

Thursday, June 26, 2025

Town of Halton Hills
1 Halton Hills Drive
Town of Halton Hills, Region of Halton
ON L7G 5G2

Attn:	Greg Macdonald Senior Planner Town of Halton Hills
Re:	Application for an Official Plan Amendment – Urban Boundary Expansion Maple Mist Development Corporation c/o Trinison Management Corp. 0 & 8673 Eighth Line, Halton Hills, Halton Region

INTRODUCTION

On behalf of the Maple Mist Development Corporation c/o Trinison Management Corp. (herein referred to as **the “Client”**), **Corbett Land Strategies Inc. (“CLS”)** is pleased to submit an Official Plan Amendment application for the development of their lands municipally known as 0 and 8673 Eighth Line in the Town of **Halton Hills, Region of Halton** (herein referred to as the “subject lands”). This application proposes expand to the existing urban boundary to include the subject lands within the settlement area for employment uses as a logical extension of the adjacent employment area to the south.

SITE DESCRIPTION

The subject lands consist of two parcels, 0 and 8673 Eighth Line (refer to the plan in Figure 1). The parcel known as 8673 Eighth Line has a site area of approximately 20.67 hectares (51.07 acres), while 0 Eighth Line has a site area of approximately 20.45 hectares (50.54 acres). In total, the two parcels have a site area of 41.12 hectares (101.61 acres). The subject lands are located to the immediate east of Eighth Line and southeast of the Eighth Line and 5 Side Road intersection. They are predominately agricultural in nature.

The surrounding uses in proximity to the subject lands are characterized by predominately low-rise single detached homes, agricultural uses, and medium sized woodlots and vegetative areas. To the immediate east, south, and north of the subject lands are single detached homes, a woodlot, and agricultural fields. Directly parallel to the subject property on the west side of Eighth Line are also single detached homes, woodlots, agricultural fields, and also a large greenhouse facility. Through ROPA 49, the settlement area was expanded and now abuts the south of the subject lands, to be built out with employment uses as part of the Premier Gateway Employment Area.



PROPOSED DEVELOPMENT

The proposed Official Plan Amendment application is seeking the urban boundary expansion of the settlement area to include the subject lands. The subject lands, as described above, would add approximately 40 hectares to the urban boundary for employment uses. The Premier Gateway Employment Area is located to the south of the subject lands which is currently being constructed and planned for the next round of phases. The proposed development offers a continuous urban boundary and a gateway to the Premier Gateway Employment Area.

The proposed settlement expansion request is appropriate **and would greatly assist the Town's ability** to achieve its employment targets and create additional jobs. This application builds on work conducted in support of ROPA 49 including the Land Needs Assessment to 2051. To achieve this, a development concept has been submitted with this application which illustrates employment use, delineation of natural heritage features and a conceptual road network.

PLANNING POLICY

As of July 1, 2024, the Halton Region Official Plan is no longer a Regional Plan. It is now a Local Plan of the four Local Municipalities in Halton. As per the Region of Halton Official Plan (2022), the subject lands are designated as *Agricultural Area*, but, more specifically, *Prime Agricultural*. Under this designation, the subject lands are permitted to be used for normal farm practices, single detached dwellings on existing lots, non-intensive recreation, and veterinary clinics. Given the current land use policies and in accordance with the above proposal, it is acknowledged that the application will need to demonstrate compliance and achievement of the applicable policies of Sec. 77 (7), (8), (9) and (10) of the Regional Official Plan.

As per the Town of Halton Hills Official Plan (2008), the subject lands are designated *Agricultural Area*. This designation applies to lands outside of the urban boundary that are intended primarily for agricultural land uses. The Town of Halton Hills Official Plan also provides policies related to Urban Boundary Expansions, especially G2.3. Please refer to the Planning Justification Report for a full review of Provincial, Regional and Town policies as they affect and relate to the proposed development.

Under the Town of Halton Hills Zoning By-law (2020), the subject lands are zoned as *Agricultural (A)*. Permitted uses under this zone solely include agricultural uses, animal clinics, art galleries, bed and breakfast establishments, business offices, conservation uses, cottage industries, equestrian centres, farm employee accommodation, accessory, industrial uses, retail stores, and single detached dwellings. A future Zoning By-law Amendment application will be required to facilitate the proposed development of employment lands will be advanced following resolution of the settlement boundary expansion.

PRE-CONSULTATION MEETING AND SUPPORTING MATERIALS

A Pre-Consultation meeting with Town Staff occurred on April 11, 2024 and a checklist of consisting of studies, reports and documentation formed the basis for a complete submission necessary for processing any associated development application was provided to CLS. To fulfill the requirements of a complete application, the following have been submitted :

1. Completed Application Form (signed);
2. Planning Justification Report (including Public Consultation Strategy), prepared by Corbett Land Strategies Inc, dated June 2025;
3. Transportation Impact Study, prepared by C.F. Crozier & Associates Inc., dated June 2025;
4. Scoped Servicing Study, prepared by C.F. Crozier & Associates Inc., dated June 2025;
5. Land Needs Assessment, prepared by Keleher Planning & Economic Consulting Inc., dated June 2025;
6. Scoped Environmental Impact Study, prepared by GeoProcess Research Associates, dated June 2025,
7. Agricultural Impact Assessment, prepared by Colville Consulting Inc., dated June 2025;
8. Draft Official Plan Amendment, prepared by Corbett Land Strategic Inc.;
9. Digital set of all drawings to scale and reports in PDF format;
10. Signed Pre-Consultation Form (Submission Checklist);
11. Pre-Consultation Comments Report;
12. Pre-Consultation Comment Matrix, prepared by Corbett Land Strategies Inc., dated June 2025; and
13. Legal Survey, prepared by Rady-Pentek & Edward Surveying Ltd, dated November 2005.

For this submission, the payment of the fee will be arranged by the Client upon the application for Official Plan Amendment being deemed complete. We trust the above materials are in order. Should you have any questions with respect to the enclosed or require anything further, please do not hesitate to contact the undersigned.

Sincerely,

Nick Wood

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