



BY-LAW NO. 2025-

A By-law to adopt Amendment No. xx to the Official Plan of the Town of Halton Hills, 0 & 8673 Eighth Line, Part of Lot 4, Concession 9, former Township of Esquesing, in the Town of Halton Hills
(File: xxx.xxx)

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;

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

1. That Amendment No. xx to the Official Plan of the Town of Halton Hills, being the attached text and schedules is hereby approved;
2. That the Town Clerk is hereby authorized to circulate the Official Plan Amendment as provided for by the Planning Act regulating the appeal process.

BY-LAW read and passed by the Council for the Town of Halton Hills this xx day of xx, 2025.

MAYOR – Ann Lawlor

CLERK – XXXXX
OFFICIAL PLAN AMENDMENT No. xx

TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

PART A: **THE PREAMBLE** does not constitute part of this Amendment

PART B: **THE AMENDMENT** consisting of the following Schedule and Text constitutes the Amendment

DRAFT

**AMENDMENT NO. xx TO THE OFFICIAL PLAN
OF THE TOWN OF HALTON HILLS**

The attached text and schedules constitute Amendment No. xx 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 2020-____ 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 – A. Lawlor

CLERK – XXXXXX

DRAFT

PART A – THE PREAMBLE

PURPOSE OF THE AMENDMENT

The purpose of this Amendment is intended to include the lands known as 0 and 8673 Eighth Line (“subject lands”) in the urban boundary for the Town of Halton Hills. The amendment is for the purposes of addressing land needs for the Town in a manner that ensures a continuous boundary. The land use permission will ultimately support the development of the subject lands to be in keeping with the long-term planned function of the Premier Gateway Employment Area.

Under the Town of Halton Hills Official Plan, the subject lands are currently designated *Agricultural Area*.

The approved policies for the Official Plan seek to redesignate the Subject Lands for the use of the subject lands for urban uses. The Amendment proposes update the appended Schedules attached to and forming part of this By-Law.

LOCATION AND SITE DESCRIPTION

The subject sites are legally described as Part of Lot 4, Concession 9, former Township of Esquesing, in the Town of Halton Hills and is municipally known as 0 and 8673 Eighth Line. 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 total site area of 41.12 hectares (101.61 acres). The subject lands are located to the east of the Eighth Line and 5 Side Road intersection.

Surrounding land uses to the property include:

- To the North: 5 Side Road, Agricultural Uses
- To the East: Agricultural Uses
- To the West: Eighth Line, Agricultural Uses
- To the South: Premier Gateway Employment Area

The subject lands are currently vacant.

PART B – THE AMENDMENT

All of this part of the document consisting of the following Schedule and Text constitutes Amendment No. xx of the Official Plan for the Town of Halton Hills and which includes amendments to the former Official Plan for the Region of Halton that now forms part of the Halton Hills Official Plan as it pertains to lands within the Town's municipal boundaries.

DETAILS OF THE AMENDMENT

The Official Plan for the Town of Halton Hills is amended as follows:

1. That Section D.6 of the Halton Hills Official Plan is hereby amended by adding a new subsection, which shall read as follows:

D.6.5 Premier Gateway Employment Area Phase 3

D.6.5.1 Objectives

It is the objective of this Plan to:

- a) accommodate employment growth for the 2031 to 2041 planning period;*
- b) provide for the expansion of the Premier Gateway Employment Area, in order to enhance its development as a major new employment area; and,*
- c) ensure that the urban design of new development in the area enhances the area's location as a gateway into the Town of Halton Hills, and is sensitive to the character of the area.*

D.6.5.2 Location

The Premier Gateway Employment Area Phase 3 is generally located north of the Phase 2 lands, between Fifth Line and Winston Churchill and is south of Fifth Sideroad.

D.6.5.3 General Development Policies

The lands identified as Premier Gateway Employment Area Phase 3 are intended to be assessed and planned through future land use planning approvals. Prior to the approval of any development within this designation, the following must be completed:

- a Joint Infrastructure Staging Plan in accordance with the policies of Section F10.4 of this Plan;*
- b) a Secondary Plan, according to the policies of Section G3.1 of this Plan, including:*
 - i. a Subwatershed Study appropriately scoped to the Phase 3*

*Employment Area, to the satisfaction of Council; and,
ii. the establishment of local phasing of development to the 2041
planning horizon;*

c) *appropriate financial plans and agreements, including any necessary front
ending agreements, to the satisfaction of the Region and the Town; and,*

d) *appropriate development charge by-laws, to the satisfaction of Council.*

2. That Schedule A1 – Land Use Plan in the Halton Hills Official Plan is hereby amended by designating the lands municipally known as 0 and 8673 Eighth Line, depicted in grey, as “Urban Area” and “HPBATS/GTA West Corridor Protection Area”.

3. That Schedule A2 – Greenbelt Plan in the Halton Hills Official Plan is hereby amended by designating the lands municipally known as 0 and 8673 Eighth Line, depicted in grey, as “Urban Area”.

4. That Schedule A8 – Premier Gateway Employment Area Land Use Plan in the Halton Hills Official Plan is hereby amended by designating the lands municipally known as 0 and 8673 Eighth Line, depicted in purple with a black border, as “Employment Phase 3 (Regional Phasing 2031-2041)” and “Urban Boundary”.

5. That Schedule B1 – Functional Plan of Major Transportation Facilities in the Halton Hills Official Plan is hereby amended by designating the lands municipally known as 0 and 8673 Eighth Line, depicted in grey, as “Urban Area”.

6. That Schedule B2 – Right-of-Way Classifications in the Halton Hills Official Plan is hereby amended by designating the lands municipally known as 0 and 8673 Eighth Line, depicted in grey, as “Urban Area”.

7. That Schedule A17 – Future Strategic Employment Areas in the Halton Hills Official Plan is hereby amended by designating the lands municipally known as 0 and 8673 Eighth Line, depicted in grey, as “Official Plan Schedule A17 – Legend (2)” and “Urban Boundary”.

8. That Map 1 – Regional Structure in the Halton Regional Official Plan is hereby amended by designating the lands municipally known as 0 and 8673 Eighth Line, depicted in yellow with a purple border, as “Regional Urban Boundary” and “Urban Area”.

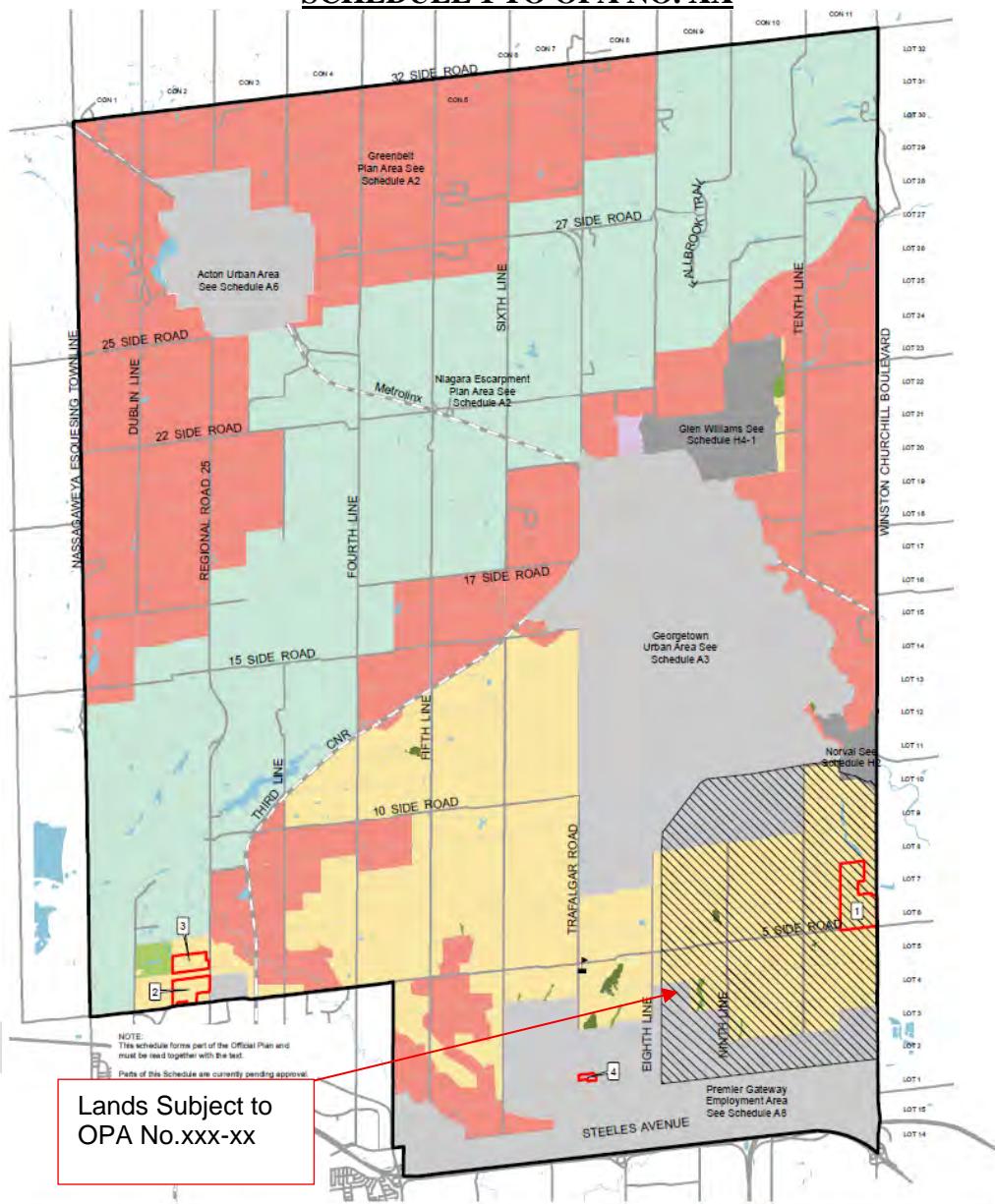
9. That Map 1B – Parkway Belt Transportation and Utility Corridors in the Halton Regional Official Plan is hereby amended by designating the lands municipally known as 0 and 8673 Eighth Line, depicted in yellow with a purple border, as “Regional Urban Boundary” and “Urban Area”.

10. That Map 1C – Future Strategic Employment Areas in the Halton Regional Official Plan is hereby amended by designating the lands municipally known as 0 and 8673 Eighth

Line, depicted in yellow with a purple border and blue dots, as “Regional Urban Boundary”, “Future Strategic Employment Areas (Overlay)”, “Employment Area” and “Urban Area”.

11. That Map 1D – Municipal Wellhead Protection Zones in the Halton Regional Official Plan is hereby amended by designating the lands municipally known as 0 and 8673 Eighth Line, depicted in yellow with a purple border, as “Regional Urban Boundary” and “Urban Area”.
12. That Map 1E – Agricultural System and Settlement Areas in the Halton Regional Official Plan is hereby amended by designating the lands municipally known as 0 and 8673 Eighth Line, depicted in yellow with a purple border, as “Regional Urban Boundary” and “Urban Area”.
13. That Map 1F – Identified Mineral Resource Areas in the Halton Regional Official Plan is hereby amended by designating the lands municipally known as 0 and 8673 Eighth Line, depicted in yellow with a purple border, as “Regional Urban Boundary” and “Urban Area”.
14. That Map 1G – Key Features within the Greenbelt and Regional Natural Heritage System in the Halton Regional Official Plan is hereby amended by designating the lands municipally known as 0 and 8673 Eighth Line, depicted in yellow with a purple border, as “Regional Urban Boundary” and “Urban Area”.
15. That Map 1H – Regional Urban Structure in the Halton Regional Official Plan is hereby amended by designating the lands municipally known as 0 and 8673 Eighth Line, depicted in yellow with a purple border and blue dots, as “Urban Area”, “Regional Urban Boundary” and “Employment Area”.
16. That Map 3 – Functional Plan of Major Transportation Facilities in the Halton Regional Official Plan is hereby amended by designating the lands municipally known as 0 and 8673 Eighth Line, depicted in yellow with a purple border, as “Regional Urban Boundary” and “Urban Area”.
17. That Map 4 – Right-of-Way Requirements of Arterial Roads in the Halton Regional Official Plan is hereby amended by designating the lands municipally known as 0 and 8673 Eighth Line, depicted in yellow with a purple border, as “Regional Urban Boundary” and “Urban Area”.
18. That Map 5 – Regional Phasing in the Halton Regional Official Plan is hereby amended by designating the lands municipally known as 0 and 8673 Eighth Line, depicted in yellow with a navy border and navy lines, as “Urban Area with Regional Phasing between 2021 and 2051”.

SCHEDULE 1 TO OPA NO. XX



Environmental & Open Space Areas

Greenlands A	Urban Areas
Greenlands B	Major Institutional Area
Private Open Space Area	General Employment Area (Regional Phasing 2021-2031)

Urban Areas

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

Agricultural/Rural Area

Hamlet
Rural Cluster
Niagara Escarpment Plan
Agricultural Area
Protected Countryside Area

Town of Halton Hills Boundary

Special Policy Area
HPBATS/GTA West Corridor Protection Area
Waterbody
Watercourse
Railway Line
School

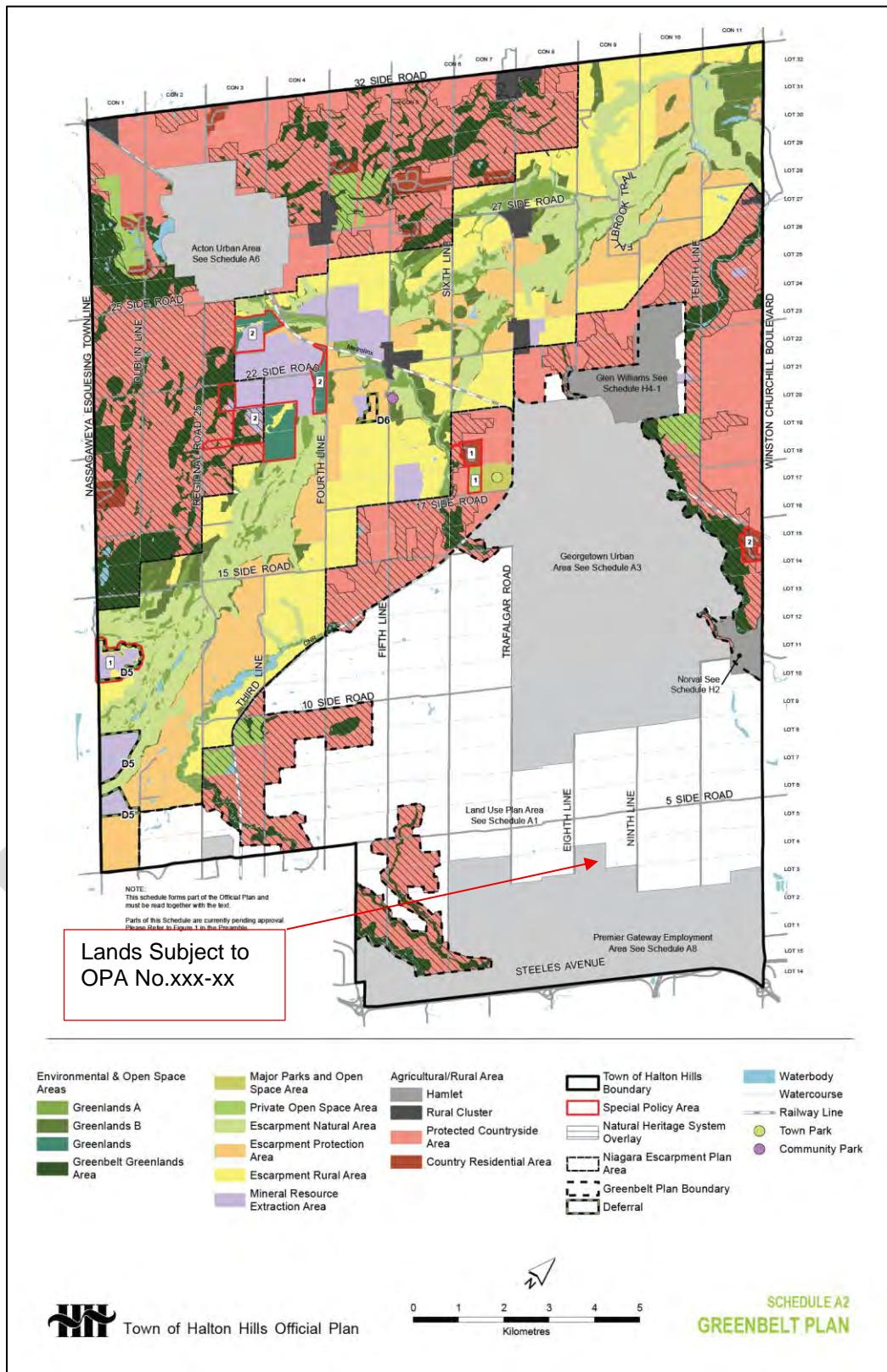


Town of Halton Hills Official Plan

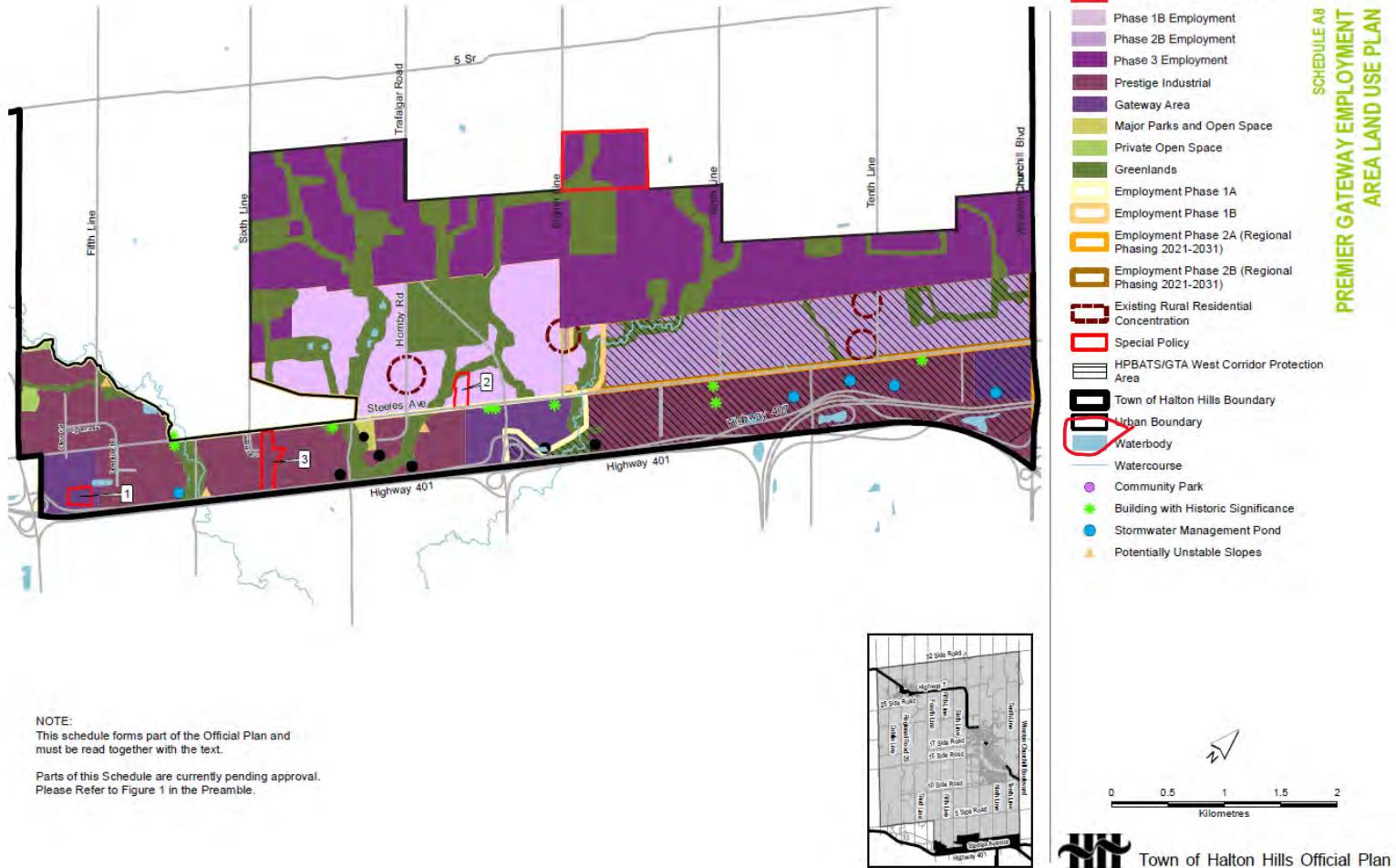
0 1 2 3 4 5 Kilometres

SCHEDULE A1
LAND USE PLAN

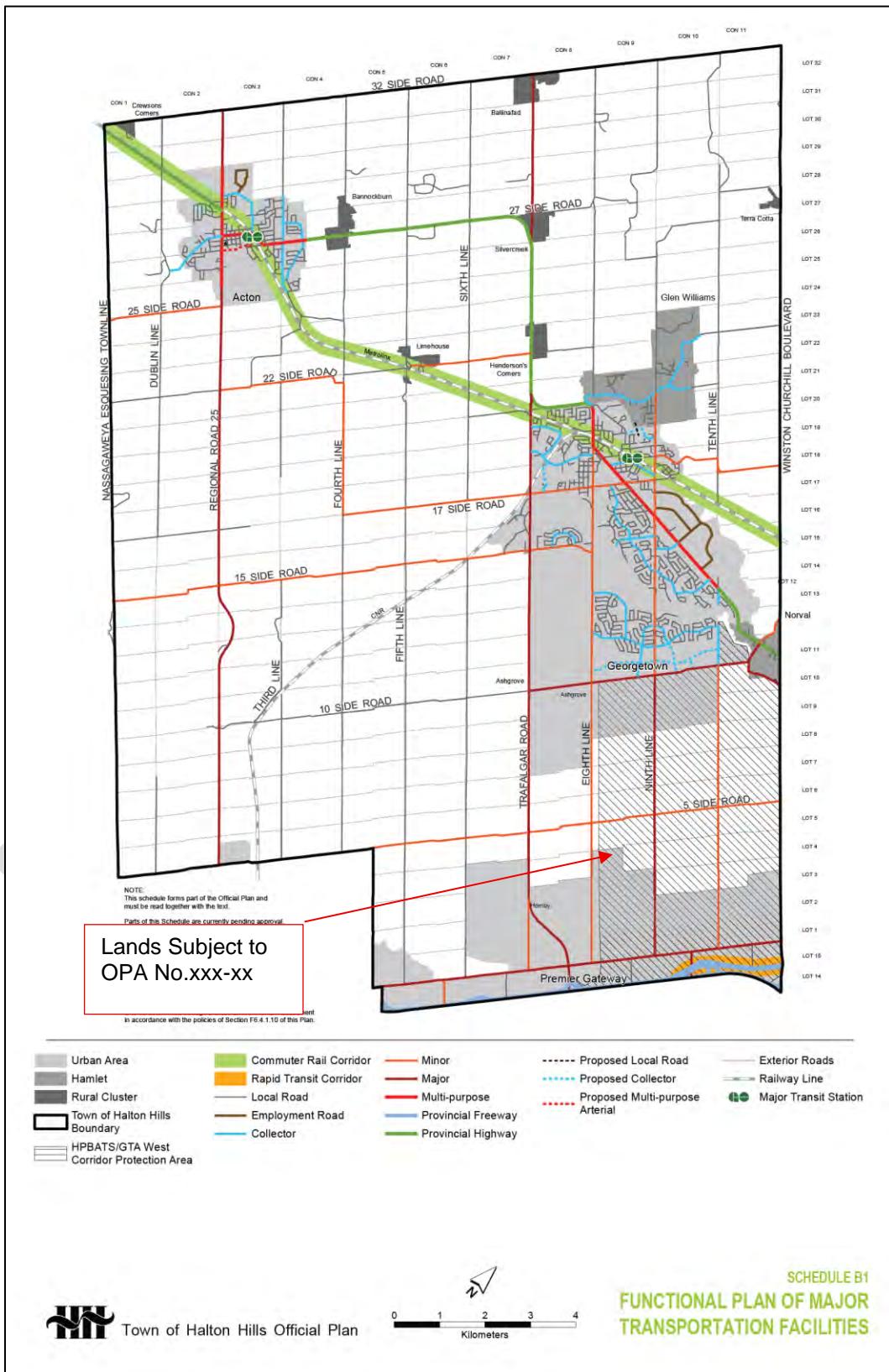
SCHEDULE 2 TO OPA NO. XX



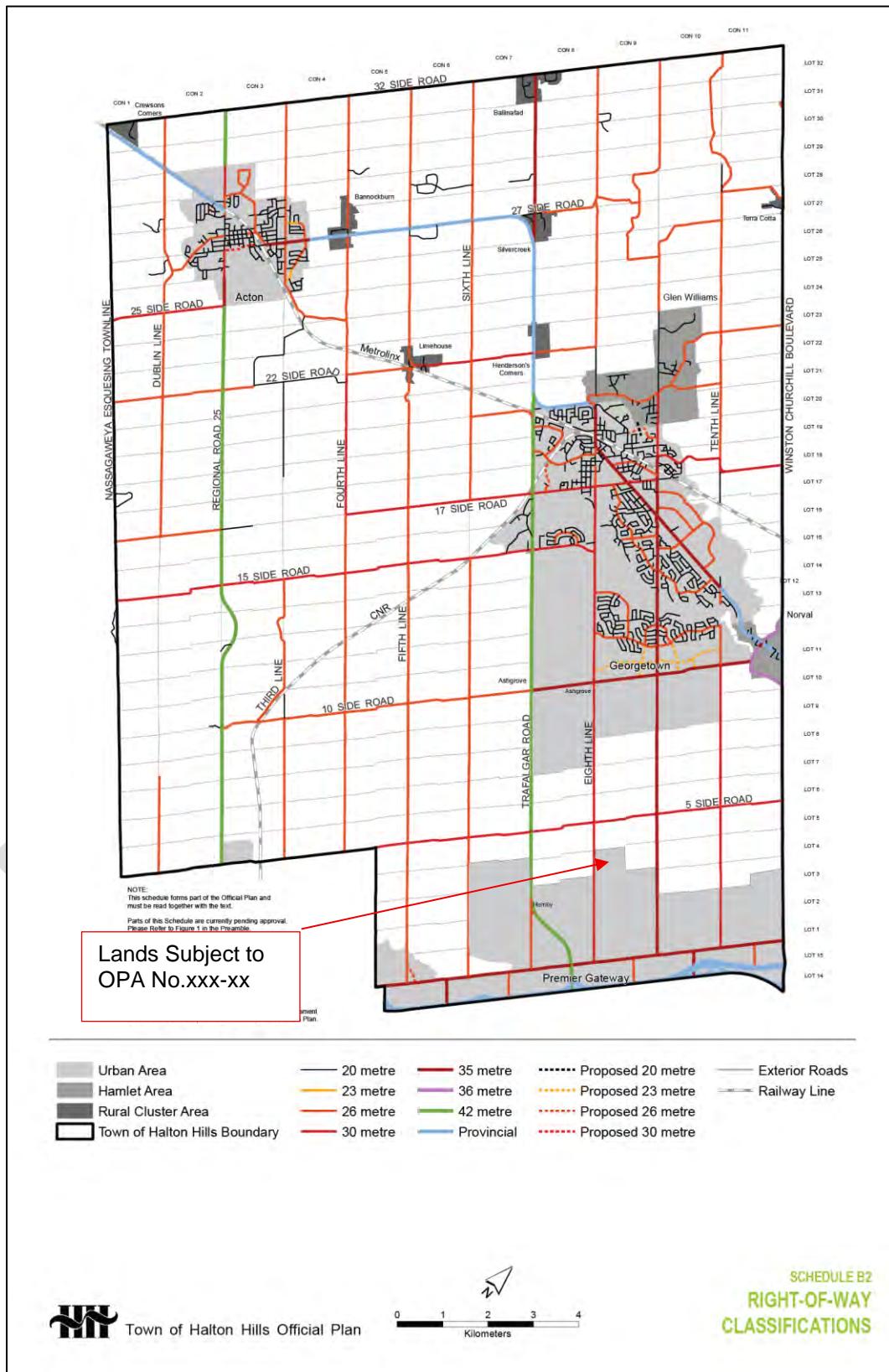
SCHEDULE 3 TO OPA NO. XX



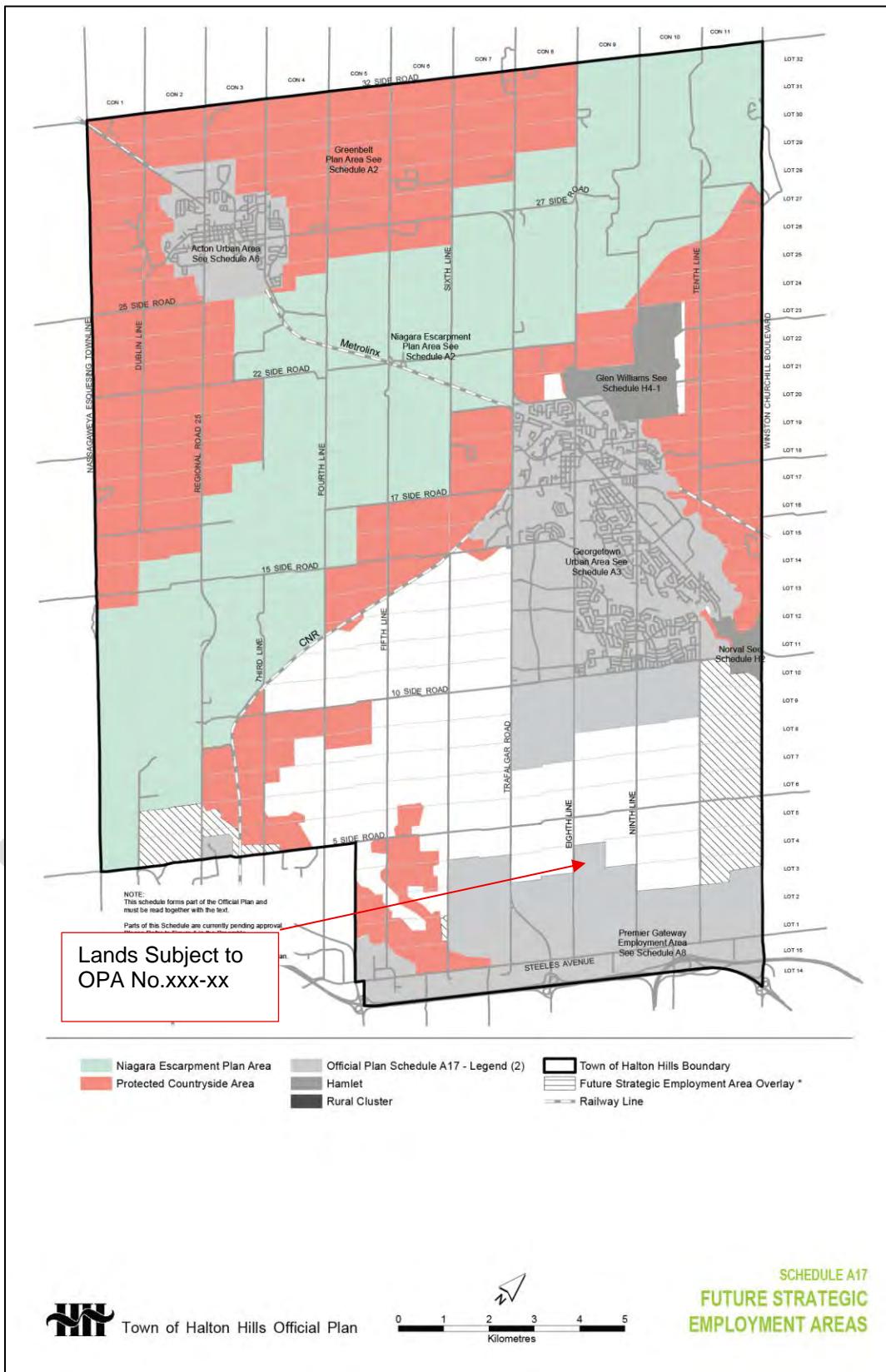
SCHEDULE 4 TO OPA NO. XX



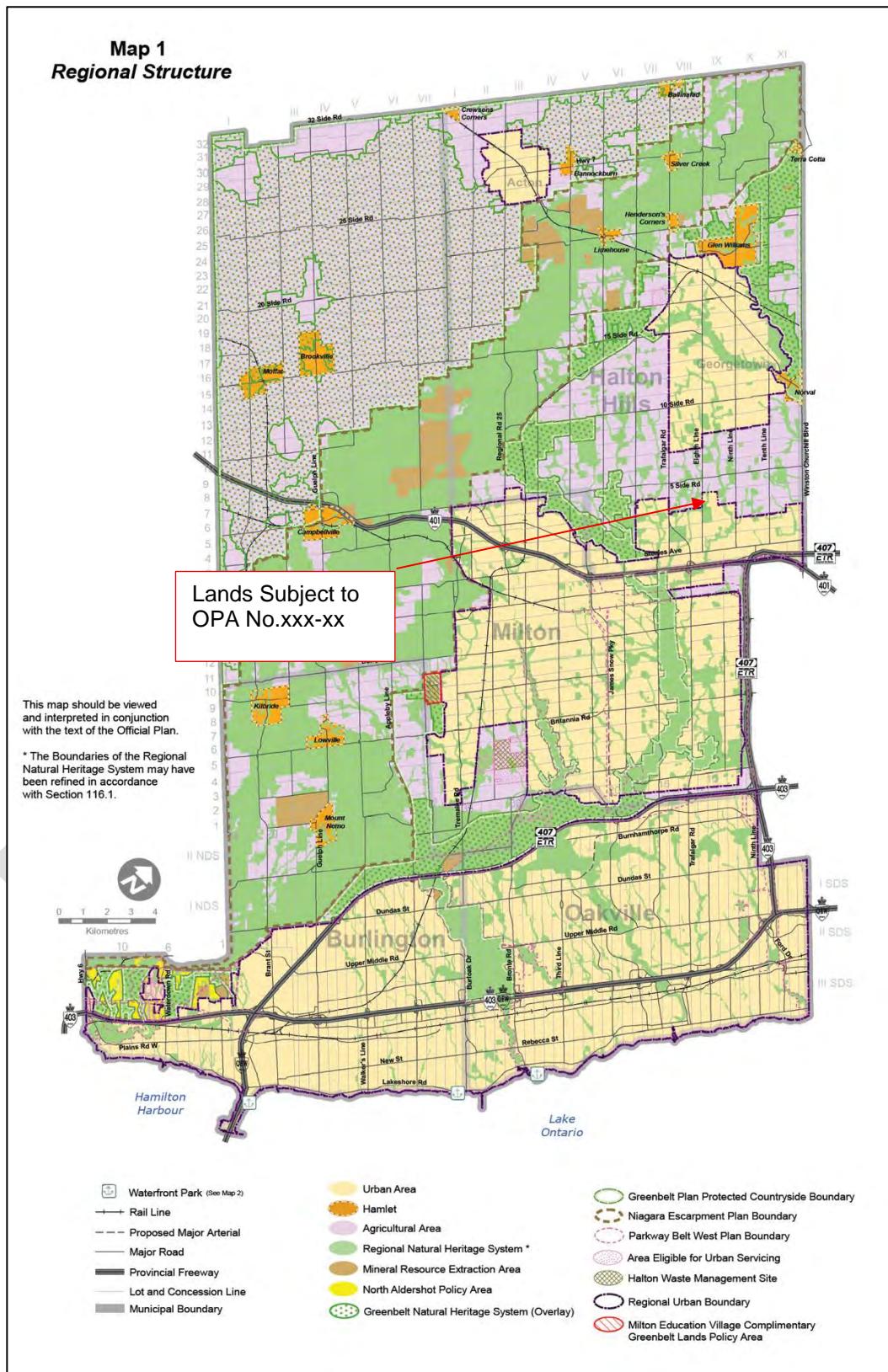
SCHEDULE 5 TO OPA NO. XX



SCHEDULE 6 TO OPA NO. XX

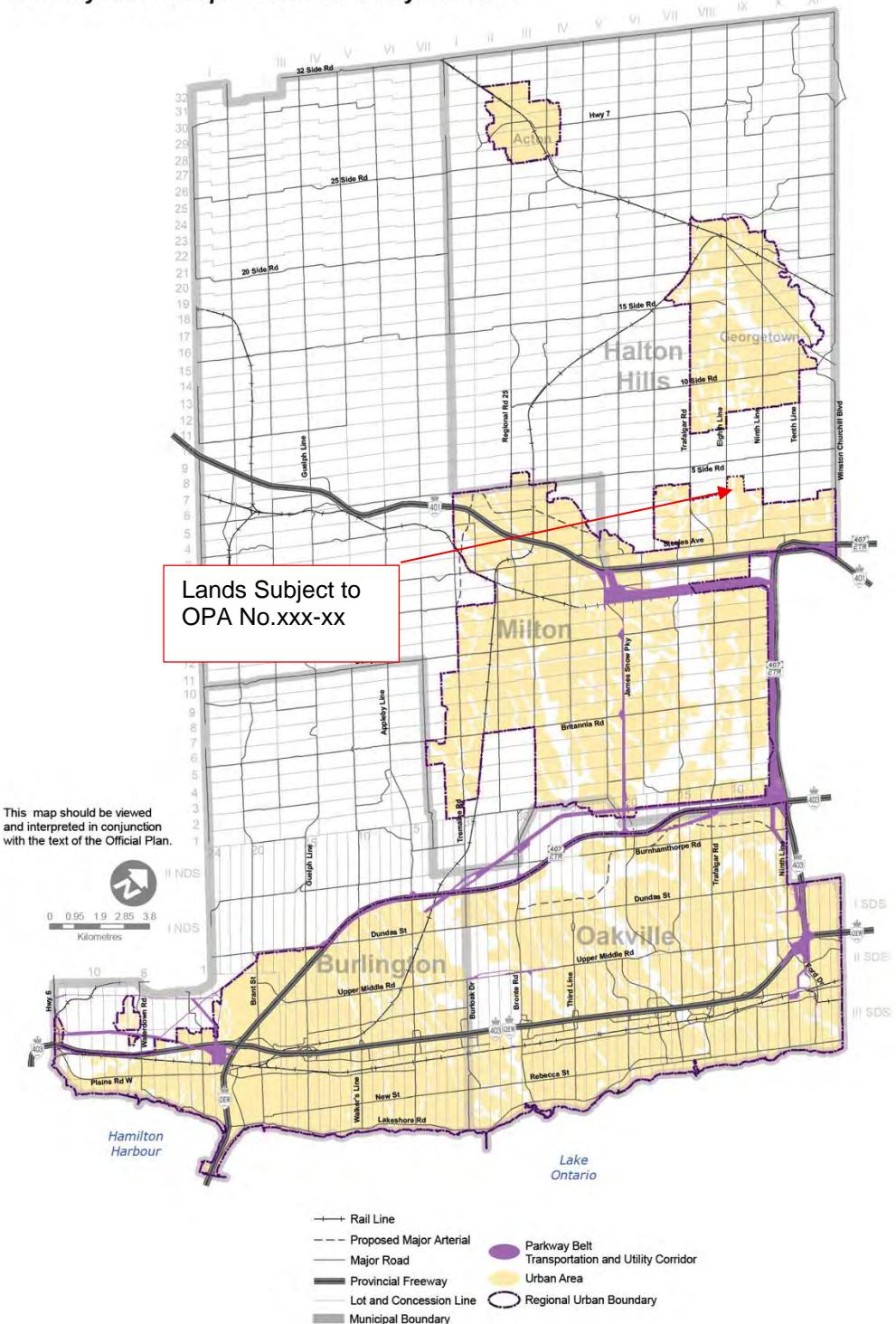


SCHEDULE 7 TO OPA NO. XX



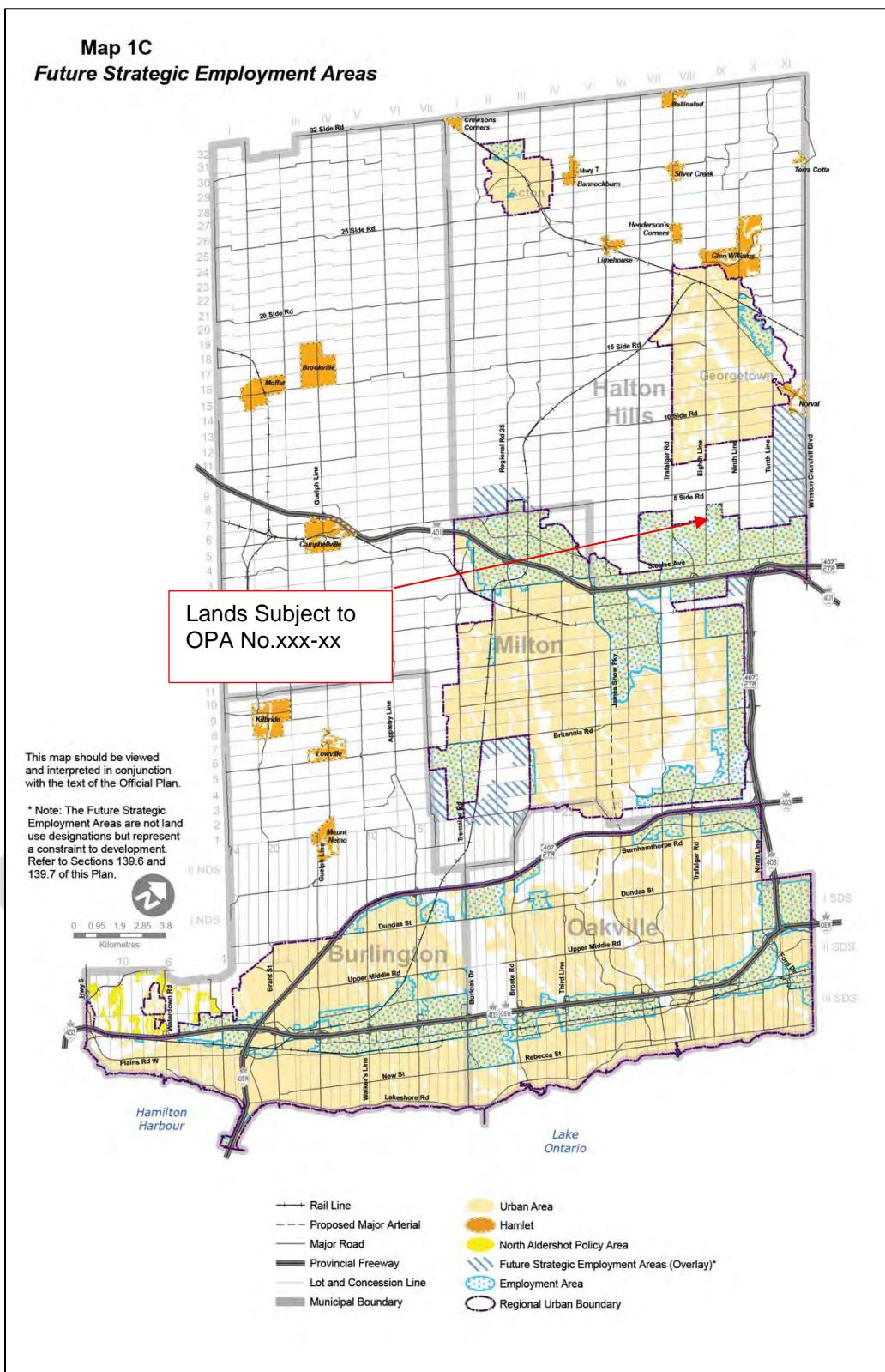
SCHEDULE 8 TO OPA NO. XX

Map 1B
Parkway Belt Transportation and Utility Corridors

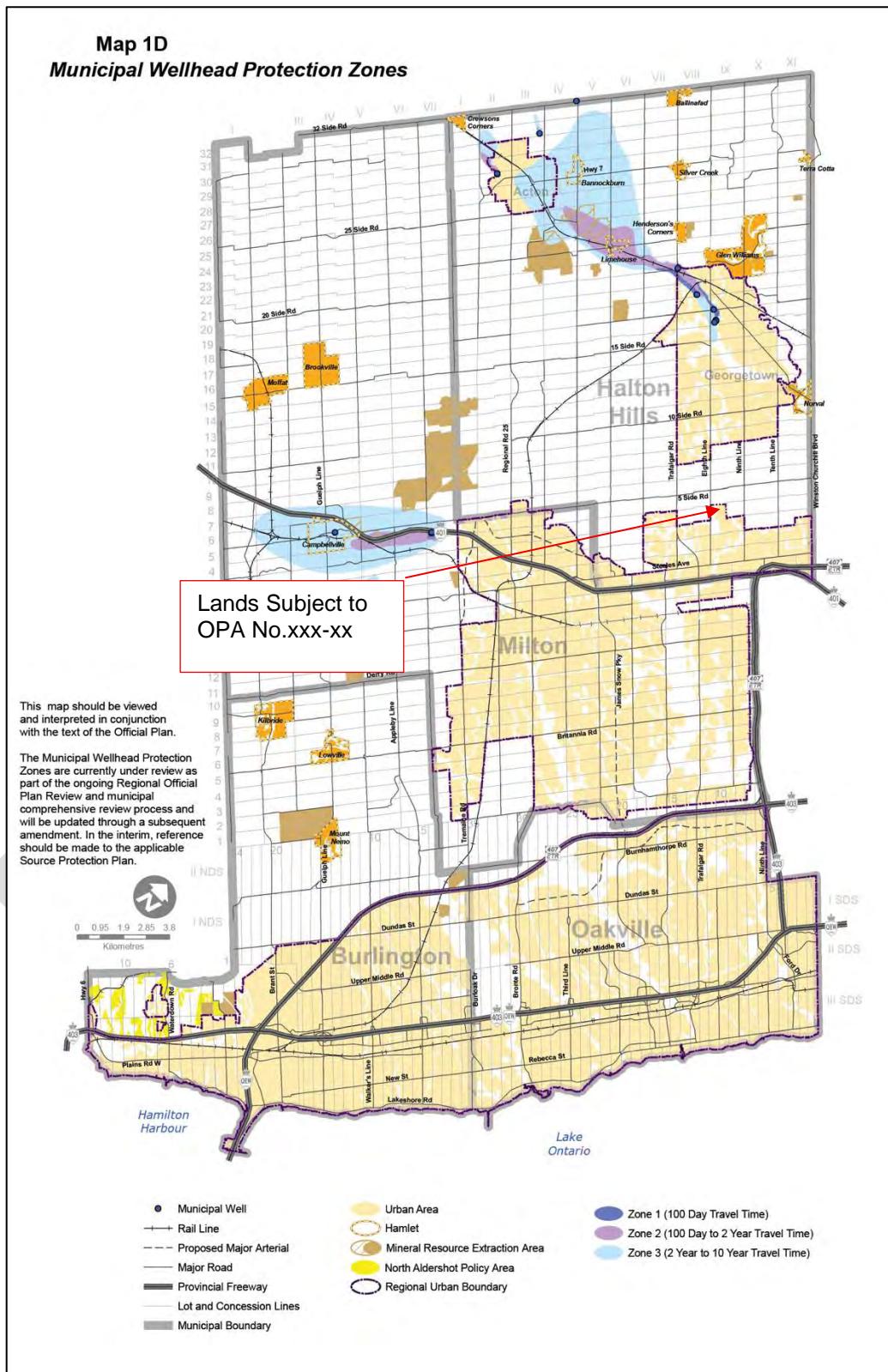


SCHEDULE 9 TO OPA NO. XX

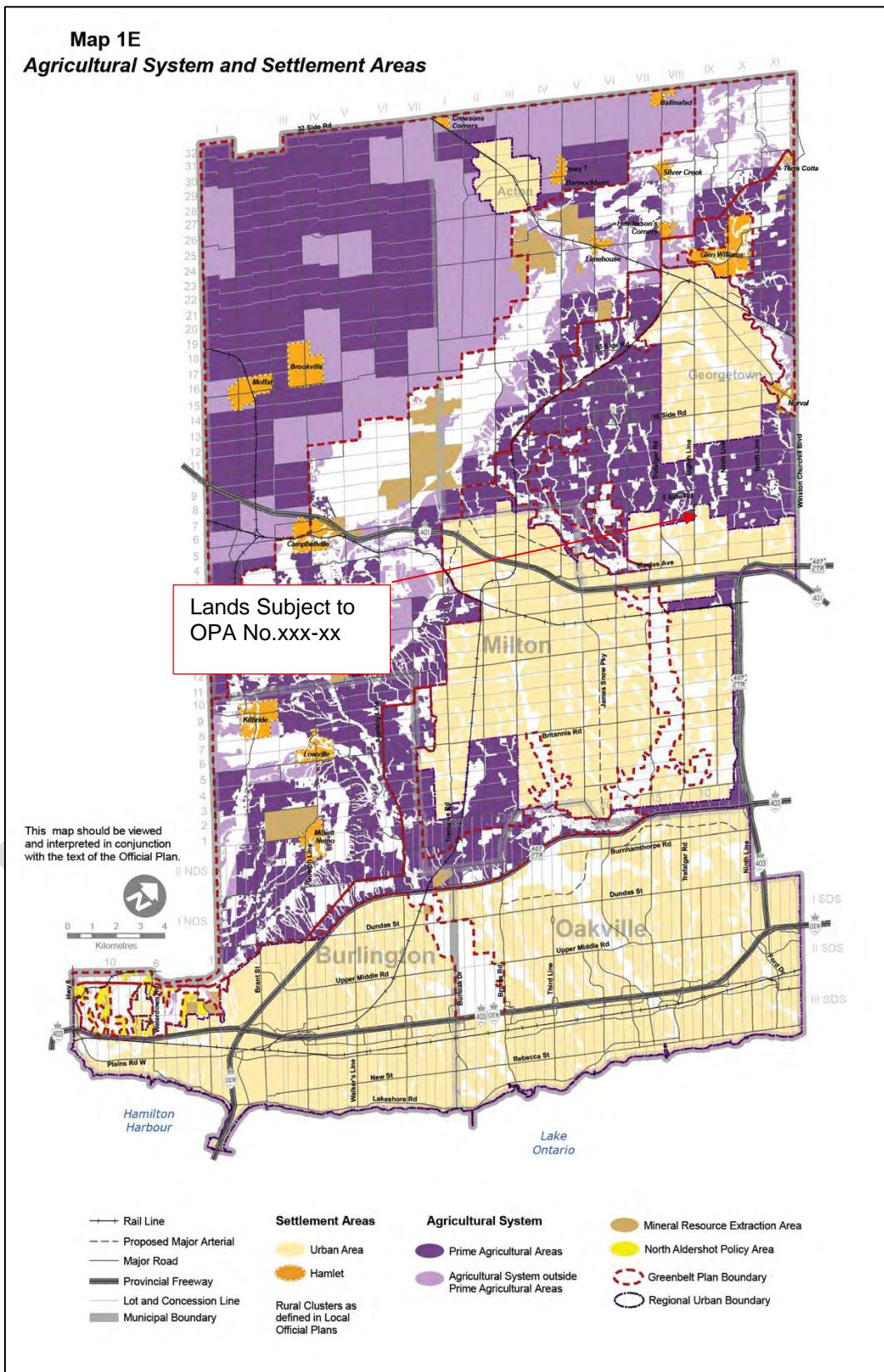
Map 1C *Future Strategic Employment Areas*



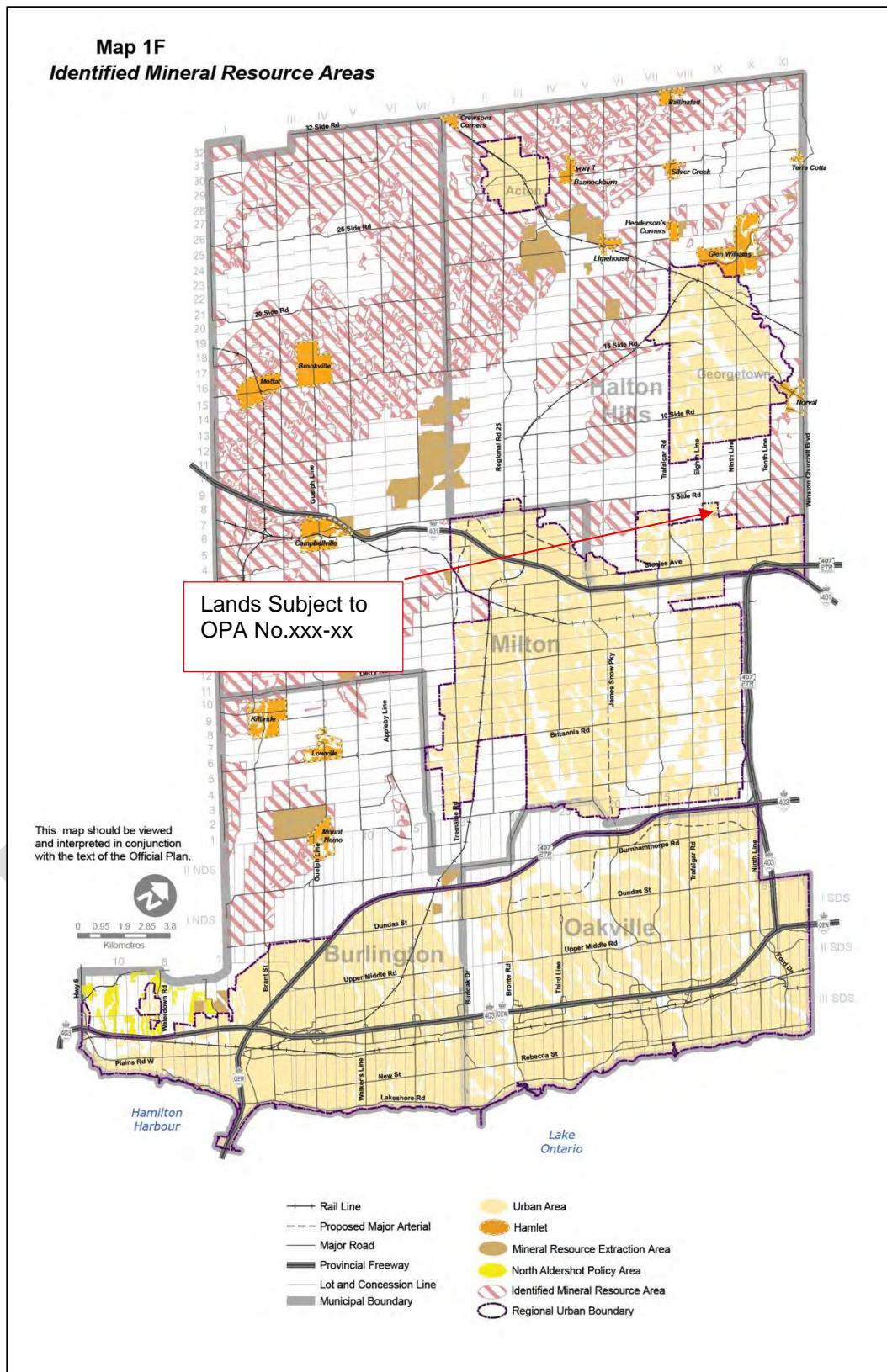
SCHEDULE 10 TO OPA NO. XX



SCHEDULE 11 TO OPA NO. XX

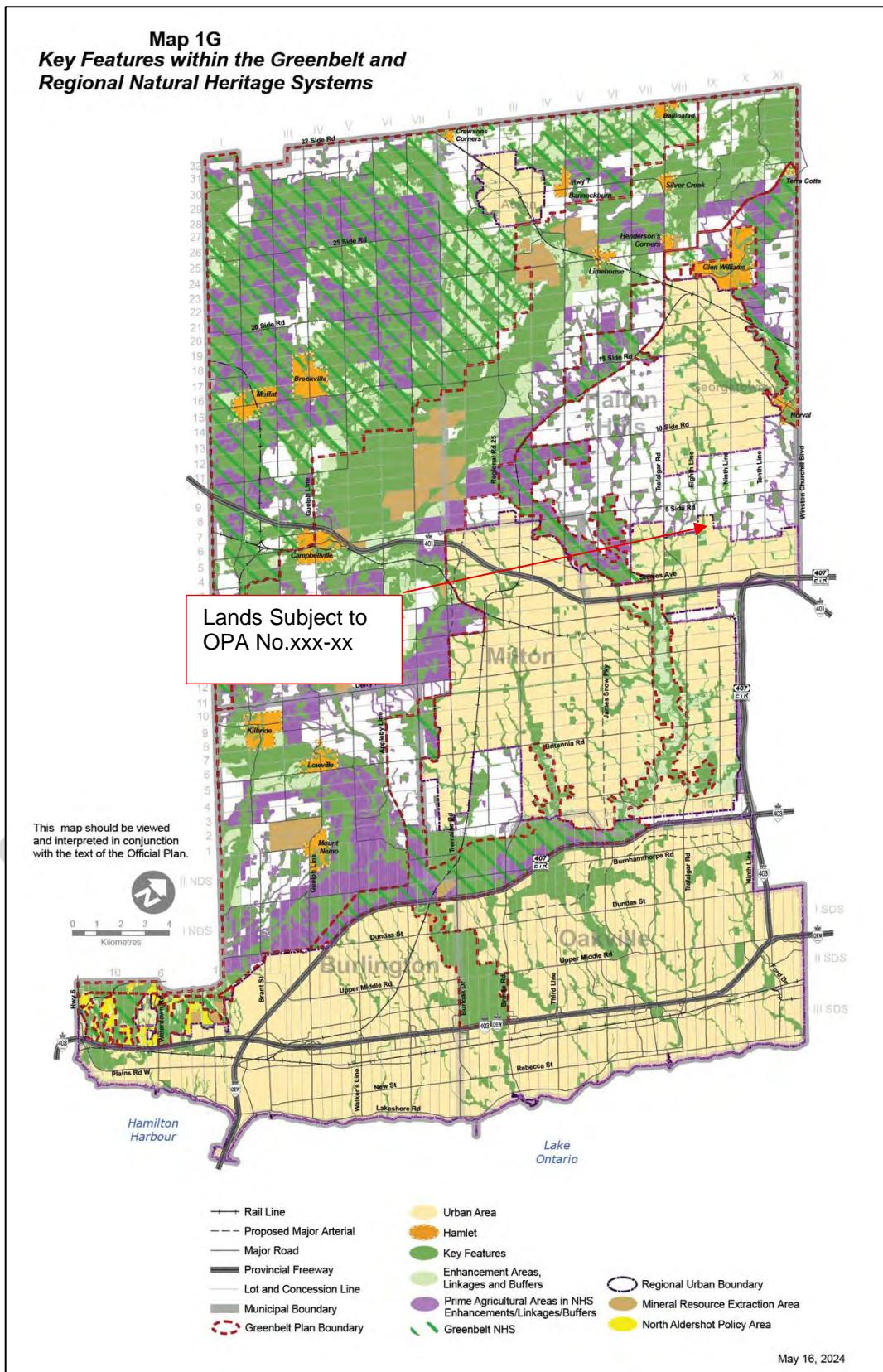


SCHEDULE 12 TO OPA NO. XX



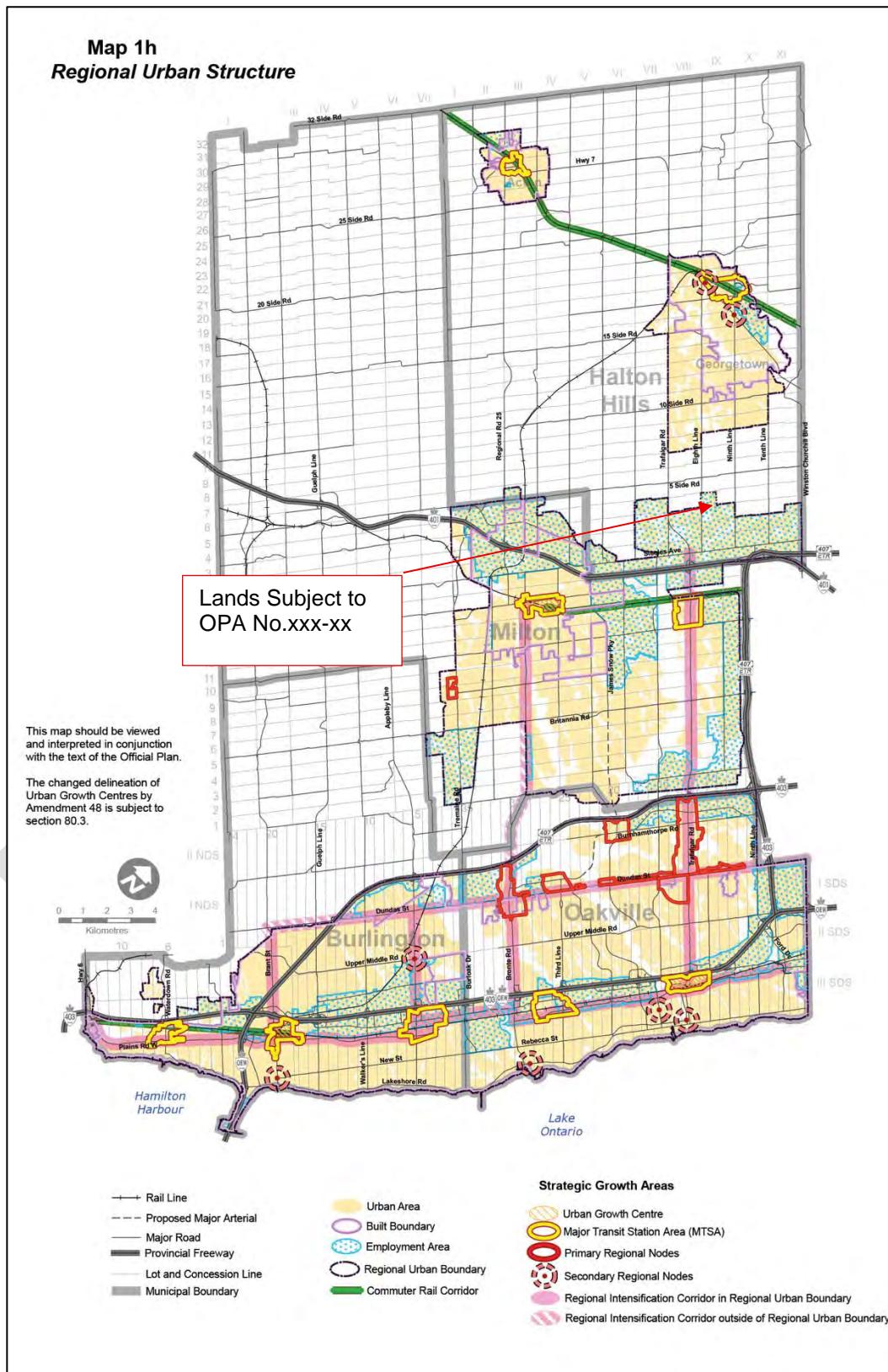
SCHEDULE 13 TO OPA NO. XX

Map 1G *Key Features within the Greenbelt and Regional Natural Heritage Systems*

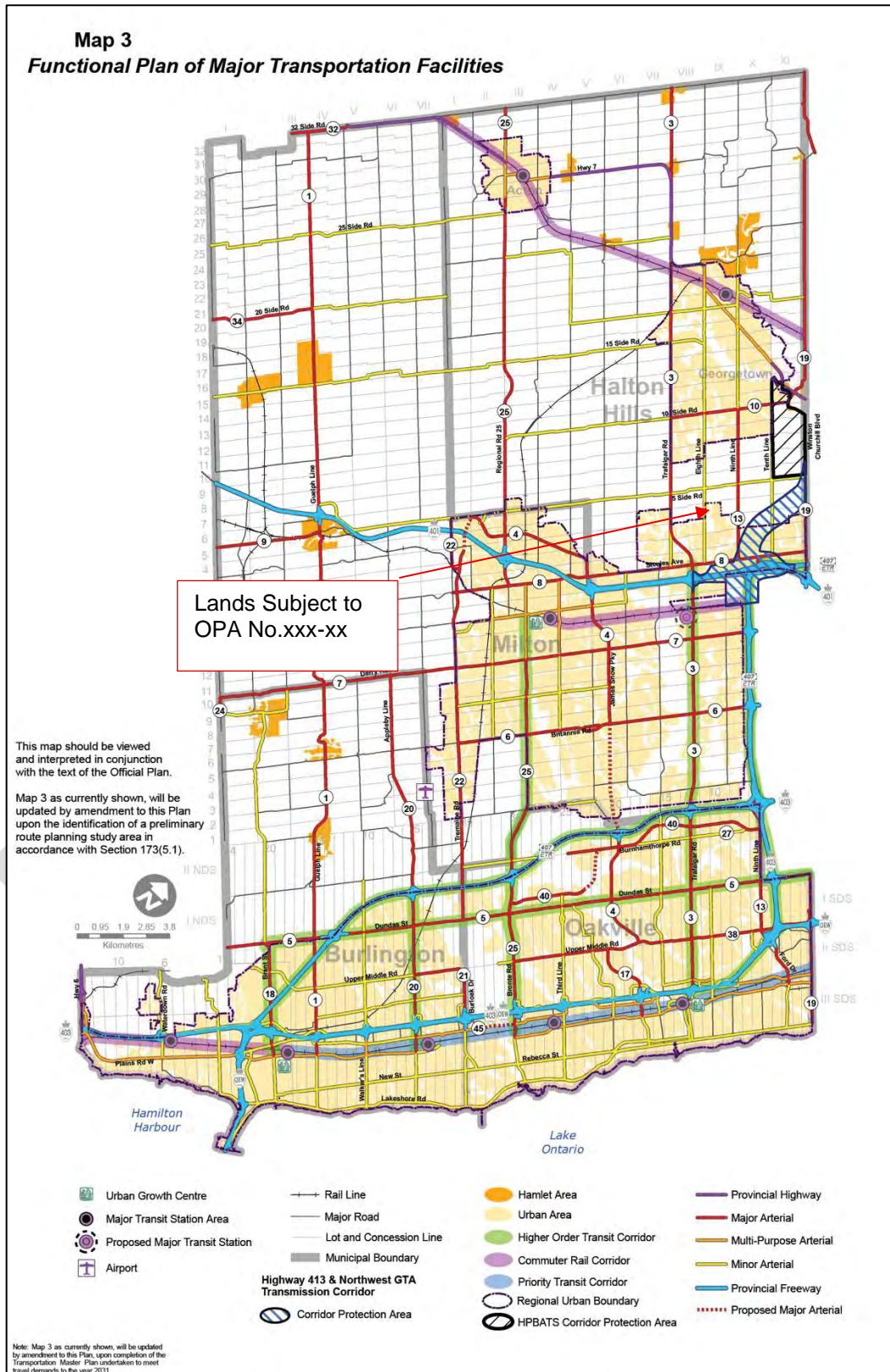


May 16, 2024

SCHEDULE 14 TO OPA NO. XX



SCHEDULE 15 TO OPA NO. XX



SCHEDULE 16 TO OPA NO. XX

Map 4 *Right-of-Way Requirements of Arterial Roads*



SCHEDULE 17 TO OPA NO. XX

