



## REPORT

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

**FROM:** John Linhardt, Commissioner of Planning & Development

**DATE:** January 30, 2024

**REPORT NO.:** PD-2024-012

**SUBJECT:** Vision Georgetown (OPA 32) – Ontario Land Tribunal (OLT) Decisions

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### RECOMMENDATION:

THAT Report No. PD-2024-012 dated January 30, 2024, regarding the Vision Georgetown (OPA 32) Ontario Land Tribunal (OLT) Decisions be received for information.

### KEY POINTS:

The following are key points for consideration with respect to this report:

- The Vision Georgetown Secondary Plan (OPA 32) was adopted by Council on July 9, 2018, and subsequently approved with modifications by Halton Region on September 25, 2020. The Region's Notice of Decision was appealed to the OLT by the Southwest Georgetown Landowners Group (SWGLOG) and the constituent members.
- SWGLOG also prepared their own version of a Secondary Plan in the form of a Private Official Plan Amendment (OPA). SWGLOG and the constituent members appealed the Town's non-decision on the Private OPA to the OLT.
- Two settlement hearings were held before the OLT in the latter half of 2023 regarding the appeals. Written decisions were issued by the OLT on October 6, 2023, and January 19, 2024. As such, OPA 32 as modified and approved by the OLT is now in full force and effect. The final version maintains the key building blocks or elements that were fundamental to the Secondary Plan and as set out in further detail in this report.
- The Vision Georgetown file will now be moving into the implementation stage. Key next steps include the submission of a Block Plan, including a phasing plan, for review and approval by the Town. The individual draft plans of subdivision

and zoning by-law amendment applications are before the OLT. No hearing dates have been set as of yet.

## **BACKGROUND AND DISCUSSION:**

- **Context**

Through the approval of Halton Regional Official Plan Amendment No. 38 and Halton Hills Official Plan Amendment No. 10 in 2009 and 2010 respectively, the concession block bounded by Trafalgar Road, 15 Side Road, Eighth Line and 10 Side Road was incorporated into the Georgetown Urban Boundary. The Regional and Halton Hills Official Plans identified that development within these lands would occur over a ten-year period commencing in 2021.

Prior to development occurring, both Official Plans require the preparation of a Secondary Plan. To that end, the Town commenced the Vision Georgetown Integrated Planning Project in 2013. Following the preparation of numerous multi-disciplinary studies, including a Scoped Subwatershed Study, and an extensive community outreach program, Council unanimously adopted the Vision Georgetown Secondary Plan (OPA 32) on July 9<sup>th</sup>, 2018.

OPA 32 was subsequently forwarded to the Region of Halton for approval. The Region released its post-circulation letter in January 2020. The letter proposed a series of modifications to the Secondary Plan and required the preparation of a Subwatershed Study Addendum. These modifications were endorsed through the approval of Report No. PD-2020-0017. The Subwatershed Study Addendum was subsequently accepted by the Region in September 2020.

The Region issued the Notice of Decision to approve with modifications OPA 32 on September 25, 2020. That decision was subsequently appealed to the OLT by the Southwest Georgetown Landowners Group and the constituent developers.

On November 17, 2017, the SWGLOG chose to file their own version of a Secondary Plan in the form of a Private OPA. The application was deemed complete by the Town as of February 27, 2018. The landowners filed appeals in March/April 2020 of the Town's non-decision on the Private OPA. As such, the Private OPA was also before the OLT.

- **OLT Proceedings & Decisions**

It was anticipated that the OLT would have to adjudicate the issues in dispute with the most contentious matter being the Natural Heritage System (NHS) policies and mapping. The NHS disputes were the subject of private mediation in late 2021/early 2022 between the public authorities (Town, Halton Region and Conservation Halton) and the SWGLOG and served to further scope the issues. Nonetheless, in consideration of the overall complexity of the file and the number of parties to the

proceedings, a lengthy three phase OLT hearing<sup>1</sup> was still anticipated and was scheduled to commence in June of 2023.

Subsequently, an overarching Phase 1 NHS settlement was reached between the public authorities and the SWGLOG and their constituent members. In addition, two property specific settlements addressing NHS were reached. These settlements and supporting evidence were presented to and orally accepted by the OLT on July 28, 2023. The written decision/order was issued on October 6, 2023.

Throughout the late summer and fall of 2023, settlement discussions continued on the balance of the issues to be heard during Phases 2 and 3 of the hearing. Minutes of settlement between the Town, the Region, the Halton District School Board, the Halton Catholic District School Board, the SWGLOG and the constituent members, and 823 Trafalgar DG Farms Inc. were subsequently executed on November 16, 2023. The settlement and supporting evidence was presented to and orally approved by the OLT on November 17, 2023. The written decision/order was issued on January 19, 2024.

For reference purposes, the most recent OLT written decision/order is attached to this report as Schedule 4. The decision includes the final version of the Vision Georgetown Secondary Plan (OPA 32) incorporating all the modifications flowing from the two settlement hearings. Consistent with Council's instructions, the final version maintains the key building blocks or elements that are integral to the Secondary Plan including:

- A linked Natural Heritage System;
- The collector road network comprised of one north-south collector extending northerly from 10 Side Road to 15 Side Road and three east-west collector roads extending between the Eighth Line and Trafalgar Road<sup>2</sup>.
- A Community Core anchored by key public uses and facilities including a future High School, Community Park, Community Centre, Library branch. The Core is also the focal point for the delivery of medium and high-density residential uses.
- Two High Schools, including the aforementioned site in the Community Core, and five elementary schools. One of the elementary school sites is located in a combined High School/Elementary School campus designated Major Institutional Area located at the intersection of 10 Sideroad and the north-south collector.
- The provision of retail and service commercial floorspace at key locations within the Secondary Plan, including a Major Commercial Area located at the intersection of 10 Sideroad and the Eighth Line, a Core Commercial Mixed-Use Area located at the intersection of Trafalgar Road and the most northerly continuous east-west collector road (Street B) and three Local Commercial Mixed-Use Areas.

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<sup>1</sup> Phase 1 was exclusively devoted to the NHS. Phase 2 was to deal with transportation, servicing and infrastructure while Phase 3 was to deal with residual non-NHS land use matters, including retail, education (schools) and phasing. Population, housing mix and densities were also integral to these matters.

<sup>2</sup> Two additional east-west collector roads have also now been provided between the north-south collector and Trafalgar Road.

For ease of reference, the Community Structure, Land Use and Transportation Schedules are attached separately as Schedules 1, 2 and 3.

The final version of OPA 32 contemplates approximately 9,300 dwelling units and a population of 23,800. Approximately 2,400 jobs are anticipated as well. The overall planned density is approximately 75 residents and jobs per hectare net of the NHS.

- **Next Steps**

With the Secondary Plan finalized, attention will now turn to implementation. Next steps will include:

- the preparation and submission of a detailed Block Plan including a phasing plan by the landowners for review and approval by the Town. The Block Plan may include a more detailed plan for the Community Core and is to be supported by a Traffic Impact Study.
- Submission of updated draft plans of subdivision and zoning by-law amendment applications and supporting studies.

As Council may recall, the individual draft plans of subdivision and zoning by-law amendment applications are before the OLT. No hearing dates have been set as of yet.

#### **STRATEGIC PLAN ALIGNMENT:**

This report is administrative in nature and does not have an impact on the Town's Strategic Plan.

#### **RELATIONSHIP TO CLIMATE CHANGE:**

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

#### **PUBLIC ENGAGEMENT:**

Public Engagement was not needed as this report is administrative in nature.

#### **INTERNAL CONSULTATION:**

Internal consultation was not required for purposes of this information report.

**FINANCIAL IMPLICATIONS:**

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

Paul Damaso, Acting Chief Administrative Officer and Commissioner of Recreation & Parks