

AMENDMENT NO. 30
TO THE OFFICIAL PLAN
FOR THE TOWN OF HALTON HILLS

Premier Gateway Employment Area
Replacement Employment Lands

DRAFT

THE CORPORATION OF THE TOWN OF HALTON HILLS

BY-LAW NO. 2017-

A By-law to adopt Amendment No. 30 to the Official Plan of the
Town of Halton Hills – Premier Gateway Employment Area – Replacement
Employment Lands

The Council of the Corporation of the Town of Halton Hills, in accordance with the provisions of the Planning Act, 1990, R.S.O., c.P. 13, as amended, hereby enacts as follows:

1. That Amendment No. 30 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. 30 to the Official Plan of the Town of Halton Hills.

BY-LAW read and passed by the Council of the Town of Halton Hills this ___ day
of _____, 2017.

MAYOR – R. Bonnette

CLERK – S. Jones

AMENDMENT NO. 30 TO THE OFFICIAL PLAN
OF THE TOWN OF HALTON HILLS

The attached text and schedules constitute Amendment No. 30 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 2017-XXXX 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

CLERK – S. Jones

AMENDMENT NO. 30

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. 30 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 designate up to 75 ha of additional land for employment uses to be added to the Town's Urban Area adjacent to the Phase 1B Premier Gateway Employment Area. These lands are being added to replace the shortfall of employment lands within the Town to the 2021 planning horizon, as a result of lands being lost to corridor protection for the Greater Toronto Area West/Halton-Peel Boundary Area Transportation Study (GTA West/HPBATS).

2. Location

The lands affected by this Amendment generally include lands east of Sixth Line, west of Eighth Line, north of Steeles Avenue and south of No. 5 Side Road. The lands are intersected by Hornby Road and Trafalgar Road. The lands are identified as Lot 2, Part of Concession 7 and Concession 8.

3. Basis of the Amendment

The Town of Halton Hills – Premier Gateway Employment Area – Replacement Employment Lands Official Plan Amendment is a required step in the process of designating appropriate lands for employment growth within the Town during the 2021 planning horizon.

It is an objective of the Halton Hills Official Plan to ensure that there are sufficient lands available for the creation of diverse employment opportunities at strategic locations throughout the Town. Lands have historically been designated for employment areas near major transportation infrastructure, including the 401 and 407 series Highways.

Through the Region of Halton Official Plan Amendment No. 38 (ROPA 38), 23,000 jobs were allocated to the Town of Halton Hills between 2006 and 2031. To accommodate this increase in employment growth, an additional 340 hectares of land was added to the previously designated Premier Gateway Employment Area (PGEA) lands. These additional 340 hectares were contemplated for development between the 2021-2031 timeframe.

In 2007 the Province initiated the Greater Toronto Area West Corridor Protection Study (GTA West). The study resulted in a significant amount of lands within the Town's PGEA being unavailable for development pending completion of the GTA West EA. Given the extent of lands unavailable for development as a result of GTA West, the Town and Region are now designating approximately 75 hectares of replacement lands to address this shortfall.

In January 2015, Council approved the Terms of Reference for the Premier Gateway Phase 1B Employment Area Integrated Planning Project (Phase 1B Secondary Plan Project). The purpose of the project/secondary planning exercise is to develop a comprehensive Secondary Plan with appropriate land use designations and policies for the Phase 1B Employment Area, and to identify the additional land to be designated for employment purposes and added to the Phase 1B lands. This Official Plan Amendment finalizes the latter process, ensures these replacement lands are included within the Town's Urban Area and replaces the shortfall of employment lands to the 2021 planning horizon.

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. 30 to the Official Plan for the Town of Halton Hills.

Details of the Amendment

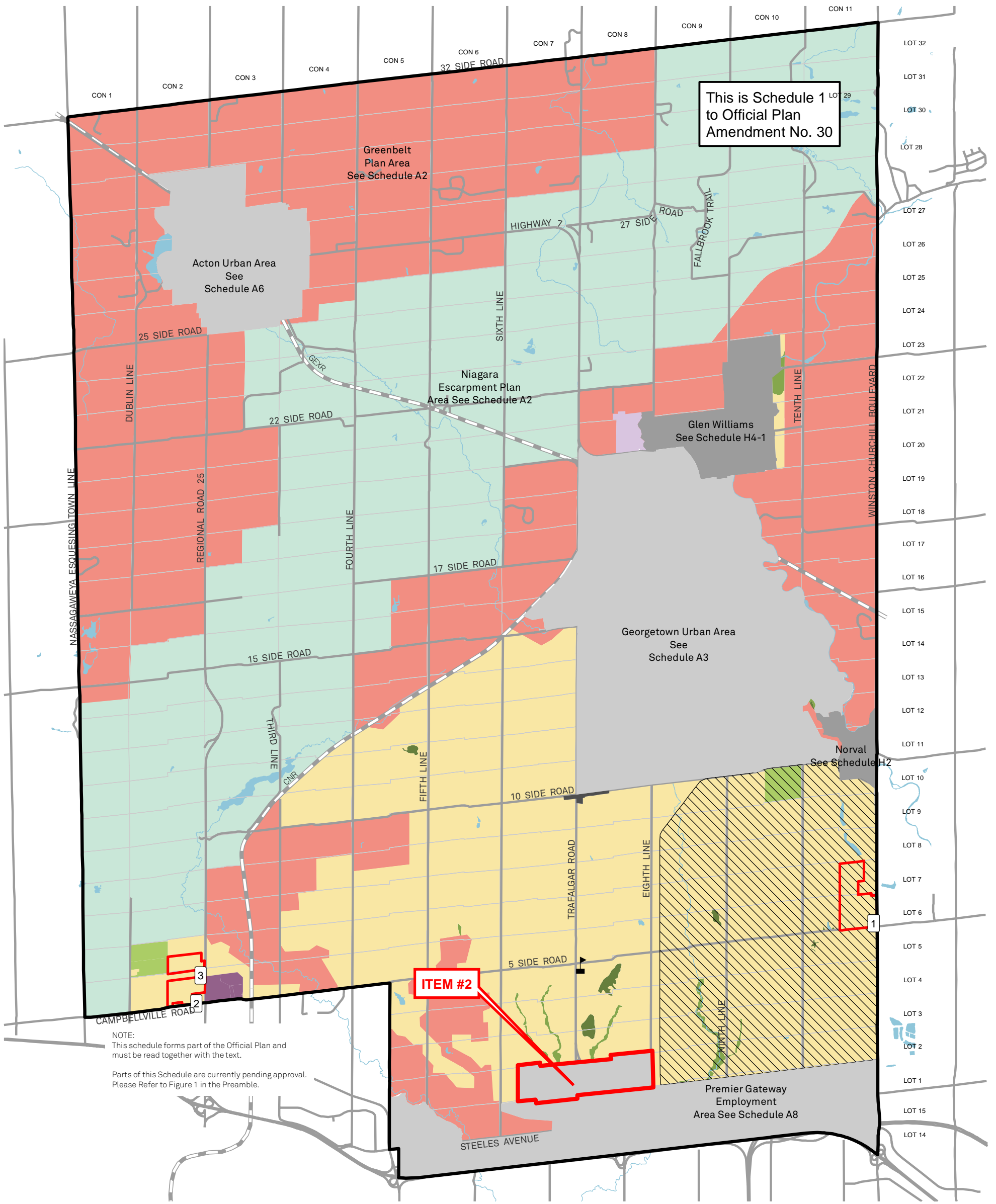
1. That Section D3.5.4.4.3 Comprehensive Planning is amended by deleting the second paragraph in its entirety, and replacing it with the following:

“The Terms of Reference for the Secondary Plan exercise included an evaluation of alternative locations to accommodate an additional supply of employment land to the 2021 planning horizon, required to complete the replacement of employment lands with Premier Gateway Employment Area Phase 2, subject to corridor protection. This supply has been accommodated by amendment to the Regional Official Plan and this Plan, on lands contiguous to the initial Phase 1B Employment Area.”
2. That Schedule A1 – Land Use Plan is amended by revising the boundary of the Premier Gateway Employment Area to include the lands identified as Item #2 as shown on Schedule “1” attached to and forming part of this amendment.
3. That Schedule A2 – Greenbelt Plan is amended by revising the boundary of the Premier Gateway Employment Area to include the lands identified as Item #3 as shown on Schedule “2” attached to and forming part of this amendment.
4. That Schedule A8 – Premier Gateway Employment Area is amended by revising the boundary of the Premier Gateway Employment Area to include the lands identified as Item #4, and incorporating the land use designations, as shown on Schedule “3” attached to and forming part of this amendment, and .
5. That Schedule A17 – Future Strategic Employment Areas is amended by removing the Future Strategic Employment Area Overlay from the lands identified as Item #5, and revising the boundary of the Premier Gateway Employment Area to include those lands as shown on Schedule “4” attached to and forming part of this amendment.
6. That Schedule B1 – Functional Plan of Major Transportation Facilities is amended by revising the boundary of the Premier Gateway Employment Area to include the lands identified as Item #6 as shown on Schedule “5” attached to and forming part of this amendment.
7. That Schedule B2 – Right of Way Classifications is amended by revising the boundary of the Premier Gateway Employment Area to include the lands identified as Item #7 as shown on Schedule “6” attached to and forming part of this amendment.

PART C
THE APPENDICES

To be determined

DRAFT



NOTE:
This schedule forms part of the Official Plan and must be read together with the text.
Parts of this Schedule are currently pending approval. Please Refer to Figure 1 in the Preamble.

Environmental & Open Space Areas

- Greenlands A
- Greenlands B
- Private Open Space Area

Urban Areas

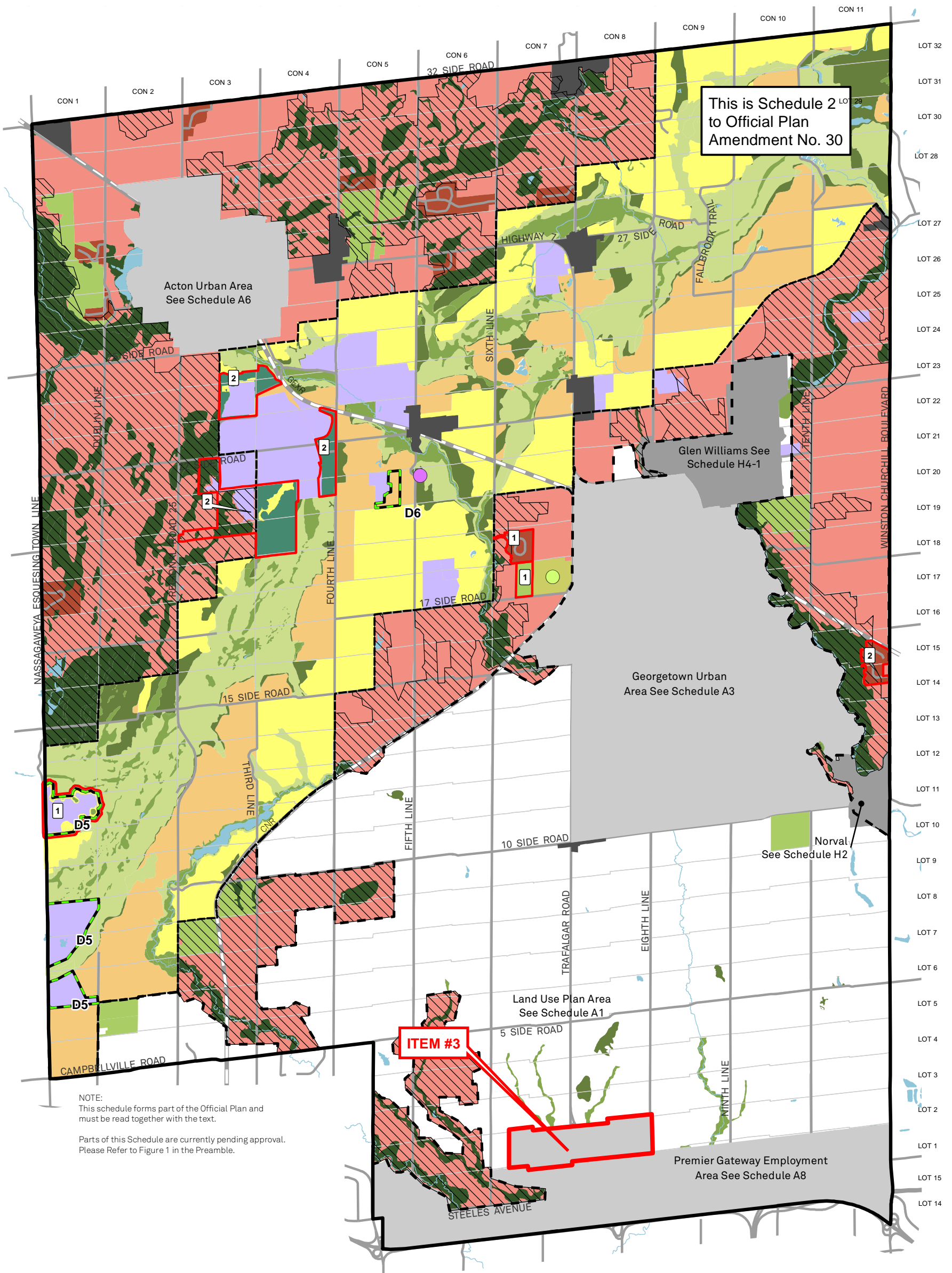
- Urban
- Major Institutional Area
- General Employment Area (Regional Phasing 2021-2031)

Agricultural/Rural Areas

- Hamlet
- Rural Cluster
- Niagara Escarpment Plan Area
- Agricultural Area
- Protected Countryside Area

Town of Halton Hills Boundary

- Town of Halton Hills Boundary
- Special Policy Area
- HPBATS/GTA West Corridor Protection Area
- Waterbody
- Watercourse
- Railway Line
- School



NOTE:
This schedule forms part of the Official Plan and must be read together with the text.
Parts of this Schedule are currently pending approval. Please Refer to Figure 1 in the Preamble.

Environmental & Open Space Areas

- Greenlands A
- Greenlands B
- Greenlands
- Greenbelt Greenlands Area
- Major Parks and Open Space Area

Private Open Space Area

- Private Open Space Area
- Escarpment Natural Area
- Escarpment Protection Area
- Escarpment Rural Area
- Mineral Resource Extraction Area

Agricultural/Rural Areas

- Hamlet
- Rural Cluster
- Protected Countryside Area
- Country Residential Area

Town of Halton Hills Boundary

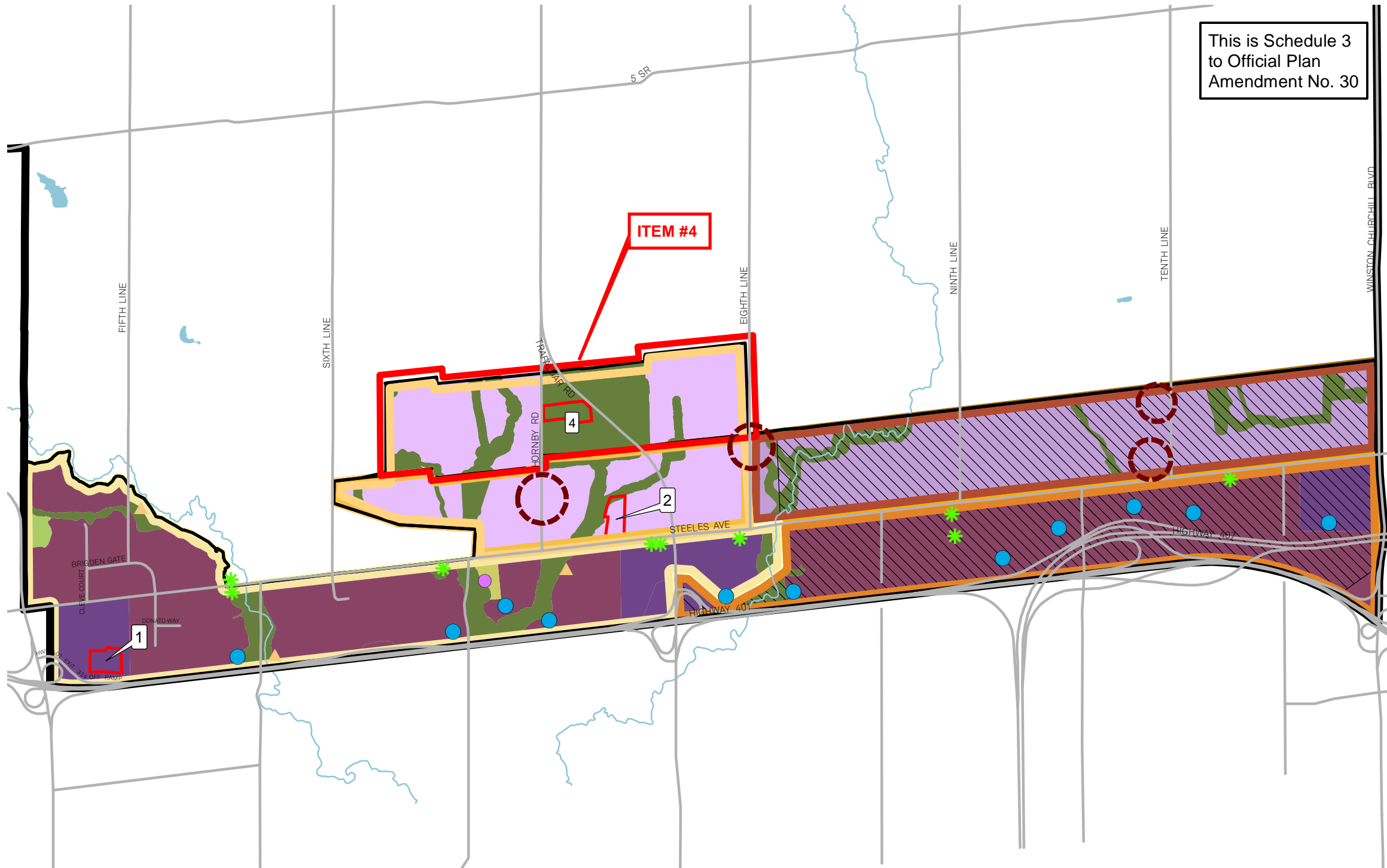
- Town of Halton Hills Boundary
- Special Policy Area
- Natural Heritage System Overlay
- Niagara Escarpment Plan Area
- Greenbelt Plan Boundary
- Deferral

Waterbody

- Waterbody
- Watercourse
- Railway Line
- Town Park
- Community Park

**SCHEDULE A8
PREMIER GATEWAY EMPLOYMENT
AREA LAND USE PLAN**

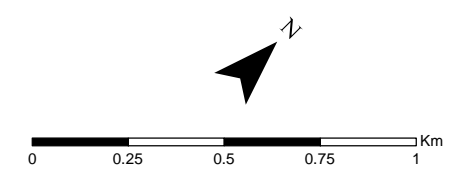
This is Schedule 3
to Official Plan
Amendment No. 30

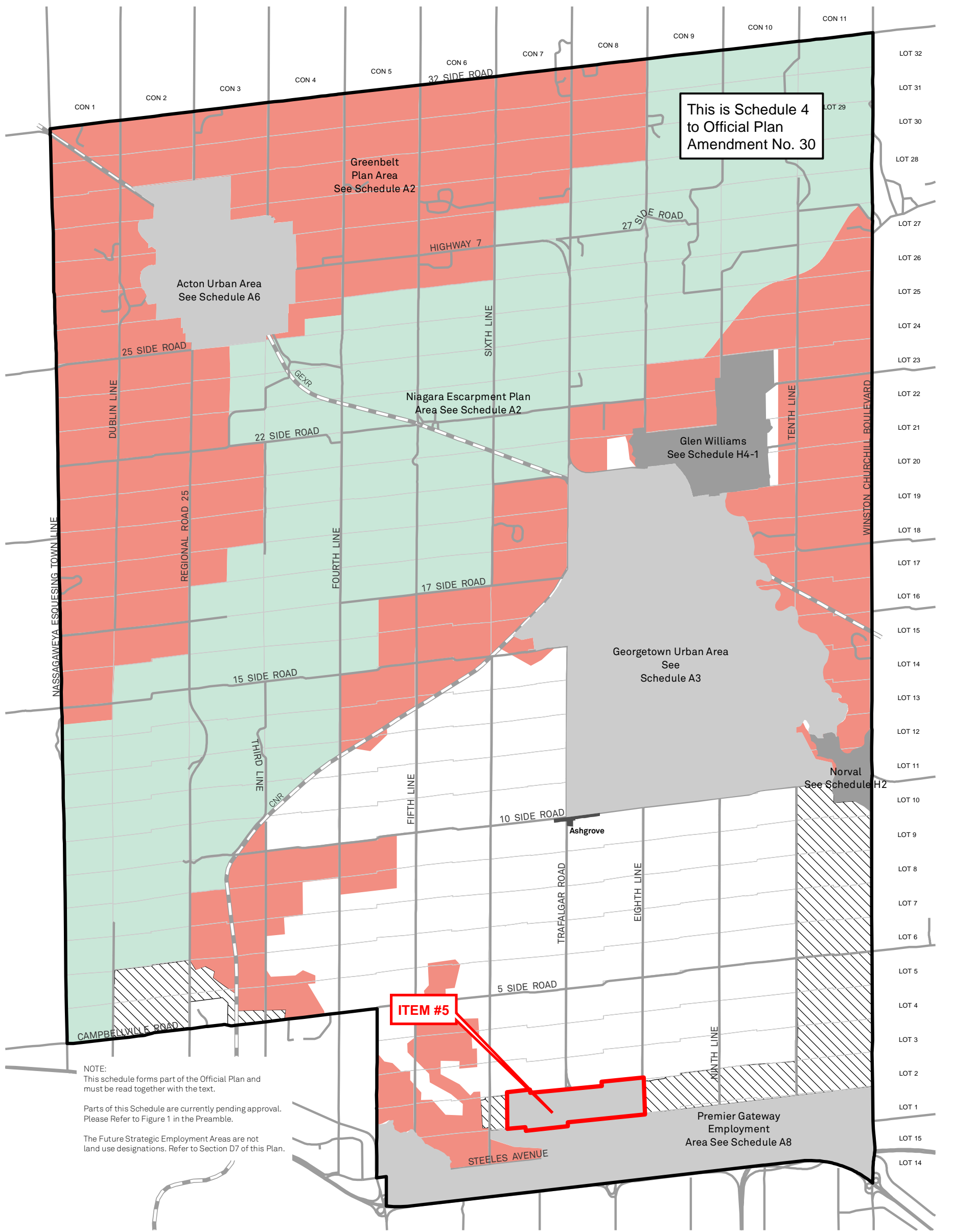


- Phase 1B Employment Area
- Phase 2B Employment Area
- Prestige Industrial Area
- Gateway Area
- Major Parks and Open Space Area
- Private Open Space Area
- Greenlands
- Employment Phase 1A
- Employment Phase 1B
- Employment Phase 2A (Regional Phasing 2021-2031)
- Employment Phase 2B (Regional Phasing 2021-2031)
- Existing Rural Residential Concentration
- Special Policy Area
- HPBATS/GTA West Corridor Protection Area
- Town of Halton Hills Boundary
- Urban Boundary
- Waterbody
- Watercourse
- Community Park
- Building with Historic Significance
- Stormwater Management Pond
- Potentially Unstable Slopes

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

Parts of this Schedule are currently pending approval. Please Refer to Figure 1 in the Preamble.





This is Schedule 4 to Official Plan Amendment No. 30

ITEM #5

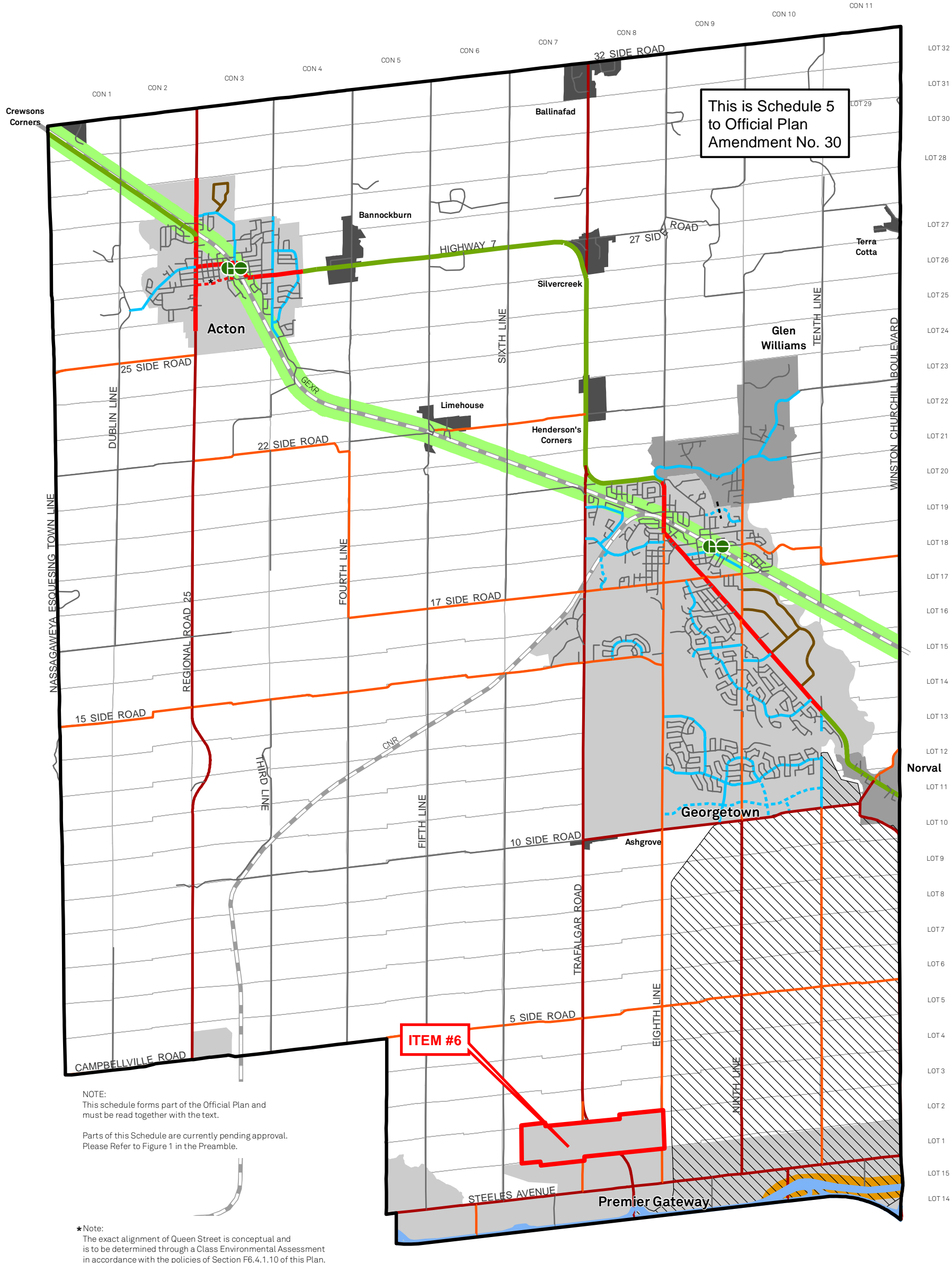
NOTE:
 This schedule forms part of the Official Plan and must be read together with the text.
 Parts of this Schedule are currently pending approval. Please Refer to Figure 1 in the Preamble.
 The Future Strategic Employment Areas are not land use designations. Refer to Section D7 of this Plan.

- Niagara Escarpment Plan Area
- Protected Countryside Area
- Urban
- Hamlet
- Rural Cluster
- Town of Halton Hills Boundary
- Future Strategic Employment Area Overlay *
- Railway Line

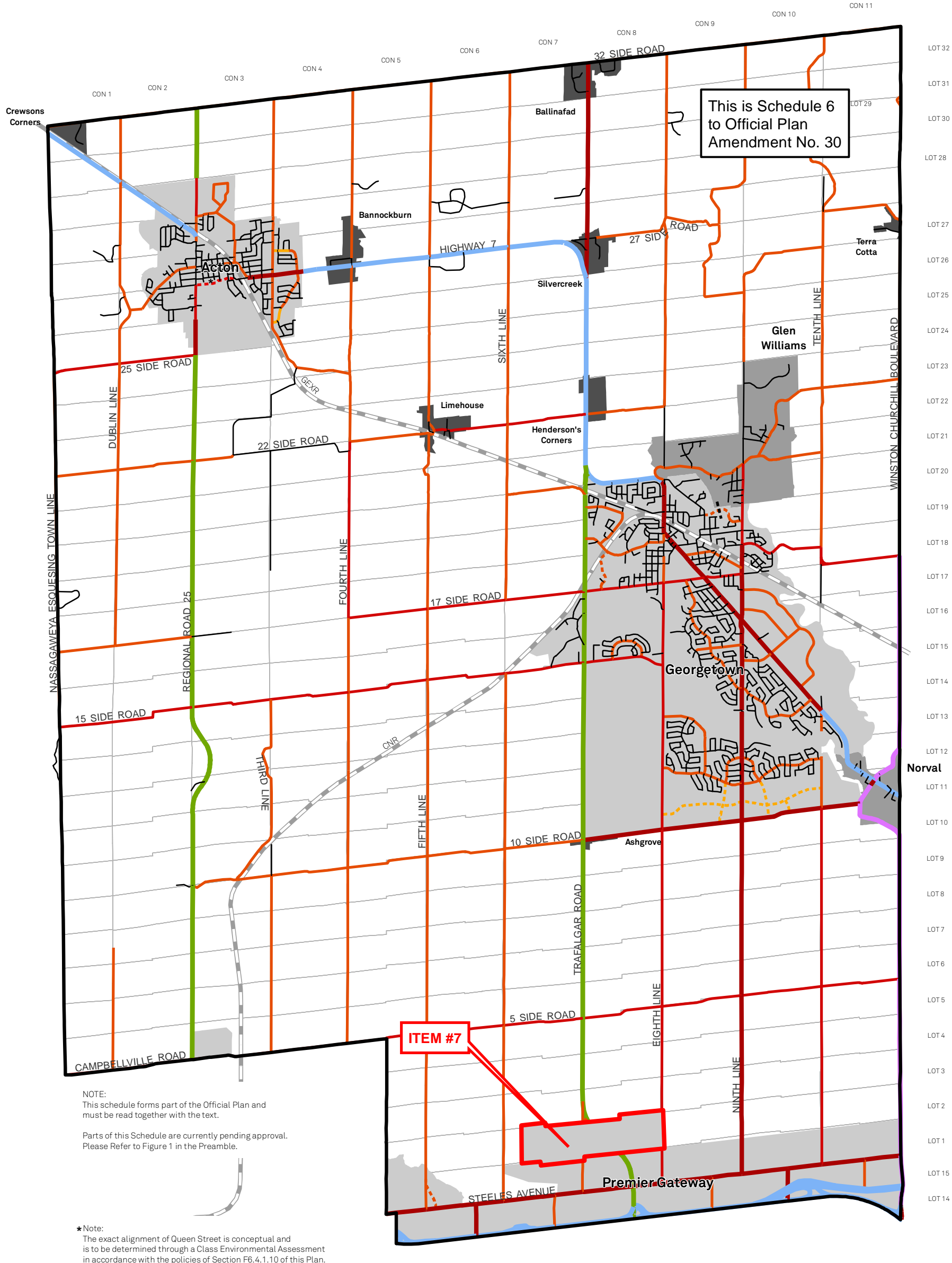


0 0.5 1 1.5 2 Km





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|--|--|--|------------------------|--|------------------------|--|---------------------------------|--|-----------------------|
| | Urban Area | | Commuter Rail Corridor | | Minor Arterial | | Proposed Local Road | | Exterior Roads |
| | Hamlet Area | | Rapid Transit Corridor | | Major Arterial | | Proposed Collector | | Railway Line |
| | Rural Cluster Area | | Local Road | | Multi-purpose Arterial | | Proposed Multi-purpose Arterial | | Major Transit Station |
| | Town of Halton Hills Boundary | | Employment Road | | Provincial Freeway | | | | |
| | HPBATS/GTA West Corridor Protection Area | | Collector | | Provincial Highway | | | | |



This is Schedule 6 to Official Plan Amendment No. 30

ITEM #7

Urban Area	20 metre	35 metre	Proposed 20 metre	Exterior Roads
Hamlet Area	23 metre	36 metre	Proposed 23 metre	Railway Line
Rural Cluster Area	26 metre	42 metre	Proposed 26 metre	
Town of Halton Hills Boundary	30 metre	Provincial	Proposed 30 metre	