarding items in General Committee

#### 11.2.a Scott Plugers and Lois Ouellette of KPMG (Auditors) with Opening Remarks by Moya Leighton, Town Treasurer and Director of Accounting

Moya Leighton, Town Treasurer and Director of Accounting provided opening remarks. Scott Plugers of KPMG made a presentation to General Committee regarding the Annual Financial Report and Financial Information Return (FIR).

(Refer to Item No. 11.3.a of these Minutes, Report No. CORPSERV-2020-0020)

**11.2.b Moya Leighton, Town Treasurer and Director of Accounting**

Moya Leighton, Town Treasurer and Director of Accounting made a presentation to General Committee regarding the Annual Financial Report and Financial Information Return (FIR).

(Refer to Item No. 11.3.a of these Minutes, Report No. CORPSERV-2020-0020)

**11.2.c Moya Leighton, Town Treasurer and Director of Accounting with Opening remarks by Chris Mills, Commissioner of Corporate Services**

Moya Leighton, Town Treasurer and Director of Accounting made a presentation to General Committee regarding Operating Budget Status as of May 31, 2020 and Financial Projections to December 31, 2020, highlighting the Town's current financial position in light of COVID 19 and forecasting the Town's financial position to the end of the year with respect to COVID 19.

(Refer to Item No. 11.3.i of these minutes, Report No. CORPSERV-2020-0024)

**11.3 Municipal Officers Reports to be Considered by General Committee**

**11.3.a REPORT NO. CORPSERV-2020-0020 dated July 06, 2020 regarding the 2019 Financial Statements, Management Discussion and Analysis, and Financial Information Return.**

Recommendation No. GC-2020-0026

THAT Report CORPSERV-2020-2020 dated July 06, 2020 regarding the 2019 Financial Statements, Management Discussion and Analysis, and Financial Information Return be received;

AND FURTHER THAT the 2019 audited draft Financial Statements, and Financial Information Return be approved as presented and forwarded to Council for approval;

AND FURTHER THAT the 2019 Management Discussion and Analysis be received as information;

AND FURTHER THAT the 2019 audit findings report be received as information and forwarded to Council for information.

**CARRIED**

**11.3.b REPORT NO. CORPSERV-2020-0021 dated June 29, 2020 regarding 2019 Town General Surplus.**

Recommendation No. GC-2020-0027

THAT Report No. CORPSERV-2020-2021 dated June 29, 2020 regarding 2019 Town General Surplus be received as information;

AND FURTHER THAT Council receive for information the 2019 net distributable operating surplus of $1,670,570;

AND FURTHER THAT Council approve the transfer of $10,512 of the operating surplus to the Library Capital Reserve;

AND FURTHER THAT Council approve the transfer of $28,848 of the operating surplus to the Tax rate Stabilization Reserve for Halton Hills Cultural Roundtable to be carried forward into the 2020 operating budget;

AND FURTHER THAT $328,681 of funding previously approved in the 2019 operating budget for contracted labour positions be held in general surplus and carried forward to 2020;

AND FURTHER THAT Council approve the transfer of the remaining operating surplus of $1,670,570 to the Tax Rate Stabilization Reserve.

**CARRIED**

**11.3.c REPORT NO. CORPSERV-2020-0023 dated July 6, 2020 regarding Reserves, Discretionary Reserve Funds, Obligatory Reserve Funds and Trust Funds as at December 31, 2019.**

Recommendation No. GC-2020-0028

THAT Report No. CORPSERV-2020-0023 dated July 6, 2020 regarding Reserves, Discretionary Reserve Funds, Obligatory Reserve Funds and Trust Funds as at December 31, 2019 be received for information;

AND FURTHER THAT funds previously recorded as Trust Funds be reclassified as Obligatory Reserve Funds for the amount of $3,341,265.

**CARRIED**

**11.3.d REPORT NO. CORPSERV-2020-0025 dated June 17, 2020 regarding Completed Capital Projects.**

Recommendation No. GC-2020-0029

THAT Report No. CORPSERV-2020-0025 dated June 17, 2020 regarding Completed Capital Projects be received as information.

**CARRIED**

**11.3.e REPORT NO. CORPSERV-2020-0016 dated June 23, 2020 regarding the 2019 Annual Report on Investments and Cash Management.**

Recommendation No. GC-2020-0030

THAT Report No. CORPSERV-2020-0016 dated June 23, 2020 regarding the 2019 Annual Report on Investments and Cash Management be received for information.

**CARRIED**

**11.3.f REPORT NO. CORPSERV-2020-0026 dated June 19, 2020 regarding the 2019 Treasurer's statement for development charges reserve funds, parkland dedication reserve fund and the public benefits reserve fund.**

Recommendation No. GC-2020-0031

THAT Report No. CORPSERV-2020-0026 dated June 19, 2020 regarding the 2019 Treasurer's statement for development charges reserve funds, parkland dedication reserve fund and the public benefits reserve fund be received.

**CARRIED**

**11.3.g REPORT NO. CORPSERV-2020-0027 dated June 15, 2020 regarding the Annual Purchasing Policy Reporting – By-law 2017-0061.**

Recommendation No. GC-2020-0032

THAT Report CORPSERV-2020-0027 dated June 15, 2020 regarding the Annual Purchasing Policy Reporting – By-law 2017-0061 be received as information.

**CARRIED**

**11.3.h REPORT NO. CORPSERV-2020-0028 dated June 19, 2020 regarding Semi-annual Single Source 2020 Awards.**

Recommendation No. GC-2020-0033

THAT Report No. CORPSERV-2020-0028 dated June 19, 2020 regarding Semi-annual Single Source 2020 Awards be received;

AND FURTHER THAT the Semi-annual Single Source 2020 requests be awarded as per the list of suppliers in the body of this report and attached as Appendix A.

**CARRIED**

**11.3.i REPORT NO. CORPSERV-2020-0024 dated June 19, 2020, regarding the Operating Budget Status as at May 31, 2020 and Financial Projections to December 31, 2020.**

Recommendation No. GC-2020-0034

THAT Report No. CORPSERV-2020-0024, dated June 19, 2020, regarding the Operating Budget Status as at May 31, 2020 and Financial Projections to December 31, 2020 be received as information.

**CARRIED**

**11.3.j REPORT NO. CORPSERV-2020-0022**

Recommendation No. GC-2020-0035

THAT Report No. CORPSERV-2020-2022 dated July 6, 2020 regarding 2019 Financial Statements, Financial Information Return and Audit Findings Report be received;

AND FURTHER THAT the 2019 audited Financial Statements and Financial Information Return be approved as presented;

AND FURTHER THAT the Audit Findings Report provided by KPMG LLP be received as information.

**CARRIED**

**11.3.k REPORT NO. PD-2020-0026 dated June 26, 2020, with respect to a "Recommendation Report for Removal of Holding (H5) Provision, 509 Main Street – Glen Williams Park Pavilion".**

Recommendation No. GC-2020-0036

THAT Report No. PD-2020-0026, dated June 26, 2020, with respect to a "Recommendation Report for Removal of Holding (H5) Provision, 509 Main Street – Glen Williams Park Pavilion" be received;

AND FURTHER THAT the request to remove the Holding (H5) Provision from Zoning By-law 2010-0050, as amended, for the lands legally described as Part Lot 20 & 21, Concession 10 ESQ , Regional Municipality of Halton, 509 Main Street (Glen Williams), be approved;

AND FURTHER THAT the necessary By-law be enacted to authorize the removal of the Holding (H5) Provision as generally shown on SCHEDULE 4 of this report.

**CARRIED**

**11.4 Adjourn back into Council**

Recommendation No. GC-2020-0037

THAT General Committee do now reconvene into Council.

**CARRIED**

## 12. REPORTS AND RECOMMENDATIONS FORWARDED FROM GENERAL COMMITTEE FOR APPROVAL

Resolution No. 2020-0110
**Moved by:** Councillor J. Fogal
**Seconded by:** Councillor T. Brown

THAT the recommendations regarding the Reports & Memorandums from the Monday, July 6, 2020 General Committee Meeting are hereby adopted:

GC-2020-0026

GC-2020-0027

GC-2020-0028

GC-2020-0029

GC-2020-0030

GC-2020-0031

GC-2020-0032

GC-2020-0033

GC-2020-0034

GC-2020-0036

**CARRIED**

Resolution No. 2020-0111
**Moved by:** Councillor M. Johnson
**Seconded by:** Councillor B. Lewis

THAT Report No. CORPSERV-2020-0022 dated July 6, 2020 regarding 2019 Financial Statements, Financial Information Return and Audit Findings Report be adopted. (GC-2020-0035)

**CARRIED**

## 13. REPORTS OF THE STANDING COMMITTEES (ADOPTION / RECEIPT OF MINUTES & RECOMMENDATIONS)

NIL

## 14. RECEIPT OF MINUTES OF ADVISORY/SPECIALCOMMITTEES

Resolution No. 2020-0112
**Moved by:** Councillor M. Albano
**Seconded by:** Councillor A. Lawlor

THAT the following minutes are hereby received for information:

14.1 Minutes of the Georgetown Business Improvement Area (BIA) Board Meeting held on May 12, 2020.

14.2 Minutes of the Halton Hills Public Library Board Meeting held on May 13, 2020.

**CARRIED**

## 15. PETITIONS/COMMUNICATIONS/MOTIONS

## 16. ADVANCE NOTICE OF MOTION

Councillor J. Hurst and Councillor M. Johnson will be bringing forward a motion to the July 27, 2020 Special Council Meeting regarding Long Term Care Home Improvements. (As per Item No. 17)

## 17. MOTION TO RECEIVE AND FILE GENERAL INFORMATION PACKAGE

Councillor J. Hurst referenced pages 24-25 of the General Information Package City of Sarnia dated June 24, 2020 regarding Long Term Care Home Improvements. He noted that COVID 19 has brought to light issues with long term care facilities.

Councillor J. Hurst and Councillor M. Johnson will be bringing forward a motion to the July 27, 2020 Special Council Meeting regarding Long Term Care Home Improvements.

Resolution No. 2020-0113
**Moved by:** Councillor C. Somerville
**Seconded by:** Councillor B. Inglis

THAT the General Information Package dated July 6, 2020 be received.

**CARRIED**

## 18. MOTION TO APPROVE CLOSED SESSION ITEMS

2.1

TRANSPORTATION AND PUBLIC WORKS REPORT NO. TPW-2020-0021 dated June 25, 2020 regarding a proposed or pending acquisition or disposition of land by the municipality or local board. (Surplus Lands)

Resolution No. 2020-0114
**Moved by:** Councillor J. Hurst
**Seconded by:** Councillor W. Farrow-Reed

THAT Confidential Report No. TPW-2020-0021 dated June 25, 2020 regarding a proposed or pending acquisition or disposition of land by the municipality or local board (Surplus Lands) be received;

AND FURTHER THAT Staff carry out Council's direction on this matter as set out in the Confidential Minutes dated July 6, 2020.

**CARRIED**

2.2

Confidential Verbal Update by A.B. Marshall, Chief Administrative Officer and A. Fuller, Director of Communications regarding personal matters about an identifiable individual including municipal or local board employees. (Local Matters)

Resolution No. 2020-0115
**Moved by:** Councillor B. Lewis
**Seconded by:** Councillor T. Brown

THAT the Confidential Verbal Update by A.B. Marshall, Chief Administrative Officer and A. Fuller, Director of Communications regarding personal matters about an identifiable individual including municipal or local board employees (Local Matters) be received for information.

**CARRIED**

## 19. CONSIDERATION OF BYLAWS

Resolution No. 2020-0116
**Moved by:** Councillor T. Brown
**Seconded by:** Councillor C. Somerville

THAT the following Bills are hereby passed by Council;

AND FURTHER THAT the Mayor and Clerk are hereby authorized to execute the said by-laws and affix the seal of the Corporation thereto:

**BY-LAW NO. 2020-0035**

A By-law to remove the Holding (H5) provision from Zoning By-law, as amended for 509 Main Street (Glen Williams).

**BY-LAW NO. 2020-0036**

A By-law to adopt the proceedings of the Council Meeting held on the 6th of July, 2020 and to authorize its execution.

**CARRIED**

## 20. ADJOURNMENT

Resolution No. 2020-0117
**Moved by:** Councillor B. Inglis
**Seconded by:** Councillor A. Lawlor

THAT this Council meeting do now adjourn at 8:01 p.m.

**CARRIED**

_____
Rick Bonnette, MAYOR

_____
Suzanne Jones, CLERK

# MINUTES

## SPECIAL COUNCIL MEETING

## THURSDAY, JULY 9, 2020

Minutes of the Special Council Meeting held on July 9, 2020, at 1:00 p.m., in the Council Chambers, 1 Halton Hills Drive, Halton Hills and VIA ZOOM.

| | |
|---|---|
| MEMBERS PRESENT:<br>(EP-Electronic Participation) | Mayor R. Bonnette,<br>Councillor J. Fogal (EP) (departed 2:12 p.m.),<br>Councillor M. Albano (EP), Councillor J. Hurst (EP),<br>Councillor T. Brown (EP),<br>Councillor B. Lewis (EP) (departed 2:35 p.m.),<br>Councillor W. Farrow-Reed (EP), Councillor M. Johnson (EP),<br>Councillor B. Inglis (EP), Councillor A. Lawlor (EP) |
| REGRETS: | Councillor C. Somerville |
| STAFF PRESENT:<br>(E – Electronically Present) | B. Marshall, Chief Administrative Officer,<br>S. Jones, Clerk & Director of Legislative Services,<br>C. Mills, Commissioner of Corporate Services (E),<br>J. Linhardt, Commissioner of Planning & Development (E),<br>W. Harris, Commissioner of Recreation & Parks (E),<br>H. Olivieri, Chief & Commissioner of Fire Services (E),<br>G. Cannon, Chief Librarian (E),<br>B. Andrews, Interim Commissioner of Transportation and Public Works (E) |

* Denotes Change from Special Council Agenda

## 1. OPENING OF THE COUNCIL MEETING

Mayor R. Bonnette called the meeting to order at 1:10 p.m.

## 2. DISCLOSURES OF PECUNIARY INTEREST/CONFLICT OF INTEREST

## 3. COUNCIL DELEGATIONS/PRESENTATIONS

### 1. Dr. Nadia Alam, Halton Healthcare

Dr. N. Alam of Halton Healthcare spoke in favour of masks and face-coverings, to protect people from COVID 19. To help with the spread of COVID-19 a mandatory mask by-law is needed. Studies show that masks work. Masks are a visible reminder to stay safe. We live in a world where COVID 19 exists and it is highly contagious. Having a mandatory mask by-law will help the community by and large.

(Refer to By-law No. 2020-0037)

### 2. Mike Baker, Resident of Halton Hills

M. Baker, Resident of Halton Hills stated that he is 67 years old and his parents were survivors of the Holocaust and therefore he takes personal freedoms very seriously. He stated that he has read many studies that indicate that masks are ineffective. He asked about the timing of this by-law in light of the decrease in cases and deaths.

(Refer to By-law No. 2020-0037)

### 3. Correspondence

S. Jones, Town Clerk read the correspondence submitted as part of the live streamed meeting. (Attached as Appendix A to these Minutes)

(Refer to By-law No. 2020-0037)

## 4. MUNICIPAL OFFICERS REPORTS TO BE CONSIDERED

NIL

## 5. CLOSED SESSION (If Required)

NIL

## 6. CONSIDERATION OF BYLAWS

Resolution No. 2020-0118
**Moved By** Councillor M. Johnson
**Seconded By** Councillor J. Hurst

THAT the following Bills are hereby passed by Council;

AND FURTHER THAT the Mayor and Clerk are hereby authorized to execute the said by-laws and affix the seal of the Corporation thereto:

**BY-LAW NO. 2020-0037**

A By-law to require the wearing of a mask or face covering in enclosed public places during the COVID-19 pandemic.

**BY-LAW NO. 2020-0038**

A By-law to adopt the proceedings of the Special Council Meeting held on the 9th day of July, 2020 and to authorize its execution.

**CARRIED**

## 7. ADJOURNMENT

Resolution No. 2020-0119
**Moved By** Councillor T. Brown
**Seconded By** Councillor W. Farrow-Reed

THAT this Council meeting do now adjourn at 2:43 p.m.

**CARRIED**

_____
Rick Bonnette, MAYOR

_____
Suzanne Jones, CLERK

# APPENDIX A



## Mask Meeting

Angela Johnston [redacted]
Thu 2020-07-09 11:02 AM

To: clerks@haltonhills.ca <clerks@haltonhills.ca>

I am writing to you today as a very concerned citizen of the town of Halton Hills (Georgetown). I am asking Council to seriously consider the unbiased scientific evidence and recommendations when deciding on this extremely important mandatory mask issue. There is a reason why so many health care professionals have been speaking out against mandatory masks, though they are not given a voice in the mainstream. Evidence from independent sources is quite clear that community masking, especially at this point in the pandemic, and with what we now know about the virus, is 1) unnecessary, 2) ineffective, 3) harmful to the wearer) and 4) more likely to increase the spread of an infection to the greater community. I will provide study links at the end.

There is no reliable scientific evidence to suggest that wearing masks will prevent the spread of infection in the general population. The WHO statement on masks states that the widespread use of masks by healthy people in the community setting is not supported by high quality or direct scientific evidence. There have been extensive randomized controlled trial (RCT) studies (the only methodology with the power to truly prove causation), and meta-analysis reviews of RCT studies, which all show that masks and respirators do not work to prevent respiratory illnesses believed to be transmitted by droplets and aerosol particles.

There are, however, multiple documented risks and harms associated with mask wearing, including but not limited to the fact that:

- self-contamination and cross-contamination can occur by touching and reusing contaminated masks. Exhaled viruses and bacteria become concentrated and proliferate in these moist mask environments
- potential breathing difficulties due to hypoxia (decreased oxygenation) and hypercapnia (elevated carbon dioxide) directly contribute to a depressed immune system and further risk of infection with any number of environmental pathogens, not to mention increased risk of heart attacks and the like
- masks create a false sense of security, leading to potentially less adherence to other preventive measures such as hand hygiene and physical distancing

If people are wearing masks for extended periods of time, a bacterial biofilm will build up on the outside layer of the mask. Colin Furness, a UofT epidemiologist and professor, says that "If Canadians are wearing a cloth mask all day, you will see a noticeable spike in bacterial lung infections in a month or so".

When health care professionals wear masks, they are rigorously trained on how to wear them (there is way more to it than most people realize, and almost everyone in the community is doing it WRONG, to the point where is not only ineffective, but doing more harm than good). Hospitals, and in particular surgical rooms, are very tightly controlled environments, where the temperature, humidity and oxygen levels are strictly maintained. Those wearing proper N95 respirators, the only masks that have the potential to filter SOME of these tiny virus particles, must be properly fit-tested for every single wearer.

When we consider that this virus appears to be no more virulent or deadly than the seasonal flu, according to the CDC's own statistics, I can't help but wonder why we haven't been forced to wear masks every single winter (or maybe that is coming with how terrified people have become of "germs" in the last few months). Especially considering that many flu sufferers dope themselves up on OTC meds and head out to work or the grocery store all the time, becoming what we now call "asymptomatic spreaders"!

Also, if you are going to mandate that everyone wear masks, then you also must consider mandating healthy eating and lifestyles. People need to start taking some personal responsibility for their health, instead of expecting others to jeopardize their own health by wearing a mask, and not taking any steps to support their own immune systems.

And how long do we expect people to wear masks? Will this mandate be an indefinite part of our "new normal"? Section 7 of the Canadian Charter of Rights and Freedoms states that "Everyone has the right to life, liberty, and security of the person, and the right not to be deprived thereof except in accordance with the principles of fundamental justice." The local rate of community transmission in our Region simply does not warrant a publicly mandated, Region-wide order. Policy cannot be enacted in order to "prevent confusion" from other Regions, or as a public relations strategy to mitigate fear.

The Canadian Constitution Foundation has concerns about the constitutionality of mandatory mask orders that are too broad and violate Charter guaranteed rights to liberty, stating that: "Mandatory mask orders must provide a medical exemption for people who cannot wear a mask because of physical or mental disability. The Centre for Disease Control states that anyone who has trouble breathing while wearing a mask should not wear one. Survivors of physical and sexual trauma are reporting tremendous panic with the use of masks, and racial overtones to slavery cannot be ignored. Any potential order must make it clear that citizens are not required to share the reason for their exemption with anyone else, and no business can compel them to do so. Those individuals who cannot wear a mask must be protected from the censure of social opinion."

Placing the onus on businesses to enforce any potential order with the threat of a massive fine is discriminatory and will cause them to ignore stated exemptions, further violating an individual's rights and freedoms.

Further, I would assert that children under the age of 19 should not be compelled to wear a mask in public. That assertion is based on research from the Hospital for Sick Children, which has tested over six thousand five hundred children for Covid since March. Based on their research, Sick Kids' recommendation is that children under 19 years of age should not be compelled to wear masks.

I will close by asking whether there are detrimental effects on the quality and depth of social connection and cohesion in a society that is masked and distanced. The Ontario Civil Liberties Association asks whether imposed or socially coerced mask-use induces or contributes to a psychological state of fear and stress in the population. Psychological stress is proven to be a factor that can measurably depress the immune system and further induce disease. It is a fundamental human right to freedom of choice to act in the world, including the personal freedom to evaluate risk. When State power is applied in the absence of valid scientific basis, it constitutes arbitrarily applied and coercive power.
Mask policies are creating significant public strife. Divisiveness and discrimination are rampant, and are affecting the well being of our community. Our community has the opportunity to designate masks as Recommended, as opposed to Required.

"It is clear that masks serve symbolic roles. They are talismans that increase a perceived but unvalidated sense of safety. We are all subject to fear and anxiety, especially during times of crisis. One might argue that fear and anxiety are better countered with data and education than with a marginally beneficial mask." (Dr. Anthony Fauci)

This video by Tammy Herrema Clark (an OSHA expert on PPE) explains why there is so much conflicting "science" and recommendations with respect to mask wearing. https://www.youtube.com/watch?feature=youtu.be&v=TgDm_maAglM&fbclid=IwAR231siGZW0n8E-The following is KxtlttJKaIBba0JJnIdac1TPJ0lX2kxFMQklyKzOLlNE&app=desktop

The following is a list of all the independent, peer-reviewed science that I have compiled related to mask-wearing: https://docs.google.com/document/d/1JZKea_2QpEzNaPfVmGZ1RjVcOMb1CeGm6JZnvV9U-w8/edit?usp=sharing

Thank you for your serious consideration of this very important matter. I trust that you will make your decision based on science, health, and logic, and not on emotion and politics.

Sincerely,
Angela Johnston

## Support for Halton Hills Mask By-law

Betty Cunningham [redacted]>

Thu 2020-07-09 8:38 AM

To: clerks@haltonhills.ca <clerks@haltonhills.ca>

Cc: [redacted]

Dear Mayor Bonnette and Members of Council:

Our family is in total and full support of the Town's proposed Mask by-law and wish to thank Council, with particular recognition to Councillors Johnson and Fogal for putting the associated motion forward. We look forward to the passing and implementation of the associated by-law. Congratulations too on being the first of the four local municipalities to move forward in this matter.

Our family has done our part throughout this pandemic because it is the right thing to do and thankfully, together with other likeminded people, the results are starting to show; the numbers in Halton Hills and the Region overall are starting to go down. However, in watching efforts slide somewhat locally and especially what is happening to our neighbours to the south, it is abundantly clear that we cannot afford to become complacent.

While we ourselves followed all recommended safety measures for the good of ourselves and others, it was very discouraging to watch and listen to others who chose to do otherwise – a scary and helpless feeling indeed.

This action on the Town's part indicates strong leadership in this regard and provides a level of comfort to residents that we're truly in this together and that we will get through it, together.

Thanks from all of us (including two front line workers in our immediate family). We owe so much to them and we need to – and can do - this for the betterment of us all.

Sincerely,

Betty and Bill Cunningham

[redacted]

Sent from Mail for Windows 10

**From:** [redacted]
**Sent:** July 8, 2020 6:17 PM
**To:** Service HH <serviceHH@haltonhills.ca>
**Subject:** Mandatory face masks

Shame on all of you! Is there no freedom left in Halton Hills?
Is there no room for individuality?
You are behaving like a Fascist Government.
Infection numbers are down, WITHOUT face masks!
This is nothing but a public relations stunt after the need has passed in order to look proactive.
The need for this was 4 months ago, not now.
Again, shame on you all for bringing this affront to civil liberties to Halton Hills!
Not one of any of the incumbents will ever get my vote ever again.

Dave Loewen

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[redacted] 1

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[redacted]

## Face Mask By-law

Douglas Wells <[redacted]

Thu 2020-07-09 9:25 AM

To: clerks@haltonhills.ca <clerks@haltonhills.ca>

Good morning

I would like to commend Mayor Bonnette and Halton Hills Council for bringing the Face Mask by-law forward. Where the region and the Medical Officer of Health only suggested there use, Halton Hills is taking the initiative to protect their residents.
We do not want to take a step backward especially when a second wave is expected.
I and my family thank you for taking the initiative.
We support the face mask by-law.
Sincerely
Doug Wells
[redacted]

## Mandatory masks

Louise Jarvie [redacted] >

Thu 2020-07-09 10:36 AM

**To:** clerks@haltonhills.ca <clerks@haltonhills.ca>

Hi there,

I'm writing to express my opinion on the mask wearing. I do not think we should have to wear a mask for many reasons but the main, simple reason is that it should be a personal choice.

Thank you

Louise

From: **Lisa Bizzoni** [redacted]
Date: Wed, Jul 8, 2020 at 11:20 PM
Subject: Masks should not be Mandatory!
To: <clerks@haltonhills.ca>

**I am writing to you today to ask that you do not make masks mandatory in the Halton Region. Masks do not do anything to protect you from becoming infected and may also have detrimental effects of your health.**

**Masks are proven to decrease health and immunity in the human body straight across the board. I believe that any government agency legislating, mandating or encouraging the public to do something that endangers their health places themselves in breach of office and opens themselves up legally to mass legal liability.**

**Here are a few of the research points I urge you to look at when making your decisions.**

**"Masks can spread all virus, but coronavirus specifically. Exhaled viruses will not be able to escape and may concentrate in the nasal passages. " Perlman S et al. Spread of a neurotropic murine coronavirus into the CNS via the trigeminal and olfactory nerves. Virology 1989;170:556-560. https://pubmed.ncbi.nlm.nih.gov/2543129/**

**A cluster randomised trial of cloth masks compared with medical masks in healthcare workers**
**https://www.ncbi.nlm.nih.gov/pmc/articles/PMC4420971/**

**Effectiveness of Surgical and Cotton Masks in Blocking SARS–CoV-2**
**https://www.acpjournals.org/doi/10.7326/M20-1342**

**Masks Fail to Filter Virus in Coughing Covid-19 Patients**
**https://www.medpagetoday.com/infectiousdisease/covid19/85814**

**Masking Does Not Prevent Viral Transmission**
**http://ocla.ca/wp-content/uploads/2020/04/Rancourt-Masks-dont-work-review-science-re-COVID19-policy.pdf**

**Effectiveness of N95 respirators versus surgical masks against influenza: A systematic review and meta-analysis**
**https://onlinelibrary.wiley.com/doi/epdf/10.1111/jebm.12381**

**The Physiological Impact of N95 Masks on Medical Staff**
**https://www.clinicaltrials.gov/ct2/show/NCT00173017**

**Hypercapnia Alters Expression of Immune Response, Nucleosome Assembly and Lipid Metabolism Genes in Diferentiated Human Bronchial Epithelial Cells**
**https://www.nature.com/articles/s41598-018-32008-x.pdf**

**Cutting Edge: Hypoxia-Inducible Factor 1 Negatively Regulates Th1 Function**
**https://pubmed.ncbi.nlm.nih.gov/26179900/**

**Yesterday's Scientific Dogma is Today's Discarded Fable**
**https://drkelley.info/2020/05/06/yesterdays-scientific-dogma-is-todays-discarded-fable/?fbclid=IwAR0NV14jUhhGt-40k3wBIcwNQUIkkLi6hRd3vu0clVCz6STXpdeU6k3SOIg**

**By wearing a mask, people are putting themselves and others at risk. The testing has at least a 50% false positive rate, the mortality rate is as low as 0.002%, and overall there has been no significant increase in the amount of deaths year or year which leads me to the conclusion that there is actually no pandemic.**

**If masks were to be mandated, it should have been done in March not now when Halton region has 3 active cases and this does not warrant mandating masks that are detrimental to your health.**

**Thank you for your time.**

Thank you,

Lisa Bizzoni

[redacted]

**From:** Wastewise <[redacted]>
**Date:** July 8, 2020 at 9:34:20 PM EDT
**To:** <clerks@haltonhills.ca>
**Subject: Mask Bylaw submission**

Hello mayor and council,

Forgive us for contacting your directly but clerks@Haltonhills.ca as listed in the July 9 agenda is not functioning.

We are writing to express our support of the mask bylaw but also to express our concern over medical exemptions.

We at Wastewise have been requiring masks since May 12, 2020. Our business has not suffered and if anything has been above average. More importantly we have staff and volunteers with medical conditions which would normally classify as mask-exempt including asthma, panic attacks, and similar respiratory and anxiety related issues. None have had an issue with masks and there is no sound medical reason not to wear a mask with these conditions.

However what we do have is customers, staff, and volunteers, as well as their family members with underlying conditions and/or are in higher-risk age groups, where the spread of COVID-19 would put them at risk of serious illness and even worse death. Their health and lives are more important than comfort, anxiety, or the illusion of trouble breathing with a mask. Our town must put lives first as we will be at Wastewise where we will have zero medical exemptions to masks, regardless of the bylaw.

In the words of our HR company, Peninsula, masks are an accomodation for those at risk of COVID-19 and they trump tll other accommodations that would result in mask exemptions. In fact there are other accommodations other than mask exemptions such as delivery, contactless pickup, etc. that would be more appropriate than mask exemptions.

People who feel entitled to mask exemptions, often will not provide proof leading to anyone claiming exempt status and more so when businesses like Wastewise deny exemptions the customers who feel entitled tend to become agrevated and aggressive which at this stage is happening daily. Our staff and volunteers are at risk. This mask bylaw will help keep them safe, but not allowing medical exemptions would be safer.

Thank you for your considerations,
The Wastewise Board of Directors.

**Wastewise**
**Registered Environmental Charity & Thrift Store**

[redacted]

Hello Mayor,

I am against making mask mandatory. Wearing a mask will reduce your oxygen intake which can do more harm than good when used ineffectively. There are businesses currently giving there employees a one use mask to wear all day, how is that healthy!!!

This is an injected virus from flu vaccinations from 2015. Look up Dr. Judy Milkovits. Its odd that we chose now to wear a mask when herd immunity is building and deaths are on a decline. The health minister has not mandated this. So what gives you and governments the position to over step what goes on or in someone else's body. You are making a decision base on fear mongering.

What is the end goal once this is put through? What is a tangible measure when we no longer have to wear one? Its arbitrary, why?

Katherine McDonald

Halton

Health Department
1151 Bronte Road
Oakville ON L6M 3L1

July 8, 2020

**Re: Face coverings or non-medical masks**

Dear Members of Regional Council,

As the Medical Officer of Health, I continue to strongly recommend the use of face coverings when physical distancing could be a challenge. I am also supportive of approaches and measures that aim to increase the use of face coverings as an additional layer of protection in our response to control COVID-19 in our community. Should a municipality choose to implement a by-law for this purpose, I would support this.

Current evidence indicates that COVID-19 is mainly transmitted through respiratory droplets expelled when a person with COVID-19 coughs, sneezes, or speaks. Individuals can become infected by breathing in these droplets, or by touching contaminated objects or surfaces and then touching their eyes, nose or mouth. Face coverings or non-medical masks can act as a barrier to help stop the spread of droplets.

Evidence about COVID-19 and its prevention and treatment is continuously emerging. While the existing body of evidence regarding face coverings is not conclusive, wearing a face covering when physical distancing is a challenge may help to reduce community spread of COVID-19, especially from individuals who are infected with COVID-19 but asymptomatic.

Some municipalities have developed by-laws to mandate the use of face coverings in indoor public spaces. It is also important to continue to encourage residents to wear face coverings in other situations where physical distancing is a challenge (for example, crowded outdoor gatherings).

I am proud of the Halton community's efforts to date in flattening the curve, through physical distancing, washing hands regularly and staying home when ill. These important voluntary actions have allowed us to have fewer cases, hospitalizations and deaths, compared to early projections.

As we prepare for a second wave of COVID-19 and influenza season, it is important to maintain a culture of precaution while the economy reopens. Increasing face covering or non-medical mask use is one additional way we can protect each other. Wearing a face covering is not a substitute for other public health measures, and alone is not enough to prevent the spread of COVID-19. It is essential to continue to maintain physical distancing whenever possible, wash hands regularly, and stay home when ill.

Thank you for your ongoing commitment to protecting the health and wellbeing of Halton residents.

Sincerely,

Dr. Hamidah Meghani

Regional Municipality of Halton
HEAD OFFICE 1151 Bronte Rd, Oakville, ON L6M 3L1
905 825 6000 Toll free 1 866 442 5866

halton.ca | 311

## face masks

[redacted]

Thu 2020-07-09 11:59 AM

**To:** clerks@haltonhills.ca <clerks@haltonhills.ca>

Please make it mandatory to ware face masks inside all public buildings, and face shields for those unable to ware face masks

This is about thinking of our fellow man, not about taking away peoples freedoms.

Thank you

Yours truly,

*Rosemarie Lee CPB*

TOWN OF HALTON HILLS

# REPORT

**REPORT TO:** Mayor Bonnette and Members of Council

**REPORT FROM:** Erin Kaiser, Senior Economic Development Officer

**DATE:** July 20, 2020

**REPORT NO.:** ADMIN-2020-0015

**RE:** Economic Development Manufacturing Expansion Fund – Hayward Gordon Group

## RECOMMENDATION:

THAT Report No. ADMIN-2020-0015 dated July 20, 2020 regarding the Economic Development Manufacturing Expansion Fund for Hayward Gordon be received,

AND FURTHER THAT the Economic Development Manufacturing Expansion Fund cover the fees related to the Hayward Gordon expansion application up to a total of $10,877.00.

## BACKGROUND:

In August 2007, the Economic Development Committee accepted report EDO-2007-0032 and recommended to Council that the Town establish an Economic Development Manufacturing Expansion Fund (Fund). The purpose of the Fund was to assist in the retention of local established manufacturing businesses by covering the cost of certain Town fees when they expanded their facilities. An amendment was made to the Fund based on Report No. EDO-2008-0040 following a request from a local manufacturer to include ancillary structures and Conditional Building Permits.

The specific fees under the policy as amended that are covered include:

- Site Plan;
- Site Alteration;
- Minor Variance (if required);
- Cash-in-Lieu of Parkland; and,
- Added fees related to obtaining Conditional Building Permits to enable an earlier construction start.

The criteria to qualify for payment from the Fund for such fees is as follows:

- the manufacturing business must have been on the site for at least 5 years;
- existing zoning permits continued manufacturing or industrial use and allows for the expansion;
- the site in total for expansion must be one acre or more and must be within the existing urban areas and the rural industrial area (Mansewood) of the Town of Halton Hills;
- there must be an existing building on site and the current manufacturing/industrial employment of at least 50 employees;
- the expansion must be for manufacturing use;
- the expansion must be over 5,000 sq. ft. or the estimated property taxes from the addition payable to the Town of Halton Hills, must be estimated to be a dollar value in total within 10 years to be at least an amount equal to the fees that would have been paid from the fund; and,
- the expansion consists of ancillary structures such as production or storage silos or other such structures which are primarily used to increase production in the existing plant.

Report No ADMIN-2015-0022 contained the following recommendation which was approved to change the administration and approval method for the Fund.

> *AND FURTHER THAT future applications for use of the Fund shall be presented to the Economic Development Committee for approval and subsequent recommendation to Council.*

Due to cancelled Community and Corporate Affairs Committee meetings from the implications of COVID-19, this report is being presented directly to Members of Council for approval.

The Manufacturing Expansion Fund has been promoted with on-site visits, on the Invest Halton Hills website and through direct email contacts. The Fund provides an incentive for local businesses to increase assessment and grow the employment base. The Fund is a key tool in the Town's economic development toolbox. The latter also includes the Community Improvement Plan's incentive programs, for example.

**COMMENTS:**

The Hayward Gordon Group is located at 5 Brigden Gate in the Premiere Gateway Employment Area. As a world-class manufacturer of mixers and pumps, the company assists in an assortment of industries, including food and beverage, chemical, and general industrial, in achieving efficiencies and reducing costs. To accommodate business growth fueled by increased demand for their pumps and mixers, Hayward Gordon is expanding their manufacturing plant. The addition of a 12,000 square foot

expansion will enable a more efficient production flow through the facility and increase shipment processing.

The total fees to be covered are:

| Fee | Amount |
|---|---|
| Site Plan Application | $5,127.00 |
| Minor Variance Application | $5,750.00 |
| **TOTAL** | **$10,877.00** |

The fees have been collected from the Applicant at the time of the Site Plan application and refunds will be paid when the project is completed in accordance with the terms of the Site Plan Application and Building Permits.

**RELATIONSHIP TO STRATEGIC PLAN:**

Use of the Manufacturing Expansion Fund supports the following Strategic Objectives:

- Foster a Healthy Community: To maintain and enhance a healthy community that provides a clean environment and a range of economic and social opportunities to ensure a superior quality of life in our community.

- Foster a Prosperous Economy: To maintain and enhance the economic vitality of the Town through the provision of a wide range of opportunities for economic development.

**FINANCIAL IMPACT:**

Funding for the Economic Development Manufacturing Expansion Fund comes from an existing capital budget. Total funding for this application is $10,877.00.

**CONSULTATION:**

Planning & Development and Building staff were consulted in the preparation of this report.

**PUBLIC ENGAGEMENT:**

There is no public engagement related to this report.

**SUSTAINABILITY IMPLICATIONS:**

The Town is committed to implementing the Community Sustainability Strategy, Imagine Halton Hills and doing so will lead to a higher quality of life.

The recommendation outlined in this report advances the Strategy's implementation.

This report supports the Economic Prosperity pillar of Sustainability and in summary the alignment of this report with the Community Sustainability Strategy is excellent.

**COMMUNICATIONS:**

There is no impact on communications contained in this report.

**CONCLUSION:**

The Economic Development Manufacturing Expansion Fund has assisted local companies since 2007 to undertake expansions in the community resulting in increased assessment and job growth. A considerable percentage of new jobs is created by existing businesses This highlights the importance of existing businesses through programs like the Manufacturing Expansion Fund to help ensure a prosperous economy.

Reviewed and Approved by,

Damian Szybalski, Director of Economic Development, Innovation & Culture

Brent Marshall, Chief Administrative Officer

TOWN OF HALTON HILLS

**REPORT**

**REPORT TO:** Mayor Bonnette and Members of Council

**REPORT FROM:** Suzanne Jones,
Clerk & Director of Legislative Services

**DATE:** July 15, 2020

**REPORT NO.:** ADMIN-2020-0023

**RE:** Proposed Changes to the 2020 Council & Committee Calendar

**RECOMMENDATION:**

THAT Report No. ADMIN-2020-0023, dated July 15, 2020, regarding proposed changes to the 2020 Council & Committee Calendar be received;

AND FURTHER THAT the 2020 Council & Committee Calendar be amended to remove standing committee meeting dates;

AND FURTHER THAT additional council meetings be added to the calendar in order to expedite items needing Council approval, which have been placed on hold due to the COVID-19 pandemic;

AND FURTHER THAT for the remainder of 2020 council meetings will commence at 1:30 p.m. with public statutory meetings, as defined by the *Planning Act*, commencing at 6:00 p.m.;

AND FURTHER THAT the amended 2020 Council & Committee Calendar, as attached, be approved.

**BACKGROUND:**

On March 17, 2020 and in response to the COVID-19 pandemic, the government of Ontario declared an emergency under section 7.0.1 (1) of the *Emergency Management and Civil Protection Act*. Shortly thereafter, on March 24, 2020 Mayor Bonnette declared an emergency within the Town of Halton Hills.

The town-wide declared emergency resulted in finding new means and ways to conduct town business, including virtual meetings. Getting the proper approvals and then implementation of changes to deliver essential services during the emergency resulted

in the suspension of standing committee meetings (the Community & Corporate Affairs Committee and Planning, Public Works and Transportation committee) and also the cancellation of the April 6 and May 4 regular scheduled council meetings. Council meetings resumed in May, however many items brought forward were items that were time sensitive and/or had direct relation to processes during the pandemic.( such as the mandatory face mask by-law, delegated authority measures etc.). Staff are now dealing with a backlog of 'regular business' items that will need to come before Council by year-end.

**COMMENTS:**

In order to deal with the backlog of reports staff are recommending amendments to the 2020 Council and Committee calendar as follows;

- **Continue the suspension of standing committee meetings**

- **Include one additional council meeting each month (August, September October and November)**

- **Commence all council meetings at 1:30 p.m.**

- **Statutory public meetings will be held at 6:00 p.m. on the day of the scheduled council meeting**

Staff are recommending the suspension of standing committee meetings until year end. These will be replaced by additional council meetings. This is in order for items to be debated and approved directly at a council meeting instead of first vetted through a committee. This will assist in reducing the backlog of items awaiting Council's approval.

The suspension of standing committee meetings also provides some additional time for members of staff to continue to devote time for COVID-19 related activity as Stage 3 is now evolving, thus generating more planning and opening operations' work. Lastly, staff vacations have been delayed in large part due to CoVID-19 pressures. By reducing the number of meetings overall, we can ensure staff can schedule vacations as appropriate.

As it is anticipated there will be a growing list of items placed on agendas until year-end, staff are recommending moving the start time of Council meetings to 1:30 p.m. Statutory public meetings, which normally have enhanced public participation, would commence at 6:00 p.m. The rationale for separating the statutory public meetings is two-fold. First being the public's availability to participate, and secondly is the need to run the meetings virtually. By separating the regular business of council from the statutory meeting will allow for better control of each virtual session. Therefore as an example, a typical council meeting agenda, which includes a statutory public meeting would be set as the following (change in agenda highlighted:

1) Opening of the Council Meeting
2) Closed Session (if required)
3) Reconvene into Open Session
4) Announcements
5) Emergency Business Matters
6) Disclosures of Pecuniary Interest/Conflict of Interest
7) Council Delegations
8) Adoption of Previous Minutes
9) Council to Convene into General Committee
10) Adoption of Reports and Recommendations from General Committee
11) Receipt of Minutes from Advisory Committees
12) Petitions/Communications/Motions
13) Advance Notice of Motions
14) Motion to Receive and File General Information Package
15) Motion to approve Closed Session Items
16) RECESS if required (to reconvene at 6:00 p.m. for a Statutory Public Meeting)
17) Statutory Public Meeting(s) (if required)
18) Consideration of By-laws
19) Adjournment

In addition to the proposed additional council meetings as outlined in the proposed calendar attached to this report, there may be the need from time-to-time to solicit Council's availability for workshops and special council meetings. Any need for additional meetings will first be vetted through the Mayor and CAO.

As it is anticipated that Bill 195, *Reopening Ontario (A Flexible Response to COVID-19) Act, 2020,* will receive Royal Assent staff will bring forward a further report to Council on August 10, 2020 to amend the Town's procedural by-law to allow for the continuation of virtual (electronic) meetings.

**RELATIONSHIP TO STRATEGIC PLAN:**

This report is administrative in nature.

**FINANCIAL IMPACT:**

There is no financial impact associated with this report.

**CONSULTATION:**

The Clerk has consulted with the CAO in preparation of this report.

**PUBLIC ENGAGEMENT:**

Public engagement was not required to produce this report. However, the recommendations outlined in this report are in keeping with ensuring the public is able to participate in council meetings through virtual delegations and/or delegation written submissions, and also participate in statutory public meetings.

**SUSTAINABILITY IMPLICATIONS:**

N/A

**COMMUNICATIONS:**

Upon approval the amended 2020 Council & Committee Calendar will be made available on the Town's website and staff will be updated accordingly.

**CONCLUSION:**

Amendments to the 2020 Council calendar are required to ensure a) timely items are brought before council for debate and adoption; b) statutory public meetings are conducted electronically with the public's ability to participate, and c) that the Town's recovery plan continues to move forward expeditiously.

The 2021 Council & Committee Calendar will be developed and brought forward to Council during the latter part of 2020.

Reviewed and Approved by,

Brent Marshall, Chief Administrative Officer

# 2020 Council and Committee Calendar Proposed changes
# ADMIN-2020-0023

**JANUARY 2020**

| SUN | MON | TUE | WED | THU | FRI | SAT |
|---|---|---|---|---|---|---|
| | | | 1 | 2 | 3 | 4 |
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| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20R | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 | 31 | |

**FEBRUARY 2020**

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**MARCH 2020**

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**APRIL 2020**

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**MAY 2020**

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**JUNE 2020**

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**JULY 2020**

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| 26 | 27 | 28 | 29 | 30 | 31 | |

**AUGUST 2020**

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| 23 | 24 | 25 | 26 | 27 | 28 | 29 |
| 30 | 31 | | | | | |

**SEPTEMBER 2020**

| SUN | MON | TUE | WED | THU | FRI | SAT |
|---|---|---|---|---|---|---|
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| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
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**OCTOBER 2020**

| SUN | MON | TUE | WED | THU | FRI | SAT |
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| 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 25 | 26 | 27 | 28 | 29 | 30 | 31 |

**NOVEMBER 2020**

| SUN | MON | TUE | WED | THU | FRI | SAT |
|---|---|---|---|---|---|---|
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| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | | | | | |

**DECEMBER 2020**

| SUN | MON | TUE | WED | THU | FRI | SAT |
|---|---|---|---|---|---|---|
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| 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
| 27 | 28 | 29 | 30 | 31 | | |

**Council Meetings to commence at 1:30 p.m.**

**Public Statutory meetings will commence at 6:00 p.m. the day of a council meeting.**

**Budget Committee Meeting commencing at 1:30 p.m.**

**Additional day if required**

TOWN OF HALTON HILLS

# REPORT

**REPORT TO:** Mayor Bonnette and Members of Council

**REPORT FROM:** Laura Loney, Senior Heritage Planner

**DATE:** June 20, 2020

**REPORT NO.:** PD-2020-0024

**RE:** Heritage Property Grant Program By-law

## RECOMMENDATION:

THAT Report PD-2020-0024 dated June 20, 2020 regarding the Heritage Property Grant Program By-law be received;

AND FURTHER THAT Council pass the Heritage Property Grant Program By-law as contained within Appendix A of Report PD-2020-0024.

## BACKGROUND:

The Heritage Property Grant Program was established in 2005 as a partnership between the Town of Halton Hills and the Heritage Foundation of Halton Hills, an external charitable agency, to incentivize heritage conservation work on designated heritage properties within the municipality. The Heritage Property Grant Program is currently funded solely by the Heritage Foundation of Halton Hills, with funds raised through the annual Town of Halton Hills' Mayor's Heritage Golf Tournament. Due to the ongoing Covid19 pandemic, this year's tournament has been cancelled. The Heritage Foundation of Halton Hills has identified that due to this cancellation, it will be unable to fund this year's Heritage Property Grant Program.

As part of an ongoing review of the Town's existing financial incentive programs for designated heritage properties, in consultation with legal counsel it was determined that the Heritage Property Grant Program By-law should be prepared to formally establish the program.

The purpose of this report is to summarize the requirements for Council to pass a By-law establishing the Heritage Property Grant Program and to outline the solution identified by staff to fund the program in 2020.

**COMMENTS:**

Should Council pass the Heritage Property Grant Program By-law (Appendix A), the existing program will be formally established, ensuring there are no perceived conflicts with exiting legislation within Section 39(3) of the *Ontario Heritage Act* or the *Municipal Act*. Additionally, the draft By-law will provide additional guidance for eligible property owners, stakeholders, staff, and Council going forward and ensure accountability and transparency within the program.

Staff has identified an opportunity to use available funds within the Planning and Development Department's existing capital budget for Official Plan Review, given the program's alignment with goals and objectives in the *Official Plan*. Section A2.6 of the Town of Halton Hills' *Official Plan* speaks to the Town's goal to "identify, conserve and enhance the Town's cultural heritage resources and promote their value and benefit to the Community. Section A2.6.2 identifies eleven Strategic Objectives relating to this goal, including:

A.2.6.2 Strategic Objectives

a) To enhance the character of the Town by protecting and maintaining the Town's cultural heritage resources;
b) To encourage the retention of cultural heritage resources wherever possible to provide continuity between the past and the present;
c) To use the preservation of cultural heritage resources as a tool to enhance the character and vitality of neighbourhoods and districts.

By utilizing funds within this existing capital budget, staff can facilitate the Heritage Property Grant Program this year to continue to support heritage property owners' efforts to conserve designated properties within the Town in line with the *Official Plan*.

Should Council pass the By-law attached in Appendix A to this report, staff will update application materials and information and provide these materials to eligible designated property owners. Following the review and approval of successful applications through a meeting of Heritage Halton Hills, the Town's Municipal Heritage Committee, staff will report to Council with a list of approved applications.

**RELATIONSHIP TO STRATEGIC PLAN:**

This report relates to the implementation of the Strategic Direction D: To Preserve, Protect, and Promote Our Distinctive History, the goal of which is to preserve the historical urban and rural character of Halton Hills through the conservation and promotion of our built heritage, cultural heritage landscapes and archaeological resources.

This report directly relates to the following Strategic Objectives:

D.1. To require and develop a planning framework for the conservation of significant built heritage, cultural landscapes and archaeological resources.

D.2. To encourage the preservation and enhancement of the historical character of the Town's distinctive neighbourhoods, districts, hamlets and rural settlement areas.

**FINANCIAL IMPACT:**

Staff has identified an opportunity to use available funds within the Planning and Development Department's existing capital budget for the Official Plan Review.

**CONSULTATION:**

Staff from the Corporate Services and Planning and Development departments were consulted in the preparation of this report. Heritage Halton Hills has also been advised that staff have been working to establish this By-law.

**PUBLIC ENGAGEMENT:**

No public consultation was required as part of the preparation of this report.

**SUSTAINABILITY IMPLICATIONS:**

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendation outlined in this report advances the Strategy's implementation. This report supports the Cultural Vibrancy pillar(s) of Sustainability and the theme of Valued Heritage Legacy. In summary the alignment of this report with the Community Sustainability Strategy is Good.

**COMMUNICATIONS:**

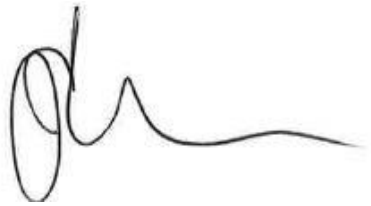
The Heritage Property Grant Program By-law will be made available on the Town's municipal website and included in application mailings to eligible designated property owners for the 2020 Heritage Property Grant Program.

**CONCLUSION:**

This report has briefly summarized the requirement for a By-law to formally establish the Heritage Property Grant Program and has identified staff's solution to fund the program this year. It is recommended that Council pass the Heritage Property Grant Program By-law in accordance with the *Ontario Heritage Act*.

Reviewed and Approved by,

Bronwyn Parker, Director of Planning Policy



John Linhardt, Commissioner of Planning and Development

Brent Marshall, Chief Administrative Officer

TOWN OF HALTON HILLS

**BY-LAW NO. 2020-xxxx**

A By-law to establish a Heritage Property Grant Program under Sections 39 and 45 of the Ontario Heritage Act.

**AND WHEREAS** Section 11(3)5 of the Municipal Act, 2001, S.O. 2001, c.25 provides that a municipality may pass By-laws within the following sphere of jurisdiction: culture, parks, recreation and heritage;

**AND WHEREAS** Sections 39(1) and 45 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 as amended authorizes the Council of a municipality to pass by-laws providing for the making of a grant or loan to the owner of a property that has been designated under Part IV of the *Ontario Heritage Act* or located in a Heritage Conservation District designated under Part V of the *Ontario Heritage Act*, for the purpose of paying for the whole or any part of the cost of the alteration of such property on such terms and condition, as Council may prescribe;

**AND WHEREAS** Council of the Corporation of the Town of Halton Hills since 2005 has been providing grants in accordance with Sections 39(1) and 45 of the *Ontario Heritage Act*, in order to encourage property owners to renovate, restore, maintain and care for designated properties, which has contributed significantly to the overall character and identity of the Town;

**AND WHEREAS** Council of the Corporation of the Town of Halton Hills now deems it expedient and in the public interest to enact a by-law in accordance with Sections 39(1) and 45 of the *Ontario Heritage Act* to formally establish the Heritage Property Grant Program for properties designated under Part IV and Part V of the *Ontario Heritage Act*, on such terms as set out in herein;

**AND WHEREAS** on July 27, 2020 Council of the Corporation of the Town of Halton Hills approved Report No. 2020-0024, dated June 20, 2020, in which certain recommendations were made relating to the Heritage Property Grant Program;

**NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:**

**PART 1 – DEFINITIONS:**

For the purposes of this By-law:

***Applicant(s)*** means the registered owner(s) of a designated property applying for a Heritage Property Grant, or their agent, if such agent is authorized in writing by the owner to act as agent for making the application.

***Commissioner*** means the Commissioner, Planning and Development of the Town of Halton Hills and, in addition, includes any person(s) designated to act on behalf of the Commissioner with respect to matters contained in this By-law.

***Committee*** means the Municipal Heritage Committee for the Corporation of the Town of Halton Hills, “Heritage Halton Hills”, and any person(s) or entity designated to act on its behalf.

***Council*** means the Council of the Corporation of the Town of Halton Hills.

***Guidelines*** means the practices and procedures established and approved by the Commissioner to effectively implement and administer the Heritage Property Grant Program, as may be amended from time to time.

***Owner(s)*** means the registered owner of the property as reflected on title at the Land Registry Office or on a current transfer/deed of the lands.

***Program*** means the Heritage Property Grant Program as established by this By-law.

***Property*** means land, buildings or structures, which have been designated under Part IV or are located in a Heritage Conservation District designated under Part V of the *Ontario Heritage Act*.

***Town*** means The Corporation of the Town of Halton Hills.

## PART 2 – HERITAGE PROPERTY GRANT PROGRAM ESTABLISHED

**1.** A Heritage Property Grant Program is hereby established by this By-law and shall be administered in accordance with the Guidelines.

## PART 3 - LIMITATIONS

**2.** The Program is subject at all times to the availability of funding for the Program. The Program may be eliminated by Council and this By-law repealed with no notice to Owners.

**3.** Applications for the Program are subject to approval by the Committee in accordance with the Guidelines and are limited to one application per heritage property per year.

## PART 4 – ELIGIBILITY CRITERIA

**4.** To be eligible for the Program, the Applicant must meet the requirements set out in the Guidelines, and shall provide proof of all of the following to the satisfaction of the Town:

a. The property has been designated as a property of cultural heritage value or interest under Part IV of the *Ontario Heritage Act* or it must be identified as a contributing property within a heritage conservation district designated under Part V of the *Ontario Heritage Act*;

b. The property is not subject to any contraventions, work orders or outstanding municipal requirements;

c. There are no outstanding municipal fines, arrears of taxes, fees or penalties assessed against the Owner; and,

d. The property is occupied and in good and habitable condition.

## PART 5 – INSPECTION OF HERITAGE PROPERTY

**5.** To ensure compliance with the Heritage Property Grant Program Guidelines, Town Staff shall inspect the Property from time to time or before issuing the grant having provided the Owner with at least 24 hours prior notice and having duly obtained the consent to the said Owner.

## PART 6 – DELEGATED AUTHORITY

**6.** The Commissioner is hereby delegated the authority to administer the Program in accordance with the *Ontario Heritage Act* and to establish any practice and procedures as set out in the Guidelines from time to time, including but not limited to:

a. Prescribing all forms necessary to implement and administer the Program and

to revise or amend such forms from time to time as the Commissioner deems necessary;

b. Approving and signing documents; and,

c. Establishing a date by which all applications must be made in a calendar year.

**7.** Any person(s) designated to act on behalf of the Commissioner shall have all the rights, powers and authority of the Commissioner as delegated by this Bylaw.

**8.** In exercising the delegated authority in this By-law, the Commissioner may refer a Program application to Council. Any such reference or deferral shall be at the sole discretion of the Commissioner.

**PART 5 - ADMINISTRATION**

**9.** On an annual basis, Town Staff shall present to Council a written list of grants approved under this By-law.

**10.** In the event any provisions of this By-law are deemed invalid or void, in whole or in part, by any court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

**PART 6 – COMMENCEMENT**

**11.** This By-law shall come into full force and effect on its date of passing.

**BY-LAW** read and passed by the Council for the Town of Halton Hills this 27th day of July, 2020.

_____
MAYOR – RICK BONNETTE

_____
CLERK – SUZANNE JONES

TOWN OF HALTON HILLS

# REPORT

**REPORT TO:** Mayor Bonnette and Members of Council

**REPORT FROM:** John McMulkin, Planner – Development Review

**DATE:** June 23, 2020

**REPORT NO.:** PD-2020-0025

**RE:** Recommendation Report for a proposed Zoning By-law Amendment to allow for the development of 131 townhouse units at 11571-11605 Trafalgar Road (Georgetown)

## RECOMMENDATION:

THAT Report No. PD-2020-0025, dated June 23, 2020, regarding the "Recommendation Report for a proposed Zoning By-law Amendment to allow for the development of 131 townhouse units at 11571-11605 Trafalgar Road (Georgetown)", be received;

AND FURTHER THAT the Zoning By-law Amendment to amend Town of Halton Hills Zoning By-law 2010-0050, as amended, for the lands municipally known as 11571-11605 Trafalgar Road (Georgetown), as generally shown in SCHEDULE 3 – ZONING BY-LAW AMENDMENT, be approved on the basis that the application is consistent with the Provincial Policy Statement, conforms or does not conflict with all applicable Provincial plans, conforms with the Region of Halton Official Plan and the Town of Halton Hills Official Plan, has regard for matters of Provincial interest, and represents good planning for the reasons outlined in Report No. PD-2020-0025, dated June 23, 2020;

AND FURTHER THAT in accordance with Section 34(17) of the Planning Act, no further notice is determined to be necessary.

## BACKGROUND:

### 1.0 Purpose of the Report:

The purpose of this report is to provide Council with recommendations concerning the final disposition of a Zoning By-law Amendment application submitted by BV Georgetown GP Inc. – Trolleybus (the Applicant) seeking to obtain the necessary permission to construct 131 residential townhouse units on a private condominium road at 11571-11605 Trafalgar Road in Georgetown.

The Zoning By-law Amendment seeks to implement the vision for the subject lands established through the Comprehensive Development Plan (CDP) approved by Council in September 2018.

## 2.0 Location & Site Characteristics:

The subject lands are made up of 5 properties located on the east side of Trafalgar Road, immediately west of the CN Railway; see **SCHEDULE 1 – LOCATION MAP**. The 5 properties have a combined area of approximately 3.16 hectares (7.80 acres) and contain a frontage of approximately 140 metres along Trafalgar Road.

Specific information for each of the 5 properties is shown in the table below:

| Municipal Address | Area (ha) | Existing Buildings/Structures |
|---|---|---|
| 11571 Trafalgar Rd. | 0.79 ha | Single Detached Dwelling |
| 11583 Trafalgar Rd. | 0.25 ha | Single Detached Dwelling |
| 11597 Trafalgar Rd. | 0.14 ha | Single Detached Dwelling |
| 11603 Trafalgar Rd. | 1.61 ha | Industrial Building |
| 11605 Trafalgar Rd. | 0.35 ha | Single Detached Dwelling |

Surrounding land uses to the consolidated site include:

To the North: Georgetown Christian Reformed Church and Halton Hills Christian School;

To the East: CN Railway and further east Maple Avenue and the Civic Centre Area including the Halton Hills Town Hall;

To the South: Residential properties that are part of the Trafalgar Road Redevelopment Area Phase 2 lands and the CN Railway; and

To the West: The Trafalgar Sports Park, JS & Son Funeral Home and the Robert C. Austin Operations Centre across Trafalgar Road.

## 3.0 Site / Development History:

Under the Town's Official Plan the subject lands are included within the area referred to as the Trafalgar Road Redevelopment Area (TRRA). Section D1.6.5 of the Official Plan required the completion of a Comprehensive Development Plan (CDP) for the TRRA, to the satisfaction of Council, prior to considering any development proposals for the lands.

The CDP was completed by the Applicant in August 2018 and approved by Town Council on September 10, 2018, through Report No. PLS-2018-0066.

The approved CDP is separated into 2 phases (see **FIGURE 1 – TRRA PHASING** below) and completed in accordance with a number of guiding principles, including achieve higher densities, accommodate planned growth for the Town and promote a mix of land uses and building types. Urban design guidelines were also adopted for the TRRA.

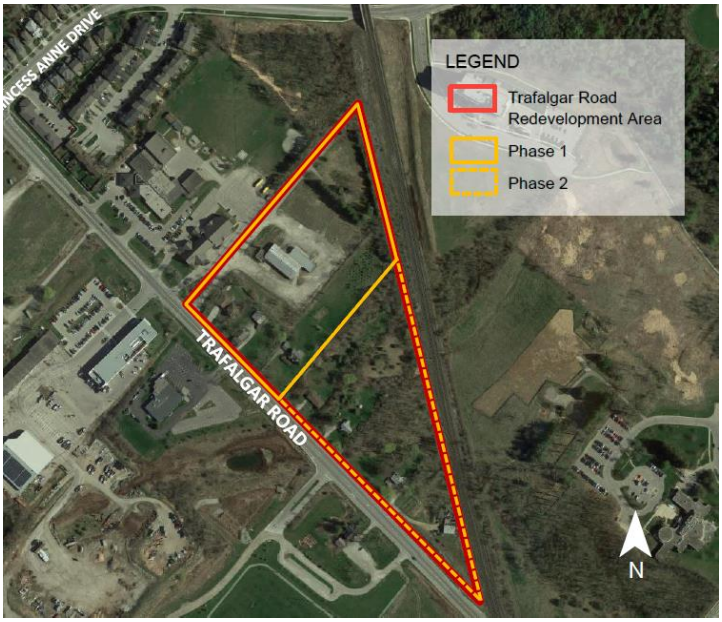


**Figure 1 – TRRA Phasing**

## 4.0 Development Proposal:

On January 9, 2019, the Town deemed complete the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted for Phase 1 of the TRRA CDP. As part of the original submission the Applicant proposed two (2) development concepts – one for 122 townhouse units and one for 134 townhouse units. Both concepts were based on the guiding principles of the approved CDP document and supporting Urban Design Guidelines.

Following the review of the 1st Submission staff provided comments indicating a preference for Development Concept 2 (134 units), as it seemed to better align with the principles of the CDP. In response, the Applicant provided a resubmission that slightly modified that concept plan to accommodate a road widening along Trafalgar Road required by the Region of Halton; see **SCHEDULE 2 – PROPOSED DEVELOPMENT CONCEPT** below. The details of the revised concept plan, which staff is recommending approval of, are as follows:

- 131, 3-storey residential townhouse units comprised of:
  - 84 traditional units;
  - 32 back-to-back units; and
  - 15 dual frontage units fronting Trafalgar Road with garage entrances located off the private condominium road.
- 262 private parking spaces (2 per dwelling unit – 1 in the garage and 1 in the driveway) and 39 visitor parking spaces located throughout the site.
- 1 main full-movement access from Trafalgar Road that aligns with the driveway access for the funeral home across the street (11582 Trafalgar Road).
- 6.7m wide interior private condominium road network designed to provide access to the Phase 2 CDP lands located to the south of the site.
- Centralized neighbourhood parkette containing play equipment.

- Landscaped open space and private outdoor amenity areas.
- Pedestrian walkways that will connect Princess Anne Drive through to the Trafalgar Sports Park entrance (through the Phase 2 CDP lands once they have been developed).

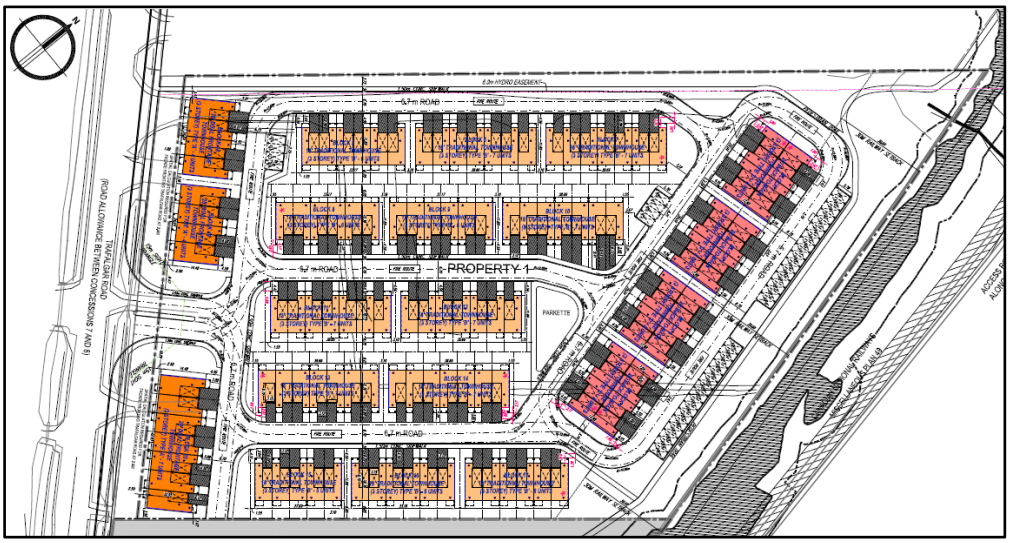



**Figure 2 – Proposed Development Concept**

The Applicant has provided examples of building elevations that could be incorporated within the proposed development; see **SCHEDULE 6 – BUILDING ELEVATION EXAMPLES**. The specific architectural design of the townhouse units would be approved through the required Site Plan Approval process.

The Zoning By-law Amendment application seeks to rezone the lands from Development (D) to a site-specific Medium Density Residential Two Holding "MDR2(103)(H6)" zone to accommodate townhouses of varying building typologies. The Zoning By-law Amendment also seeks to change a portion of the property's Development (D) zoning to Environmental Protection One (EP1) in order to accommodate minimum development setbacks from natural features and hazards located on and/or adjacent to the property; see **SCHEDULE 3 – DRAFT ZONING BY-LAW AMENDMENT** and **SCHEDULE 4 – 10M FLOODLINE AND WOODLAND DRIPLINE SETBACKS**. The application is not proposing to rezone the Phase 2 lands in the TRRA CDP as they are held in separate ownership.

In support of the proposal the Applicant also submitted a Draft Plan of Subdivision application, which is administrative in nature in order to create the necessary development block (Block 1) for the entire Phase 1 lands; see **SCHEDULE 5 – DRAFT PLAN OF SUBDIVISION**. As discussed later in this report, a recommendation on the final disposition of the Draft Plan of Subdivision is being held in abeyance at this time. Should Council approve the Zoning By-law Amendment the Draft Plan of Subdivision will be brought forward for consideration at a later date. To facilitate the proposal, Site Plan, Draft Plan of Common Element Condominium and Exemption from Part Lot Control applications will also need to be submitted for approval.

**COMMENTS:**

This section of the report will identify, analyze and respond to key matters of interest associated with the Zoning By-law Amendment application. The section is broken down into the following three (3) subsections:

1.0 Planning Context and Policy Framework
2.0 Water Allocation
3.0 Town Department and External Agency Comments

## 1.0 Planning Context and Policy Framework:

The purpose of this subsection is to evaluate the proposed Zoning By-law Amendment application against the relevant Provincial, Regional and Town policy framework to determine conformity with the applicable policies and guidelines.

### 1.1 Provincial Policy Statement (PPS):

The 2020 Provincial Policy Statement (PPS) provides broad based policies that promote an appropriate range of housing types that make efficient use of infrastructure and public services facilities, thus supporting the development of healthy communities. The proposal is required to be consistent with the relevant policies of the PPS in accordance with Section 3 of the *Planning Act*.

The subject lands are located within a settlement area (Georgetown). Section 1.1.3.1 of the PPS states that settlement areas shall be the focus of growth and development. In addition, Section 1.1.3.4 indicates that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

Planning staff is of the opinion that the proposed Zoning By-law Amendment application is consistent with the policies of the 2020 PPS.

### 1.2 Growth Plan for the Greater Golden Horseshoe:

The Growth Plan (2019) contains policies that speak to the provision of a diverse range and mix of housing options to accommodate people at all stages of life and creating an urban form that will optimize infrastructure to support the achievement of complete communities through a more compact built form. As per Section 3 of the *Planning Act*, the proposal shall conform and not conflict with the Growth Plan.

The subject lands form part of a larger designated urban area in Georgetown and are located within a delineated built-up area of this settlement area. Section 2.2.1.2 of the Growth Plan states that the vast majority of growth will be directed to settlement areas that: have a delineated built boundary; have existing or planned municipal water and wastewater systems; and, can support the achievement of complete communities.

Planning staff is of the opinion that the proposed development is in conformity with the Growth Plan for the Greater Golden Horseshoe.

## 1.3 Region of Halton Official Plan (ROP):

The 2009 Regional Official Plan designates the subject lands as Urban Area (Georgetown). Section 76 of the OP states that the range of permitted uses and the creation of new lots in the Urban Areas will be in accordance with Local Official Plans and Zoning By-laws. Section 89 of the ROP requires all development within the Urban Area to be on full municipal services.

Regional staff has confirmed that the application is in conformity with the ROP.

## 1.4 Town of Halton Hills Official Plan:

Under the Town's Official Plan, the subject lands are included within an area referred to as the Civic Centre District, which is made up of the "Civic Centre Area" and the "Trafalgar Road Redevelopment Area (TRRA)"; see Figure 3 – Civic Centre District below.

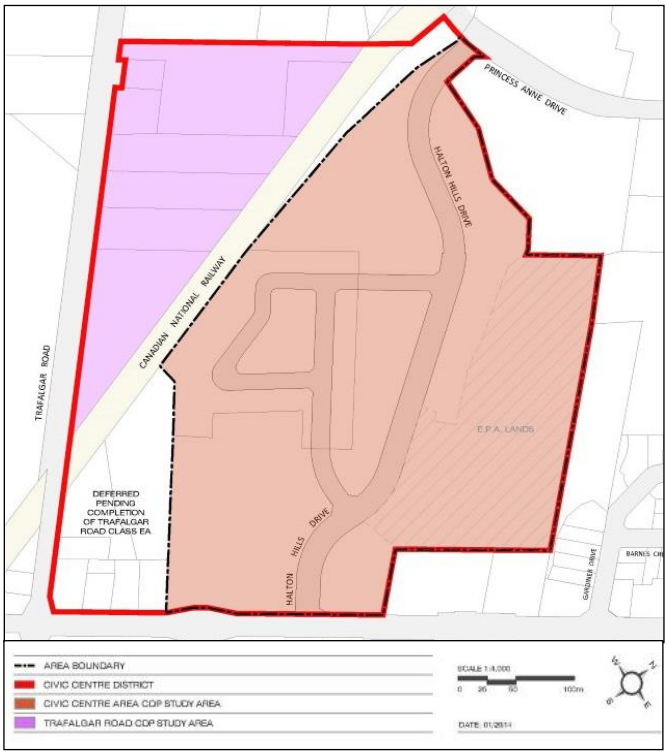



**Figure 3 – Civic Centre District**

The lands in question form part of the TRRA (area in purple on the map above), which are also subject to Residential Special Policy Area 5. This designation permits medium and high density residential uses on the bulk of the TRRA lands. Section D.1.3.2.2 states that medium density residential uses shall be developed at a density of 21 to 50 units per net residential hectare with a maximum building height of four storeys. An intensification target of 520 new residential units has been established for the entire Civic Centre District between 2015 and 2031, of which approximately 145-170 are to be accommodated within the TRRA lands.

Section D.1.6.5.2 requires Council to approve a Comprehensive Development Plan (CDP) for Residential Special Policy Area 5 and the TRRA before considering any Zoning By-law Amendment proposal. As noted, Council approved a CDP for the TRRA in 2018; the CDP was separated into 2 phases and completed using the following guiding principles:

- *Achieve higher densities that have appropriate transition of built form to adjacent uses;*
- *Accommodate planned growth;*
- *Promote and integrate a diverse mix of land uses, users, building types, physical connections, trails and public spaces;*
- *Nurture a high quality neighbourhood character and built form through applying urban design guidelines consistently;*
- *Support eventual integration into a multimodal transportation system (transit, cycling, pedestrian, auto);*
- *Integrate natural systems to connect and expand the existing trail network;*
- *Encourage a healthy active community through pedestrian and cycling connectivity;*
- *Prioritize sustainable and efficient development, energy and infrastructure to sustainably service new development; and,*
- *Manage and enhance environmental features.*

Urban Design Guidelines were also adopted for the TRRA through the CDP process.

Staff is of the opinion that the proposed development meets the intent of the OP policies and principles of the approved CDP for the following reasons:

- A total of 131 units are proposed, which represents a density of 41.7 units/net residential hectare and provides a significant contribution towards the 145-170 residential units required for the TRRA lands;
- The proposed townhouse units are 3 storeys in height and range in typology from traditional, to back-to-back, to dual frontage townhouse units, which will offer different housing options at various price points;
- An Urban Design Brief was submitted by the Applicant demonstrating the proposed development conforms to the TRRA Urban Design Guidelines;
- An interior private condominium road has been designed to provide access to the Phase 2 CDP lands located to the south of the site to facilitate any future development on those lands;
- A trail system is being integrated into the Town-owned woodlands to connect Princess Anne Drive to the Trafalgar Sports Park in the future; and
- An Environmental Protection One (EP1) zone is being applied to the portion of the site intended to protect the 10m development setbacks from the floodline of the Regional floodplain and dripline of the woodlands, as required by Credit Valley Conservation and Halton Region.

For the reasons outlined above, Planning staff is of the opinion that the proposed Zoning By-law Amendment will allow for the efficient use of the subject lands and development in a manner consistent with the Official Plan.

### 1.5 Town of Halton Hills Zoning By-law 2010-0050:

The subject lands are zoned Development (D), which only permits buildings and structures that legally existed on the effective date of the By-law, meaning the proposed residential townhouse units are not permitted. The subject Zoning By-law Amendment seeks to rezone the majority of the subject lands from a Development (D) zone to a site-specific Medium Density Residential Two Holding (MDR2(103)(H6)) zone to accommodate the proposed 131 townhouse units (i.e. multiple dwellings).

The Zoning By-law Amendment also seeks to change the remaining portion of the subject lands from Development (D) zone to Environmental Protection One (EP1). This zoning is requested to accommodate:

- The minimum 10m development setback from the floodline of the Regional floodplain associated with the CN Railway lands, as required by Credit Valley Conservation; and,
- The minimum 10m development setback from the dripline of woodlands located on the property, as required by the Region of Halton.

As part of the amendment a Holding provision is also being applied to the lands to address outstanding matters related to ground water, source water protection and environmental site assessment requirements. Given the outstanding requirements will not impact the zoning or the maximum number of units that can be accommodated on site, Town and Region staff were comfortable advancing the Zoning By-law Amendment application and including these items as part of a Holding (H6) provision to ensure they are addressed through the Draft Plan of Subdivision or other implementing applications (i.e. Site Plan Approval). Additionally, conditions requested by the Region of Halton have been added related to obtaining sufficient water allocation and commitments from the Owner for construction of the off-site Regional infrastructure required to support the proposed development.

Planning staff is of the opinion that the Zoning By-law Amendment is appropriate given it is consistent with the OP and implements the principles of the CDP.

## 2.0 Water Allocation:

The Region of Halton has identified that 111 SDE of water will be required to be allocated to the site to accommodate the proposed 131 townhouse units. Following approval of a Site Plan application to facilitate the proposed development, staff will bring forward a report recommending the allocation of 111 SDE to the development.

## 3.0 Town Department and External Agency Comments:

The Zoning By-law Amendment and Draft Plan of Subdivision applications were circulated to the Town departments and external agencies for review and comment, with the most recent circulation occurring on March 13, 2020.

The Town, Region and Credit Valley Conservation do not have any issues with the approval of the Zoning By-law Amendment. However, as noted, certain outstanding technical deficiencies have been identified through the review of the Zoning By-law Amendment and Draft Plan of Subdivision applications. Staff is comfortable for these matters to be added as conditions to the proposed Holding (H6) provision and addressed through the review of the Draft Plan of Subdivision and other implementing applications.

For Council's benefit, these outstanding issues relate to:

- How the temporary or permanent dewatering of ground water resulting from the proposed development may impact neighbouring properties serviced by private wells. The Applicant is willing to eliminate basements from the design of the proposed townhouse units, which will reduce the amount of required dewatering. However, the Town and Region still require confirmation of the expected volumes of water that will be taken during the temporary and permanent (if considered) dewatering.
- How the proposed development will achieve a ground water balance (infiltration) that meets the Credit Valley-Toronto and Region-Central Lake Ontario (CTC) Source (Water) Protection Plan policy requirements (i.e. maintaining pre-development ground water recharge) to protect water supply of municipal wells.
- The submission of a Record of Site Condition acknowledged by the Ministry of the Environment, Conservation and Parks (MECP), along with all supporting environmental documentation such as Phase I and II Environmental Site Assessments and Remediation Reports, prior to any servicing or grading of the site taking place to ensure there is no site contamination.
- The Owner entering into a Development Agreement for the construction of the off-site Regional infrastructure (i.e. Regional sanitary sewer) required to support the townhouse development. The timing for construction of the Regional infrastructure is dependent on the timing of construction for the extension of Halton Hills Drive. However, the Owner may propose an alternative strategy for the off-site infrastructure that meets municipal servicing requirements, to the satisfaction of the Region and Town.

## RELATIONSHIP TO STRATEGIC PLAN:

The proposed development is most closely aligned with Strategic Direction G – Achieve Sustainable Growth, the goal of which is:

> *To ensure that growth is managed so as to ensure a balanced, sustainable, well planned community that meets the needs of its residents and businesses.*

The Strategic Direction is to be achieved as it relates to this application in part through Strategic Objectives:

***G.9*** *To ensure that new population growth takes place by way of identifiable, sustainable, healthy and complete communities and neighbourhoods that reflect excellence in urban design.*

***G.10*** *To promote intensification and affordable housing in appropriate locations within the Town.*

***G.11*** *To ensure the efficient use of urban land and infrastructure in existing communities and new growth areas.*

**FINANCIAL IMPACT:**

There is no immediate financial impact to the Town budgets as a result of this application.

**CONSULTATION:**

Planning staff has consulted with the appropriate Town departments and external agencies in the preparation of this report.

**PUBLIC ENGAGEMENT:**

The proposed Zoning By-law Amendment and Draft Plan of Subdivision applications were presented to the Public through a Statutory Public Meeting on March 5, 2019 (Report No. PLS-2019-0012). No one from the Public spoke at the meeting. No comments have been received from the Public as of the date this report was prepared.

**SUSTAINABILITY IMPLICATIONS:**

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life. The recommendations outlined in this report advance the Strategy's implementation.

This report supports the Environmental Health and Social Well-Being pillars of Sustainability and in summary the alignment of this report with the Community Sustainability Strategy is Very Good.

The Zoning By-law Amendment is subject to the Town's Green Development Standards, which will be implemented through the approval of the required Draft Plan of Subdivision and Site Plan applications.

**COMMUNICATIONS:**

Public Notice of Council's decision regarding the proposed Zoning By-law Amendment will be completed in accordance with the requirements of the *Planning Act*.

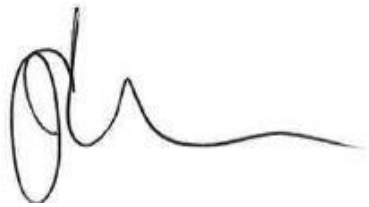
**CONCLUSION:**

Staff has completed its review of the proposed Zoning By-law Amendment to facilitate the development of 131 townhouse units, including the relevant policies, supporting documentation and comments. Staff is of the opinion that the proposal has merit and should be supported. The proposed Zoning By-law Amendment application conforms to the Growth Plan for the Greater Golden Horseshoe, is consistent with the Provincial Policy Statement and satisfies the policies of the Region and Town Official Plans.

For these reasons, Planning staff recommends that Council approves the Zoning By-law Amendment generally shown in **SCHEDULE 3** of this report.

Reviewed and Approved by,

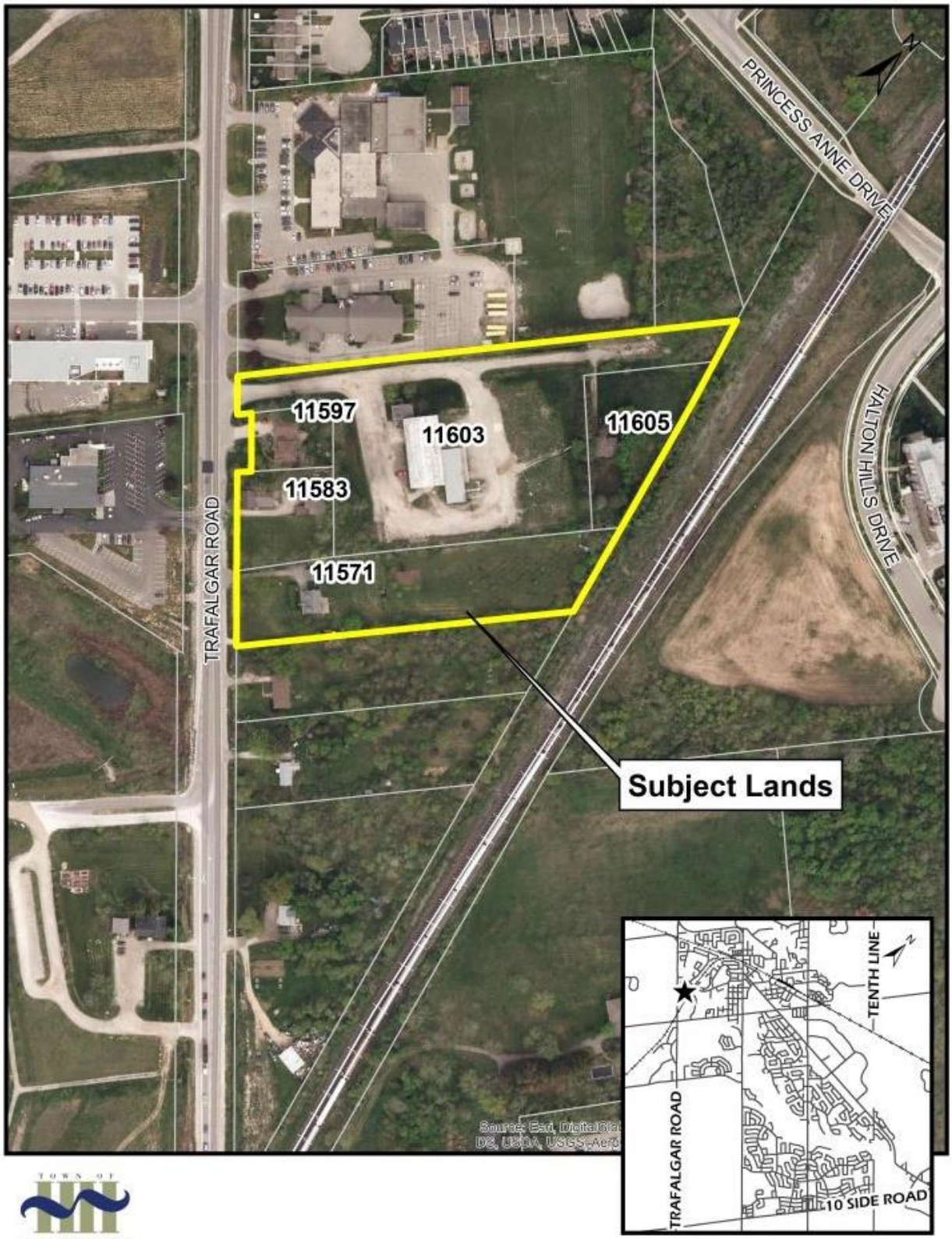
Jeff Markowiak, Director of Development Review



John Linhardt, Commissioner of Planning and Development

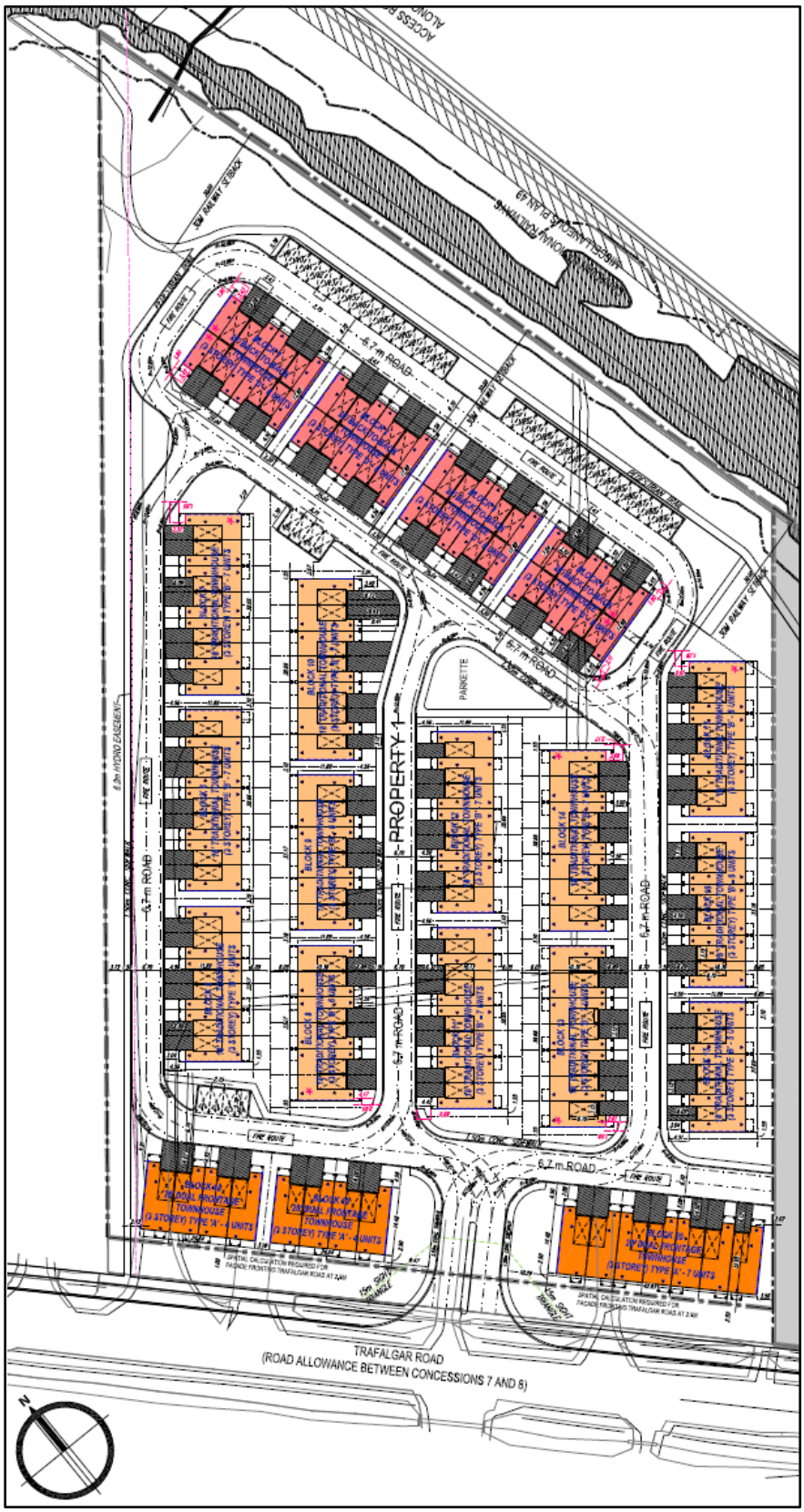
Brent Marshall, Chief Administrative Officer

## SCHEDULE 1 – LOCATION MAP




TOWN OF HALTON HILLS

## SCHEDULE 2 – PROPOSED DEVELOPMENT CONCEPT



## SCHEDULE 3 – DRAFT ZONING BY-LAW AMENDMENT

TOWN OF
HALTON HILLS

**BY-LAW NO. 2020-**

A By-law to Amend Zoning By-law 2010-0050, as amended, for lands described as Part Lots 18 and 19, Concession 8 Esquesing, Town of Halton Hills, Regional Municipality of Halton
11571-11605 Trafalgar Road (Georgetown)

**WHEREAS** Council is empowered to enact this By-law by virtue of the provisions of Sections 34 and 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended;

**AND WHEREAS** on July 6, 2020, Council for the Town of Halton Hills approved Report No. PD-2020-0025, dated June 19, 2020, in which certain recommendations were made relating to amending Zoning By-law 2010-0050;

**AND WHEREAS** Council has recommended that Zoning By-law 2010-0050 be amended as hereinafter set out;

**AND WHEREAS** said recommendation will conform to the Official Plan for the Town of Halton Hills;

**NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:**

1. That Schedule "A3-1" of Zoning By-law 2010-0050, as amended, is hereby further amended by rezoning the lands described as Part of Lots 18 and 19, Concession 8 Esquesing, Town of Halton Hills, Regional Municipality of Halton, municipally known as 11571-11605 Trafalgar Road (Georgetown) from Development (D) Zone to Medium Density Residential Two Exception Holding (MDR2(103)(H6)) Zone, as shown on Schedule"1" attached to and forming part of this By-law;

2. That Schedule "A3-1" of Zoning By-law 2010-0050, as amended, is hereby further amended by rezoning the lands described as Part of Lots 18 and 19, Concession 8 Esquesing, Town of Halton Hills, Regional Municipality of Halton, municipally known as 11571-11605 Trafalgar Road (Georgetown) from Development (D) Zone to Environmental Protection One (EP1) Zone, as shown on Schedule"1" attached to and forming part of this By-law;

3. That Table 13.1: Exceptions is hereby amended by adding the Exception Provision contained in Schedule "2" attached to and forming part of this By-law; and

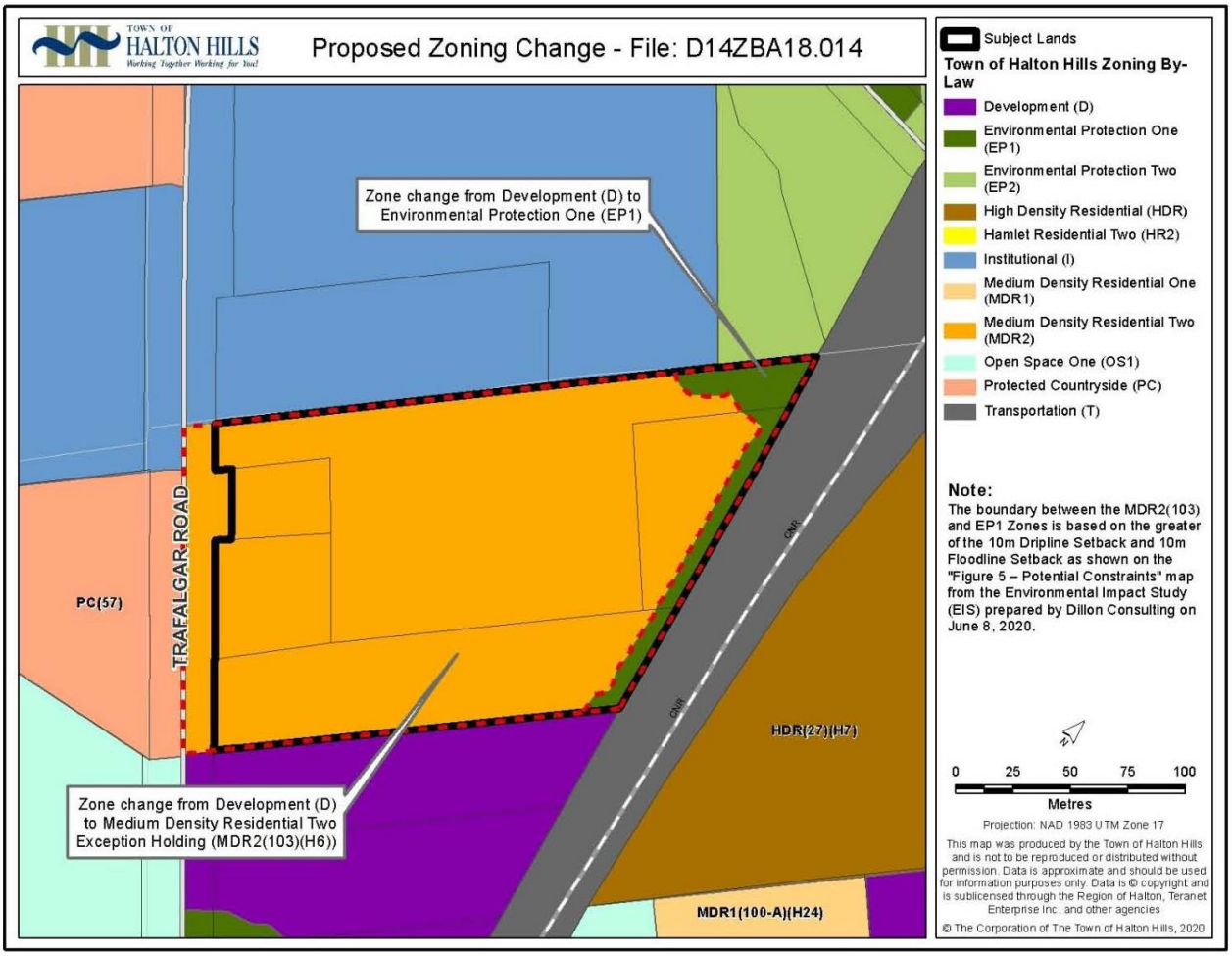
4. That Table 14.1: Holding Zones is hereby amended by adding the Holding Provision contained in Schedule "3" attached to and forming part of this By-law.

**BY-LAW** read and passed by the Council for the Town of Halton Hills this 6th day of July, 2020.

_____
MAYOR – RICK BONNETTE

_____
CLERK – SUZANNE JONES

**SCHEDULE 1 to By-law 2020-____**



**SCHEDULE 2 to By-law 2020-____**

**13.1 EXCEPTIONS**

| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|---|---|---|---|---|---|---|
| Exception Number | Zone | Municipal Address | Additional Permitted Uses | Only Permitted Uses | Uses Prohibited | Special Provisions |
| 103 | MDR2 | 11571-11605 Trafalgar Road (Georgetown) | | | | (i) Minimum required *lot frontage* per *dwelling unit* – 5 metres;<br>(ii) Maximum number of *dwelling units* – 131<br>(iii) Minimum required *front yard* on a *public street* or Town owned block – 2.50 metres;<br>(iv) Minimum required *front yard* on a *private road*:<br>a) To the *dwelling unit*, where it is an end unit to a rounding – 2.5 metres;<br>b) To the *dwelling unit* – 4.5 metres;<br>c) To the *private garage* – 6.0 metres; and<br>d) To the *dwelling unit* where it is an end unit to a *site triangle* – 0 metres;<br>(v) Minimum required *rear yard* fronting on a *private road* – 6.0 metres;<br>(vi) Minimum required *rear yard* fronting on a *public street* or Town owned block:<br>a) To the *dwelling unit* – 4.5 metres; and<br>b) To the *private garage* – 6.0 metres;<br>(vii) Minimum required *side yards*:<br>a) Interior unit – 0 metres;<br>b) End unit – 1.5m, but shall not be located in a *sight triangle*; and<br>c) End unit abutting a *private road* – 2.5 metres;<br>(viii) Minimum distance between *multiple unit buildings* – 3.0 metres;<br>(ix) Maximum *height* – 11.0 metres;<br>(x) Minimum required number of *parking spaces* – 2 spaces per *dwelling unit*, plus 39 *parking spaces* for visitors;<br>(xi) *Motor vehicle* access to a *private garage* shall be from a *private road*;<br>(xii) No *building* or *structure* shall encroach within a required *yard*, save except for the following:<br>a) Architectural features such as eaves, gutters, chimney breasts, pilasters, and roof overhangs may |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | | | | encroach to a maximum of 0.5 metres into a required *yard*; and<br>b) Covered or uncovered, unenclosed *porches*, decks or stairs are permitted to encroach a maximum of 1.9 metres into a required *front* or *rear yard*;<br>(xiii) A minimum 0.8 metre maintenance access to the *rear yard* shall be provided for each *dwelling unit* free and clear from utilities, from the *front yard* without passing through a habitable room. For the purposes of this By-law, such maintenance access may be provided through a *side yard* associated with an end unit;<br>(xiv) For the purposes of this *Zone*, "Multiple Unit Building" shall mean a *building* that is vertically divided into a minimum of three *dwelling units*, each of which has an independent entrance to the front of the *building* which shares a common wall that has a minimum *height* of 2.4 metres and a depth of 6.0 metres above grade. Such *dwelling units* shall be located within a Plan of Condominium, with each *dwelling unit* being accessed by a private condominium road;<br>(xv) For the purposes of this *Zone*, "Dwelling Unit" shall mean the following:<br>a) Private Road Townhouse Unit shall mean a *dwelling unit* in a *multiple unit building* with each unit having direct access to a *private road* and a *rear yard amenity area*;<br>b) Dual-Frontage Townhouse Unit shall mean a *dwelling unit* in a *multiple unit building*, with each unit having access to both a *public street* or Town owned block, and a garage and access via a *private road* and *amenity area* in the form of a *porch* facing a *private road*; and<br>c) Back-to-back Townhouse Unit shall mean a *dwelling unit* in a *multiple unit building*, with each unit divided vertically by |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | | | | common walls, including a common rear wall, with each unit having direct access to a *private road* and *amenity area* in the form of a *porch* facing a *private road*;<br>(xvi) For the purpose of this *Zone*, "Private Road" shall mean a road having a minimum width of 6.7 metres, within a condominium that is privately owned, managed and maintained;<br>(xvii) For the purposes of this *Zone*, "Lot" shall mean a parcel of tied land within the subject lands containing a *dwelling unit* with a private *front* and/or *rear yard* exclusive use areas with frontage on a *private* and/or *public road*;<br>(xviii) For the purposes of this *Zone*, "Front Lot Line" shall mean the shortest line that separates a *lot* from a *public street* or *private road*. In the case where a *lot* abuts both a *public street* and a *private road*, and where those *lot lines* are parallel to each other, the *front lot line* shall be deemed to be along the *public street*;<br>(xix) For the purposes of this *Zone*, "Rear Lot Line" shall mean the *lot line* that is opposite to the *front lot line*;<br>(xx) For the purposes of this *Zone*, "Side Lot Line" shall mean a *lot line* other than a *front lot line* or *rear lot line*; and<br>(xxi) For the purposes of this *Zone*, the minimum required parking for a Back-to-Back Townhouse Unit located in a *multiple unit building* containing 8 or fewer Back-to-Back Townhouse Units shall be 2 *parking spaces*. |

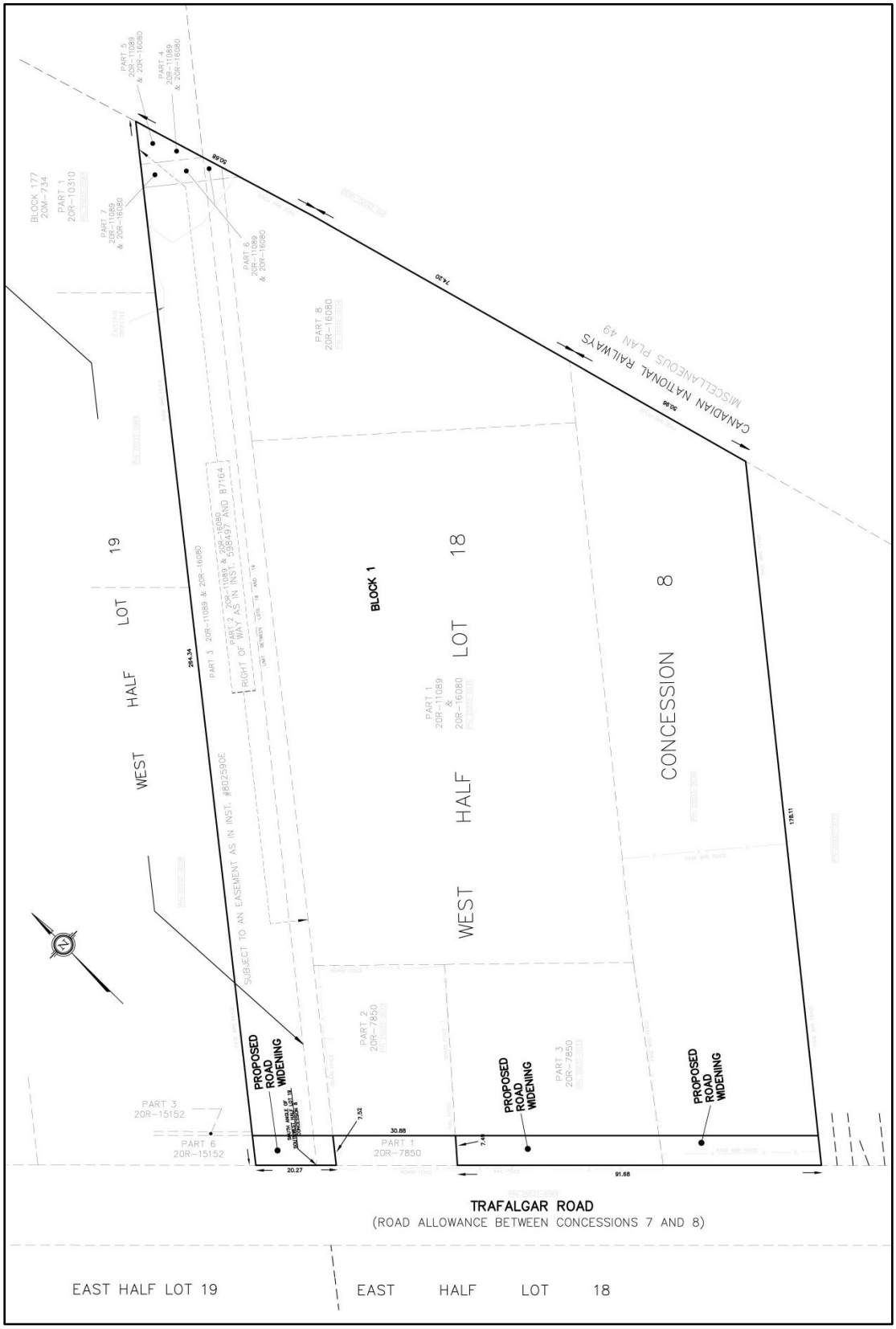
**SCHEDULE 3 to By-law 2020-____**

**14.1 HOLDING ZONES**

| | Zone Designation | Property/Legal Description | Conditions for Removal | Date Enacted |
|---|---|---|---|---|
| H6 | MDR2(103) | 11571-11605 Trafalgar Road (Georgetown) | The Holding (H6) provision may be lifted upon:<br>(i) The Owner demonstrating, by way of reports and drawings that are prepared by appropriate professional(s), that any potential impacts to ground water have been studied and that the development achieves an onsite ground water balance (infiltration) that meets the CTC Source (Water) Protection Plan policy requirements, which can be accommodated without the need for a permanent dewatering system requiring approval from the MECP, to the satisfaction of the Region of Halton and the Town of Halton Hills;<br>(ii) The Owner submitting to the Region of Halton an MECP-acknowledged Record of Site Condition, along with all supporting environmental documentation such as Phase I and II Environmental Site Assessments and Remediation Reports, etc., prior to any servicing or grading of the site taking place;<br>(iii) The Town of Halton Hills and the Region of Halton being satisfied that the subject site has received the necessary servicing allocation (SDE); and<br>(iv) Commitments being obtained from the Owner for the construction of the off-site Regional infrastructure (i.e. sanitary sewer) required to support the proposed development to the satisfaction of the Region of Halton and the Town of Halton Hills. | July 6, 2020 |

## SCHEDULE 4 – 10M FLOODLINE AND WOODLAND DRIPLINE SETBACKS

## SCHEDULE 5 – DRAFT PLAN OF SUBDIVISION



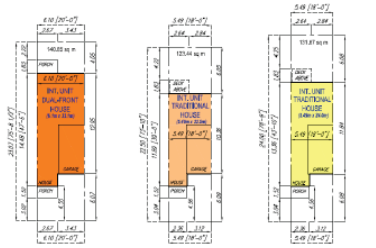
## SCHEDULE 6 – BUILDING ELEVATION EXAMPLES

11571 - 11605
TRAFALGAR
ROAD

**BUILDING ELEVATIONS**

PLAN OF SUBDIVSION AND ZONING
AMENDMENT APPLICATION

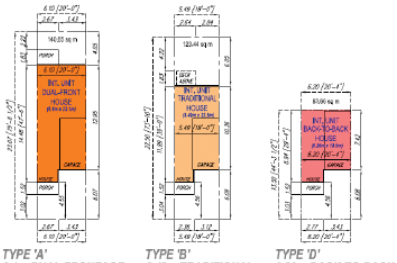
**12/14/2018**



TYPE 'A'
6.1m DUAL FRONTAGE

TYPE 'B'
5.49m TRADITIONAL

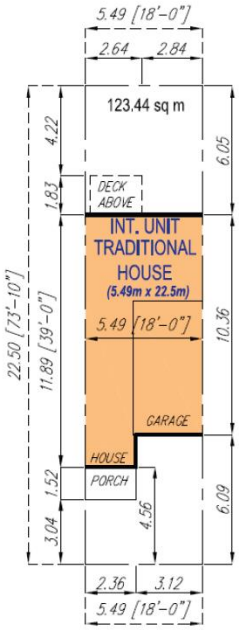
TYPE 'C'
5.49m TRADITIONAL

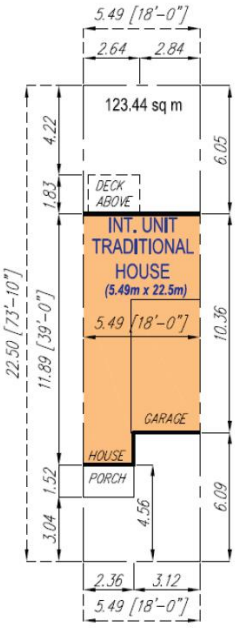


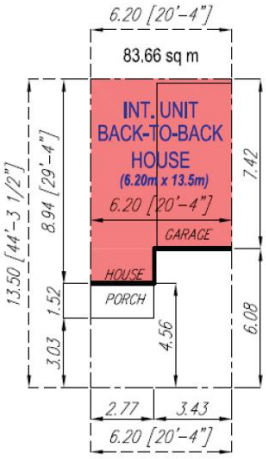
TYPE 'A'
6.1m DUAL FRONTAGE

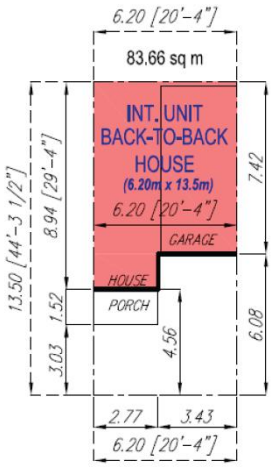
TYPE 'B'
5.49m TRADITIONAL

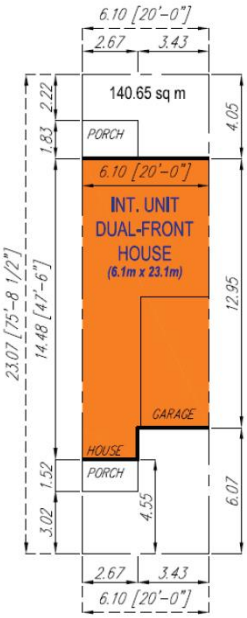
TYPE 'D'
6.20m BACK-TO-BACK

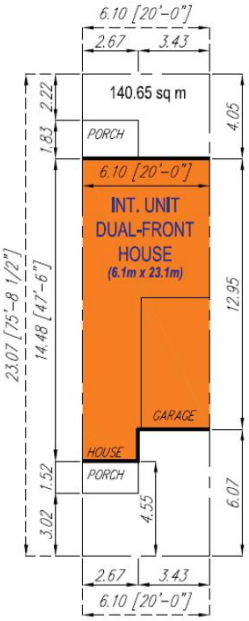



5.49 [18'-0"]
2.64
2.84
123.44 sq m
4.22
6.05
1.83
DECK ABOVE
INT. UNIT TRADITIONAL HOUSE
(5.49m x 22.5m)
22.50 [73'-10"]
11.89 [39'-0"]
5.49 [18'-0"]
10.36
GARAGE
HOUSE
PORCH
1.52
3.04
4.56
6.09
2.36
3.12
5.49 [18'-0"]


6.20 [20'-4"]
83.66 sq m
INT. UNIT BACK-TO-BACK HOUSE
(6.20m x 13.5m)
13.50 [44'-3 1/2"]
8.94 [29'-4"]
7.42
6.20 [20'-4"]
GARAGE
HOUSE
PORCH
1.52
3.03
4.56
6.08
2.77
3.43
6.20 [20'-4"]


6.20 [20'-4"]
83.66 sq m
INT. UNIT BACK-TO-BACK HOUSE
(6.20m x 13.5m)
13.50 [44'-3 1/2"]
8.94 [29'-4"]
7.42
6.20 [20'-4"]
GARAGE
HOUSE
PORCH
1.52
3.03
4.56
6.08
2.77
3.43
6.20 [20'-4"]


6.10 [20'-0"]
2.67
3.43
140.65 sq m
2.22
1.83
PORCH
4.05
6.10 [20'-0"]
INT. UNIT
DUAL-FRONT
HOUSE
(6.1m x 23.1m)
23.07 [75'-8 1/2"]
14.48 [47'-6"]
12.95
GARAGE
HOUSE
1.52
PORCH
3.02
4.55
6.07
2.67
3.43
6.10 [20'-0"]


6.10 [20'-0"]
2.67
3.43
140.65 sq m
2.22
1.83
PORCH
4.05
6.10 [20'-0"]
INT. UNIT
DUAL-FRONT
HOUSE
(6.1m x 23.1m)
23.07 [75'-8 1/2"]
14.48 [47'-6"]
12.95
GARAGE
HOUSE
1.52
PORCH
3.02
4.55
6.07
2.67
3.43
6.10 [20'-0"]

TOWN OF HALTON HILLS

# REPORT

**REPORT TO:** Mayor Bonnette and Members of Council

**REPORT FROM:** Laura Loney, Senior Heritage Planner

**DATE:** July 10, 2020

**REPORT NO.:** PD-2020-0028

**RE:** Removal of a Listed Property from the Heritage Register – 108 Charles Street

## RECOMMENDATION:

THAT Report PD-2020-0028 dated July 10, 2020 regarding "Removal of a Listed Property from the Heritage Register – 108 Charles Street" be received;

AND FURTHER THAT the property at 108 Charles Street (Georgetown) be removed from the Heritage Register.

## BACKGROUND:

The *Ontario Heritage Act* (OHA) states that a municipality must keep a register of properties situated in the municipality that is of cultural heritage value or interest, and this list must contain properties that have been designated under Parts IV and V of the OHA. The OHA also states that the register may include properties that have not been designated under the OHA, but that the council of the municipality believes to be of cultural heritage value or interest. These properties are referred to as being listed. Section 27 (3) of the OHA requires that an owner of a property listed on a Municipal Heritage Register provide the Town with at least 60 days notice of their intent to demolish a structure, providing time for consideration of options with respect to heritage conservation (e.g. designation).

The Town of Halton Hills' Heritage Register was developed in four Phases between 2007 and 2018. The property at 108 Charles Street was added to the Heritage Register in Phase One (2009) (Appendix A). Staff have received a formal request from the current property owner of 108 Charles Street to remove the property from the Heritage Register due to its deteriorated condition and impending sale. Staff have been advised that the property has been conditionally sold to a new owner who also wishes to remove the property from the Heritage Register and demolish the existing building.

## COMMENTS:

Staff consulted with Heritage Halton Hills via a Zoom meeting on July 8, 2020 to review the subject property including photographs of its existing condition submitted by the property owner. The Heritage Halton Hills committee supported the removal of the property at 108 Charles Street and passed the following recommendation:

> **Recommendation No. HERITAGE-2020-0011:**
>
> THAT the Heritage Halton Hills Committee supports the removal of 108 Charles Street from the Town of Halton Hills' Heritage Register.
>
> CARRIED

Staff supports the removal of the property at 108 Charles Street from the Heritage Register due to its deteriorated condition and lack of significant design and physical value. Since 2011, six properties within the Churchill Crescent Victory Housing neighbourhood have been removed by Council from the Heritage Register at property owners' requests following review by staff and Heritage Halton Hills. Future requests to demolish or remove a property listed on the Municipal Heritage Register within the Churchill Crescent Victory Housing neighbourhood will be considered and evaluated based on the cultural heritage value of that property.

## RELATIONSHIP TO STRATEGIC PLAN:

This report relates to the implementation of the Strategic Direction D. to Preserve, Protect, and Promote Our Distinctive History, the goal of which is to preserve the historical urban and rural character of Halton Hills through the conservation and promotion of our built heritage, cultural heritage landscapes and archaeological resources. This report directly relates to the following Strategic Objectives:

D.1. To require and develop a planning framework for the conservation of significant built heritage, cultural landscapes and archaeological resources.

D.2. To encourage the preservation and enhancement of the historical character of the Town's distinctive neighbourhoods, districts, hamlets and rural settlement areas.

## FINANCIAL IMPACT:

There are no financial impacts associated with this particular report.

## CONSULTATION:

Heritage Halton Hills was consulted in the preparation of this report.

## PUBLIC ENGAGEMENT:

No public consultation was required as part of the preparation of this report.

**SUSTAINABILITY IMPLICATIONS:**

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendation outlined in this report advances the Strategy's implementation. This report supports the Cultural Vibrancy pillar(s) of Sustainability and the theme of Valued Heritage Legacy. In summary the alignment of this report with the Community Sustainability Strategy is Good.

**COMMUNICATIONS:**

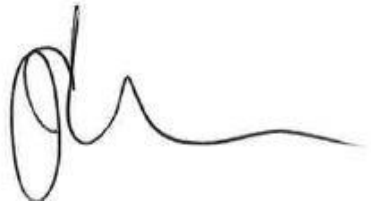
Should Council approve the removal of 108 Charles Street from the Heritage Register, the property owner will be advised that they can proceed with a demolition permit application.

**CONCLUSION:**

The property at 108 Charles Street is not recommended for further evaluation and designation under Part IV of the *Ontario Heritage Act*. Staff recommends that Council remove the property from the Heritage Register to facilitate its demolition.

Reviewed and Approved by,

Bronwyn Parker, Director of Planning Policy



John Linhardt, Commissioner of Planning and Development

Brent Marshall, Chief Administrative Officer

# Halton Hills Heritage Register

## Information

| | |
|---|---|
| **Property Name** | n/a |
| **Street Address** | 108 Charles Street |
| **Rural Lot and Concession** | Lot 19, Concession 8 |
| **Assessment Roll Number** | 241501000109400 |
| **GIS Information** | 43.649470<br>-79.930575 |
| **Community** | Georgetown |
| **Municipality** | Halton Hills |
| **Regional Municipality** | Halton |
| **Construction Date** | c.1949 |
| **Building Type** | Residence – Victory Housing |
| **Cultural Heritage Value** (brief description – 3 to 4 points about the design or physical value, historical or associative value and contextual value – see part B) | • Part of Churchill Crescent area, one of four Victory Home streets in Halton Hills<br>• Good example of prefabricated Victory Housing built for the veterans of WWII |
| **Photo** | <br>108 (right) and 110 (left) Charles Street<br>Photo: August 11, 2009 |
| **Report Prepared By** | Heritage Resources Centre |
| **Date of Report** | September 16, 2009 |
| **Sources** (e.g. Halton Hills Rural Heritage Inventory) | • Research done by the MHC (2008) |

TOWN OF HALTON HILLS

# REPORT

**REPORT TO:** Mayor Bonnette and Members of Council

**REPORT FROM:** Laura Loney, Senior Heritage Planner

**DATE:** July 10, 2020

**REPORT NO.:** PD-2020-0029

**RE:** Removal of a Listed Property from the Heritage Register – 59 King Street

## RECOMMENDATION:

THAT Report PD-2020-0029 dated July 10, 2020 regarding "Removal of a Listed Property from the Heritage Register – 59 King Street" be received;

AND FURTHER THAT the property at 59 King Street (Georgetown) not be removed from the Heritage Register until such time as Planning and Development Staff bring forward a Recommendation Report to Council for any proposed development on the subject property that secures a plan for the interpretation and commemoration of the site.

## BACKGROUND:

The *Ontario Heritage Act* (OHA) states that a municipality must keep a register of properties situated in the municipality that is of cultural heritage value or interest, and this list must contain properties that have been designated under Parts IV and V of the OHA. The OHA also states that the register may include properties that have not been designated under the Act, but that the council of the municipality believes to be of cultural heritage value or interest. These properties are referred to as being listed. The Town of Halton Hills' Heritage Register was developed in four Phases between 2007 and 2018, and the property at 59 King Street was added to the Heritage Register during Phase 3.

Section 27 (3) of the OHA requires that an owner of a property listed on a Municipal Heritage Register provide the Town with at least 60 days notice of their intent to demolish a structure, providing time for consideration of options with respect to heritage conservation (e.g. designation).

**COMMENTS:**

A pre-consultation application has been submitted to the Town for a proposed development involving the properties at 59, 61, and 63 King Street in Georgetown. At the recommendation of staff, the applicant engaged a heritage consultant to prepare a Cultural Heritage Impact Statement (CHIS) for the proposed development in order to evaluate the properties to be developed and to determine whether they met criteria for potential designation under Part IV of the OHA (Appendix A).

The CHIS submitted in support of the proposed development application, prepared by MHBC and dated May 2020, evaluates the listed property at 59 King Street, as well as the other non-listed properties at 61 and 63 King. The HIA finds that the properties at 61 and 63 King Street do not meet criteria for designation under Part IV of the OHA.

The CHIS notes that while the property at 59 King Street has historical and associative value due to former owners Edward and Margaret McWhirter who had many community ties, including Edward's position as superintendent at the Barber Mill, it has limited physical or design value and contextual value. The CHIS recommends that, due to this limited value, the property at 59 King Street is not an ideal candidate for designation under the OHA, and that commemorative measures recognizing the McWhirter family in this location would be appropriate to mitigate impact.

Staff consulted with Heritage Halton Hills via a Zoom meeting on July 8, 2020, to review the CHIS' findings and recommendations for the properties at 59, 61, and 63 King Street. Staff also received comments electronically from one committee member who was unable to attend the meeting who was also supportive of the CHIS' recommendations. The Heritage Halton Hills committee supported the findings of the CHIS, and the following recommendation was passed on July 8, 2020:

> **Recommendation No. HERITAGE-2020-0010:**
>
> THAT the Heritage Halton Hills Committee supports the removal of 59 King Street from the Town of Halton Hills' Heritage Register.
>
> CARRIED

Staff concur with the findings of the CHIS as they relate to the properties at 59, 61, and 63 King Street and do not recommend that any of these three properties should be designated under Part IV of the OHA. However, staff recommend that the property at 59 King Street remain on the Heritage Register until such time as a recommendations report regarding any proposed development on the site is brought forward to Council by the Planning and Development division. This will ensure that conditions relating to interpretive and commemorative strategies to recognize the involvement of the McWhirter family can be tied to the planning approvals process for any future development, prior to the removal of the property from the Heritage Register.

## RELATIONSHIP TO STRATEGIC PLAN:

This report relates to the implementation of the Strategic Direction D. to Preserve, Protect, and Promote Our Distinctive History, the goal of which is to preserve the historical urban and rural character of Halton Hills through the conservation and promotion of our built heritage, cultural heritage landscapes and archaeological resources. This report directly relates to the following Strategic Objectives:

D.1. To require and develop a planning framework for the conservation of significant built heritage, cultural landscapes and archaeological resources.

D.2. To encourage the preservation and enhancement of the historical character of the Town's distinctive neighbourhoods, districts, hamlets and rural settlement areas.

## FINANCIAL IMPACT:

There are no financial impacts associated with this particular report.

## CONSULTATION:

Heritage Halton Hills was consulted in the preparation of this report.

## PUBLIC ENGAGEMENT:

No public consultation was required as part of the preparation of this report.

## SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendation outlined in this report advances the Strategy's implementation. This report supports the Cultural Vibrancy pillar(s) of Sustainability and the theme of Valued Heritage Legacy. In summary the alignment of this report with the Community Sustainability Strategy is Good.

## COMMUNICATIONS:

Should Council approve staff's recommendations within this report, staff will advise the property owner of 59 King Street.

## CONCLUSION:

The request to remove the property at 59 King Street has been reviewed by staff in consultation with Heritage Halton Hills. Based on the review of the existing property and the findings of the HIA prepared by MHBC, dated May 2020 and submitted for staff's review by the applicant, the property is not recommended for designation under Part IV of the OHA. Staff recommend that the property be maintained on the Heritage Register until such time as Planning and Development Staff bring forward a Recommendation

Report to Council for any proposed development on the subject property that secures a plan for the interpretation and commemoration of the site.

Reviewed and Approved by,

Bronwyn Parker

Bronwyn Parker, Director of Planning Policy

John Linhardt, Commissioner of Planning and Development

Brent Marshall

Brent Marshall, Chief Administrative Officer

TOWN OF HALTON HILLS

# REPORT

**REPORT TO:** Mayor Bonnette and Members of Council

**REPORT FROM:** Keith Hamilton – Planner, Policy

**DATE:** July 13, 2020

**REPORT NO.:** PD-2020-0030

**RE:** Proposed Amendment 1 to the Growth Plan and Proposed Land Needs Assessment Methodology – Halton Area Planning Partnership Joint Submission

## RECOMMENDATION:

THAT Report No. PD-2020-0030, dated July 13, 2020, regarding the Halton Area Planning Partnership (HAPP) Joint Submission on the Proposed Amendment 1 to the Growth Plan and Proposed Land Needs Assessment Methodology, be received;

AND FURTHER THAT Council endorse the comments contained in the Joint Submission attached as Schedule One to this report, to be submitted to the Province in advance of the commenting deadline of July 31, 2020;

AND FURTHER THAT a copy of this report be forwarded to the Ministry of Municipal Affairs and Housing, the Region of Halton, the Local Municipalities of Burlington, Milton and Oakville, Conservation Halton, Credit Valley Conservation and the Grand River Conservation Authority.

## PURPOSE OF THE REPORT

The purpose of this report is to:

- Provide an overview of the Province's Proposed Amendment 1 to the Growth Plan and Proposed Land Needs Methodology; and,
- Provide an overview of the Halton Area Planning Partnership's comments to the Ministry of Municipal Affairs and Housing (MMAH) on the proposed amendment.

**BACKGROUND:**

## 1.0 Proposed Amendment 1 to the Growth Plan

On June 16, 2020 the Province posted its proposed amendment to the Growth Plan on the Environmental Registry of Ontario (ERO) website (https://ero.ontario.ca/notice/019-1680) for public review. The deadline for comments is set for July 31, providing a 45 day window for all those interested. The key objective of the amendment is for the Growth Plan to better align with the 'More Home, More Choice: Ontario's Housing Supply Action Plan' by:

- Providing updated population and employment forecasts that extend the planning horizon to 2051; and,
- Recommending policy updates to increase housing supply, create jobs and better align with infrastructure planning.

## 1.1 Proposed Changes under Growth Plan Amendment 1

Proposed changes to the Growth Plan under the proposed amendment came in the form of modified policy text, updated population and employment forecasts, and policies revised to align with recent changes to other Provincial plans. Key changes that were flagged by HAPP throughout the HAPP Joint Submission process include:

- **Growth forecasts:** A proposed new Schedule 3 to the Growth Plan will include population and employment forecasts to 2051, with previously published 2031 and 2041 numbers unchanged. The forecasts are presented in three scenarios. The 'Reference' scenario, which forecasts a Halton population of 1,100,000 and 500,000 jobs by 2051, is presented as the most likely scenario, with slightly different High and Low scenarios also included (see Table 1 below). Additionally, two options for the forecast scenarios are also presented as 'Mock A' (which include existing 2031 and 2041 targets), and 'Mock B' (which reference the 2051 forecasts only). The intent of the 'Mock B' scenario is to provide one long-term forecast for population and employment, leaving municipalities with greater flexibility to phase it in accordingly.

**Table 1:** Halton Region Population and Employment Forecasts for Proposed Amendment 1 to the Growth Plan

| Scenario | Population | | | Employment | | |
|---|---|---|---|---|---|---|
| | 2031 | 2041 | 2051 | 2031 | 2041 | 2051 |
| Reference | 820,000 | 1,000,000 | 1,100,000 | 390,000 | 470,000 | 500,000 |
| High | 820,000 | 1,000,000 | 1,160,000 | 390,000 | 470,000 | 520,000 |
| Low | 820,000 | 1,000,000 | 1,060,000 | 390,000 | 470,000 | 480,000 |

- **Mineral aggregate operations:** Amendment 1 proposes to remove the prohibition (in Section 4.2.8.2) on new mineral aggregate operations, wayside pits and quarries from habitats of endangered species and threatened species within the Natural Heritage System for the Growth Plan. This section of the Growth Plan would still prohibit aggregate operations in significant wetlands and woodlands.
- **Engagement with Indigenous communities:** Policies added and modified in Section 5.2.3 of the Plan would require municipalities to engage and coordinate with Indigenous communities on the implementation of the plan within their boundaries. This represents strengthened policy language as compared to what currently exists in this section, which encourages dialogue with Indigenous communities.

- **Alignment with the 2020 Provincial Policy Statement:** In order to achieve consistency with the recently updated PPS, changes have been proposed under this amendment to add and modify existing definitions included in the Growth Plan.

## 2.0 Proposed Land Needs Assessment Methodology

In conjunction with Proposed Growth Plan Amendment 1, the Proposed Land Needs Assessment (LNA) Methodology was released in a separate ERO posting (https://ero.ontario.ca/notice/019-1679) on June 16th, with the same comment period. Under Growth Plan Section 2.2.1.5, the Province is required to establish this methodology which, in turn, is to be used by upper-tier municipalities to establish how much land they require to meet population and employment forecasts as set out in the Plan. The Proposed Land Needs Assessment Methodology would replace what was released in 2018 as part of the 2017 Growth Plan.

Completed as part of a Municipal Comprehensive Review, the Land Needs Assessment will determine the land required by the municipality to:

- Accommodate community and employment land needs;
- Accommodate servicing and infrastructure expansion for all community needs; and,
- Determine whether settlement area boundary expansion is needed to accommodate forecasted growth under the Growth Plan.

## 2.1 Key Components of the Land Needs Assessment Methodology

Two major components make up the LNA under the Growth Plan; Community Area Land Needs and Employment Area Land Needs:

- **Community Area Land Needs Assessment:** This component focuses on the projected housing needs for the municipality based on the long-term population forecast. It also considers land needs for population-related and office jobs traditionally located in community core areas. In addition to population forecasts, a housing needs analysis, allocation and supply inventory, and community area jobs analysis are also required to develop this component.

- **Employment Area Land Needs Assessment:** This component focuses on how much land is needed to accommodate forecasted employment growth in employment area and community area jobs. Employment forecasts, employment needs analysis, and employment allocation analysis are required to develop this component.

## 3.0 Hemson Report - Growth Forecasts for the Greater Golden Horseshoe to 2051

Growth forecasts presented as part of Growth Plan Amendment 1 are based on a study and subsequent report in 2020 by Hemson Consulting. For reference, this report is available as part of the proposed amendment, referred to as the Hemson Report.

The report first outlines economic, social and demographic conditions and assumptions since 2012 that are a basis for the forecasts presented in the proposed amendment. The report then outlines the methodology and assumptions used to develop the population and employment numbers that make up the 2051 forecasts for GGH municipalities. Driving factors in the development of long-term population and employment forecasts include:

- Natural increase and net migration;
- Trends in household composition;
- Housing forecasts based on need;
- Participation and unemployment rates;
- Net in and out-commuting by municipality; and,
- The distribution of population-related, major office, employment land and rural employment among GGH municipalities.

Forecasts in this report show the Greater Golden Horseshoe growing to a population of nearly 15 million by 2051, with over 7 million jobs. This is driven largely by municipalities in the Greater Toronto Area and Hamilton (GTAH), which includes the Region of Halton. By 2051 this area is expected to grow to over 11 million people and contain over 5 million jobs, representing approximately 75 per cent of the total population and employment of the Greater Golden Horseshoe.

### 3.1 Impact of COVID-19 on Forecasts

While the Hemson report was being completed at the outset of the COIVD-19 pandemic, it was updated to include some analysis on what implications this may have on long-term growth in the GGH.

In terms of immediate impacts on growth forecasting, Hemson (see page 5 of report) notes the report took into account the following:

- An assumed reduction in the forecasted short-term population growth in the GGH by approximately 110,000; and,
- An assumed 15 per cent decline in employment growth for the GGH in Q2 of 2020.

The report notes that these impacts are minor, and that overall growth is assumed to return to pre-pandemic expectations within 3 years. It is noted that longer term impacts of COVID-19 could impact growth forecasts in the future depending on the longevity and severity of the pandemic. This is described in greater detail on page 20 of the report.

**COMMENTS:**

### 1.0 Summary of Key Points

The HAPP Joint Submission on Proposed Amendment 1 to the Growth Plan and Proposed Land Needs Methodology is attached to this report as Schedule One. This Submission was endorsed by Regional Council on July 15. Key points made in this submission are organized into nine (9) categories:

- **Extension of the planning horizon to 2051:** This item is generally supported by HAPP. The submission does note the extension of the horizon will impact the current development of growth concepts under Halton Region's ongoing Municipal Comprehensive Review. It is also noted that a longer horizon will put more emphasis on clear policies in municipal Official Plans addressing development phasing in an extended timeframe.

- **Selection of a Growth Forecast from the Reference, High and Low Scenarios:** HAPP supports the use of the 'Reference' forecast (1.1 million population and 500,000 jobs) to 2051. The Joint Statement also advocates for the 'Mock B' scenario (using 2051 forecasts only) to update Schedule 3 of the Growth Plan.

- **Potential for Schedule 3 forecasts can be substituted with higher forecasts:** This change is supported by HAPP as long as intensification efforts and efforts to reduce the need for settlement boundary expansion are not impacted.

- **Proposed New Land Needs Assessment Methodology:** HAPP generally supports this as a simplified version, focused on achieving accurate land needs assessment for upper-tier municipalities. It is noted in the Joint Submission that 'market demand' should be one consideration, among many others, when implementing the Growth Plan. With respect to Employment Land Needs Assessment Methodology, HAPP is also recommending that this process be revised to better identify new employment types reflecting local needs.

- **New Mineral Aggregate Operations and Endangered Species Habitat:** HAPP does not support this policy change as it is proposed. It is suggested, however, that if the change is to be carried forward, it be modified to better align with PPS policies, where justification is, at minimum, required before proceeding with an aggregate operation.

- **Employment land conversions in Provincially Significant Employment Zones, where located in Major Transit Station Areas:** HAPP supported this change in principal. Town staff did not comment on this proposed change during the development of the Joint Statement as proposed MTSAs in Georgetown and Acton do not contain Provincially Significant Employment Zones.

- **Strengthening of requirements for Indigenous Engagement:** HAPP supports this change as it stands, but continues to advocate for a clear Provincial guideline on engagement with Indigenous communities.

- **Changes to achieve consistency with the PPS:** HAPP supports these changes in principal but also notes the need to update other definitions present in the Growth Plan to better align with the PPS (e.g. additional residential units, Built heritage resource).

- **Growth Plan Conformity Date:** HAPP supports continuing with the current Growth Plan conformity date of July 1, 2022. This will allow Halton Region to complete its Municipal Comprehensive Review, and subsequently the area municipalities to complete Growth Plan and Regional Official Plan conformity exercises in a timely manner.

## 2.0 Input from Town Staff

Town staff met with other members of HAPP in late June, where it was agreed that a Joint Submission should be put together and submitted to the Province ahead of the July 31 deadline. Comment from Town staff on the Proposed Amendment and Land Needs Assessment Methodology focused on:

- **Removal of protections for endangered species in the Growth Plan for new mineral aggregate operations:** Town staff noted this proposed policy change should be reconsidered given the potential for endangered species habitat to be located outside of significant wetlands and woodlands. These concerns were largely reflected in the comments included in the Joint Submission.

- **Engagement with Indigenous communities:** As in past Joint Submissions (i.e. PPS Review), Town staff continue to be supportive of the Provincial efforts to include stronger policy language for Indigenous community engagement. For this submission, staff noted that a Provincial guideline is still not in place for what constitutes meaningful engagement. This concern was included in the comments included in the Joint Submission.

- **New Land Needs Assessment Methodology:** Overall, Town staff supports the proposed LNA methodology, particularly where it recognizes the need for local flexibility in considering alternate assumptions about population and employment growth. Additionally, Town staff supports the encouragement of dialogue between upper and lower-tier municipalities in the implementation of such methodology. Lastly, staff supports that the proposed methodology considers factors such as complete communities, minimum intensification and designated greenfield area targets, in addition to local market conditions.

- **Support for Mock B scenario:** Town staff expressed support for the Mock B scenario (Schedule 3 showing 2051 forecasts only) with a clear objective of steady and predictable phasing in growth, accompanied by seamless servicing and allocation. This was largely reflected in the comments included in the Joint Submission.

## 3.0 Next Steps

The Proposed Amendment 1 to the Growth Plan and Proposed Land Needs Methodology consultation period closes on July 31, after which both will be finalized and released. It is recommended that staff be directed to report back to Council on the outcome of this process and when the Amendment is expected to take effect.

## RELATIONSHIP TO STRATEGIC PLAN:

This report relates directly to the implementation of the entire Town Strategic Plan, but in particular Strategic Direction I: Provide Responsive, Effective Municipal Government, the Goal to provide strong leadership in the effective and efficient delivery of municipal services, and the following Strategic Objectives:

- I.6 To participate fully in Region-wide initiatives to protect and promote the Town's objectives.
- I.7 To foster a greater understanding of the Town's roles and responsibilities and relationships with other orders of government.

## FINANCIAL IMPACT:

There is no financial impact associated with this report.

## CONSULTATION:

The Halton Area Planning Partnership consisting of the Region of Halton, the four Local Municipalities, Credit Valley Conservation, Conservation Halton, and Grand River Conservation Authority participated in the preparation of the Joint Submission that is the subject of this report.

## PUBLIC ENGAGEMENT:

No public engagement was undertaken for this report.

## SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life. The relationship between this report and the Strategy is summarized below:

The recommendations outlined in this report are linked to the Economic, Environmental and Social Pillars of Sustainability. In summary, the alignment of this report with the Community Sustainability Strategy is good.

## COMMUNICATIONS:

A copy of this report will be forwarded to the Ministry of Municipal Affairs and Housing, the Region of Halton, the Local Municipalities of Burlington, Milton and Oakville, Conservation Halton, Credit Valley Conservation and the Grand River Conservation Authority.

**CONCLUSION:**

This report has provided an overview of the contents of the Halton Area Planning Partnership Joint Submission on the Proposed Amendment 1 to the Growth Plan and Proposed Land Needs Methodology. It is recommended that Council endorse the comments contained in this report, and support the Joint Submission as endorsed by Regional Council on July 15, 2020.

Reviewed and Approved by,

Bronwyn Parker

Bronwyn Parker, Director of Planning Policy

John Linhardt, Commissioner of Planning and Development

Brent Marshall

Brent Marshall, Chief Administrative Officer

**Halton Area Planning Partnership (HAPP)**

# Joint Submission on Proposed Amendment 1 to the Growth Plan and Proposed Land Needs Assessment Methodology

July 2020

## Introduction

The Halton Area Planning Partnership (HAPP) is comprised of Halton Region, City of Burlington, Town of Halton Hills, Town of Milton, Town of Oakville, Credit Valley Conservation, Grand River Conservation Authority and Conservation Halton.

This submission represents HAPP's collective review and joint response to proposed Amendment 1 to the Growth Plan, 2019 and the proposed Land Needs Assessment (LNA) Methodology. The proposed changes were placed on the Environmental Registry of Ontario as a Policy Proposal Notice (ER Numbers: 019-1679 and 019-1680) on June 16, 2020 with a comment period ending July 31, 2020.

HAPP welcomes this opportunity to have its collective voice heard by responding to the proposed changes to the PPS. HAPP's response contains comments and recommendations related to main areas of proposed policy changes in Amendment 1 and proposed changes to the LNA Methodology within the PPS that are relevant to and important for Halton.

## Background

Schedule 3 to A Place to Grow ('the Growth Plan') contains population and employment forecasts for all upper and single-tier municipalities in the Greater Golden Horseshoe that must be used for planning and managing growth to the horizon of the Growth Plan. The forecasts are a key input into the Land Needs Assessment methodology that municipalities use to determine the quantity of land needed to accommodate growth. In fall 2019, the Province initiated a review of the Schedule 3 forecasts, as directed by policy 5.2.4.7 of the Growth Plan. Hemson Consulting was retained to complete the review.

On June 16, 2020 the government released proposed Amendment 1 to the Growth Plan, containing the certain key proposed changes to the Growth Plan, together with more minor changes to ensure consistency with the Provincial Policy Statement (PPS), 2020. These key changes are:

- Updated Schedule 3 population and employment forecasts extended to the year 2051 (the current Growth Plan horizon is 2041).
- An amendment to the Schedule 3 forecasts with one of three growth outlooks: A Reference Forecast which represents the most likely future growth outlook, a High Scenario and a Low Scenario.
- A direction that municipalities must use the Schedule 3 forecasts to plan for growth, <u>or</u> substitute higher forecasts determined through their municipal comprehensive review.
- An extension of the planning horizon from 2041 to 2051, intended to achieve better alignment with the land supply requirements of the PPS, 2020.

- A removal of the prohibition on new mineral aggregate operations in the habitat of threatened and endangered species within the Natural Heritage System of the Growth Plan.
- A removal of the prohibition on the conversion of employment lands to non-employment uses within Provincially Significant Employment Zones (PSEZ), if the lands are also located within the boundary of a Major Transit Station Area.
- A strengthening of policies requiring the engagement of Indigenous communities in the planning process.

Also released on June 16, 2020 was a proposed Land Needs Assessment Methodology to implement the Growth Plan, replacing the methodology released in 2018 to implement the previous 2017 version of the Growth Plan. The proposed methodology is intended to provide an "outcomes-based streamlined approach" to assessing Community Area and Employment Area land need to the horizon of the Growth Plan, by outlining the key components that must be addressed at a minimum.

The methodology is premised on the diversity of local needs, and to ensure a sufficient and appropriate mix of land is available to accommodate:

- All housing market segments, to avoid supply shortages;
- Market demand;
- All employment types, including those types that are evolving;
- All infrastructure services needed to meet complete community objectives to the horizon of the Growth Plan.

## Key Points of HAPP's Response

### 1. Extension of the Planning Horizon to 2051

The proposed change to extend the planning horizon of the Growth Plan from 2041 to 2051 is generally supported by HAPP. Extending the planning horizon to 2051 facilitates better alignment with transportation planning for the Greater Golden Horseshoe, and provincial and municipal planning initiatives to focus growth around priority transit corridors and nodes.

However, extension of the planning horizon in the midst of the current municipal comprehensive review, does have implications for the development of growth concepts, and progression to a preferred growth concept as part of the Region's Integrated Growth Management Strategy.

Also, if the longer planning horizon is implemented, the Growth Plan objective of minimizing settlement boundary expansion in order to encourage intensification and compact urban form may be more difficult to achieve, than in the case of potentially more incremental settlement area expansion to a shorter planning horizon. Therefore, clear policies in municipal official plans (i.e. Region Official Plan) addressing development phasing will be critically important, if a settlement boundary expansion is determined to be necessary to 2051 as part of the current municipal comprehensive review.

## 2. Selection of a Growth Forecast from the Reference, High and Low Scenarios

Proposed Amendment 1 contains a Reference Forecast which represents the most likely future growth outlook, as well as a High Scenario, and a Low Scenario. The range of population and employment in 2051 from the Low to High Scenarios is 100,000 people and 40,000 jobs. Proposed Amendment 1 also includes versions of the forecast that either includes forecast numbers in 2031, 2041 and 2051 (i.e. 'Mock A') or forecast numbers in the 2051 horizon year only (i.e. 'Mock B').

| REGION OF HALTON | POPULATION | | | EMPLOYMENT | | |
|---|---|---|---|---|---|---|
| | 2031 | 2041 | 2051 | 2031 | 2041 | 2051 |
| Current Growth Plan Forecast | 820,000 | 1,000,000 | N/A | 390,000 | 470,000 | N/A |
| Reference Forecast | 820,000 | 1,000,000 | 1,100,000 | 390,000 | 470,000 | 500,000 |
| Low Scenario | 820,000 | 1,000,000 | 1,060,000 | 390,000 | 470,000 | 480,000 |
| High Scenario | 820,000 | 1,000,000 | 1,160,000 | 390,000 | 470,000 | 520,000 |
| Hemson Reference Forecast | 767,000 | 931,000 | 1,100,000 | 352,000 | 420,000 | 500,000 |

HAPP supports use of the Reference Forecast with 1.1 million people and half a million jobs in 2051. However, the position of HAPP is that the 'Mock B'

Reference Forecast, should be used to update Schedule 3 of the Growth Plan. Unlike the 'Mock A' forecast, the 'Mock B' forecast does not contain population and employment forecasts for the 2031 and 2041 years, but only the 2051 horizon year.

### 3. Direction that the Schedule 3 forecasts can be substituted with higher forecasts

The Schedule 3 numbers are referred to as forecasts and not targets, but according to policy, upper-tier municipalities must plan to achieve the Schedule 3 forecasts. This proposed change would permit upper-tier municipalities to substitute higher forecasts for the Schedule 3 forecasts, through its municipal comprehensive review, subject to Provincial approval.

HAPP supports this change in the policy, assuming that the policy change (and the Province as the approval authority) will ensure that any higher forecasts are supported by adequate analysis and do not undermine efforts to foster intensification and minimize settlement boundary expansions.

### 4. Proposed New Land Needs Assessment Methodology

HAPP generally supports the simplified Land Needs Assessment methodology, provided the critical steps of the methodology are retained, as proposed, and the desired outcome achieved – which is to ensure an accurate assessment of the land needs of the upper-tier municipality to accommodate the forecasted growth, and to clearly demonstrate the need, as necessary, for a settlement area expansion, in a manner that maximizes opportunities for intensification, and minimizes settlement area expansions.

However, HAPP would like to reiterate its earlier comments to the Province with respect to the introduction of "market demand" to the PPS, 2020, the 2019 Growth Plan, and now the proposed LNA methodology. In particular, it is critical to emphasize that "market demand" is only one consideration amongst many considerations such as protecting natural hazards and natural heritage with respect to implementing the Growth Plan, and in particular, planning for settlement area expansions.

With respect to the Employment Area Land Needs Assessment and the Employment Categorization and Needs Analysis step, HAPP supports the recognition that employment types are evolving. However, HAPP recommends that consideration be given to revising the LNA Methodology to facilitate the identification of new employment types, and allow for adjustments which reflect local priorities and strategies, in addition to having regard for factors such as changes in economic activity, market disruptors, infrastructure and investment strategies, and other business environment impacts.

## 5. Mineral Aggregate Extraction in Habitat of Threatened and Endangered Species

HAPP has significant concerns with, and does not support this policy change.

However, if a policy change is carried forward HAPP recommends that the wording align with the PPS, 2020, which would allow for extraction to take place in certain circumstances, where it can be justified, but would protect species/habitat in circumstances where extraction is not appropriate. The proposed wording that would provide more clarity with respect to the PPS, 2020 is as follows:

"… shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements."

It is also the position of HAPP that there must be a more detailed assessment of demand for aggregates relative to supply as part of a new mineral aggregate resources application. Determining the impact of development proposals on the demand for aggregates in the Province is crucial. The supply of recyclable aggregate must also be determined through the needs analysis so that this valuable resource is not wasted and so that virgin aggregate is not unduly extracted.

HAPP recommends a change with respect to adding a "demonstration of needs" test to the Growth Plan.

*Proposed changes:*

*PPS 2020 Section 2.5.2.1:*
"Demonstration of need for mineral aggregate resources, including any type of supply/demand analysis, shall not be required, notwithstanding the availability, designation or licensing for extraction of mineral aggregate resources locally or elsewhere.

Demonstration of need for mineral aggregate resources, including a supply/demand analysis for virgin and recycled aggregates in a regional context, shall be required prior to the issuance of a license."

*Proposed Amendment 1 Growth Plan 2020:*
*New Sub-Section 4.2.8.2.b) v.*

"the need for mineral aggregate resources, including a supply/demand analysis for virgin and recycled aggregates in a regional context; and…"

## 6. Employment Conversions in PSEZ located within MTSAs

This change would permit employment conversions of lands within a Provincially Significant Employment Zone (PSEZ) in advance of the next municipal comprehensive review, if the lands are located within the boundary of a Major Transit Station Area (MTSA).

The policy change is generally supported by HAPP as it provides flexibility to support mixed use development in MTSAs, where appropriate. However, there is a concern that permitting residential uses on employment lands in MTSAs would result in the displacement of higher density office employment. Therefore, performance criteria will be critical to ensure an appropriate mix of residential and non-residential uses in MTSAs.

As per previous HAPP comments on the Provincially Significant Employment Zones, more detail on the purpose and role of the PSEZ, and expectations for long term planning is requested from the Province, in a timely manner to assist in the municipal comprehensive review (MCR) process.

## 7. Strengthening of requirements for Indigenous Engagement

HAPP strongly supports policy changes to further reinforce the importance of engagement with Indigenous communities. However, HAPP requests again that the Province provide additional guidance to municipalities on what constitutes "appropriate engagement" in various planning contexts and/or geographic areas of the Province. There is a pressing need for Provincial guidance to support implementation of these policies by providing municipalities with clear direction on what will be expected through consultation and which applications will require consultation with Indigenous communities. Therefore, it is recommended that the Province develop consultation guidelines so that there is a mutual understanding of what constitutes meaningful engagement. In addition, it is extremely important that the Province provide Indigenous communities with the funding and other resources necessary to ensure that they can meaningfully engage in municipal planning processes in which they have an interest.

HAPP notes that use of the term "shall" in the proposed policy elevates the duty to consult Indigenous communities. This change is supported by HAPP, but this underscores the need for the Province to both provide resources to Indigenous communities and guidance to municipalities on how to fulfill this policy direction.

## 8. Changes to achieve consistency with the PPS, 2020

Proposed Amendment 1 also contains a number of changes to achieve consistency of policy and definitions with the PPS, 2020. In general, HAPP supports these changes recognizing the importance of consistency between Provincial planning documents to facilitate consistency in interpretation.

For instance, HAPP strongly supports the alignment of the definition of 'Cultural Heritage Landscape' with the PPS, 2020 to ensure consistency in interpretation, however, HAPP notes that it is also critical to align the definition of 'Built Heritage Resource' in the Growth Plan with the definition in the PPS, 2020 to avoid problems with interpretation.

With respect to the change of terminology from 'second units" to 'additional residential units', HAPP recommends that a definition be provided to assist in interpretation. Although the previous term "second units" did not have a definition, its meaning is very intuitive, whereas the proposed "additional residential units" can be widely interpreted.

### 9. Growth Plan Conformity Date

HAPP supports no change to the conformity date of July 1, 2022, in order that the MCR can be completed, thereby permitting the lower-tier municipalities to complete their work to achieve conformity with the 2019 Growth Plan and Regional Official Plan.

However, in order to ensure upper-tier municipalities can complete the MCR work by the deadline, any further changes to the policy framework which has implications for the MCR (i.e. policy direction on Provincially Significant Employment Zones, review of municipal request for refinement of the Growth Plan Natural Heritage System, update of the Built Boundary, Agricultural Impact Assessment and Subwatershed Study guidelines, etc.) must be provided to municipalities in a timely manner, in order to not further delay the process.

## Conclusion

There is general support for the Amendment 1 changes to the Growth Plan, and the new Land Needs Assessment Methodology, and for the use of the Reference Forecast for the 2051 horizon year to update the Schedule 3 population and employment forecasts. HAPP does not support the proposed policy change permitting mineral aggregate extraction in the habitat of threatened and endangered species.

However, the successful implementation of the Growth Plan can only occur with a well coordinated, integrated, and phased approach to land-use planning, infrastructure needs, municipal service delivery, and public sector financial planning. Halton's integrated approach is clearly articulated in the Regional Official Plan and long-term infrastructure plans and capital programs.

Delivering of infrastructure to support the Growth Plan's complete communities will require significant financial commitment and partnership from all levels of government, including a provincial multi-year, multi-ministry infrastructure plan to build essential community infrastructure such as schools, hospitals and transportation networks. In addition, municipalities will need appropriate funding tools to enable delivery of infrastructure planned to achieve the Growth Plan forecasts while ensuring that growth pays for itself.

Thank you for providing the Region, its Local Municipalities, and Conservation Authorities the opportunity to comment on the proposed Amendment 1 to the Growth Plan, and the proposed Land Needs Assessment Methodology. We welcome the opportunity to have further discussions with Provincial staff to clarify our comments prior to Amendment 1 coming into force and effect.

Respectfully submitted,

**Curt Benson, MCIP, RPP**
Director of Planning Services &
Chief Planning Official
**Halton Region**

**Heather MacDonald, MCIP, RPP**
Director and Chief Planner
Department of City Building
**City of Burlington**

**John Linhardt, MCIP, RPP**
Commissioner of Planning & Sustainability
**Town of Halton Hills**

**Barb Koopmans, MCIP, RPP**
Commissioner, Development Services
**Town of Milton**

**Mark H. Simeoni, MCIP, RPP**
Director of Planning Services
**Town of Oakville**

**Barb Veale, PhD, MCIP, RPP**
Director, Planning and Watershed
Management
**Conservation Halton**

**Nancy Davy**
Director of Resource Management
**Grand River Conservation Authority**

**Josh Campbell, RPP**
Director of Planning and Development
Services
**Credit Valley Conservation**

TOWN OF HALTON HILLS

# REPORT

**REPORT TO:** Mayor Bonnette and Members of Council

**REPORT FROM:** Tharushe Jayaveer, Planner – Policy/Development Review

**DATE:** July 16, 2020

**REPORT NO.:** PD-2020-0031

**RE:** Recommendation Report for Holding (H5) Provision for 53 Confederation Street (Glen Williams)

## RECOMMENDATION:

THAT Report No. PD-2020-0031, dated July 16, 2020, regarding Recommendation Report for Removal of Holding (H5) Provision for 53 Confederation Street (Glen Williams), be received;

AND FURTHER THAT the request to remove the Holding (H5) Provision from Zoning By-law 2010-0050, as amended, for the lands legally described as Part Lot 20, Concession 10, Esquesing, Town of Halton Hills, Regional Municipality of Halton, municipally known as 53 Confederation Street (Glen Williams), be approved;

AND FURTHER THAT the necessary By-law be enacted to authorize the removal of the Holding (H5) Provision as generally shown in **SCHEDULE 4** of this report.

## BACKGROUND:

On July 9, 2020, the property Owner submitted an application to remove the Holding (H5) Provision from the lands municipally known as 53 Confederation Street in Glen Williams; see **SCHEDULE 1 – LOCATION MAP**. The application is seeking to remove the Holding (H5) Provision in order to construct a new garage using a similar footprint as the existing garage; see **SCHEDULE 2 – SITE PLAN**.

The subject property is zoned Hamlet Residential One (Mature Neighbourhood One) (HR1(MN1)) and is subject to a Holding (H5) Provision under Part 14 of the Town of Halton Hills Zoning By-law 2010-0050, as amended. The Holding (H5) Provision applies to all lands within the regulatory flood limit for Glen Williams as set out in the Glen Williams Secondary Plan and cannot be lifted until Council is satisfied that the policies of the Secondary Plan are met. The policies pertain to matters dealing with

development within the flood plain and the conditions under which development can occur. The full text of the respective policies are attached; see **SCHEDULE 3 – SECTION H4.9.2.3 AND H4.9.2.4 OF THE GLEN WILLIAMS SECONDARY PLAN**.

**COMMENTS:**

Town staff is satisfied that the Applicant has met all of the requirements necessary to lift the Holding (H5) Provision, including the criteria set out under the applicable Glen Williams Secondary Plan policies. Credit Valley Conservation (CVC) staff have also notified the Town that they have no objections to the Holding (H5) Provision being lifted.

The applicant cannot obtain a Building Permit for the garage until Council lifts the Holding (H5) Provision.

**RELATIONSHIP TO STRATEGIC PLAN:**

The lifting of the Holding (H5) Provision is consistent with the Town's strategy to manage growth.

**FINANCIAL IMPACT:**

The removal of the Holding (H5) Provision is an administrative matter and has no financial impact.

**CONSULTATION:**

Planning staff has consulted with the appropriate Town departments and Credit Valley Conservation (CVC) in preparation of this report.

**PUBLIC ENGAGEMENT:**

Public consultation is not required prior to the removal of the Holding (H5) Provision.

**SUSTAINABILITY IMPLICATIONS:**

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendation outlined in this report is not applicable to the Strategy's implementation.

**COMMUNICATIONS:**

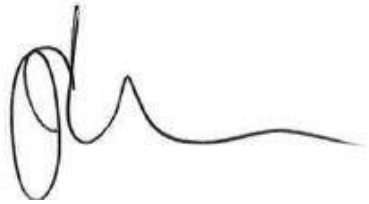
Notice of the Town's intention to pass the Holding Removal By-law was completed in accordance with the requirements of the Planning Act.

**CONCLUSION:**

On the basis of the foregoing, Planning staff recommends that Council lift the Holding (H5) Provision from the subject lands by enacting the attached By-law, as generally shown in **SCHEDULE 4 – PROPOSED HOLDING REMOVAL BY-LAW**.

Reviewed and Approved by,

Jeff Markowiak, Director of Development Review

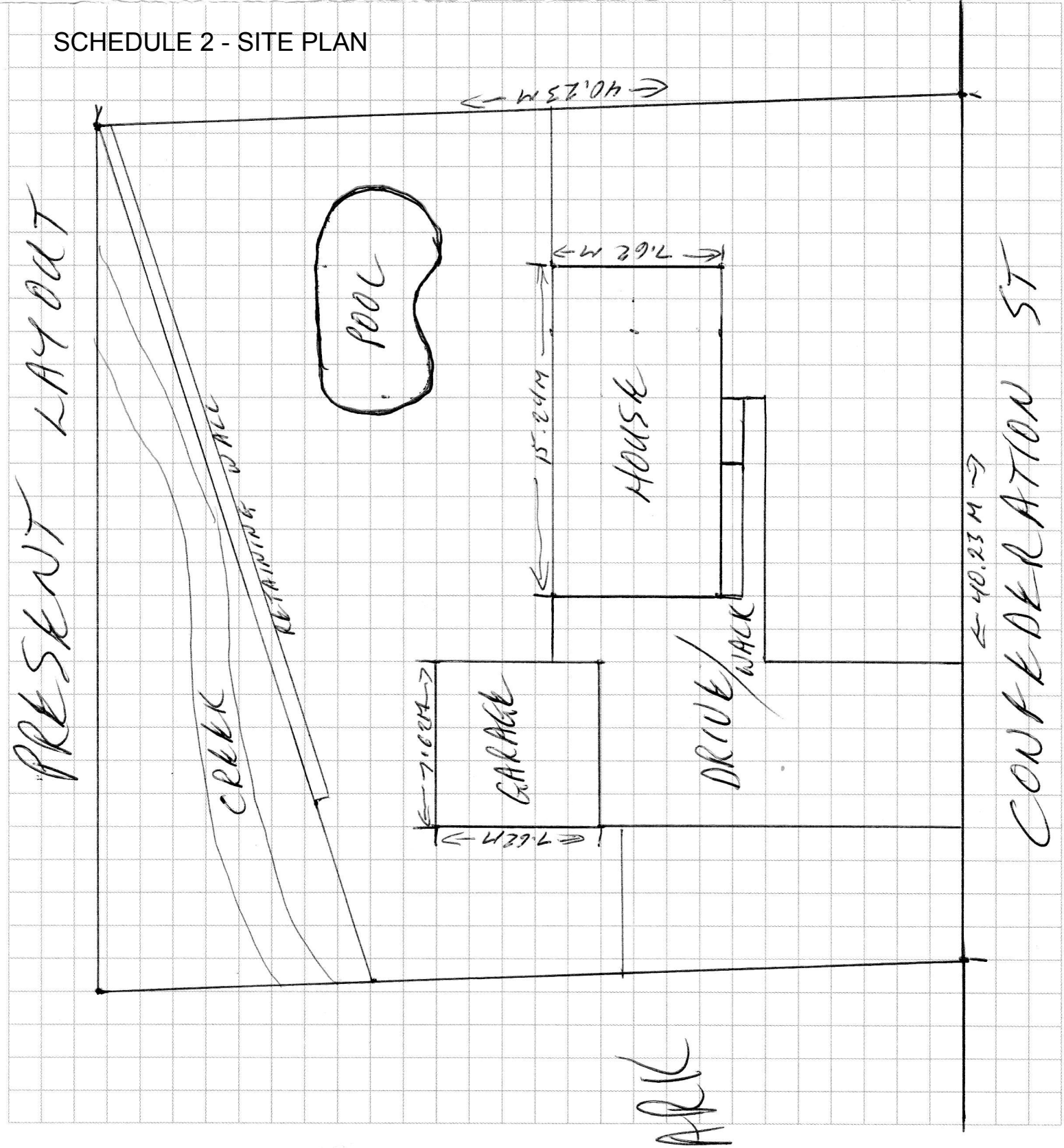


John Linhardt, Commissioner of Planning and Development

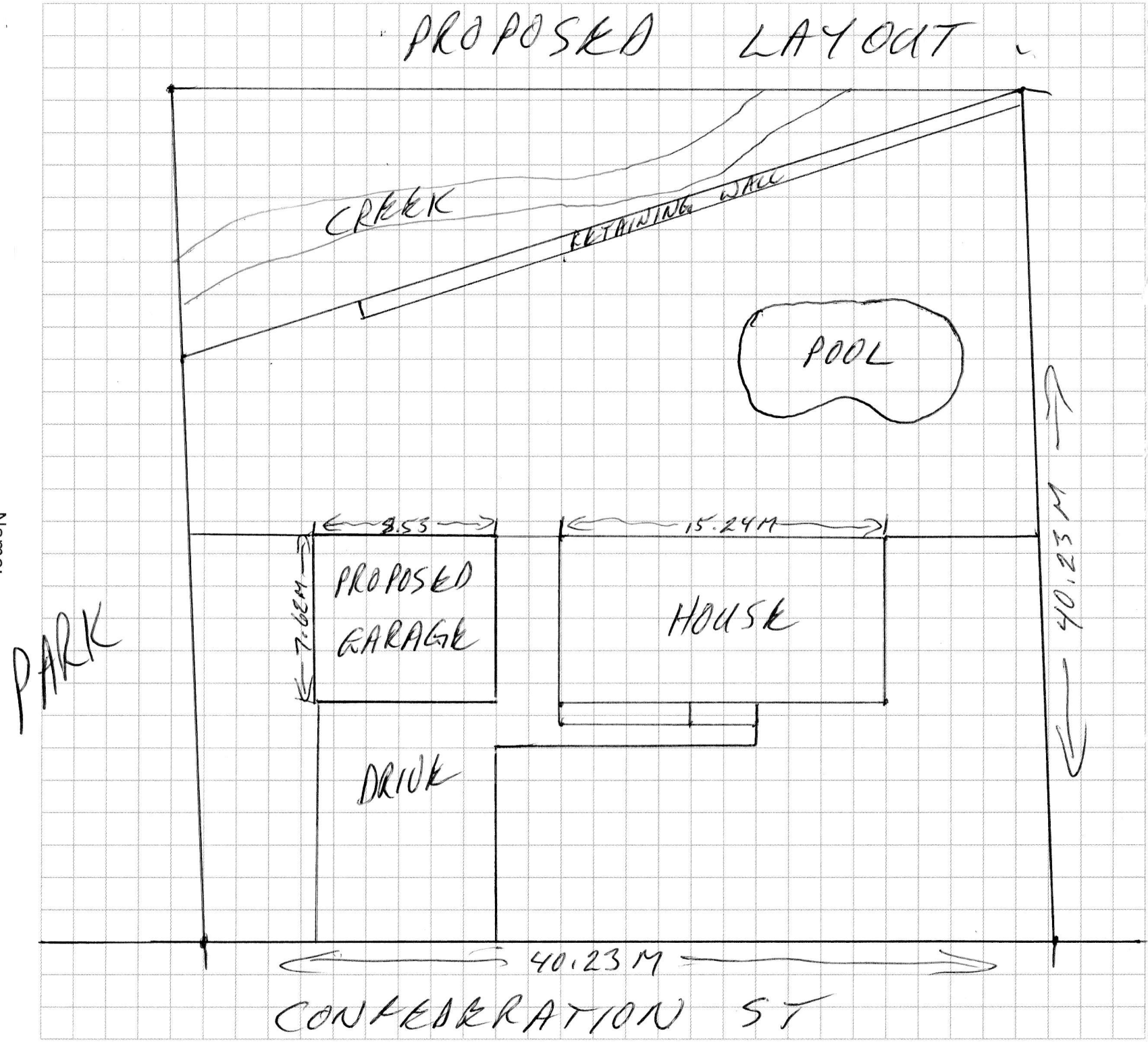
Brent Marshall, Chief Administrative Officer

## SCHEDULE 1 – LOCATION MAP

SCHEDULE 2 - SITE PLAN




Name: _____


PROPOSED LAYOUT
CREEK
RETAINING WALL
POOL
8.53
15.24M
7.62M
PROPOSED GARAGE
HOUSE
DRIVE
40.23M
40.23M
CONFEDERATION ST
PARK

Name: _____

## SCHEDULE 3 – SECTION H4.9.2.3 AND H4.9.2.4 OF THE GLEN WILLIAMS SECONDARY PLAN

### H4.9.2.3 General Land Use Policies:

The erection of buildings and structures or the placing or removal of fill of any kind or any alteration to a watercourse or valley shall be prohibited within lands designated Core Greenlands or lands identified as within the limit of the Regulatory Flood. Buildings or structures associated with the uses in subsection H4.9.2.2 will be developed in accordance with the following:

a) Any environmental and/or physical hazards which affect the site can be mitigated in a manner consistent with accepted engineering techniques and resource management practices; and,

b) Such buildings, structures and works are designed in a manner which:
   i. recognizes natural ecological systems and processes and ensures they are maintained and enhanced;
   ii. minimizes disruption to existing landforms and landscape features including vegetation, wetlands, steep slopes and groundwater discharge areas through such approaches as clustering works on less sensitive parts of the site;
   iii. will result in no changes to the natural quality and quantity of ground and surface water resources;
   iv. will result in the maintenance and/or enhancement of existing aquatic ecosystem functions;
   v. will result in the maintenance and/or enhancement of existing terrestrial ecosystem functions; and,
   vi. the required setbacks established in accordance with the policies of subsection H4.9.4 of this Plan can be met.

### H4.9.2.4 Land Use Policies – Replacement or Expansion of Existing Uses:

It is the policy of this Plan to require that any expansion or replacement of existing uses or permitted buildings within Core Greenlands or lands identified as within the limits of the Regulatory Flood, shall only be considered for approval by the Town, in consultation with the Region of Halton and Credit Valley Conservation on the basis of the policies in subsection H4.9.2.3 and the following:

a) Expansions of existing buildings must be dry flood-proofed to the regulatory flood level and velocity. Floodwater storage and conveyance must also be addressed to the satisfaction of Credit Valley Conservation and the policies of this Plan;

b) Buildings destroyed by fire or other means will be permitted on the existing footprint providing the reconstruction occurs within two years of the buildings destruction and that the building is designed so that no structural damage will occur from the regulatory flood and the building is flood proofed to the satisfaction of Credit Valley Conservation;

c) That safe access is provided to any expanded or replacement development for pedestrian and vehicular access and evacuation routes as determined by the Town of Halton Hills and Credit Valley Conservation;

d) Notwithstanding the permitted uses of the Institutional Area designation, no nursing homes, daycare facilities, group homes, seniors homes, schools, fire, police or ambulance stations, or other similar uses shall be allowed to expand or be replaced in the event of destruction; and,

e) Notwithstanding any policies of this Plan no uses associated with the storage or use of any chemical, hazardous or toxic materials shall be permitted to be reconstructed or enlarged.

**SCHEDULE 4 – PROPOSED HOLDING REMOVAL BY-LAW**

TOWN OF
HALTON HILLS
*Working Together Working for You!*

**BY-LAW NO. 2020-00XX**

A By-law to remove the Holding (H5) Provision from Zoning By-law 2010-0050, as amended for the lands legally described as Part Lot 20, Concession 10, Esquesing, as in 109230, Town of Halton Hills, Regional Municipality of Halton, Municipally known as 53 Confederation Street (Glen Williams)

**WHEREAS** Council is empowered to enact this By-law by virtue of the provisions of Section 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended;

**AND WHEREAS** notice of removal of the Holding (H5) Provision has been provided in accordance with the Planning Act, R.S.O. 1990, c. P.13, as amended;

**AND WHEREAS** Council has recommended that the Holding (H5) Provision be removed from Zoning By-law 2010-0050, as amended, as hereinafter set out;

**NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:**

1. That Schedule "A19" of Zoning By-law 2010-0050, as amended, is hereby further amended by removing the Holding (H5) Provision from the lands legally described as Part Lot 20, Concession 10, Esquesing, as in 109230, Town of Halton Hills, Regional Municipality of Halton, as shown on Schedule "1" attached to and forming part of this By-law; and,

2. This By-law shall become effective from and after the date of passing hereof.

**BY-LAW** read and passed by the Council for the Town of Halton Hills this 27th day of July, 2020.

_____
MAYOR – RICK BONNETTE

_____
CLERK – SUZANNE JONES

**Schedule '1' to By-law 2020-00XX**

**Legend**

Holding Provision (H5) to be Removed

TOWN OF HALTON HILLS

# MEMORANDUM

**TO:** Mayor Bonnette and Members of Council

**FROM:** Jennifer Spence, Climate Change Outreach Coordinator

**DATE:** June 24, 2020

**MEMORANDUM NO.:** MEM-ADMIN-2020-0003

**RE:** Privately-Owned Tree Management Strategy Summary Update

## PURPOSE OF THE MEMORANDUM:

THAT this update of the Privately-Owned Tree Management Strategy regarding the summary of the first-round of community engagement and Council's virtual workshop on May 4, 2020 be received.

## BACKGROUND:

In February 2019, the Privately-Owned Tree Management Strategy Terms of Reference (Report No. PLS 2019-0003) was approved by Council. Since this time, consultants Aboud and Associates, were hired to develop a made-in-Halton Hills Privately-Owned Tree Management Strategy.

In the summer of 2019, public consultation began on the Strategy to gather feedback on the types of tools that could be used to manage trees on private lands in Halton Hills. In March 2020, a public open house/workshop was held. On May 4, 2020, a virtual engagement session was held for Town Council to update, inform, review and collect their choices of preferred tree management tools.

## COMMENTS:

This memorandum is a summary of the virtual engagement session held for Council and includes the results from the public engagement sessions. The virtual engagement session with Council included a 20 minute presentation that summarized the community engagement to-date. Then all Councillors were asked to complete a Privately-Owned Tree Management Strategy Survey on Let's Talk Halton Hills to identify and prioritize preferred tree management tools. Each of the education, incentive, and regulation management tool options in the Survey were generated entirely though community

engagement from the responses collected on the public survey on Let's Talk and the open house/workshop held on March 3, 2020, at Town Hall.

**Results**

Attached as Schedule 1 to this memorandum are graphs to summarize the results of the consultation with the public and Council's responses in the virtual engagement session.

**Education Tools**

The frequency of education-based management tools selected by Town Council and frequency of tools identified during community engagement are generally aligned. The only discrepancy is Town Council's preference to evaluate providing access to a Town arborist for consultation.

**Incentive Tools**

Results have shown a strong frequency of support for subsidized or free new tree incentive-based management tool by community engagement and Town Council. In addition, Town Council selected participation in tree planting/management programs tool most often. The remaining frequencies of incentive-based tools selected by Town Council were inverse to the frequency identified during community engagement.

**Regulation Tools**

The frequency of preferred regulation-based management tools selected by Town Council is spread evenly across potential tools identified during community engagement, without a strong indication of one preferred tool. Conspicuously absent from the collective preferred tools selected by Town Council are Tree Permits and Private Tree By-Law, the top two tools identified during community engagement. A draft Private Tree By-Law was to be one of the key outcomes defined in the terms of reference for the Privately-Owned Tree Management Strategy. However, based on the results of this engagement session a By-Law will not be further evaluated. Tools to regulate trees without a By-Law will be investigated and identified to determine if this is a viable option. A potential choice could be to embed tree regulations into various existing Town permit requirements.

**CONCLUSION:**

The summary provided in this memorandum concludes the first-round of engagement. The next steps in completing the Privately-Owned tree Management Strategy include the Consultant completing a preliminary evaluation the cost/administrative implications, potential partnerships, and alignment with community values for the top four management tools selected by Council. The community and Council will have an opportunity to review and provide feedback on this preliminary evaluation at future engagement opportunities to ensure that these management tools represent the best opportunity to protect and enhance privately-owned trees in Halton Hills before the final Strategy is presented to Council in the fall of 2020.

Reviewed and approved by,

Dharmen Dhaliah, Senior Manager of Climate Change and Asset Management

Dharmen Dhaliah, Acting Director of Strategic Planning

Brent Marshall, Chief Administrative Officer

**Schedule 1:**

## Privately-Owned Tree Management Strategy Graphs

Graphs 1 to 3 (below) summarizes the frequency of the top four preferred management tools selected by Town Council. Where a management tool is highlighted in colour, it will be further evaluated by the Consultant. Graphs 4 to 6 compare the frequency of management tools selected by Town Council to the frequency of responses identified in the Let's Talk Survey for the public and from the open house held in March 2020.

**Graph 1 - Top Four Education Tools Selected by Town Council**

| | Respondents | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Management Tool** | **1** | **2** | **3** | **4** | **5** | **6** | **7** | **8** | **9** | **10** | **11** | **Frequency** |
| Assist with selecting the right tree for the right place | ■ | ■ | ■ | | | ■ | | ■ | | | ■ | 6 |
| Quantify and Educate on the benefits of trees | | ■ | | | ■ | ■ | ■ | | | ■ | | 5 (tie) |
| Educate on best management practices | | | ■ | ■ | ■ | | ■ | ■ | ■ | ■ | | 7 (tie) |
| Educate on the benefits of native vs. invasive species and diversity of species | ■ | | | | | | | ■ | ■ | | ■ | 4 |
| Educate on policies and procedures | ■ | | ■ | ■ | | | ■ | | ■ | | | 5 (tie) |
| Educate on tree protection during construction | | | ■ | ■ | ■ | | | | | | | 3 |
| Create blowing snow tree planting or erosion control education program | | | | | | | | | | | ■ | 1 |
| Educate on importance of mature trees | | ■ | | | ■ | ■ | | | | ■ | | 4 |
| Shaming campaigns (poor practices) | | | | | | | | | | | | 0 |
| Inventory and asses the tree canopy to inform decision making | | ■ | | | | | | | ■ | | | 2 |
| Educate about tree diseases | | | | | | | | | | | | 0 |
| Access to Town Arborist for consultation | ■ | | | ■ | | ■ | ■ | ■ | | ■ | ■ | 7 (tie) |

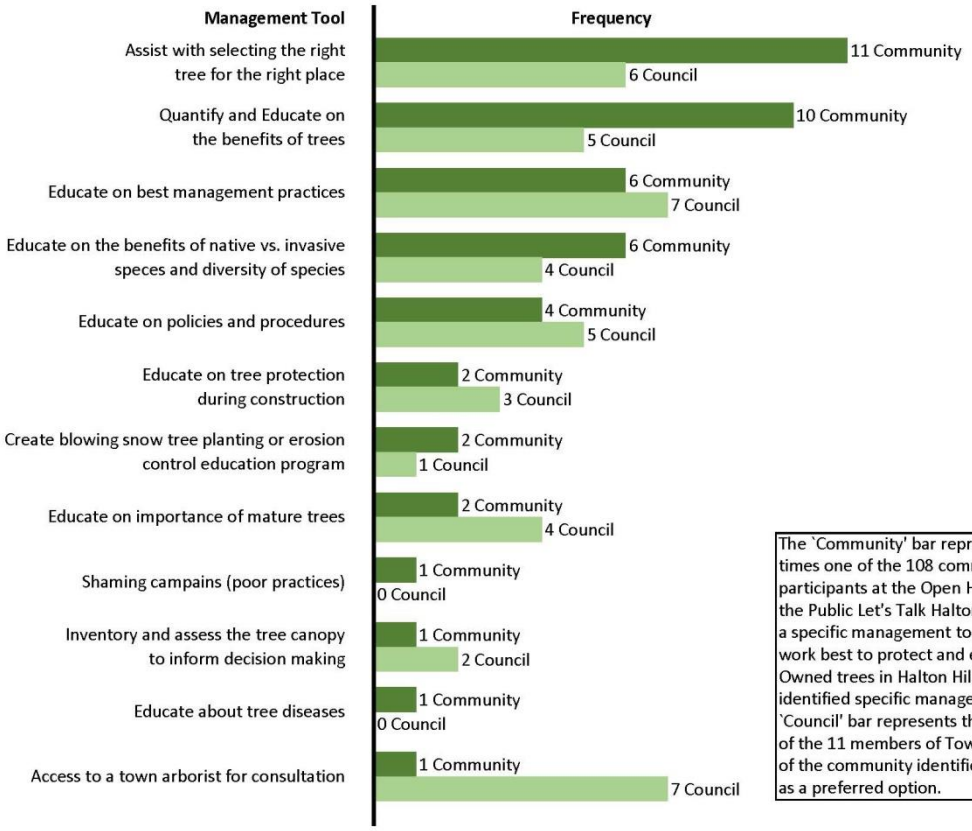
**Graph 2- Top Four Incentive Tools Selected by Town Council**

| | Respondents | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Management Tool** | **1** | **2** | **3** | **4** | **5** | **6** | **7** | **8** | **9** | **10** | **11** | **Frequency** |
| Subsidized or free new trees | ■ | ■ | ■ | | ■ | ■ | | ■ | ■ | | ■ | 8 |
| Assist with physically planting and mulching trees | | ■ | ■ | | | ■ | | | | | | 3 |
| Subsidized tree maintenance | | | | ■ | | | ■ | | | ■ | | 3 |
| Property tax rebates /credits for planting new trees or preserving existing trees | | | | | ■ | ■ | ■ | ■ | | | | 4 (tie) |
| Recognizing participation in tree planting/management programme | ■ | ■ | ■ | ■ | | | ■ | ■ | ■ | ■ | ■ | 9 |
| Assist with physical removal of dead trees | | | | ■ | ■ | ■ | ■ | | | | | 4 (tie) |
| Model a program after County of Wellington Green Legacy Programme | ■ | | ■ | ■ | ■ | | | | ■ | ■ | ■ | 7 |
| Rural water quality program (CVC) | ■ | ■ | | | | | | | ■ | | ■ | 4 (tie) |

**Graph 3 - Top Four Regulation Tools Selected by Town Council**

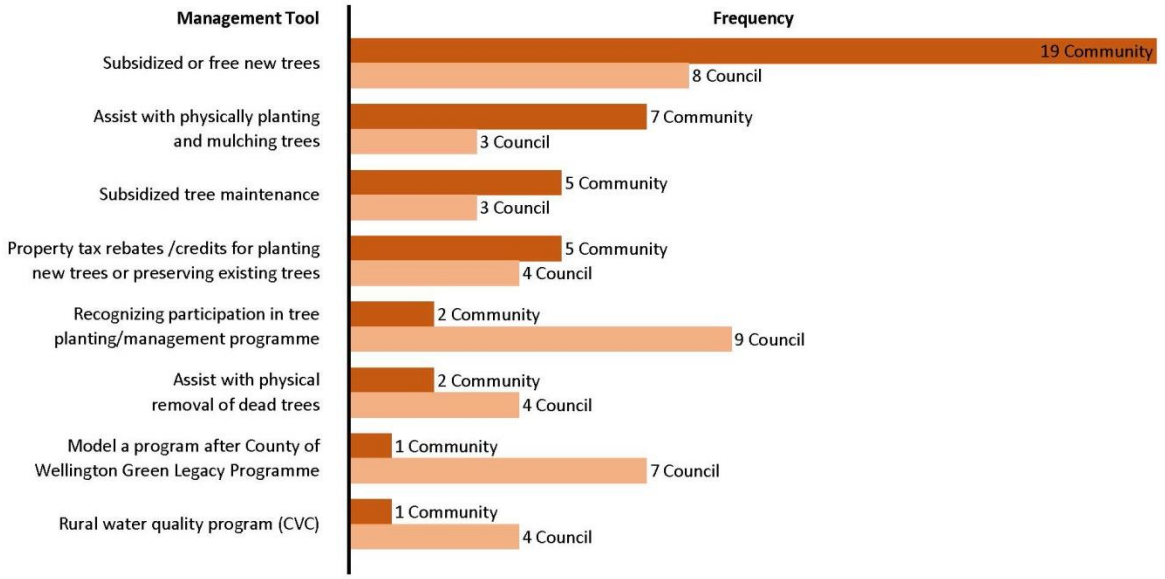
| | Respondents | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Management Tool** | **1** | **2** | **3** | **4** | **5** | **6** | **7** | **8** | **9** | **10** | **11** | **Frequency** |
| Tree permits | | | | | | ■ | | ■ | | | | 2 |
| Private tree by-law | ■ | | | ■ | | ■ | | | | | | 3 |
| Ensure that any regulations are the for developers and local homeowners | ■ | | ■ | | ■ | | ■ | ■ | | | ■ | 6 |
| Designate and protect heritage trees or old growth trees | | ■ | ■ | | ■ | | | | ■ | ■ | | 5 (tie) |
| Fines for unauthorized tree removal | | ■ | | ■ | | ■ | | | ■ | ■ | | 5 (tie) |
| Allow rural landowners to continue to remove/manage trees through Managed Forest Plan | | | ■ | | ■ | | | | ■ | | ■ | 4 |
| Requiring replacement tree(s) when existing tree removed | ■ | ■ | | ■ | | | ■ | | ■ | | | 5 (tie) |
| Require Town Arborist consultation before removing a tree | | ■ | | ■ | | ■ | | | | ■ | ■ | 5 (tie) |
| Require new development to plant specific types of trees and minimum types of trees | ■ | | ■ | | ■ | | ■ | ■ | | ■ | ■ | 7 |
| Do what other surrounding towns and cities are doing | | | | | | | | | | | | 0 |
| Conduct tree audits | | | | | | | | | | | | 0 |

**Graph 4 - Education Tools Identified by Community Compared with Selection by Council**




The `Community' bar represents the number of times one of the 108 community engagement participants at the Open House/Workshop and the Public Let's Talk Halton Hills Survey identified a specific management tool they thought would work best to protect and enhance Privately-Owned trees in Halton Hills. Not all participants identified specific management tools. The `Council' bar represents the number of times one of the 11 members of Town Council selected one of the community identified a management tools as a preferred option.

**Graph 5 - Incentive Tools Identified by Community Compared with Selection by Council**

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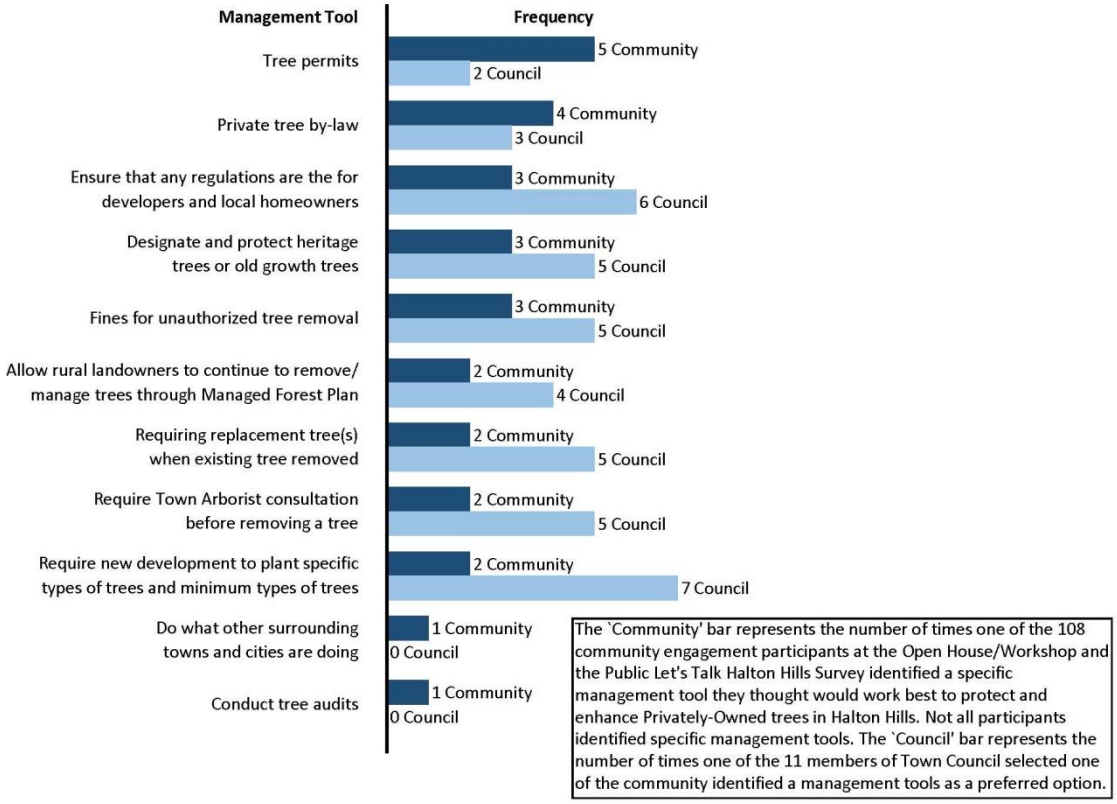
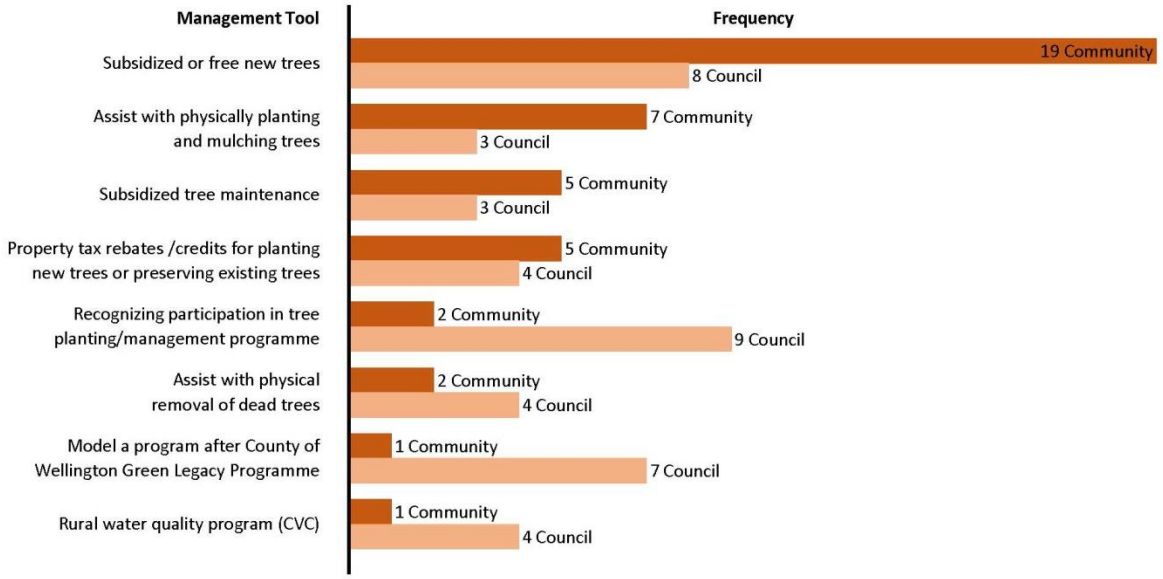
**Graph 6 - Regulation Tools Identified by Community Compared with Selection by Council**

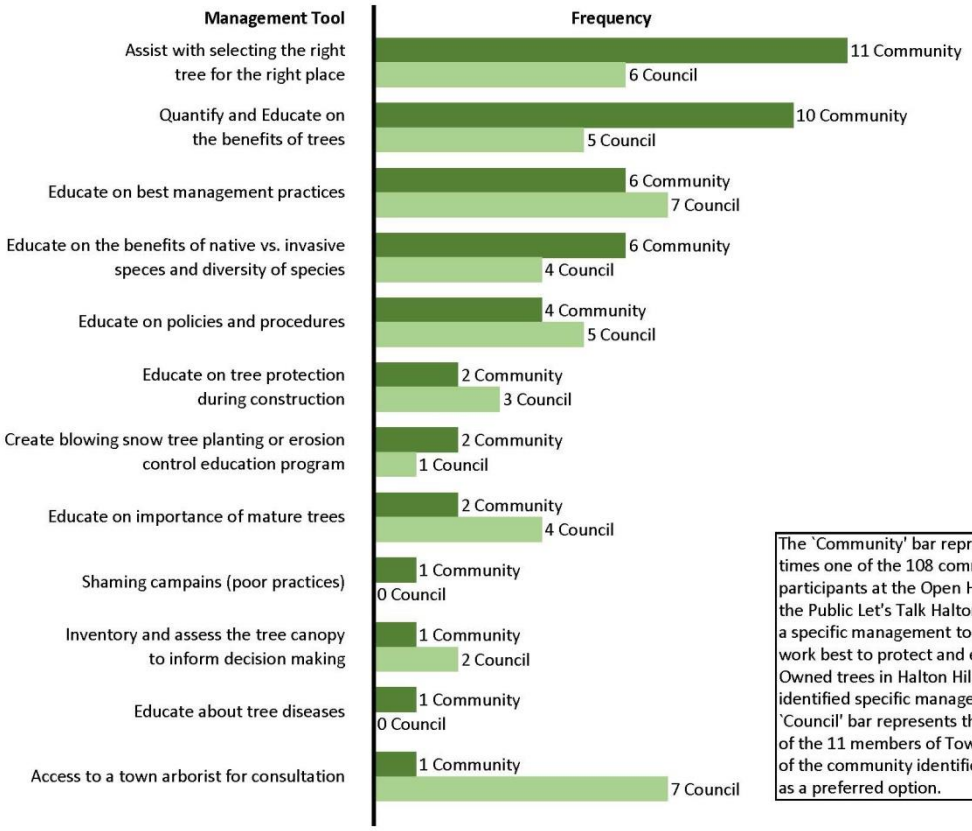


**Graph 5 - Incentive Tools Identified by Community Compared with Selection by Council**




The `Community' bar represents the number of times one of the 108 community engagement participants at the Open House/Workshop and the Public Let's Talk Halton Hills Survey identified a specific management tool they thought would work best to protect and enhance Privately-Owned trees in Halton Hills. Not all participants identified specific management tools. The `Council' bar represents the number of times one of the 11 members of Town Council selected one of the community identified a management tools as a preferred option.

**Graph 4 - Education Tools Identified by Community Compared with Selection by Council**




The `Community' bar represents the number of times one of the 108 community engagement participants at the Open House/Workshop and the Public Let's Talk Halton Hills Survey identified a specific management tool they thought would work best to protect and enhance Privately-Owned trees in Halton Hills. Not all participants identified specific management tools. The `Council' bar represents the number of times one of the 11 members of Town Council selected one of the community identified a management tools as a preferred option.

TOWN OF HALTON HILLS

# MEMORANDUM

**TO:** Mayor Bonnette and Members of Council

**FROM:** Catherine McLeod, Senior Arts and Culture Specialist

**DATE:** July 14, 2020

**MEMORANDUM NO.:** MEM-ADMIN-2020-0004

**RE:** COVID-19 Support and Recovery Programs for the local Arts and Culture Sector

## PURPOSE OF THE MEMORANDUM:

The purpose of this Memorandum is to inform Council about a number of new initiatives and programs that Cultural Services has developed to help support the local arts and culture sector in response to the challenges posed by COVID-19.

## BACKGROUND:

The arts and culture sector has been affected significantly by COVID-19. A vibrant arts and culture scene contributes to Halton Hills' high quality of life and is an important driver of economic development decisions. A range of programs and initiatives has been developed to support this sector, and will be implemented between July and December 2020. These initiatives are funded within the existing budget.

## COMMENTS:

The Recovery Program includes the following initiatives:

1. **Halton Hills COVID-19 Arts and Culture Forums**: Two digital sessions will be/have been held on July 22 and July 28. Tailored for the arts and culture sector, these Forums will provide an opportunity to hear feedback from artists, and arts and cultural groups, organizations and businesses. Participants will be provided with an update on programs and available supports. Registration is currently open at: haltonhills.ca/culture

2. **The Artist Next Door**: This is a new program through which the Town will commission arts and cultural projects that engage the public within the current public health and government directives. Through this project, the Town is offering funding to artists (including individual artists, artist teams or collectives, and arts and cultural groups and organizations) for the creation of new work, in

any artistic discipline, up to a maximum of $1,000. The number of projects funded will depend on the total budget needs of the successful projects. A maximum of $10,000 will be awarded through this funding program. Projects will be implemented between September 1 and December 18, 2020. The Call for Proposals is currently open.

3. **Culture Days**: This major annual culture and arts event has been reinvented as a four week event with activities mostly being offered in a digital, DIY or self-led way. This new format will allow activity organizers to connect both locally and across Canada. Cultural Services staff will assist local Activity Organizers in adapting their programing to this new format and will promote the event widely. Culture Days is an effective way for the arts and culture sector to remain connected and engaged with the community while staying safe.

4. **Artrepreneur Halton Hills**: This is a leading professional development program created by the York Region Arts Council (YRAC). It supports artists, creative entrepreneurs and cultural NFP leadership in gaining the business skills required to help them be competitive. The Town is licensing this exciting program from YRAC and will be offering it to the local arts and culture community in a nine week virtual version starting September 15. The application process for this program launched on July 13. To participate, successful applicants will be required to pay a $100 deposit which will be returned to them upon successful completion of the program

5. **Public Art Call**: The Town's Public Art Advisory Board is currently developing a public art call that will be directed at local artists. This opportunity will commission artwork from up to 10 local artists for $1,000 each. Full project details will be available this fall.

6. **Arts & Culture Working Group**: The Town's new Arts & Culture Working Group will be key in supporting the Town's COVID-19 Recovery Programs for the arts and culture sector. This group of community volunteers has begun meeting regularly and will assist with outreach, communications, consultation and program delivery.

**CONCLUSION:**

The arts and culture sector is an important part of Halton Hills' economy. It contributes to raising quality of life, supports investment decisions and attracts tourists. The programs and initiatives highlighted in this Memorandum will support this key sector by providing funding for new art projects; offering professional development opportunities and support to increase competitiveness; providing opportunities for networking; and by promoting public engagement with arts and culture.

Reviewed and approved by,

Damian Szybalski

Damian Szybalski, Director of Economic Development, Innovation & Culture

Brent Marshall

Brent Marshall, Chief Administrative Officer

# HERITAGE HALTON HILLS COMMITTEE

## MINUTES

## WEDNESDAY, JULY 8, 2020

**Minutes of the Heritage Halton Hills Committee meeting held on Wednesday July 8, 2020 VIA Zoom.**

| | |
|---|---|
| **Members Present:** | **Councillor T. Brown, Chair, D. Brock, B. Cosper, R. Denny, C. Donaldson, A. Douglas, S. Frick, G. Miller, L. Quinlan, A. Walker** |
| **Regrets:** | **M. Rowe** |
| **Staff Present:** | **L. Loney, Senior Heritage Planner, B. Parker, Director of Planning Policy, J. Markowiak, Director of Planning and Development, R. Brown, Committee Clerk** |

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### 1. CALL TO ORDER

Councillor T. Brown, Chair called the meeting to order at 4:00 p.m.

### 2. DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST

There were no disclosures of pecuniary/conflict of interest.

### 3. RECEIPT OF PREVIOUS MINUTES

Recommendation No. HH-2020-0009

THAT the minutes of the Heritage Halton Hills Committee meeting held on Wednesday February 19, 2020 be received.

CARRIED

## 4. SCHEDULED ITEMS FOR DISCUSSION

### 4.a 59 King Street - Heritage Impact Assessment

L. Loney provided the Committee with an overview of the development proposal for 59, 61 and 63 King Street. Only 59 King Street is listed on the Heritage Register.

L. Loney reviewed the Heritage Impact Assessment for 59 King Street which was added to the Heritage Register in Phase 3. According to the assessment the property it has some historic or associative value but limited physical and design and little contextual value. Therefore this property is not a strong candidate for designation. The Heritage Impact Assessment finding is that commemoration and interpretation following the removal of the buildings on the property is recommended.

L. Loney then reviewed the Heritage Impact Assessment's findings for both 61 and 63 King Street. 61 King Street is not on the Heritage Registry and has limited physical and/or design value, has no historic and/or associative value and has no contextual value. 63 King Street is not on the Heritage Register and has no physical and/or design value, has no historic and/or associative value and has no contextual value. Therefore neither building is candidate for listing or designation.

L. Loney noted that the HIA finds that the removal of all three buildings has no negative historical impact.

The Committee agreed with the Heritage Impact Assessment for 59 King Street and supports its removal from the Town of Halton Hills' Heritage Register

<u>Recommendation No. HH-2020-0010</u>

THAT the Heritage Halton Hills Committee supports the removal of 59 King Street from the Town of Halton Hills Heritage Registry.

**CARRIED**

### 4.b 108 Charles Street - Request for Removal from the Heritage Register

L. Loney provided background on 108 Charles Street noting that the house was built in 1949 along with similar homes in the Churchill Crescent area. The owners of the house have put the property up for sale and are requesting removal of the house from the Heritage Register as they anticipate that any potential buyers will likely be looking to demolish the house. The house has been modified from the original architecture and both the exterior and interior of the house have issues as the property has not been kept up.

L. Loney noted that seven (7) properties from the area that were of the same timeframe and architecture have been removed from the Heritage Register.

Based on the condition of the property and the fact that other similar properties in the area have been removed from the Heritage Register, commemoration and interpretation following the removal of the building on the property is appropriate.

L. Loney stated that with respect to the remaining houses/properties in the area of this type that are listed, there is a larger issue with respect to the Heritage Register which may call for a more proactive approach.

Recommendation No. HH-2020-0011

THAT the Heritage Halton Hills Committee supports the removal of 108 Charles Street from the Town of Halton Hills Heritage Registry.

**CARRIED**

## 5. SUB-COMMITTEES AND WORKING GROUPS

NIL

## 6. CLOSED SESSION

NIL

## 7. ITEMS TO BE SCHEDULED FOR NEXT MEETING

L. Loney noted that there has been a request to have a property on Ninth Line removed from the Heritage Register. In order to address this request there may be a need for the Committee to meet in August.

## 8. ADJOURNMENT

The meeting adjourned at 4:31 p.m.

TOWN OF
HALTON HILLS

THE CORPORATION
OF
THE TOWN OF HALTON HILLS

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Moved by: _____ Date: July 27, 2020
Councillor J. Hurst

Seconded by: _____ Resolution No.: _____
Councillor M. Johnson

Item No. 12

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WHEREAS COVID-19 has had a significant detrimental effect on residents of Long-Term Care and Seniors' Residences resulting in an increased incidence of serious infection and death in relation to the general adult population;

AND WHEREAS the Canadian Armed Forces Report submitted to governments in Ontario and Quebec described dire and deplorable conditions in Long Term Care homes, staff shortages and lack of training and proper procedures, many of which preceded the onset of the pandemic;

AND WHEREAS Long Term Care and Senior's Homes employ unregistered health care providers such as, Personal Support Workers (PSWs), orderlies, dietary workers;

AND WHEREAS the Ontario Nurses Association and other bodies have also identified the effects of staff shortages that impact the quality of care to LTC residents;

AND WHEREAS salaries in LTC and Seniors' Residence institutions are usually below the levels that such workers would be paid in hospital settings;

AND WHEREAS positions in such institutions are often part-time or casual and that benefits may not be provided to part time workers in order to keep costs low;

AND WHEREAS many workers are forced to take many part-time positions in multiple institutions in order to make ends meet;

AND WHEREAS movement of staff between multiple institutions increases the incidence and spread of viruses and other illnesses amongst staff and residents alike, especially COVID-19;

AND WHEREAS many workers refused to work during the pandemic due to poor working conditions (lack of PPE, unsafe cleaning practices, not enough staff or time to provide a safe level of care to the residents);

AND WHEREAS inspection of institutions that identify lax infection controls and detrimental employment practices have been decreased by the present government in order to save money;

AND WHEREAS situation described above during the COVID-19 pandemic has resulted in not only an increase incidence of disease and death, but also neglect, malnutrition, dehydration and social isolation of residents.

THEREFORE, BE IT RESOLVED that the Council for the Town of Halton Hills urges Premier Ford to immediately address the poor conditions in seniors' institutions by:

1. Ensuring that every long-term care home and seniors' residence is inspected immediately and yearly thereafter and more often when negative issues have been identified.
2. Ensuring that the majority of non-registered staff are hired on a full-time basis and that benefits be offered to employees.
3. Ensuring that staff salaries be reviewed and that they be made comparable to similar staff working in hospitals and similar acute care settings.
4. Ensuring that issues surrounding neglect and unacceptable care practices are immediately corrected by any means necessary.
5. Working towards ending private, for-profit Long-Term Care homes and provide clear direction to for-profit Seniors' Residences to meet minimum care and staffing standards to prevent the unacceptable conditions that were identified during the pandemic.

AND FURTHER THAT Council for the Town of Halton Hills send a copy of this resolution to the Minister of Long-Term Care, The Honourable Marilee Fullerton, Halton Region and its Municipalities, MPP Ted Arnott and the City of Sarnia in support of their similar resolution.

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Mayor Rick Bonnette

TOWN OF HALTON HILLS

**BY-LAW NO. 2020-0039**

A By-law to establish a Heritage Property Grant Program under Sections 39 and 45 of the Ontario Heritage Act.

**AND WHEREAS** Section 11(3)5 of the Municipal Act, 2001, S.O. 2001, c.25 provides that a municipality may pass By-laws within the following sphere of jurisdiction: culture, parks, recreation and heritage;

**AND WHEREAS** Sections 39(1) and 45 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 as amended authorizes the Council of a municipality to pass by-laws providing for the making of a grant or loan to the owner of a property that has been designated under Part IV of the *Ontario Heritage Act* or located in a Heritage Conservation District designated under Part V of the *Ontario Heritage Act*, for the purpose of paying for the whole or any part of the cost of the alteration of such property on such terms and condition, as Council may prescribe;

**AND WHEREAS** Council of the Corporation of the Town of Halton Hills since 2005 has been providing grants in accordance with Sections 39(1) and 45 of the *Ontario Heritage Act*, in order to encourage property owners to renovate, restore, maintain and care for designated properties, which has contributed significantly to the overall character and identity of the Town;

**AND WHEREAS** Council of the Corporation of the Town of Halton Hills now deems it expedient and in the public interest to enact a by-law in accordance with Sections 39(1) and 45 of the *Ontario Heritage Act* to formally establish the Heritage Property Grant Program for properties designated under Part IV and Part V of the *Ontario Heritage Act*, on such terms as set out in herein;

**AND WHEREAS** on July 27, 2020 Council of the Corporation of the Town of Halton Hills approved Report No. 2020-0024, dated June 20, 2020, in which certain recommendations were made relating to the Heritage Property Grant Program;

**NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:**

**PART 1 – DEFINITIONS:**

For the purposes of this By-law:

***Applicant(s)*** means the registered owner(s) of a designated property applying for a Heritage Property Grant, or their agent, if such agent is authorized in writing by the owner to act as agent for making the application.

***Commissioner*** means the Commissioner, Planning and Development of the Town of Halton Hills and, in addition, includes any person(s) designated to act on behalf of the Commissioner with respect to matters contained in this By-law.

***Committee*** means the Municipal Heritage Committee for the Corporation of the Town of Halton Hills, “Heritage Halton Hills”, and any person(s) or entity designated to act on its behalf.

***Council*** means the Council of the Corporation of the Town of Halton Hills.

***Guidelines*** means the practices and procedures established and approved by the Commissioner to effectively implement and administer the Heritage Property Grant Program, as may be amended from time to time.

***Owner(s)*** means the registered owner of the property as reflected on title at the Land Registry Office or on a current transfer/deed of the lands.

***Program*** means the Heritage Property Grant Program as established by this By-law.

***Property*** means land, buildings or structures, which have been designated under Part IV or are located in a Heritage Conservation District designated under Part V of the *Ontario Heritage Act*.

***Town*** means The Corporation of the Town of Halton Hills.

## PART 2 – HERITAGE PROPERTY GRANT PROGRAM ESTABLISHED

**1.** A Heritage Property Grant Program is hereby established by this By-law and shall be administered in accordance with the Guidelines.

## PART 3 - LIMITATIONS

**2.** The Program is subject at all times to the availability of funding for the Program. The Program may be eliminated by Council and this By-law repealed with no notice to Owners.

**3.** Applications for the Program are subject to approval by the Committee in accordance with the Guidelines and are limited to one application per heritage property per year.

## PART 4 – ELIGIBILITY CRITERIA

**4.** To be eligible for the Program, the Applicant must meet the requirements set out in the Guidelines, and shall provide proof of all of the following to the satisfaction of the Town:

a. The property has been designated as a property of cultural heritage value or interest under Part IV of the *Ontario Heritage Act* or it must be identified as a contributing property within a heritage conservation district designated under Part V of the *Ontario Heritage Act*;

b. The property is not subject to any contraventions, work orders or outstanding municipal requirements;

c. There are no outstanding municipal fines, arrears of taxes, fees or penalties assessed against the Owner; and,

d. The property is occupied and in good and habitable condition.

## PART 5 – INSPECTION OF HERITAGE PROPERTY

**5.** To ensure compliance with the Heritage Property Grant Program Guidelines, Town Staff shall inspect the Property from time to time or before issuing the grant having provided the Owner with at least 24 hours prior notice and having duly obtained the consent to the said Owner.

## PART 6 – DELEGATED AUTHORITY

**6.** The Commissioner is hereby delegated the authority to administer the Program in accordance with the *Ontario Heritage Act* and to establish any practice and procedures as set out in the Guidelines from time to time, including but not limited to:

a. Prescribing all forms necessary to implement and administer the Program and

to revise or amend such forms from time to time as the Commissioner deems necessary;

b. Approving and signing documents; and,

c. Establishing a date by which all applications must be made in a calendar year.

**7.** Any person(s) designated to act on behalf of the Commissioner shall have all the rights, powers and authority of the Commissioner as delegated by this Bylaw.

**8.** In exercising the delegated authority in this By-law, the Commissioner may refer a Program application to Council. Any such reference or deferral shall be at the sole discretion of the Commissioner.

**PART 5 - ADMINISTRATION**

**9.** On an annual basis, Town Staff shall present to Council a written list of grants approved under this By-law.

**10.** In the event any provisions of this By-law are deemed invalid or void, in whole or in part, by any court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

**PART 6 – COMMENCEMENT**

**11.** This By-law shall come into full force and effect on its date of passing.

**BY-LAW** read and passed by the Council for the Town of Halton Hills this 27th day of July, 2020.

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MAYOR – RICK BONNETTE

_____
CLERK – SUZANNE JONES

TOWN OF HALTON HILLS

**BY-LAW NO. 2020-0040**

A By-law to remove the Holding (H5) Provision from Zoning By-law 2010-0050, as amended for the lands legally described as Part Lot 20, Concession 10, Esquesing, Town of Halton Hills, Regional Municipality of Halton, Municipally known as 53 Confederation Street (Glen Williams)

**WHEREAS** Council is empowered to enact this By-law by virtue of the provisions of Section 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended;

**AND WHEREAS** notice of removal of the Holding (H5) Provision has been provided in accordance with the Planning Act, R.S.O. 1990, c. P.13, as amended;

**AND WHEREAS** Council has recommended that the Holding (H5) Provision be removed from Zoning By-law 2010-0050, as amended, as hereinafter set out;

**NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:**

1. That Schedule "A19" of Zoning By-law 2010-0050, as amended, is hereby further amended by removing the Holding (H5) Provision from the lands legally described as Part Lot 20, Concession 10, Esquesing, Town of Halton Hills, Regional Municipality of Halton, as shown on Schedule "1" attached to and forming part of this By-law; and,

2. This By-law shall become effective from and after the date of passing hereof.

**BY-LAW** read and passed by the Council for the Town of Halton Hills this 27th day of July, 2020.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES

**Schedule '1' to By-law 2020-0040**

**Legend**

Holding Provision (H5) to be Removed

TOWN OF HALTON HILLS

**BY-LAW NO. 2020-0041**

A By-law to Amend Zoning By-law 2010-0050, as amended, for
lands described as Part of Lots 18 and 19, Concession 8 Esquesing,
Town of Halton Hills, Regional Municipality of Halton
11571-11605 Trafalgar Road (Georgetown)

**WHEREAS** Council is empowered to enact this By-law by virtue of the provisions of Sections 34 and 36 of the Planning Act, R.S.O. 1990, c. P.13, as amended;

**AND WHEREAS** on July 27, 2020, Council for the Town of Halton Hills approved Report No. PD-2020-0025, dated June 23, 2020, in which certain recommendations were made relating to amending Zoning By-law 2010-0050;

**AND WHEREAS** Council has recommended that Zoning By-law 2010-0050 be amended as hereinafter set out;

**AND WHEREAS** said recommendation will conform to the Official Plan for the Town of Halton Hills;

**NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:**

1. That Schedule “A3-1” of Zoning By-law 2010-0050, as amended, is hereby further amended by rezoning the lands described as Part of Lots 18 and 19, Concession 8 Esquesing, Town of Halton Hills, Regional Municipality of Halton, municipally known as 11571-11605 Trafalgar Road (Georgetown) from Development (D) Zone to Medium Density Residential Two Exception Holding (MDR2(103)(H6)) Zone, as shown on Schedule“1” attached to and forming part of this By-law;

2. That Schedule “A3-1” of Zoning By-law 2010-0050, as amended, is hereby further amended by rezoning the lands described as Part of Lots 18 and 19, Concession 8 Esquesing, Town of Halton Hills, Regional Municipality of Halton, municipally known as 11571-11605 Trafalgar Road (Georgetown) from Development (D) Zone to Environmental Protection One (EP1) Zone, as shown on Schedule“1” attached to and forming part of this By-law;

3. That Table 13.1: Exceptions is hereby amended by adding the Exception Provisions contained in Schedule “2” attached to and forming part of this By-law; and

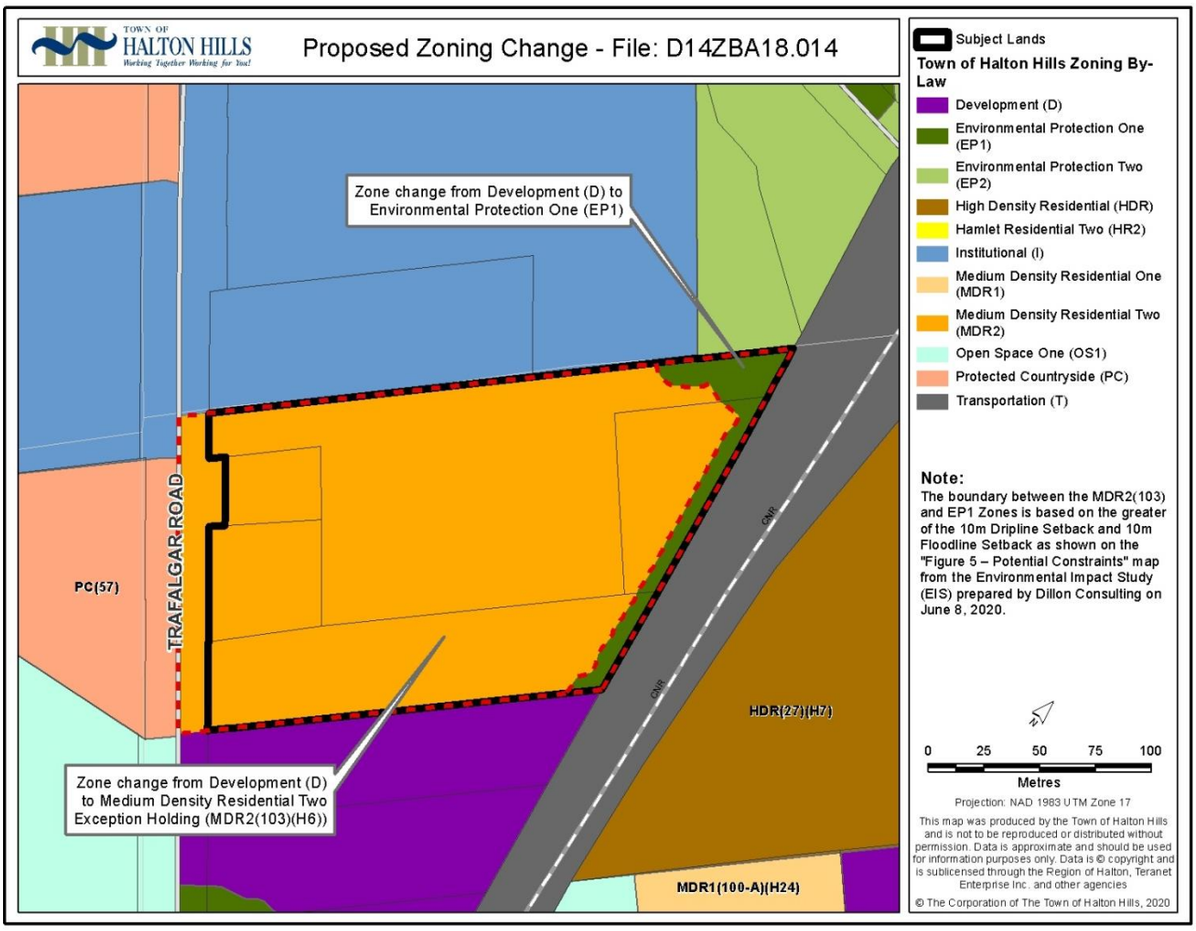
4. That Table 14.1: Holding Zones is hereby amended by adding the Holding Provisions contained in Schedule “3” attached to and forming part of this By-law.

**BY-LAW** read and passed by the Council for the Town of Halton Hills this 27th day of July, 2020.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES

**SCHEDULE 1 to By-law 2020-0041**



**SCHEDULE 2 to By-law 2020-0041**

**13.1 EXCEPTIONS**

| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
|---|---|---|---|---|---|---|
| Exception Number | Zone | Municipal Address | Additional Permitted Uses | Only Permitted Uses | Uses Prohibited | Special Provisions |
| 103 | MDR2 | 11571-11605 Trafalgar Road (Georgetown) | | | | (i) Minimum required *lot frontage* per *dwelling unit* – 5 metres;<br>(ii) Maximum number of *dwelling units* – 131;<br>(iii) Minimum required *front yard* on a *public street* or Town owned block – 2.50 metres;<br>(iv) Minimum required *front yard* on a *private road*:<br>a) To the *dwelling unit* where it is an end unit to a rounding – 2.5 metres;<br>b) To the *dwelling unit* – 4.5 metres;<br>c) To the *private garage* – 6.0 metres; and<br>d) To the *dwelling unit* where it is an end unit to a *site triangle* – 0 metres;<br>(v) Minimum required *rear yard* fronting on a *private road* – 6.0 metres;<br>(vi) Minimum required *rear yard* fronting on a *public street* or Town owned block:<br>a) To the *dwelling unit* – 4.5 metres; and<br>b) To the *private garage* – 6.0 metres;<br>(vii) Minimum required *side yards*:<br>a) Interior unit – 0 metres;<br>b) End unit – 1.5m, but shall not be located in a *sight triangle*; and<br>c) End unit abutting a *private road* – 2.5 metres;<br>(viii) Minimum distance between *multiple unit buildings* – 3.0 metres;<br>(ix) Maximum *height* – 11.0 metres;<br>(x) Minimum required number of *parking spaces* – 2 spaces per *dwelling unit*, plus 39 *parking spaces* for visitors;<br>(xi) *Motor vehicle* access to a *private garage* shall be from a *private road*;<br>(xii) No *building* or *structure* shall encroach within a required *yard*, save except for the following:<br>a) Architectural features such as eaves, gutters, chimney breasts, pilasters, and |

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| | | | | | | roof overhangs may encroach to a maximum of 0.5 metres into a required *yard*; and<br>b) Covered or uncovered, unenclosed *porches*, decks or stairs are permitted to encroach a maximum of 1.9 metres into a required *front* or *rear yard*;<br>(xiii) A minimum 0.8 metre maintenance access to the *rear yard* shall be provided for each *dwelling unit* free and clear from utilities, from the *front yard* without passing through a habitable room. For the purposes of this By-law, such maintenance access may be provided through a *side yard* associated with an end unit;<br>(xiv) For the purposes of this *Zone*, “Multiple Unit Building” shall mean a *building* that is vertically divided into a minimum of three *dwelling units*, each of which has an independent entrance to the front of the *building* which shares a common wall that has a minimum *height* of 2.4 metres and a depth of 6.0 metres above grade. Such *dwelling units* shall be located within a Plan of Condominium, with each *dwelling unit* being accessed by a private condominium road;<br>(xv) For the purposes of this *Zone*, “Dwelling Unit” shall mean the following:<br>a) Private Road Townhouse Unit shall mean a *dwelling unit* in a *multiple unit building* with each unit having direct access to a *private road* and a *rear yard amenity area*;<br>b) Dual-Frontage Townhouse Unit shall mean a *dwelling unit* in a *multiple unit building*, with each unit having access to both a *public street* or Town owned block, and a garage and access via a *private road* and *amenity area* in the form of a *porch* facing a *private road*; and<br>c) Back-to-back Townhouse Unit shall mean a *dwelling unit* in a *multiple unit building*, with each unit |

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| | | | | | | divided vertically by common walls, including a common rear wall, with each unit having direct access to a *private road* and *amenity area* in the form of a *porch* facing a *private road*;<br>(xvi) For the purpose of this *Zone*, “Private Road” shall mean a road having a minimum width of 6.7 metres, within a condominium that is privately owned, managed and maintained;<br>(xvii) For the purposes of this *Zone*, “Lot” shall mean a parcel of tied land within the subject lands containing a *dwelling unit* with a private *front* and/or *rear yard* exclusive use area with frontage on a *private* and/or *public road*;<br>(xviii) For the purposes of this *Zone*, “Front Lot Line” shall mean the shortest line that separates a *lot* from a *public street* or *private road*. In the case where a *lot* abuts both a *public street* and a *private road*, and where those *lot lines* are parallel to each other, the *front lot line* shall be deemed to be along the *public street*;<br>(xix) For the purposes of this *Zone*, “Rear Lot Line” shall mean the *lot line* that is opposite to the *front lot line*;<br>(xx) For the purposes of this *Zone*, “Side Lot Line” shall mean a *lot line* other than a *front lot line* or *rear lot line*; and<br>(xxi) For the purposes of this *Zone*, the minimum required parking for a Back-to-Back Townhouse Unit located in a *multiple unit building* containing 8 or fewer Back-to-Back Townhouse Units shall be 2 *parking spaces*. |

## SCHEDULE 3 to By-law 2020-0041

### 14.1 HOLDING ZONES

| | Zone Designation | Property/Legal Description | Conditions for Removal | Date Enacted |
|---|---|---|---|---|
| H6 | MDR2(103) | 11571-11605 Trafalgar Road (Georgetown) | The Holding (H6) provision may be lifted upon:<br>(i) The Owner demonstrating, by way of reports and drawings that are prepared by appropriate professional(s), that the development achieves a ground water balance (infiltration) that meets the CTC Source (Water) Protection Plan policy requirements and can be accommodated without MECP approval for permanent dewatering, to the satisfaction of the Region of Halton and the Town of Halton Hills;<br>(ii) The Owner submitting to the Region of Halton an MECP-acknowledged Record of Site Condition, along with all supporting environmental documentation such as Phase I and II Environmental Site Assessments and Remediation Reports, etc., prior to any servicing or grading of the site taking place;<br>(iii) The Town of Halton Hills and the Region of Halton being satisfied that the subject site has received the necessary servicing allocation (SDE); and<br>(iv) The Owner demonstrating an adequate implementation strategy for an external sanitary sewer system required to support the proposed development to the satisfaction of Halton Region. | July 27, 2020 |

TOWN OF HALTON HILLS

**BY-LAW NO. 2020-0041**

A By-law to adopt the proceedings of the Special Council Meeting held on the 27th day of July, 2020 and to authorize its execution.

**WHEREAS** Section 5(3) of *The Municipal Act,* 2001, c.25, as amended, provides that Council's powers shall be exercised by by-law;

**AND WHEREAS** certain actions of Council do not require the enactment of a specific by-law;

**NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:**

1. Subject to Paragraph 3 of this by-law, the proceedings of the above-referenced Council meeting, including all Resolutions, By-laws, Recommendations, Adoptions of Committee Reports, and all other motions and matters decided in the said Council Meeting are hereby adopted and confirmed, and shall have the same force and effect, as if such proceedings were expressly embodied in this by-law.

2. The Mayor and Clerk are hereby authorized to execute all such documents, and to direct other officials of the Town to take all other action, that may be required to give effect to the proceedings of the Council Meeting referred to in Paragraph 1 of this by-law.

3. Nothing in this by-law has the effect of conferring the status of a by-law upon any of the proceedings of the Council Meeting referred to in Paragraph 1 of this by-law where any legal prerequisite to the enactment of a specific by-law has not been satisfied.

4. Any member of Council who complied with the provisions of Section 5 of the *Municipal Conflict of Interest Act*, R.S.O. 1990, Chapter M.50 respecting the proceedings of the Council Meeting referred to in Paragraph 1 of this by-law shall be deemed to have complied with said provisions in respect of this by-law.

**BY-LAW** read and passed by the Council for the Town of Halton Hills this 27th day of July, 2020.

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MAYOR – RICK BONNETTE

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CLERK – SUZANNE JONES