



BY-LAW NO. 2014-0050

A By-law to to adopt Amendment No. 21 to the Official Plan of the Town of Halton Hills – Halton Peel Boundary Area Transportation Study/ GTA West Corridor Protection


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

AND WHEREAS on June 23, 2014, Council for the Town of Halton Hills adopted Report No. PDS-2014-0047, dated June 16, 2014, in which certain recommendations were made relating to the Halton Peel Boundary Area Transportation Study/GTA West Corridor Protection;

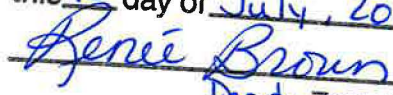
NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. That Amendment No. 21 to the Official Plan of the Town of Halton Hills, being the attached text and schedules, is hereby adopted.
2. That the Town Clerk is hereby authorized and directed to make application to the Region of Halton for the approval of Amendment No. 21 to the Official Plan of the Town of Halton Hills.
3. That this By-law shall not come into force or take effect until Amendment No. 21 to the Official Plan for the Town of Halton Hills is approved by the Region of Halton.

BY-LAW read and passed by the Council of the Town of Halton Hills this 7th day of July, 2014.


MAYOR – R. Bonnette


DEPUTY CLERK – R. Brown

Certified a true copy
this 15th day of July, 2014

Deputy Town Clerk
Town of Halton Hills


AMENDMENT NO. 21
TO THE OFFICIAL PLAN
FOR THE TOWN OF HALTON HILLS

Halton Peel Boundary Area Transportation Study/
GTA West Corridor Protection

AMENDMENT NO. 21 TO THE OFFICIAL PLAN
OF THE TOWN OF HALTON HILLS

The attached text and schedules constitute Amendment No. 21 to the Official Plan of the Town of Halton Hills, which was adopted by the Council of the Town of Halton Hills by By-law 2014-0050 in accordance with the provisions of the Planning Act, 1990, R.S.O., c.P. 13, as amended:

THE CORPORATION OF THE TOWN OF HALTON HILLS.



MAYOR – R. Bonnette



DEPUTY CLERK – R. Brown

AMENDMENT NO. 21

TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

PART A – THE PREAMBLE does not constitute part of the Amendment.

PART B - THE AMENDMENT, consisting of the following text and schedules, constitutes Amendment No. 21 to the Official Plan for the Town of Halton Hills.

PART C – THE APPENDICES, does not constitute part of the Amendment, but is included for information purposes only.

Part A – The Preamble

1. Purpose of the Amendment

The purpose of this Amendment is to implement a corridor protection area in Halton Hills and associated land use policies that protect the area from development pending the completion of Phase 2 of the Greater Toronto Area (GTA) West Environmental Assessment and subsequent environmental assessments identified in the Halton Peel Boundary Area Transportation Study (HPBATS).

The Amendment contains the following revisions to the Official Plan necessary to implement corridor protection consistent with Provincial expectations for the GTA West Environmental Assessment and the approved recommendations of HPBATS:

- Establishment of corridor protection policies related to an HPBATS/GTA West Corridor Protection Area in the Transportation section of the Official Plan;
- Addition of an HPBATS/GTA West Corridor Protection Area as an overlay of a portion of the *Agricultural Area*, shown on Schedule A1 – Land Use Plan;
- Addition of an HPBATS/GTA West Corridor Protection Area as an overlay of the Southeast Georgetown *Future Residential/Mixed Use Area*, shown on Schedule A3 – Georgetown Land Use;
- Addition of an HPBATS/GTA West Corridor Protection Area as an overlay of a portion of the *Premier Gateway Employment Area*, shown on Schedule A8 – Premier Gateway Employment Area;
- Addition of an HPBATS/GTA West Corridor Protection Area to Schedule B1 – Functional Plan of Major Transportation Facilities.

2. Location

The lands affected by this Amendment generally include:

- lands within the GTA West Route Planning Study Area, in the *Agricultural Area*, east of the rear lot lines of lots fronting on Eighth Line;
- lands within the GTA West Route Planning Study Area, in the *Premier Gateway Employment Area*, east of the Toronto Premium Outlets; and,
- lands in the vicinity of Tenth Line and Ten Side Road, including the Southeast Georgetown *Future Residential/Mixed Use Area* lands, identified in the Recommended Road Network of HPBATS.

3. Basis of the Amendment

The Halton Peel Boundary Area Transportation Study (HPBATS) was initiated in March 2007 to examine the transportation requirements along the northern Halton-Peel boundary, encompassing the eastern part of the Town of Halton Hills. The execution of a memorandum of understanding signed by Halton Region, Town of Halton Hills, City of Brampton, Town of Caledon and the Region of Peel, established a framework for the implementation of the recommended transportation improvements, a new North-South Halton-Peel Freeway Corridor. An East-West Connection from Bovaird Drive in Brampton west of the Halton-Peel Freeway to Georgetown, by-passing the Hamlet of Norval was also a critical component of the study from the viewpoint of the Town of Halton Hills and Region of Halton.

In March 2008, the Ontario Ministry of Transportation (MTO) initiated the first phase of an Environmental Assessment (EA) Study for the Greater Toronto Area West Corridor extending north of Highway 401 from the City of Guelph to the City of Vaughan. To address concerns over the impact on rural communities and agricultural resources in Halton Hills, the MTO completed additional work in

Phase 1 of the EA that focused on widening Highway 401 as an alternative to a new corridor through Halton Hills.

A final Transportation Development Strategy report was released in November 2012 identifying a North-South corridor similar to the corridor recommendation in HPBATS. The GTA West corridor study recognizes the HPBATS North-South corridor as a Provincial facility generally corresponding to the geographic area identified for the HPBATS corridor. MTO has started Phase 2 of the EA process for the corridor that will focus on identifying the route and developing the preliminary design for the highway, which will result in the narrowing of the lands affected by corridor protection.

Employment Land Re-phasing

As a consequence of the implementation of corridor protection on all lands within the GTA West Route Planning Study Area, all lands east of the Toronto Premium Outlets within the Premier Gateway (401/407 Corridor) Employment Area phased for development to the 2021 planning horizon will now be unavailable for development until the GTA West EA process determines they are not required for the transportation corridor. It is anticipated that a significant amount of this area will be permanently precluded from development in order to accommodate a large highway interchange.

Therefore, a critical complementary initiative to this HPBATS/GTA West corridor protection amendment is a set of proposed modifications to Official Plan Amendment No. 10 of the Town of Halton Hills, which will achieve the following:

- Re-phase all employment lands to the 2021 planning horizon affected by corridor protection (i.e. inside the GTA West Route Planning Study Area to between 2021 and 2031);
- Re-phase all employment lands to the 2031 planning horizon outside of the GTA West Route Planning Study Area to the 2021 planning horizon, thereby permitting the initiation of a secondary planning exercise in 2014 for this area to facilitate timely development of these lands as a replacement for those subject to corridor protection;
- Identify all 2031 employment lands subject to corridor protection as a second phase of employment lands to the 2031 planning horizon, for which a separate secondary planning exercise and infrastructure planning will be required.

It is important to note that since the re-phasing of employment lands described above does not entirely replace the employment lands unavailable for development pending the completion of Phase 2 of the GTA West EA, an important element of the secondary planning exercise for the re-phased 2021 employment lands will be to evaluate alternative locations for the accommodation of the shortfall of employment land, which would be added to the Premier Gateway Employment Area through amendment to the Region and Town Official Plans, thereby ensuring that the entire Halton Hills supply of employment land to the 2021 planning horizon, which is unavailable due to corridor protection, is replaced outside the corridor protection area.

Part B – The Amendment

All of this part of the document entitled PART B – THE AMENDMENT, consisting of the following text and schedules, constitutes Amendment No. 21 to the Official Plan for the Town of Halton Hills.

Details of the Amendment

1. That Section F6 Transportation is amended by adding a new Section F6.6 as follows, and re-numbering Sections F6.6 and F6.7 as Sections F6.7 and F6.8, respectively:

“F6.6 HPBATS/GTA West Corridor Protection Area

F6.6.1 OBJECTIVE

It is the objective of this Plan to protect the lands within the *HPBATS/GTA West Corridor Protection Area* from *development* that could preclude or negatively affect their future use for the purposes for which they are identified and being planned, until the completion of the applicable Environmental Assessments, including the Greater Toronto Area (GTA) West Environmental Assessment (EA) and environmental assessments for Halton Peel Boundary Area Transportation Study (HPBATS) transportation improvements, including the East-West connection.

F6.6.2 LOCATION

The *HPBATS/GTA West Corridor Protection Area* as shown on Schedules A1, A3, A8 and B1 to this Plan corresponds with the Route Planning Study Area as identified by the Ministry of Transportation (MTO) through Phase 1 of the GTA West EA process, as well as lands in the vicinity of Tenth Line and Ten Side Road, including the Southeast Georgetown lands which the HPBATS 2031 Recommended Road Network identifies as required for the East-West connection/Norval West By-Pass.

F6.6.3 LAND USE POLICIES

It is a policy of this Plan to prohibit the *development* of urban lands, within the *HPBATS/GTA West Corridor Protection Area* until the completion of the appropriate Environmental Assessments and by amendment to this Plan.”

2. That Schedule A1 – Land Use Plan, as amended by Official Plan Amendment No. 10, is amended by showing an “HPBATS/GTA West Corridor Protection Area” as an overlay of lands designated *Agricultural Area, Greenlands A, Greenlands B* and *Private Open Space*, as shown on Schedule “1” attached to and forming part of this amendment.
3. That Schedule A3 – Georgetown Land Use, as amended by Official Plan Amendment No. 10, is amended by showing an “HPBATS/GTA West Corridor Protection Area” as an overlay of lands designated *Future Residential/Mixed Use Area*, as shown on Schedule “2” attached to and forming part of this amendment.

4. That Schedule A8 – Premier Gateway Employment Area, as amended by Official Plan Amendment No. 10, is amended by showing an “HPBATS/GTA West Corridor Protection Area” as an overlay of lands designated *Premier Gateway Employment Area Phase 2A* and *Premier Gateway Employment Area Phase 2B*, as shown on Schedule “3” attached to and forming part of this amendment.

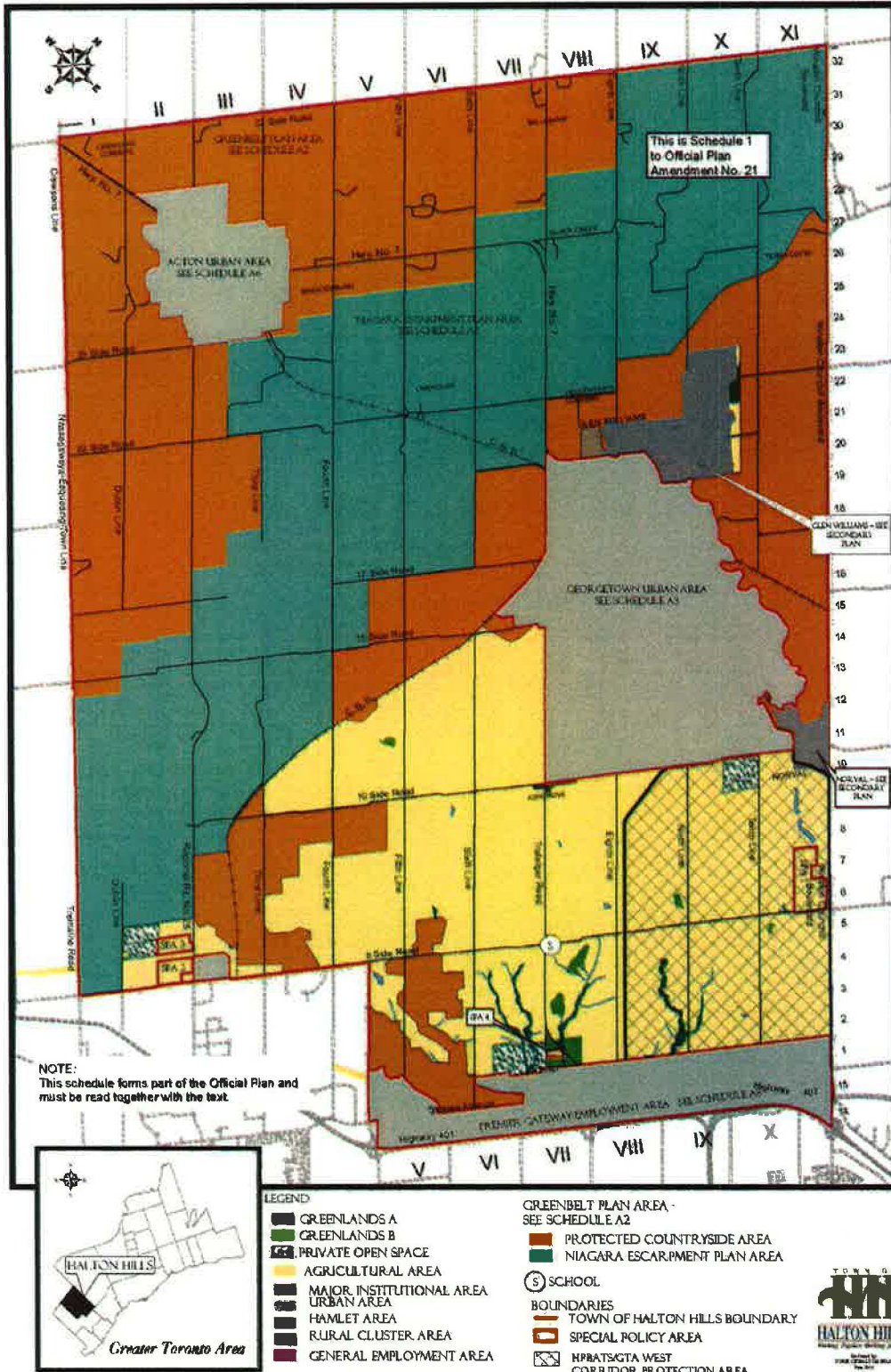
5. That Schedule B1 – Functional Plan of Major Transportation Facilities as amended by Official Plan Amendment No. 10, is amended by showing an “HPBATS/GTA West Corridor Protection Area” as shown on Schedule “4” attached to and forming part of this amendment.

PART C
THE APPENDICES

To be determined

SCHEDULE A1

TOWN OF HALTON HILLS OFFICIAL PLAN
LAND USE PLAN



NOTE:
This schedule forms part of the Official Plan and must be read together with the text.

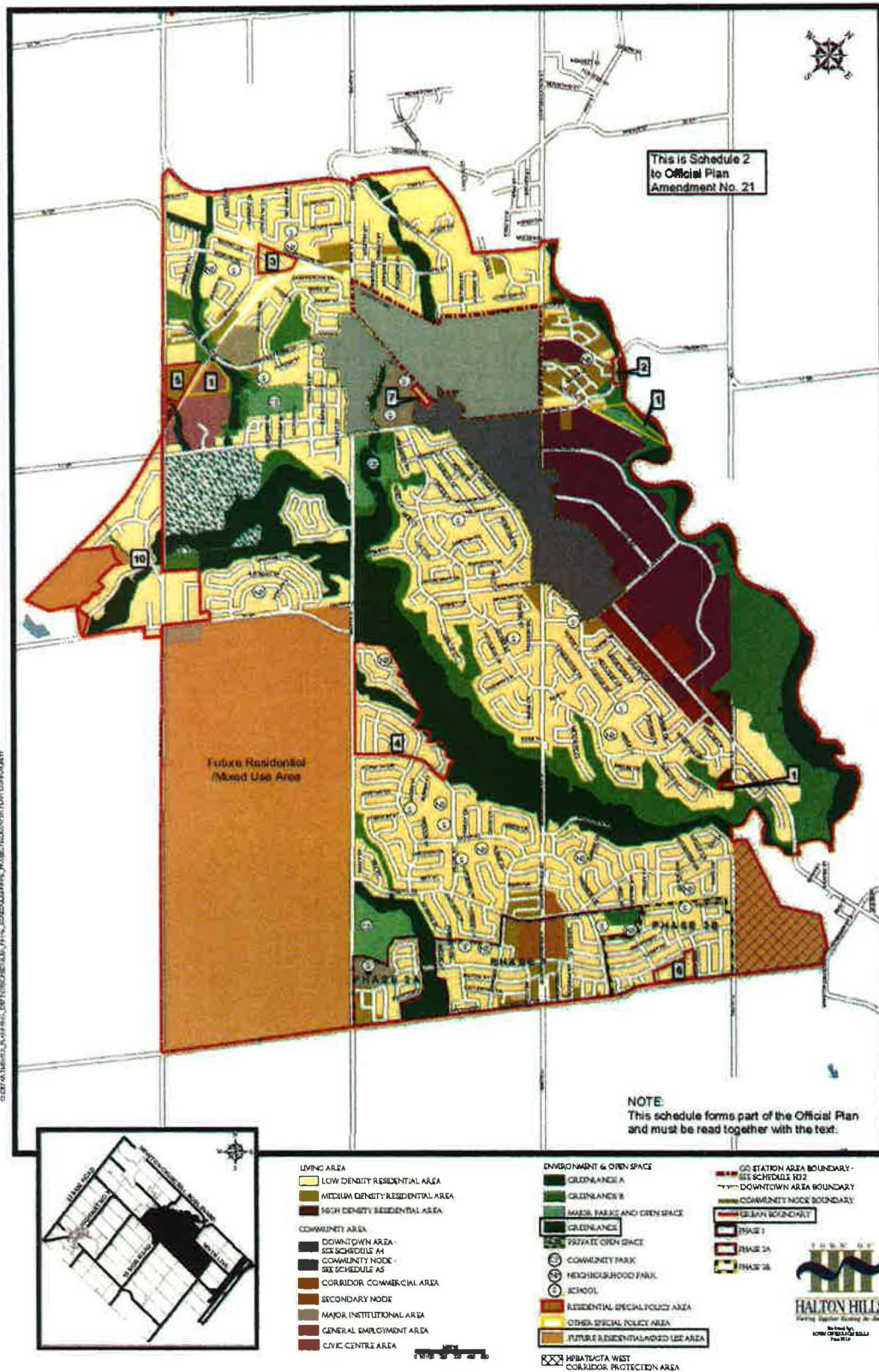


- LEGEND**
- GREENLANDS A
 - GREENLANDS B
 - PRIVATE OPEN SPACE
 - AGRICULTURAL AREA
 - MAJOR INSTITUTIONAL AREA
 - URBAN AREA
 - HAMLET AREA
 - RURAL CLUSTER AREA
 - GENERAL EMPLOYMENT AREA
 - GREENBELT PLAN AREA - SEE SCHEDULE A2
 - PROTECTED COUNTRYSIDE AREA
 - NIAGARA ESCARPMENT PLAN AREA
 - S SCHOOL
 - BOUNDARIES**
 - TOWN OF HALTON HILLS BOUNDARY
 - SPECIAL POLICY AREA
 - HPBATS/GTA WEST CORRIDOR PROTECTION AREA



SCHEDULE A3

TOWN OF HALTON HILLS OFFICIAL PLAN
GEORGETOWN LAND USE



TOWN OF HALTON HILLS OFFICIAL PLAN
SCHEDULE A8

PREMIER GATEWAY EMPLOYMENT AREA



LEGEND

- EMPLOYMENT AREA**
- GATEWAY
 - PRESTIGE INDUSTRIAL
 - PHASE 1B EMPLOYMENT AREA
 - PHASE 2B EMPLOYMENT AREA
- ENVIRONMENT & OPEN SPACE**
- MAJOR PARKS & OPEN SPACE
 - PRIVATE OPEN SPACE
 - GREENLANDS A
 - GREENLANDS B

- ⊙ COMMUNITY PARK
- STORMWATER MANAGEMENT POND
- ▲ POTENTIALLY UNSTABLE SLOPE
- ★ BUILDING WITH HISTORIC SIGNIFICANCE
- URBAN BOUNDARY
- SPECIAL POLICY AREA
- ⊙ EXISTING RURAL RESIDENTIAL CONCENTRATIONS

- ▨ HPBATS/GTA WEST CORRIDOR PROTECTION AREA
- EMPLOYMENT AREA PHASING**
- PHASE 1A
 - PHASE 1B
 - PHASE 2A
 - PHASE 2B



SCHEDULE B1 TOWN OF HALTON HILLS OFFICIAL PLAN
FUNCTIONAL PLAN OF MAJOR TRANSPORTATION FACILITIES

