



# TOWN OF HALTON HILLS OFFICIAL PLAN

**ADOPTED MARCH 2008 | CONSOLIDATED APRIL 30, 2024**



# TOWN OF HALTON HILLS

## OFFICIAL PLAN

APPROVED MARCH 2008 | CONSOLIDATED APRIL 30, 2024

**PART I        PREAMBLE**

**Preamble.....I-1**  
Introduction ..... I-1  
Organization of the Plan ..... I-1  
Location ..... I-1  
Basis ..... I-1  
Deferrals ..... I-3  
2010 Official Plan Review ..... I-4  
2024 Official Plan Consolidation..... I-5

**PART II TOWN OF HALTON HILLS OFFICIAL PLAN**

**Introduction ..... II-1**  
**Structure of the Plan ..... II-5**

## **PART A COMMUNITY VISION, GOALS, AND STRATEGIC OBJECTIVES**

<b>A1</b>	<b>The Community Vision .....</b>	<b>A-1</b>
<b>A1A</b>	<b>Population and Employment.....</b>	<b>A-4</b>
<b>A2</b>	<b>Goals and Strategic Objectives .....</b>	<b>A-5</b>
A2.1	Natural Heritage and Water Resources .....	A-5
A2.2	Growth and Settlement .....	A-7
A2.3	Urban Character .....	A-8
A2.4	Rural Character .....	A-9
A2.5	Agriculture .....	A-10
A2.6	Cultural Heritage .....	A-11
A2.7	Economic Development .....	A-12
A2.8	Infrastructure .....	A-14
A2.9	Housing.....	A-15
A2.10	Mineral Aggregate Resources.....	A-16
A2.11	Sustainable Community Development .....	A-17
<b>A3</b>	<b>Land Use Concept.....</b>	<b>A-18</b>
A3.1	Environmental and Open Space Area .....	A-18
A3.2	Urban Area .....	A-19
A3.3	Agricultural/Rural Area.....	A-19

## PART B ENVIRONMENTAL AND OPEN SPACE LAND USE POLICIES

<b>B1</b>	<b>Greenlands System</b> .....	<b>B-1</b>
B1A	Greenlands within Existing Urban Areas .....	B-1
B1B	Greenlands within Urban Areas to 2031 .....	B-1
B1C	Greenlands in the Greenbelt Plan Area .....	B-2
B1.1	Objectives .....	B-2
B1.2	General Policies Applying to the Greenlands System .....	B-2
B1.3	Designations .....	B-6
<b>B2</b>	<b>Major Parks and Open Space Area</b> .....	<b>B-11</b>
B2.1	Objectives .....	B-11
B2.2	Location .....	B-11
B2.3	Permitted Uses .....	B-11
B2.4	Land Use Policies .....	B-11
B2.5	Zoning By-law Implementation .....	B-12
B2.6	Special Policy Areas .....	B-12
<b>B3</b>	<b>Private Open Space Area</b> .....	<b>B-14</b>
B3.1	Objectives .....	B-14
B3.2	Location .....	B-14
B3.3	Permitted uses .....	B-14
B3.4	Land Use Policies .....	B-14
B3.5	Zoning By-law Implementation .....	B-15
B3.6	Special Policy Areas .....	B-15
<b>B4</b>	<b>Niagara Escarpment Plan Area</b> .....	<b>B-16</b>
B4.1	Objectives .....	B-16
B4.2	Land Use Designations .....	B-17
B4.3	Residential Care Facilities .....	B-21
B4.4	Special Policy Areas .....	B-21

## **PART C ENVIRONMENTAL MANAGEMENT POLICIES**

<b>C1</b>	<b>Environmental Management Objectives</b> .....	<b>C-1</b>
<b>C2</b>	<b>Environmental Impact Studies</b> .....	<b>C-3</b>
C2.1	Purpose of an EIS.....	C-3
C2.2	What an EIS Should Demonstrate .....	C-3
<b>C3</b>	<b>Watercourses</b> .....	<b>C-5</b>
C3.1	Function of Watercourses .....	C-5
C3.2	Protection of Watercourses .....	C-5
<b>C4</b>	<b>Natural Hazards</b> .....	<b>C-6</b>
C4.1	Development Below the Stable Top of Bank and in Floodplains.....	C-6
C4.2	Existing Development in Floodplains and Below Stable Top of Bank.....	C-6
C4.3	Stable Top of Bank Setbacks.....	C-6
<b>C5</b>	<b>Water Resource Management</b> .....	<b>C-7</b>
<b>C6</b>	<b>Groundwater Management</b> .....	<b>C-8</b>
C6.1	Policies.....	C-8
<b>C7</b>	<b>Watershed Planning</b> .....	<b>C-10</b>
C7.1	Objectives.....	C-10
C7.2	The Intent of Watershed Plan and Subwatershed Plans .....	C-10
C7.3	Content of Watershed Plans.....	C-11
C7.4	Content of Subwatershed Plans .....	C-11
C7.5	Implementation.....	C-12
<b>C8</b>	<b>Stormwater Management</b> .....	<b>C-13</b>
<b>C9</b>	<b>Tree Preservation/Planting</b> .....	<b>C-14</b>
<b>C10</b>	<b>Erosion and Sedimentation Control</b> .....	<b>C-15</b>
<b>C11</b>	<b>Agricultural Operations</b> .....	<b>C-16</b>
<b>C12</b>	<b>Waste Disposal Sites</b> .....	<b>C-17</b>
<b>C13</b>	<b>Contaminated Sites</b> .....	<b>C-18</b>
<b>C14</b>	<b>Land Use Compatibility</b> .....	<b>C-19</b>

<b>C15</b>	<b>Noise and Vibration .....</b>	<b>C-20</b>
<b>C16</b>	<b>Energy Conservation .....</b>	<b>C-21</b>
<b>C17</b>	<b>Solid Waste Management .....</b>	<b>C-22</b>
<b>C18</b>	<b>Wayside Pits and Quarries, Portable Asphalt Plants and Portable Concrete Plants.....</b>	<b>C-23</b>
<b>C19</b>	<b>Green Development.....</b>	<b>C-24</b>
<b>C19.1</b>	<b>Green Development Standards .....</b>	<b>C-24</b>

## **PART D      URBAN LAND USE POLICIES**

<b>D1</b>	<b>Living Areas.....</b>	<b>D-1</b>
D1.1	Objectives .....	D-1
D1.2	Location .....	D-1
D1.3	Designations .....	D-2
D1.4	General Residential and Housing Policies.....	D-9
D1.5	Implementing Zoning By-law .....	D-12
D1.6	Residential Special Policy Areas.....	D-12
<b>D2</b>	<b>Community Areas .....</b>	<b>D-18</b>
D2.1	Objectives .....	D-18
D2.2	Location .....	D-18
D2.3	Need for Market Impact Studies .....	D-19
D2.4	Urban Design .....	D-19
D2.5	Designations .....	D-20
<b>D3</b>	<b>Employment Areas.....</b>	<b>D-51</b>
D3.1	Objectives .....	D-51
D3.2	Location .....	D-51
D3.3	Supply of Land .....	D-51
D3.4	Designations .....	D-52
D3.5	Premier Gateway Employment Area Phase 1.....	D-57
<b>D4</b>	<b>South Acton Special Study Area .....</b>	<b>D-67</b>
D4.1	Objectives .....	D-67
D4.2	The Need for Comprehensive Planning.....	D-67
D4.3	Conditions of Approval .....	D-68
D4.4	Implementing Zoning By-law .....	D-68
<b>D5</b>	<b>Built-up Area and Intensification Areas.....</b>	<b>D-69</b>
D5.1	Objectives .....	D-69
D5.2	Location .....	D-69



D5.3	Intensification Targets .....	D-70
D5.4	Intensification Policies .....	D-71
<b>D6</b>	<b>Designated Greenfield Areas .....</b>	<b>D-73</b>
D6.1	Location .....	D-73
D6.2	Development Density .....	D-73
D6.3	Future Residential/Mixed Use Area .....	D-73
D6.4	Premier Gateway Employment Area Phase 2 .....	D-74
<b>D7</b>	<b>Future Strategic Employment Areas .....</b>	<b>D-78</b>
D7.1	Purpose .....	D-78
D7.2	Location .....	D-78
D7.3	Policies .....	D-78

## PART E AGRICULTURAL/RURAL LAND USE POLICIES

<b>E1</b>	<b>Agricultural Area</b> .....	<b>E-1</b>
E1.1	Objectives .....	E-1
E1.2	Location .....	E-1
E1.3	Permitted Uses .....	E-1
E1.4	Land Use Policies .....	E-2
E1.4.12	The Processing of Cannabis .....	E-8
E1.4.13	Outdoor Cannabis Cultivation .....	E-9
E1.5	implementing Zoning By-law .....	E-9
E1.6	Special Policy Areas .....	E-9
<b>E2</b>	<b>Protected Countryside Area</b> .....	<b>E-11</b>
E2.1	Objectives .....	E-11
E2.2	Location .....	E-11
E2.3	Permitted Uses .....	E-11
E2.4	Land Use Policies .....	E-13
E2.5	Natural System .....	E-15
E2.6	Infrastructure .....	E-19
E2.7	Implementing Zoning By-law .....	E-20
<b>E3</b>	<b>Hamlet Area</b> .....	<b>E-22</b>
E3.1	Objectives .....	E-22
E3.2	Location .....	E-22
E3.3	Land Use Policies .....	E-22
E3.4	Designations .....	E-24
E3.5	Implementing Zoning By-law .....	E-25
<b>E4</b>	<b>Rural Cluster Area</b> .....	<b>E-26</b>
E4.1	Objectives .....	E-26
E4.2	Location .....	E-26
E4.3	Permitted Uses .....	E-26

E4.4	Land Use Policies .....	E-27
E4.5	Implementing Zoning By-law .....	E-28
E4.6	Special Policy Areas .....	E-28
<b>E5</b>	<b>Country Residential Area .....</b>	<b>E-30</b>
E5.1	Objective.....	E-30
E5.2	Location .....	E-30
E5.3	Permitted Uses .....	E-30
E5.4	Prohibited Uses .....	E-30
E5.5	Implementing Zoning By-law .....	E-30
E5.6	Special Policy Areas .....	E-30
<b>E6</b>	<b>Mineral Resource Extraction Area .....</b>	<b>E-32</b>
E6.1	Objectives .....	E-32
E6.2	Location .....	E-32
E6.3	Permitted Uses .....	E-32
E6.4	Land Use Policies .....	E-33
E6.5	Extraction in the Protected Countryside Area.....	E-39
E6.6	Implementing Zoning By-law .....	E-41
<b>E7</b>	<b>Major Institutional Area.....</b>	<b>E-42</b>
E7.1	Objective.....	E-42
E7.2	Location .....	E-42
E7.3	Permitted Uses .....	E-42
E7.4	Land Use Policies .....	E-42
E7.5	Implementing Zoning By-law .....	E-42

## **PART F      GENERAL DEVELOPMENT POLICIES**

<b>F1</b>	<b>Subdivision of Land</b> .....	<b>F-1</b>
F1.1	Preferred Means of Land Division .....	F-1
F1.2	New Lots by Consent .....	F-1
F1.3	Subdivision Development Policies .....	F-2
<b>F2</b>	<b>Urban Design</b> .....	<b>F-4</b>
F2.1	Objectives .....	F-4
F2.2	Urban Design Policies .....	F-4
F2.3	Implementation .....	F-12
<b>F3</b>	<b>Design for New Communities</b> .....	<b>F-15</b>
<b>F4</b>	<b>Rural Design</b> .....	<b>F-16</b>
<b>F5</b>	<b>Cultural Heritage Resources</b> .....	<b>F-17</b>
F5.1	General Policies .....	F-17
F5.2	Built Heritage and Cultural Landscape Resources .....	F-19
F5.3	Archaeological Resources .....	F-21
<b>F6</b>	<b>Transportation</b> .....	<b>F-23</b>
F6.1	Objectives .....	F-23
F6.2	Pedestrian and Cycling Routes and Facilities .....	F-23
F6.3	Public Transit .....	F-24
F6.4	Road Network .....	F-24
<b>F6.6</b>	<b>HPBATS/GTA West Corridor Protection Area</b> .....	<b>F-31</b>
F6.7	Off-Street Parking .....	F-32
F6.8	Rail Network .....	F-32
<b>F7</b>	<b>Public Parkland</b> .....	<b>F-34</b>
F7.1	Objectives .....	F-34
F7.2	General Policies Applying to All Public Parkland .....	F-34
F7.3	Parkland Development Policies .....	F-36
F7.4	Public Cemeteries .....	F-40

<b>F8</b>	<b>Community Facilities and Services .....</b>	<b>F-41</b>
F8.1	Community Facilities .....	F-41
F8.2	Municipal Water and Wastewater Services .....	F-42
<b>F9</b>	<b>Public and Quasi-Public Uses.....</b>	<b>F-43</b>
<b>F10</b>	<b>Development Phasing Strategies.....</b>	<b>F-44</b>
F10.1	Objectives .....	F-44
F10.2	General Phasing Criteria .....	F-44
F10.3	Georgetown South Expansion Lands - Special Phasing Policies .....	F-44
F10.4	General Phasing Policies .....	F-45

## **PART G PLAN IMPLEMENTATION AND ADMINISTRATION**

<b>G1</b>	<b>Introduction</b> .....	<b>G-1</b>
<b>G2</b>	<b>Official Plan Administration</b> .....	<b>G-2</b>
G2.1	Amendments to the Plan .....	G-2
G2.2	Official Plan Review Process .....	G-2
G2.3	Growth Management .....	G-3
G2.4	Public Participation .....	G-4
<b>G3</b>	<b>Secondary Plans and More Detailed Plans</b> .....	<b>G-7</b>
G3.1	Secondary Plans .....	G-7
G3.2	Block Plans .....	G-8
G3.3	Comprehensive Development Plans .....	G-9
<b>G4</b>	<b>Zoning By-laws</b> .....	<b>G-10</b>
G4.1	Temporary Use By-laws .....	G-10
G4.2	Holding Provisions .....	G-11
G4.3	Height and Density Bonusing .....	G-11
G4.4	Interim Control By-laws .....	G-13
G4.5	Delegated Authority .....	G-13
G5.1	Intent of the Official Plan .....	G-14
G5.2	Role of the Committee of Adjustment .....	G-14
<b>G6</b>	<b>Non-Complying Buildings, Structures or Lots</b> .....	<b>G-16</b>
<b>G7</b>	<b>Community Improvement Plans</b> .....	<b>G-17</b>
G7.1	Purpose of Community Improvement Plans .....	G-17
G7.2	Community Improvement Plan Areas .....	G-17
G7.3	Community Improvement Plan Implementation .....	G-18
<b>G8</b>	<b>Site Plan Control</b> .....	<b>G-19</b>
<b>G9</b>	<b>Capital Works</b> .....	<b>G-20</b>
<b>G10</b>	<b>Maintenance and Occupancy By-laws (Property Standards)</b> .....	<b>G-21</b>
G10.1	Minimum Standards .....	G-21

G10.2	Property Standards By-law .....	G-21
G10.3	Property Standards Committee .....	G-21
<b>G11</b>	<b>Registration By-laws .....</b>	<b>G-22</b>
<b>G12</b>	<b>Pre-Consultation and Complete Application Requirements .....</b>	<b>G-23</b>
G12.1	Pre-Consultation .....	G-23
G12.2	Complete Applications .....	G-23
G12.3	Supplementary Information Requirements.....	G-24
G12.4	Flexibility.....	G-26
<b>G13</b>	<b>Interpretation .....</b>	<b>G-27</b>
G13.1	General .....	G-27
G13.2	Interpretation of Land Use Designation Boundaries .....	G-27
G13.3	Stated Measurements and Quantities.....	G-27
G13.4	Road Locations .....	G-27
G13.5	Legislation.....	G-27
G13.6	Accessory Uses .....	G-28
G13.7	Glossary .....	G-28

## **PART H      SECONDARY PLANS**

<b>H1</b>	<b>Secondary Plans Introduction .....</b>	<b>H-1</b>
<b>H2</b>	<b>Hamlet of Norval Secondary Plan .....</b>	<b>H-2</b>
H2.1	Overall Goal of the Secondary Plan .....	H-2
H2.2	Objectives .....	H-2
H2.3	General Policies .....	H-3
H2.4	Hamlet Community Core Area.....	H-10
H-H2.5	Hamlet Commercial Area .....	H-13
H2.6	Hamlet Commercial Special Area .....	H-15
H2.7	Hamlet Residential Area .....	H-16
H2.8	Hamlet Residential/Office Area .....	H-17
H2.9	Corridor Protection Area .....	H-18
H2.10	Institutional Area .....	H-18
H2.11	Open Space Area .....	H-19
H2.12	Greenlands .....	H-20
H2.13	Regulatory Floodplain Overlay .....	H-24
H2.14	Implementation .....	H-24
<b>H3</b>	<b>Georgetown GO Station Area Secondary Plan .....</b>	<b>H-25</b>
H3.1	Vision Statement .....	H-26
H3.2	Goals.....	H-26
H3.3	General Policies .....	H-27
H3.4	GO South Precinct Objectives and Policies.....	H-35
H3.5	GO North Precinct Objectives and Policies.....	H-36
H3.6	Mill Street Corridor Precinct Objectives and Policies .....	H-39
H3.7	Major Transit Station Precinct Objectives and Policies .....	H-43
H-H3.8	Implementation and Administration .....	H-44
H3.9	Special Policy Areas .....	H-44



<b>H4</b>	<b>Hamlet of Glen Williams Secondary Plan .....</b>	<b>H-46</b>
H4.1	Overall Goal of the Secondary Plan .....	H-46
H4.2	Objectives .....	H-46
H4.3	General Policies .....	H-47
H4.4	Hamlet Community Core Area.....	H-52
H4.5	Hamlet Residential Area .....	H-54
H4.6	Hamlet Estate Residential Area .....	H-56
H4.7	Institutional Area .....	H-58
H4.8	Open Space Area .....	H-59
H4.9	Greenlands .....	H-59
H4.10	Implementation .....	H-64
<b>H5</b>	<b>Premier Gateway Phase 1B Secondary Plan .....</b>	<b>H-64</b>
H5.1	Purpose.....	H-64
H5.2	Structure of the Secondary Plan.....	H-65
H5.3	Location.....	H-65
H5.4	Vision Statement .....	H-65
H5.5	Guiding Principles .....	H-65
H5.6	General Policies .....	H-67
H5.7	Land Use Designation .....	H-68
H5.8	Subwatershed Study.....	H-78
H5.9	Transportation.....	H-79
H5.10	Servicing .....	H-84
H5.11	Agriculture .....	H-86
H5.12	Cultural Heritage .....	H-86
H5.13	Land Use Compatibility.....	H-88
H5.14	Urban Design .....	H-89
H5.15	Sustainable Development.....	H-90
H5.16	Phasing .....	H-91

H5.17	Implementation .....	H-91
H5.18	Special Policy Area .....	H-94
<b>H6</b>	<b>Vision Georgetown Secondary Plan .....</b>	<b>H-97</b>
H6.1	Vision Statement .....	H-97
H6.2	Guding Principles .....	H-97
H6.3	Excellence in Community Living .....	H-98
H6.4	Community Structure .....	H-98
H6.5	Amount of Planned Growth .....	H-100
H6.6	Implications of Planned Density on Built Form .....	H-101
H6.7	Sustainable DEvelopment.....	H-101
H6.8	Designing Streets for Active TRansportation.....	H-108
H6.9	Built Form and the Provate REalm .....	H-109
H6.10	Community Core.....	H-111
H6.11	Land Use DEsignations in the Community Core .....	H-113
H6.12	Land Use DEsignations Outside the Community Core .....	H-121
H6.13	Subwatershed Study.....	H-131
H6.14	Road Network.....	H-140
H6.15	Active TRansportation .....	H-143
H6.16	Parkland.....	H-143
H6.17	Location of Elementary Schools .....	H-146
H6.19	Cultural Heritage .....	H-147
H6.20	Accesability.....	H-149
H6.21	Affordable Housing.....	H-149
H6.22	Existing Land Uses and Small Land Holdings .....	H-150
H6.23	Implementation .....	H-150
<b>H7</b>	<b>Destination Downtown Secondary Plan .....</b>	<b>H-155</b>
H7.1	Introduction.....	H-155
H7.2	Vision + Principles.....	H-155

H7.3	Objectives for a successful Downtown.....	H-156
H7.4	Growth Management .....	H-160
H7.5	Land Use Designations .....	H-161
H7.6	Urban Design Policies .....	H-172
H7.7	Mobility Policies .....	H-183
H7.8	Implementation Policies .....	H-185
H7.9	Special Policy Areas .....	H-189

## PART III APPENDICES

<b>X1</b>	<b>Introduction</b> .....	<b>X-1</b>
<b>X1A</b>	<b>Environment - Natural Areas</b> .....	<b>X-2</b>
<b>X1B</b>	<b>Environment - Water Resource Areas</b> .....	<b>X-3</b>
<b>X2</b>	<b>High Potential Mineral Aggregate Resource Areas</b> .....	<b>X-4</b>
<b>X3</b>	<b>Waste Disposal Sites</b> .....	<b>X-5</b>
<b>X4</b>	<b>Town of Halton Hills Urban Design Guidelines</b> .....	<b>X-6</b>
X4.1	Georgetown Downtown District.....	X-6
X4.2	GO Station District .....	X-19
X4.3	Guelph Street Corridor District.....	X-26
X4.4	Acton Downtown District and Beyond .....	X-50
<b>X5</b>	<b>Hamlet of Norval Design and Heritage Protection Guidelines</b> .....	<b>X-71</b>
X5.1	Design Guideline 1 - Sustainability .....	X-71
X5.2	Design Guideline 2 – Gateways .....	X-73
X5.3	Design Guideline 3 - Focal Points .....	X-74
X5.4	Design Guideline 4 - Crosswalks .....	X-75
X5.5	Design Guideline 5 - Surface Parking and Site Circulation.....	X-76
X5.6	Design Guideline 6 - Streets and Boulevards.....	X-77
X5.7	Design Guideline 7 - Lighting Fixtures .....	X-81
X5.8	Design Guideline 8 - Signage .....	X-83
X5.9	Design Guideline 9 - Trails .....	X-84
X5.10	Design Guideline 10 - Building Character .....	X-85
X5.11	Design Guideline 11 - Building Height .....	X-88
X5.12	Design Guideline 12 - Building Materials.....	X-89
X5.13	Design Guideline 13 - Residential Buildings.....	X-90
X5.14	Design Guideline 14 - Commercial Buildings .....	X-92
X5.15	Design Guideline 15 - Institutional Buildings.....	X-93
<b>X6</b>	<b>Hamlet of Glen Williams Design and Heritage Protection Guidelines</b> .....	<b>X-95</b>

X6.1	Street Type and Pattern .....	X-95
X6.2	Lot Configuration .....	X-96
X6.3	Setbacks .....	X-96
X6.4	Houses at Focal Locations .....	X-97
X6.5	Garages and Auxiliary Buildings.....	X-98
X6.6	Architectural Design Principles for New Development .....	X-98
X6.7	Implementation .....	X-100
X6.8	Gateways .....	X-102
X6.9	Documentation .....	X-102
<b>X7</b>	<b>Hamlet of Glen Williams Terms of Reference for Environmental Implementation Reports.....</b>	<b>X-104</b>
X7.1	Purpose.....	X-104
X7.2	Process.....	X-104
X7.3	Part A - Background Information.....	X-106
X7.4	Part B - Detailed Studies and Impact Assessment .....	X-108
X7.5	Part C - Implementation .....	X-112
<b>X8</b>	<b>Premier Gateway Phase 1B Secondary Plan Subwatershed Impact Study Matters to be Addressed.....</b>	<b>X-116</b>
X8	Premier Gateway Employment Area Urban Design Guidelines .....	X-118
X9	Downtown Georgetown Secondary Plan Urban Design Guidelines .....	X-119
X10	Downtown Georgetown Secondary Plan Demonstration Plan .....	X-120
X11	Downtown Georgetown Secondary Plan Cultural Heritage Resources .....	X-121



## PREAMBLE

## INTRODUCTION

This document comprises the 2008 Town of Halton Hills Official Plan, consolidated to April 2024. The Plan repeals and replaces the Town of Halton Hills Official Plan as adopted by Town Council in 1982.

## ORGANIZATION OF THE PLAN

This document consists of three components:

- Part I  
The PREAMBLE, which does not constitute part of the Official Plan;
- Part II  
The TOWN OF HALTON HILLS OFFICIAL PLAN, comprised of text and Schedules A1-A17, B1, B2, H2, H3, H4-1, and H4-2, H5, H6-1, H6-2, H6-3, H6-4, H7-1, H7-2, H7-3 constitutes the operative part of the document; and,
- Part III  
The APPENDICES, which do not constitute part of the Official Plan, but provide additional information to assist in implementation of this Official Plan.

## LOCATION

This Official Plan affects all lands within the boundary of the Town of Halton Hills.

## BASIS

The first Halton Hills Official Plan was adopted in 1982 and approved with modifications and deferrals by the Province in 1985. Subsequent to the approval of the Official Plan, Secondary Plans were approved in 1987 for the Georgetown West and Georgetown South Planning Districts. A Municipal Housing Statement was completed in 1991. Subsequently, a comprehensive review of the residential and commercial land use policies for the communities of Acton and Georgetown was completed in 1993 with the approval of the Urban Area Study and a series of implementing Official Plan Amendments. In 1998, the Town completed the Industrial Strategy.

Other initiatives in support of the Town's long range planning program included the preparation of detailed land use policies for the Premier Gateway Employment Area, Secondary Plans for Norval and Glen Williams, a Municipal Housing Statement Update, the Residential Care Facilities Study, and the Adult Entertainment Study. All of the aforementioned initiatives have been specific to an area or issue. None of these amendments involved a major review of the goals of the 1982 Official Plan on a comprehensive basis.

The 1982 Halton Hills Official Plan included a policy commitment that the Official Plan will undergo a comprehensive review within five years to measure the achievement of the Plan's policies against its goals, and to revise its goals, policies and methods of implementation where necessary. Town Council authorized the undertaking of a comprehensive review of the Official Plan with the approval of Report

No. PD-99-125 in November 1999. Given that the Official Plan that was in effect at that time was adopted in 1982, a comprehensive review was justified on the basis of the age of the document.

Other factors that led to the review included:

- revisions to the Planning Act and the release of the 1996 Provincial Policy Statement;
- updates to the Niagara Escarpment Plan;
- a new Regional Official Plan (1995) as well as a 5 year review of that document;
- completion of a Community Strategic Plan in 1999;
- growth pressures resulting from Halton Hills' location in the Greater Toronto Area; and,
- community concerns regarding the protection and enhancement of the Town's environmental resources.

Recommended program objectives for the Official Plan Review included:

- to develop the Official Plan with a community based approach;
- to prepare the Official Plan so that it provides guidance for a twenty year period (approximately 2021);
- to address the environment, quality of life, and economic potential of Halton Hills as key elements of the Official Plan;
- to use a watershed basis and ecosystem approach;
- to update and consolidate the Secondary Plans in concert with the Official Plan review; and,
- to develop user friendly, plain language format for the Official Plan with clear mapping.

The Official Plan program was formally initiated in May of 2000. The program was based, in part, on the Community Strategic Plan that established a clear vision of the kind of future that the Town wanted to achieve. This vision was developed through a focused strategic plan process where the public, community leaders, stakeholders, staff and elected representatives actively engaged in dialogue about the choices and challenges that were likely to face the community over the following twenty years.

The Official Plan program was also reliant on the findings of the Silver Creek Subwatershed Study, the Rural Study, the Commercial Policy Review, the Urban Design Study and the Municipal Housing Statement Update. Public workshops were also held in the key topic areas of Growth Management, Environment and Economic Development. Discussion Papers were prepared regarding the aforementioned topic areas along with Housing to provide policy options for public and agency consideration.

The aforementioned studies and discussion papers served as a basis for agency and public input to the planning process including detailed input from a Technical Advisory Committee made up of agency representatives and a Steering Committee comprised of community residents. Various staff reports summarized the main policy direction that was incorporated into the Draft Official Plan dated April 2004.



On April 17, 2004, Council authorized the release of the Draft Official Plan, dated April 2004, for formal public and agency comments. The draft document was subject to extensive agency and public review, including three public open houses. The consultation process generated thirty-six written submissions. This correspondence was incorporated along with a staff response/recommendation into a document entitled Submissions Matrix dated February 2005. The recommendations contained in the Submissions Matrix, provided the basis for the Draft Official Plan, dated May 2005. The Draft Official Plan was also updated to reflect the Province's Greenbelt Plan and the 2005 Provincial Policy Statement.

A statutory public meeting was held on Tuesday, June 28, 2005. Staff received thirty-eight written submissions on the revised Draft Official Plan, dated May 2005. Correspondence received before the deadline was incorporated verbatim along with a staff response/recommendation into the document entitled Official Plan Program Submissions Matrix, dated June 2006. The recommendations contained in the Submissions Matrix as well as other input including comments received from the Region of Halton, provided the basis for this Official Plan, which was adopted by Council on September 18, 2006. This Official Plan came into force upon approval by Halton Region on March 28, 2008, save and except for seven deferrals.

## DEFERRALS

As noted above, this Town of Halton Hills Official Plan came into force upon approval by Halton Region on March 28, 2008, save and except for seven deferrals. The status of each of these deferrals is outlined below:

- Deferral 1 (D1) has been lifted from Schedule A1 as it was not carried forward in Regional Official Plan Amendment No. 38 (ROPA 38), which incorporates the results of Sustainable Halton – Halton Region's growth management and land use response to the Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan, and Provincial Policy Statement.
- Deferral 2 (D2) has been lifted from Schedule A1 as it was not carried forward in Regional Official Plan Amendment No. 38 (ROPA 38), which incorporates the results of Sustainable Halton – Halton Region's growth management and land use response to the Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan, and Provincial Policy Statement.
- Deferral 3 (D3) has been lifted from Schedule A1 as it was not carried forward in Regional Official Plan Amendment No. 38 (ROPA 38), which incorporates the results of Sustainable Halton – Halton Region's growth management and land use response to the Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan, and Provincial Policy Statement.
- Deferral 4 (D4) has been lifted from Schedule A2 as it was removed through the approval of Official Plan Amendment No. 23 (Dufferin Acton Quarry Expansion).
- Deferral 5 (D5) applies to the definition of Significant Woodland, as defined in Section G13.7 (Glossary) of this Official Plan, as it relates to lands shown on Schedule A2 of this Official Plan.
- Deferral 6 (D6) applies to the definition of Significant Woodland, as defined in Section G13.7 (Glossary) of this Official Plan, as it relates to lands shown on Schedule A2 of this Official Plan.
- Deferral 7 (D7) has been lifted from Schedule A2 to reflect a Decision of the Ontario Municipal Board.

## 2010 OFFICIAL PLAN REVIEW

Between March 28, 2008 and January 1, 2017, the Town of Halton Hills Official Plan was amended by several Official Plan Amendments, many of which were initiated as part of the 2010 Official Plan Review. The amendments that resulted from the 2010 Official Plan Review were categorized into three categories, and are summarized below:

### Category 1: Growth Plan Conformity Amendments

- Official Plan Amendment No. 7 (OPA 7) implemented the GO Station Secondary Plan, which included land use policies pertaining to the Georgetown Major Transit Station Area, as identified in the Growth Plan for the Greater Golden Horseshoe.
- Official Plan Amendment No. 9 (OPA 9) implemented the recommendations of the Town's Intensification Opportunities Study, which included delineation of the Built Boundary, minimum intensification targets for the area within the Built Boundary, and mapping of intensification areas.
- Official Plan Amendment No. 10 (OPA 10) implemented Sustainable Halton as set out in Regional Official Plan Amendment No. 38 (ROPA 38), which included the 2031 planning horizon, revised population and employment targets, minimum density targets for Designated Greenfield Areas, and designation of the *Future Residential/Mixed Use Area* and Phases 1B and 2B of the Premier Gateway Employment Area.

### Category 2: Amendments Arising from Town-initiated Studies

- Official Plan Amendment No. 5 (OPA 5) implemented the recommendations of the Town's Community Improvement Plan, which included designation of a Community Improvement Project Area and eight Community Improvement Project Sub-Areas;
- Official Plan Amendment No. 6 (OPA 6) implemented the recommendations of the Acton Downtown Area Land Use Study, which included revision of the boundary and sub-area designations for the *Acton Downtown Area*, and introduction of the *Downtown Redevelopment Sub-Area*, *Downtown Residential/Office Sub-Area*, and *Downtown Medium Density Residential/Commercial Sub-Area*; and,
- Official Plan Amendment No. 14 (OPA 14) implemented the recommendations of the School Site Land Use Planning Study, which included the introduction of policies that preserve school sites for their intended educational purposes in consideration of their importance as community hubs and neighbourhood gathering places.
- Official Plan Amendment No. 15 (OPA 15) implemented the recommendations of the Stand-Alone Aggregate Related Uses Study, which included land use policies pertaining to aggregate related uses, asphalt plants, concrete batching plants, aggregate transfer stations, outdoor storage uses, and contractors' establishments.
- Official Plan Amendment No. 19 (OPA 19) implemented the recommendations of the Green Development Standards Study, which included sustainable development practices through enhanced performance related to energy conservation, water conservation, air quality, waste management, transportation, community design, natural environment, innovation and communication.

Category 3: Amendments Arising from ROPA No. 38 – Rural and Environmental Policy Matters

- In March 2016, the Town initiated the Agricultural and Natural Heritage Systems Review, which will further amend the Town’s Official Plan to achieve conformity with Halton Region’s Official Plan, as it relates to the *Agricultural Area*, *Mineral Resource Extraction Area*, Rural Clusters, the Natural Heritage System within the Agricultural/Rural Area, and the Greenbelt *Protected Countryside Area* (as required).

**2024 OFFICIAL PLAN CONSOLIDATION**

This 2024 consolidation of the 2008 Town of Halton Hills Official Plan incorporates Official Plan Amendments Nos. 1--56, save and except for certain matters which have not yet been approved by Halton Region or the Ontario Land Tribunal, as identified below. Figure 1 (in the Preamble) identifies the areas on Schedules A1, A2, A3, A3-1, A8, A17, B1, and B2 that are currently pending approval.

**Official Plan Amendment No. 21**

All text in this Plan highlighted in pink and areas identified on Figure 1 (in the Preamble) are part of Official Plan Amendment No. 21 (OPA 21). OPA 21 has not yet been approved by Halton Region, and therefore is not in force. OPA 21 was adopted by Town Council in July 2014.

OPA No.	Description of Official Plan Amendment	By-Law No.	Date of Council Adoption	Date of Regional or OLT Approval	Inclusion in this Plan?
1.	Norval Secondary Plan	2006-0108	18 September 2006	7 March 2008	Yes
2.	Glen Williams Secondary Plan	2006-0108	18 September 2006	7 March 2008	Yes
3.	Menkes Georgetown Estates	2008-0080	14 July 2008	13 August 2008	Yes
4.	79 Main Street North	2008-0134	8 December 2008	6 January 2009	Yes
5.	Community Improvement Plan	<a href="#">2010-0027</a>	12 April 2010	Exempt	Yes
6.	Acton Downtown Area Land Use Policy Review	<a href="#">2012-0023</a>	6 March 2012	Exempt	Yes
7.	Georgetown GO Station Area Secondary Plan	<a href="#">2010-0055</a>	11 May 2010	19 August 2011	Yes
8.	13383 Fourth Line	<a href="#">2010-0041</a>	26 April 2010	Exempt	Yes
9.	Intensification Areas & Policies	<a href="#">2010-0056</a>	11 May 2010	9 February 2015	Yes
10.	Provincial Growth Plan Conformity	2010-0077	28 June 2010	21 January 2016	Yes

OPA No.	Description of Official Plan Amendment	By-Law No.	Date of Council Adoption	Date of Regional or OLT Approval	Inclusion in this Plan?
11.	Automotive Commercial Uses	<a href="#">2012-0068</a>	27 August 2012	Exempt	Yes
12.	Esquising Developments	2011-0069	11 July 2011	20 July 2012 (OMB Approval)	Yes
13.	11410 Trafalgar Road, 12995 17 Side Road	2013-0058	N/A	23 September 2013 (OMB Approval)	Yes
14.	School Site Land Use Planning Study	<a href="#">2011-0101</a>	12 December 2011	Exempt	Yes
15.	Standalone Aggregate Related Uses Study	2013-I	18 March 2013	13 December 2022 (OLT Dismissal)	Yes
16.	Re-designation of Former Aggregate Extraction Sites	2013-0012	18 March 2013	13 September 2018 (OLT Dismissal)	Yes
17.	Churchill Valley Estates	2013-0040	8 July 2013	15 August 2013	Yes
18.	CRAFT Development Corporation		N/A	28 January 2014 (OMB Approval)	Yes
19.	Green Development Standards Study	2014-0045	7 July 2014	Exempt	Yes
20.	Revised Norval Secondary Plan	2014-0020	14 April 2014	Exempt	Yes
21.	GTA West Corridor Protection	2014-0050	7 July 2014	Deferred by Region at Council request	Yes
22.	Mature Neighbourhoods Character Study	2017-0032	29 May 2017	Exempt	Yes
23.	Dufferin Acton Quarry Expansion	2015-0032	6 July 2015	October 11, 2016 (Joint Board Approval)	Yes
24.	Memorial Arena lands	2015-0025	6 July, 2015	Exempt	Yes
25.	16 Adamson Street North	2015-0042	24 August 2015	Exempt	Yes
26.	Minor Revisions to the Official Plan	2016-0070	12 December 2016	Exempt	Yes
27.	224 Maple Avenue	2016-0001	11 January 2016	Exempt	Yes
28.	8 & 10 Lindsay Court and 13758 & 13764 Highway 7, 12 Lindsay Court	2016-0019	N/A	8 April 2016 (OLT Approval)	Yes

OPA No.	Description of Official Plan Amendment	By-Law No.	Date of Council Adoption	Date of Regional or OLT Approval	Inclusion in this Plan?
29.	193, 195, 197 Mountainview Road North and 111, 115 John Street (Georgetown)	2016-0073	12 December 2016	Exempt	Yes
30.	Additional 75 ha to Urban Area (Premier Gateway Phase 1B lands)	2018-0034	11 June 2018	16 March 2021	Yes
31A.	Premier Gateway Phase 1B1 Secondary Plan	2018-0035	11 June 2018	16 March 2021	Yes
31B.	Premier Gateway Phase 1B2 Secondary Plan	2018-0036	11 June 2018	16 March 2021	Yes
32.	Vision Georgetown Secondary Plan	2018-0048	9 July 2018 9 July 2018	19 January 2024	Yes
					Yes
33.	25 James Street (Georgetown)	2018-0039	15 April 2019	Exempt	Yes
34.	Glen Williams Mature Neighbourhoods Study	2019-0017	8 July 2019	Exempt	Yes
					Yes
35.	Cannabis Cultivation and Processing	2019-0034	9 September 2019	Exempt	Yes
36.	284 Queen Street East (Acton)	2019-0038	9 September 2019	Exempt	Yes
37.	Destination Downtown Secondary Plan	2019-0050	20 January 2020	Exempt	Yes
38.	Accessory Dwelling Units	2019-0048	9 July 2018	Exempt	Yes
39.	12144 Steeles Avenue (Esquesing)	2020-0001	9 July 2018	Exempt	Yes
40.	Hold for Intensification Study	_____	_____	_____	No
41.	42 Mill Street	2020-0027	25 May 2020	Exempt	Yes
42.	20 Ransom Street Acton	_____	_____	OLT Approved 6 (OLT Approval)	Yes
43.	Habitat for Humanity - 37 King Street (Georgetown)	2021-0024	25 May 2021	4 June 2022 (OLT Approval)	Yes
44.	Glen Williams Secondary Plan Review	2021-0046	4 October 2021	Under Appeal	No

OPA No.	Description of Official Plan Amendment	By-Law No.	Date of Council Adoption	Date of Regional or OLT Approval	Inclusion in this Plan?
45.	17 Guelph Street, Georgetown	2022-0006	28 February 2022	Exempt	Yes
46.	Delegated Authority for ZBAs	2022-0038	13 June 2022	Exempt	Yes
47.	47 Maria Street	2022-0045	1 June 2023	Exempt	Yes
48.	Remington development OPA	2023-0033	8 May 2023	Exempt	Yes
49.	Bill 109, More Homes for Everyone Act, 2022	2023-0010	13 February 2023	29 May 2023	Yes
50.	Premier Gateway Phase 2B	2023-0089	October 10, 2023	Under Appeal	No
51	Gellert Park Expansion	2023-0044	29 May 2023	Exempt	Yes
52	Gilbach Waterpark	2023-0064	21 June 2023	Exempt	Yes
53	59 & 61 King Street (Georgetown)	2024-0002	22 January 2024	Exempt	Yes
54	Glen Williams Estates - 102 Confederation St	Draft 2023-xxxx	N/A	11-Apr-2024 (OLT Approval)	Yes
55	Alternative Notice OPA	2024-0007	12 February 2024	Exempt	Yes
56	Dayfoot Drive	2024-0021	9 February 2024	Exempt	Yes