



Planning Justification Report

Official Plan Amendment
Settlement Area Boundary Expansion
0 – 8673 Eighth Line, Halton Hills

Prepared for:

Maple Mist Development Corp. c/o Trinison Management Corp.

Prepared by:

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1.0 INTRODUCTION

Corbett Land Strategies Inc. (“CLS”) has been retained by Maple Mist Corporation c/o Trinison Management Corp (the “Client”) with respect to the development of their lands legally known as Part of Lots 15, Concession 9 and municipally known as 0 and 8673 Eighth Line, Town of Halton Hills, within the Regional Municipality of Halton (“Subject Lands”). The Client is proposing to amend the Town of Halton Hills Official Plan to expand the urban boundary settlement area to be used for future employment.

As part of the development application review process, this Planning Justification Report has been prepared to provide planning analysis and justification in accordance with the comments received through the completed Pre-Consultation and Terms of Reference review, in support of the proposed site-specific Official Plan Amendment.

This report is intended to provide context and an overview of the purpose and effect of the proposed application. The recommendations contained within establishes a professional planning rationale for the application by demonstrating how the proposed development conforms to provincial, regional, and municipal planning policies as well as represent sound planning and design.

2.0 SUBJECT LANDS

2.1 Subject Lands

The Subject Lands consist of two parcels, 0 and 8673 Eighth Line. The Subject Lands are legally described as Part of Lot 4, Concession 9, former Township of Esquesing, in the Town of Halton Hills. 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 gross area of 41.12 hectares (101.61 acres) with an estimated net developable area of 34.46 hectares. Further, the Subject Lands are located to the east of the Eighth Line and 5 Side Road intersection and are predominately agricultural in nature.

The surrounding uses in proximity to the Subject Lands are characterized by predominately single detached rural homes, agricultural uses, and medium sized woodlots and vegetative areas. To the immediate east, south, and north of the Subject Lands are single detached rural homes, a woodlot, and agricultural fields. Directly parallel to the Subject Lands on the west side of Eighth Line are also single detached rural homes, woodlots, agricultural fields, and also a greenhouse facility.

2.2 Surrounding Land Uses

The surrounding land uses are summarized as follows:

- | | |
|-------|---|
| North | <ul style="list-style-type: none">• Single detached residential farm dwellings• Agricultural fields• St. Stephen's Hornby Anglican Church |
| East | <ul style="list-style-type: none">• Single detached residential farm dwellings• Agricultural fields |
| South | <ul style="list-style-type: none">• Single detached residential farm dwellings• Agricultural fields• Premier Gateway Employment Area |
| West | <ul style="list-style-type: none">• Greenhouse• Single detached residential farm dwellings• Woodlots• Agricultural Fields |

2.3 Constraints

As per the Region of Halton Official Plan (2022) (ROP), the property is designated as Agricultural Area, 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.

The ROP and Halton Conservation Authority each identifies several features on the Subject Lands which function within the Regional Natural Heritage System. In accordance with the Scoped Environmental Impact Study prepared by GeoProcess, parts of the Subject Lands are located within the Regional Natural Heritage System and contain two unevaluated wetlands, one watercourse and a significant woodland within the Study Area.

The proposed development has undergone several scoping studies, inclusive of an Agricultural Impact Assessment and Scoped Environmental Impact Study, among others, to determine project feasibility and outline mitigation measures to reduce the impact on the Subject Lands.

Future land use applications (i.e., the Secondary Plan) and related studies will continue to directly address the Regional Natural Heritage System and agricultural system to ensure that the proposed development works in harmony with the surrounding land use.



Figure 1: Aerial Photo and Location Map

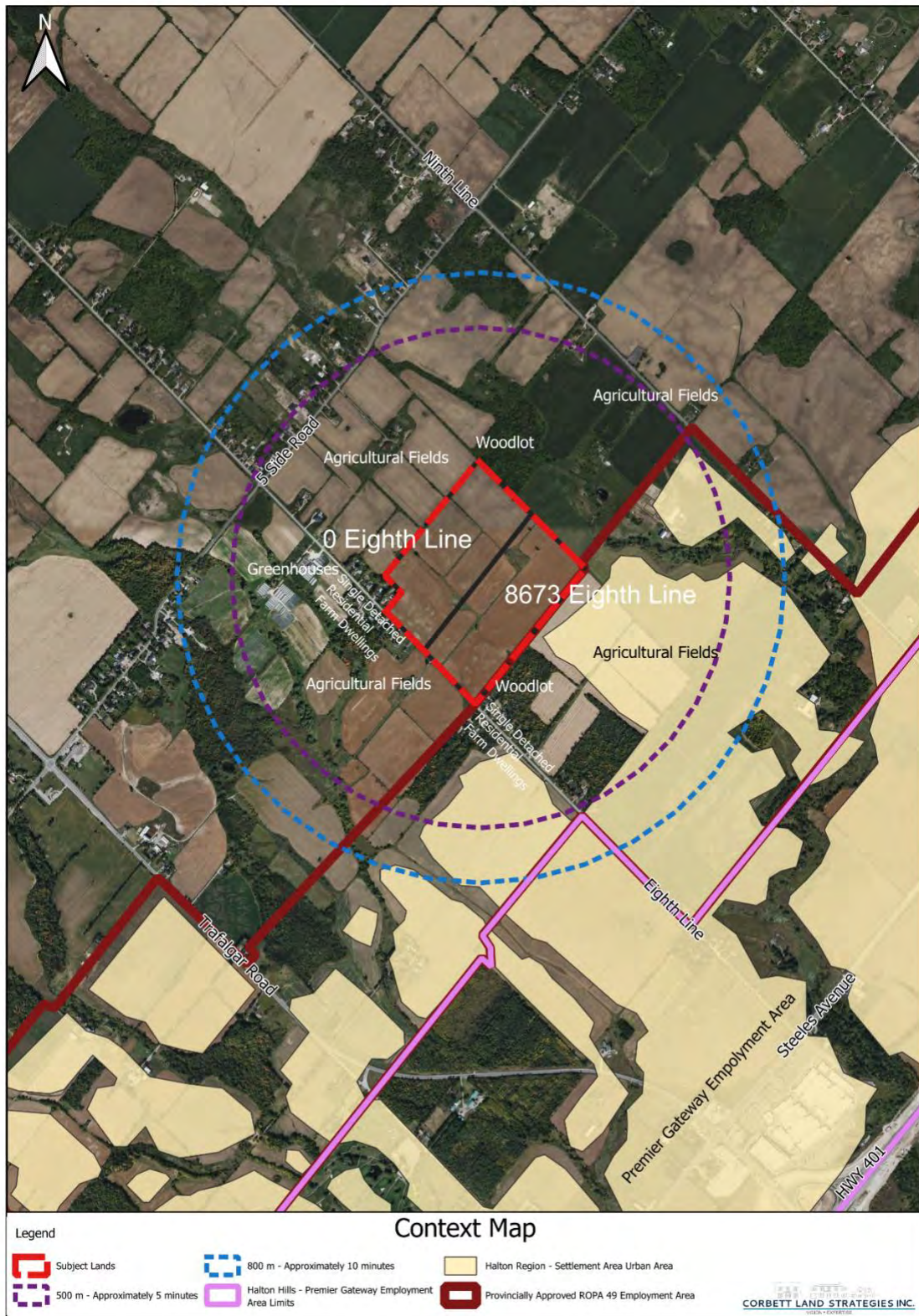


Figure 2: Subject Lands Context Map

3.0 BACKGROUND

3.1 Relevant Policies

3.1.1 BILL 162, GET IT DONE ACT, 2024

On February 20, 2024, the Province proposed changes to the legislatively approved official plans for some of the province's fastest-growing municipalities to address local needs while continuing to support the government's goal of building at least 1.5 million new homes by 2031. Amendments throughout the Official Plan Adjustments Act, 2023 updates official plans in response to municipal feedback while protecting the Greenbelt and safeguarding public health and safety. This act was implemented through Bill 162 which received Royal Assent on May 16, 2024.

The legislative amendments followed consultation with the impacted municipalities, and where appropriate, responded to feedback received. The municipalities with official plans impacted include the Regional Municipality of Halton. Modifications maintained through Bill 150 and the Planning Statute Law Amendment Act, 2023 impacting these municipalities continue to apply.

As part of Bill 162, the updated population and employment forecasts and revised urban boundaries for the Town of Halton Hills, largely established through Region of Halton Official Amendment No. 49, were established in the Halton Region Official Plan. The new urban boundaries are a product of the most recent municipal comprehensive review and are intended to provide sufficient employment and community land to accommodate growth to the year 2051. The Subject Lands (0 & 8673 Eighth Line) were not included within the settlement area as part of this process.

3.1.2 REGION OF HALTON OFFICIAL PLAN AMENDMENT 49

On June 15, 2022, Halton Region adopted Official Plan Amendment 49 (ROPA 49) "An Amendment to Implement the Integrated Growth Management Strategy". The purpose of ROPA 49 is to implement the results of the Integrated Growth Management Strategy, which considered how to accommodate growth in Halton to 2051 as a part of a municipal comprehensive review process. ROPA 49 implemented Regional Council's direction to accommodate population and employment growth and to develop a framework for planning for growth from 2041 to 2051. The amendment also includes other updates that support Halton's growth strategy, including updates to intensification and density targets, development phasing, the Regional Urban Structure, Strategic Growth Areas, Employment Areas, and corridor protection, among other things.

On November 4, 2022, The Minister of Municipal Affairs and Housing approved, with forty-five (45) modifications, the Halton Regional Official Plan Amendment 49 adopted pursuant to sections 17 and 26 of the *Planning Act* by By-law 35-22. However, through Bill 162 (as noted above), several of these modifications were repealed.

3.1.2.1 *Land Needs Assessment*

A Land Needs Assessment (LNA) was completed by Hemson Consulting Ltd. in support of ROPA 49 which assessed and determined the land needs for the Region necessary to accommodate population and employment forecasts to 2041 and 2051. Through the LNA, the Region established a preferred growth concept that identified the future locations for community and employment lands. For the purposes of this proposal, the following summary focuses on the prescribed employment growth as outlined in the LNA. The LNA identified that a total of 1,070 gross hectares is needed in order to accommodate employment growth post 2041.

3.1.2.2 *The Town of Halton Hills' Response to ROPA 49*

The Town of Halton Hills supported the growth concepts outlined in ROPA 49. The Town will require the provision of approximately 350 hectares of additional employment lands net of the Natural Heritage System to support growth to the 2051 planning horizon. Furthermore, it is important that development remain strategic and that the Halton Hills Premier Employment Gateway Area be prioritized for the location of additional employment lands. It remains important that new additional urban lands be subject to appropriate phasing policies to ensure a moderate pace of development.

3.1.3 **BILL 185, CUTTING RED TAPE TO BUILD MORE HOME ACT, 2024**

On April 10, 2024, the Ontario government announced Legislation, Bill 185. The Cutting Red Tape to Build More Homes Act is part of the Province's ongoing commitment to cut red tape, speed up government processes and build at least 1.5 million homes by 2031. The Bill received Royal Assent on June 6, 2024.

The Ministry of Municipal Affairs and Housing includes a suite of legislative, regulatory and policy initiatives including reducing parking minimums, third party appeals, less restrictive zoning for additional residential dwelling units, exempting community service facilities from Planning Act requirements, removing mandatory pre-consultation processes and development application fee refunds.

Applicable to the proposed development application, Bill 185 also revised the role of upper-tier municipalities and removed their role as the approval authority over local Official Plans and Official Plan Amendments. As a result of this change, the Region is no longer responsible for the Regional Official Plan and the local municipalities in Halton will be the primary authorities on matters of land use planning and development. Furthermore, the Province will act as the Town's approval authority for certain *Planning Act* matters (such as the Official Plan Review and certain Official Plan Amendments).

Bill 185 also allowed privately initiated settlement boundary expansions outside of the Greenbelt Area. The Bill allows applicants to appeal a municipality's refusal or failure to make a decision on a privately requested Official Plan or Zoning By-law Amendments that

would change the boundary of an “area of settlement” outside of the Greenbelt Area, within 120 days of submission of the application.

3.2 Planning Approval Framework

To facilitate the proposed development, an Official Plan Amendment (OPA) is required. Given that the lands are currently outside of the settlement area, an OPA is necessary to facilitate the consideration of the expansion of the existing settlement boundary to include the Subject Lands.

For details as to how the proposed development is consistent with the Provincial Planning Statement and in conformance with the Halton Region Official Plan and Town of Halton Hills Official Plan, please refer to Section 5.

Should the application to expand the urban boundary be successful, further land use planning applications will be required. Amongst these will be a future Secondary Plan, Zoning By-Law Amendment, Draft Plan of Subdivision and Site Plan Approval applications. Please see below for further information.

3.3 Public Consultation Strategy

As set out in the Halton Hills Official Plan, public participation is an integral component of any land use planning process. Council is to be satisfied that adequate notice has occurred (in accordance with the *Planning Act*), enough information has been provided, all public and agency comments have been addressed and that the public interest is balanced with the private interest expressed through the application (Sec. G2.4).

As the Town of Halton Hills supports extensive public consultation in development proposals it is recommended that the engagement used for this project at minimum achieve the statutory public meeting requirements established by the *Planning Act*. A Public Consultation Strategy has been prepared to ensure that the public is engaged throughout the entirety of the planning process and the development of the Subject Lands. The strategy includes meetings with elected officials, staff and commenting agencies.

As required by the Town of Halton Hills, the following public engagement process is proposed for the Official Plan Amendment on the Subject Lands:

- A Notice of Application sign will be posted on Eighth Line frontage of the Subject Lands a minimum of 20 days prior to the public meeting;
- Notice of Application will be circulated to all persons assessed in respect of land to which the proposal applies and within 120 meters of the site;
- Informal Information Meeting;

- Notice of Public Meeting will be circulated a minimum of 20 days prior to the meeting advising on the date, time, location and details of the application; and
- Statutory Public Meeting.

In addition to the abovementioned, the project team anticipates working with adjacent neighbours throughout the approval process.

The proposed public consultation strategy will remain flexible to adapt to feedback from staff, Councillors, and members of the public. Additional structured or unstructured public consultation may be held on an as-needed or as-recommended basis.

3.4 Town of Halton Hills Council Engagement

The project team introduced the proposed development to demonstrate its importance amidst changing planning legislation. Prior to the formal pre-consultation meeting, CLS had two meetings with the Town of Halton Hills and submitted a delegation for Bill 150.

At the first meeting on November 17, 2023, CLS introduced the Town of Halton Hills to the proposed development as building onto the results of ROPA 49, which coincided with the Town Council Meeting held on November 20, 2023. At this meeting, Council carried Memorandum No. PD-2023-006 regarding ROPA 49 – Province Winding Back Changes to Official Plans.

At the December 13, 2023, Special Council Meeting, CLS delegated to Council regarding the Provincial Rollback of ROPA 49 Modifications (Item 5.1 in Report No. PD-2023-080). At the time, the Town of Halton Hills was determining the best course of action to support the Premier Gateway Employment Area. During this presentation, CLS highlighted the proposed development and its relevance to ROPA 49 as a strategic approach to expanding the Premier Gateway Employment Area. The presentation included the location and property description, an overview of Staff Report PD-2023-080 and ROPA 49 modifications, and recommended modifications for the Eighth Line Environmental Assessment. The proposed recommendation was for Employment Area Option 2 along the Premier Gateway Employment Area with the addition of the Subject Lands. Although the Subject Lands were not included, Town Council approved the staff recommended Employment Area Option 2.

On March 1, 2024, during a formal presentation, CLS presented refined preliminary findings on the Subject Lands, Bill 162, Provincial Policy Statement & Growth Plan Policies (applicable at the time), Employment Land Needs Assessment, Proposed Employment Development, and a course of action for the next steps. This presentation helped commence meeting with Ward Councillors and determined the formal pre-consultation meeting with Town planning staff.

3.5 Pre-Consultation

On April 11, 2024, the project team attended a pre-consultation meeting with staff from the Town of Halton Hills, Region of Halton and Conservation Halton (amongst other departments and agencies) (See Appendix A). The purpose of the Pre-Consultation application was to assess the complete application requirements for the proposed Official Plan Amendment. The meeting confirmed that an Official Plan Amendment would be required, and certain submission materials would be needed to advance the proposed development.

During this meeting, staff acknowledged that the proposed development must demonstrate a *need* to designate and plan for additional lands to be added to the urban boundary expansion. Staff advised that the Planning Justification Report must outline how the proposal conforms to the applicable Provincial, Regional and Town policies and is required to discuss how the proposal will address/respond to any land use compatibility concerns.

The Town of Halton Hills and Conservation Halton agreed that a future Secondary Plan would be required to identify appropriate land use designations and policies, complemented by a Subwatershed Study. Presently, the applicant can rely upon comprehensive technical studies that address management studies for watercourses, hazards and wetlands.

The meeting confirmed the following submission materials:

- Planning Justification Report;
- Employment Needs Assessment to the year 2051;
- Scoped Servicing Study;
- Agricultural Impact Assessment (including a Minimum Distance Separation calculation);
- Scoped Environmental Impact Study; and
- Scoped Transportation and Road Network Evaluation.

3.6 Terms of Reference

The pre-consultation informed the Terms of References (ToR) prepared by each consultant. The ToR reflected the Town of Halton Hills requirements for submission documents. The following ToR were submitted:

- Employment Land Needs Assessment Terms of Reference, prepared by KPEC Planning & Economics, dated October 17, 2024;
- Scoped Servicing Study Terms of Reference, prepared by C.F. Crozier & Associates Inc., dated October 22, 2024;
- Agricultural Impact Assessment Terms of Reference, prepared by Colville Consulting Inc., dated October 28, 2024;

- Scoped Environmental Impact Study Terms of Reference, prepared by GeoProcess Research Associates Inc., dated October 28, 2024;
- Transportation Impact Assessment Terms of Reference, prepared C.F. Crozier & Associates Inc., dated October 22, 2024; and,
- Planning Justification Report Terms of Reference, prepared by Corbett Land Strategies Inc., dated October 28, 2024.

Comments on the ToR were received on January 17th and January 23rd, 2025. The comments have been circulated to the consultant team and incorporated within the submitted materials. A comment response matrix was prepared and responds to the feedback presented by the Town, Region and other commenting agencies. The matrix is included within the formal application submission package.

4.0 PROPOSED DEVELOPMENT

The proposed development is seeking the approval of an urban boundary settlement area expansion to include Subject Lands for employment uses. As noted above, through ROPA 49, the lands to the immediate south were recently added to the settlement area which enable the proposed development to offer a continuous urban boundary and act as a gateway to the expanded Premier Gateway Employment Area.

The inclusion of the lands within the settlement area supports ROPA 49 and Bill 162 whereby which generally recommended the need for expansion of land for employment purpose to accommodate growth. In response to that need, the proposed development would result in a minor 2% addition to the Premier Gateway Employment Area, which supporting municipal growth targets.

Given the Subject Lands location adjacent to the recently expanded settlement area, they are ideally location to be included within the Premier Gateway Employment Area, upon its formal expansion. Further, the Subject Lands are uniquely positioned to act as a gateway into the remainder of the employment area and are envisioned to be able to support both traditional employment uses as well as higher density employment uses such as offices.

In the evaluation of the proposed development, a density target of 25 jobs per net hectare (in accordance with current Premier Gateway Employment Area Secondary Plan density requirements) has been applied whereby the proposed employment could generate approximately 861.5 employees.

A road network consisting of a single entrance from Eighth Line as well as additional connections between the lands to the north and south have been proposed. The north and south connections would facilitate future connections between the adjacent properties by way of a Future Collector Road which has been aligned to avoid certain natural heritage features including woodlots.

The Subject Lands contain Regional and Conservation Authority regulated NHS features which have been incorporated within the conceptual plan. Regulated watercourses, wetlands and floodplains exist on the Subject Lands which have been combined and realigned as Naturalized Rechannelization. Although these features are conceptually depicted on the concept plan, they will be subject to future floodplain and ecological analysis, in accordance with approved terms of reference on studies to be confirmed through future land use approval processes.

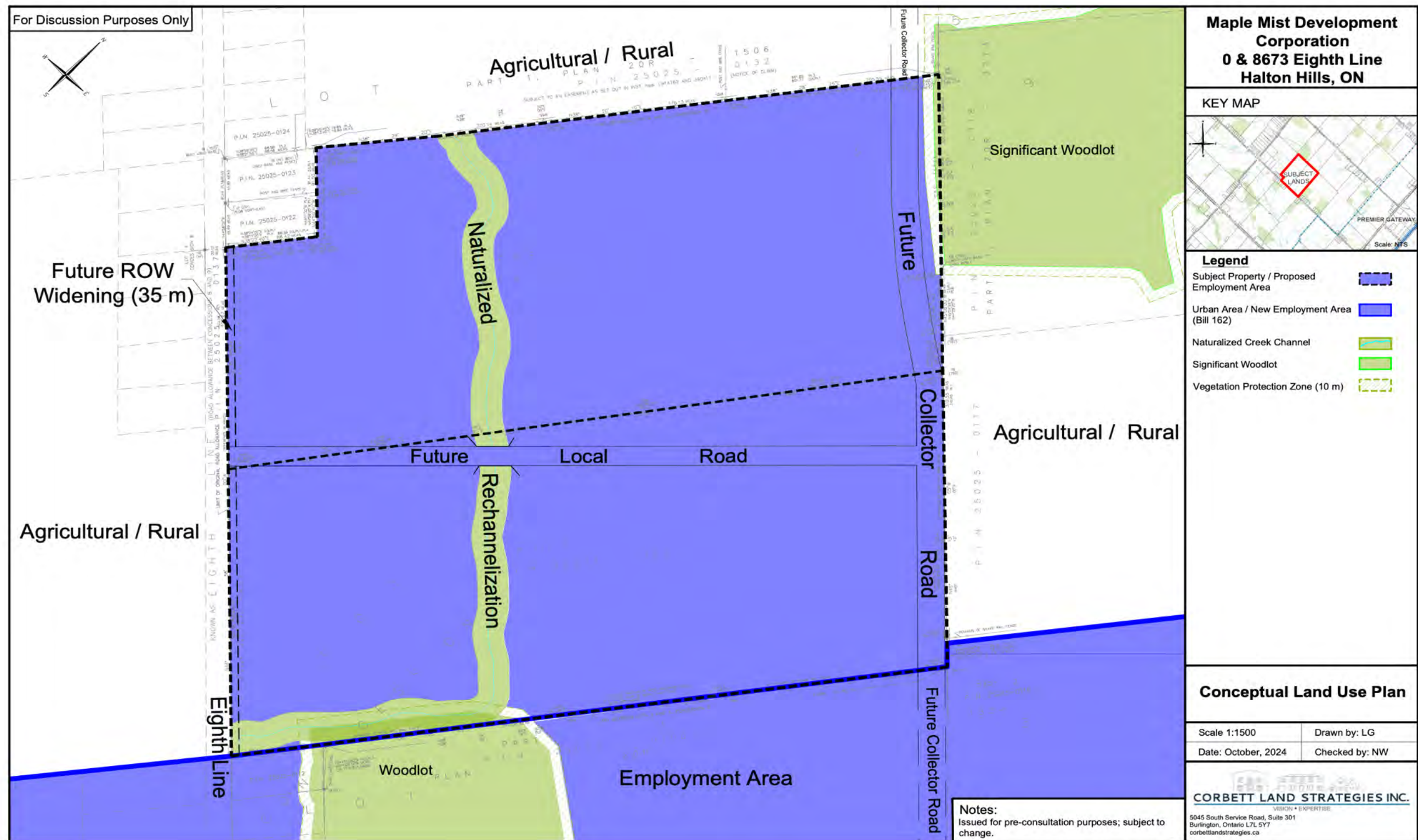


Figure 3: Concept Plan

5.0 PLANNING POLICY & REGULATORY REVIEW

5.1 Planning Act

The *Planning Act*, R.S.O. 1990, c. P.13, (“Planning Act”) is a foundational legislation governing land use planning and development in the province of Ontario, Canada. It was enacted to promote sustainable development, efficient land use, and the protection of the environment. The Planning Act establishes a framework for how land can be used, developed, and protected. This legislation serves as the cornerstone of Ontario's planning system, guiding the orderly growth and development of communities while safeguarding their social, economic, and environmental well-being.

When carrying out the responsibilities of the Planning Act, one shall have regard for matters of Provincial interest, as identified in Section 2. This section of the Planning Act outlines the overarching goals and principles that guide land use planning and development across the province. These goals aim to foster sustainable growth, protect natural and built environments, and enhance the quality of life for residents. Key objectives include promoting orderly and efficient development, accommodating a range of land uses, conserving resources and natural heritage features, and ensuring social and economic vitality. This section emphasizes the importance of public participation, transparency, and accountability in the planning process, as well as the need to coordinate planning decisions with provincial policies and plans. Ultimately, the goals outlined in Section 2 of the Planning Act seek to create vibrant, resilient communities that balance competing interests and promote the long-term well-being of Ontarians.

The following sections and policies are the most relevant to the proposed development:

1.1 The purposes of this Act are,

- (a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act;*
- (b) to provide for a land use planning system led by provincial policy;*
- (c) to integrate matters of provincial interest in provincial and municipal planning decisions;*
- (d) to provide for planning processes that are fair by making them open, accessible, timely and efficient;*
- (e) to encourage co-operation and co-ordination among various interests;*
- (f) to recognize the decision-making authority and accountability of municipal councils in planning.*

2 The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

- (k) the adequate provision of employment opportunities;*

- (l) the protection of the financial and economic well-being of the Province and its municipalities;*
- (m) the co-ordination of planning activities of public bodies;*
- (n) the resolution of planning conflicts involving public and private interests;*
- (p) the appropriate location of growth and development;*
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.*

The Subject Lands are located north of the Premier Gateway Employment Area. The proposed urban boundary expansion is a logical extension to continue the urban boundary for the purposes of future employment which in turn achieves *Section 2 (p) of the Planning Act*. The proposed expansion could achieve approximately 861.5 new jobs, achieving *Section 2 (k)*. The proposed density target of 25 jobs per hectare would achieve employment objectives for the property already established by the Town, while providing additional connections between adjacent properties which facilitates the use of the larger area. Given that the infrastructure expansion adjacent to the Subject Lands is planned and funded, the economic well-being of the Province is protected.

5.2 Provincial Planning Statement

The Provincial Planning Statement (2024) (“PPS”) was issued by the Province of Ontario under Section 3 of the Planning Act and came into effect on October 20, 2024. The PPS requires that decisions, comments, submissions, or advice affecting planning matters shall be consistent with the policies within. The PPS provides policy direction on matters of provincial interest related to land use planning and development.

As per *Section 2.1.1. of the PPS (2024) “As informed by provincial guidance, planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and may modify, as appropriate.”*

2.1.6. Planning authorities should support the achievement of complete communities by:

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

2.3.1 General Policies for Settlement Areas

- 1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.*
- 2. Land use patterns within settlement areas should be based on densities and a mix of land uses which:
 - a) efficiently use land and resources;*
 - b) optimize existing and planned infrastructure and public service facilities;*
 - c) support active transportation;*
 - d) are transit-supportive, as appropriate; and*
 - e) are freight-supportive.**
- 3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.*
- 4. Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.*
- 5. Planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. Large and fast-growing municipalities are encouraged to plan for a target of 50 residents and jobs per gross hectare in designated growth areas.*
- 6. Planning authorities should establish and implement phasing policies, where appropriate, to ensure that development within designated growth areas is orderly and aligns with the timely provision of the infrastructure and public service facilities.*

2.3.2 New Settlement Areas and Settlement Area Boundary Expansions

- 1. In identifying a new settlement area or allowing a settlement area boundary expansion, planning authorities shall consider the following:
 - a) the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;*
 - b) if there is sufficient capacity in existing or planned infrastructure and public service facilities;*
 - c) whether the applicable lands comprise specialty crop areas;*
 - d) the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*
 - e) whether the new or expanded settlement area complies with the minimum distance separation formulae;*
 - f) whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined**

- through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and*
- g) the new or expanded settlement area provides for the phased progression of urban development.*

In accordance with Section 2.3.2.1, the proposed development enables the achievement of complete communities through the continuation of a range and mix of land uses, with an emphasis on employment lands.

The proposed development serves to expand the urban boundary and offers an extension of the Premier Gateway Employment Area on the basis of optimizing land uses and existing infrastructure. Currently, there are infrastructure and servicing facilities that will support the proposed development. The Subject Lands will have frontage to regional infrastructure under construction (i.e., 1200 mm wastewater sewer along Eighth Line) and in addition, current and planned water network (300 mm) within the Premier Gateway Phase 2B Employment Area, that is location 700 meters away, will provide connectivity along Eighth Line.

Road networks currently exist or will exist to support labour retention in the area (i.e., road widening of Eighth Line, Highway 401 and Highway 413). Non-agricultural related traffic already exists within the area and the proposed development does not introduce new congestion as determined by the Traffic Impact Study. All study intersections are projected to operate at a Level of Service “C” (typical during peak hours) or better, with no movements exceeding the critical volume-to-capacity threshold of the Town. Therefore, the proposed development builds upon existing and planned servicing and transportation infrastructure thereby proving consistent with *Section 2.3.2.1.b.* of the *PPS*.

Furthermore, the Subject Lands are currently inactive agricultural lands with no present infrastructure or agricultural operations. These conditions are not the same as the lands recently added to the urban area through ROPA 49, as they are agriculturally active with Class 1 soils. The Subject Lands are farmed with common “cash” crops which serve as the predominant surrounding agricultural use. Remnants of an empty livestock barn are located on the Subject Lands, however, MDS 2 would significantly restrict possible restoration thereby limiting total future agricultural operations. Furthermore, it is unlikely that the livestock barn restoration would satisfy the requirements for the rear lot lines, side lot lines and road allowances.

The proposed development also complies with the minimum distance separation formulae and offers a phased progression of urban development. Based on the Agricultural Impact Assessment, it is noted that the Subject Lands are the preferred site for development, as opposed to alternative agricultural sites, as the development will not disrupt tile drainage or impact well(s) currently supporting farming operations. It is also noted that while Natural Heritage Features exist on the Subject Lands, it has minimal features in comparison to other parcels of land that could be used for an urban boundary expansion to the Premier Gateway Employment Area. As such, the proposed development is consistent with *Section 2.3.2.1.c.* through to *Section 2.3.2.1.f.*

Lastly, The Premier Gateway Employment Area has steadily expanded northward from Steeles Avenue towards 5 Side Road, and eastward from Trafalgar Road to Winston Churchill Road. The Subject Lands are located adjacent to the urban area and lands designated for employment uses. Therefore, this is a local and natural urban boundary expansion on lands that immediately abutting existing urban area, thereby offering a phased progression of urban development and satisfies the employment lands needs gap which is consistent with *Section 2.3.2.1.g*.

2.8.1 Supporting a Modern Economy

1. Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;*
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;*
- d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and*
- e) addressing land use compatibility adjacent to employment*

2. Industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects are encouraged in strategic growth areas and other mixed-use areas where frequent transit service is available, outside of employment areas.

The proposed urban boundary expansion estimates the creation of approximately 861.5 new jobs. If added to the settlement area, the future employment lands would be advanced to support a range of employment uses including distribution, manufacturing, office and research development, demonstrating consistency with *Section 2.8.1.1.a* and *2.8.1.2* of the PPS. The proposed expansion seeks to support employment supportive areas or higher density employment uses, ensuring consistency with *Section 2.8.1.1.b* of the PPS.

With respect to infrastructure and infrastructure of sewage, water and stormwater:

3.1 General Policies for Infrastructure and Public Service Facilities

1. Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs.

Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:

- a) are financially viable over their life cycle, which may be demonstrated through asset management planning;
- b) leverage the capacity of development proponents, where appropriate; and
- c) are available to meet current and projected needs.

3.6 Sewage, Water and Stormwater

1. Planning for sewage and water services shall:

- a) accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services;
- b) ensure that these services are provided in a manner that:
 - 1. can be sustained by the water resources upon which such services rely;
 - 2. is feasible and financially viable over their life cycle;
 - 3. protects human health and safety, and the natural environment, including the quality and quantity of water; and
 - 4. aligns with comprehensive municipal planning for these services, where applicable.
- c) promote water and energy conservation and efficiency;
- d) integrate servicing and land use considerations at all stages of the planning process;
- e) consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient use of these services to meet current and projected needs for increased housing supply; and
- f) be in accordance with the servicing options outlined through policies 3.6.2, 3.6.3, 3.6.4 and 3.6.5.

3.6.8. Planning for stormwater management shall:

- a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;
- b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;
- c) minimize erosion and changes in water balance including through the use of green infrastructure;
- d) mitigate risks to human health, safety, property and the environment;
- e) maximize the extent and function of vegetative and pervious surfaces;
- f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and
- g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.

By virtue that the Subject Lands are adjacent to planned servicing infrastructure, the proposed development would utilize existing and planned municipal sewers and water services to achieve consistency with the PPS. As part of the Premier Gateway Employment Area Phase 2B, the planned water network to service the expanded urban boundary initiated through ROPA 49 has planned a future watermain along Eighth Line, between Steeles Avenue and adjacent to the Subject Lands. Further, in accordance with the Scoped Servicing Study, additional watermains are already funded by Development Charges (DC) which are necessary to build out the Phase 2B Premiere Gateway Employment Area Secondary Plan.

Additionally, the Subject Lands will be serviced by planned wastewater sewers along Eighth Line. The planned infrastructure is DC funded and intended to service new greenfield growth area south of Georgetown.

Furthermore, the proposed development will be subject to a Subwatershed Study to be conducted alongside future land use approval processes. For a detail analysis of the Scoped Servicing Study, please refer to Section 6.

4.1 Natural Heritage

- 1. Natural features and areas shall be protected for the long term.*
- 2. The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.*
- 3. Natural heritage systems shall be identified in Ecoregions 6E & 7E1, recognizing that natural heritage systems will vary in size and form in settlement areas, rural areas, and prime agricultural areas.*
- 4. Development and site alteration shall not be permitted in:*
 - a) significant wetlands in Ecoregions 5E, 6E and 7E1; and*
 - b) significant coastal wetlands.*
- 5. Development and site alteration shall not be permitted in:*
 - a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1;*
 - b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*
 - c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;*
 - d) significant wildlife habitat;*
 - e) significant areas of natural and scientific interest; and*

f) coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 4.1.4.b), unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

6. Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.

7. Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

The Subject Lands contain Regional and Conservation Authority regulated Natural Heritage System (NHS) features which have been incorporated within the proposed development. Infrastructural additions have been conceptually illustrated to avoid certain natural heritage features, including woodlots. The watercourses, wetlands and floodplains that exist on the Subject Lands have been combined and realigned as Naturalized Rechannelization ensuring consistency with *Section 4.1* of the PPS. The formal delineation and analysis of the existing features is to occur through the Subwatershed Study, that will occur following the lands inclusion within the settlement area.

4.2 Water

1. Planning authorities shall protect, improve or restore the quality and quantity of water by:

a) using the watershed as the ecologically meaningful scale for integrated and long-term planning, which can be a foundation for considering cumulative impacts of development;

b) minimizing potential negative impacts, including cross-jurisdictional and cross-watershed impacts;

c) identifying water resource systems;

d) maintaining linkages and functions of water resource systems;

e) implementing necessary restrictions on development and site alteration to:

1. protect all municipal drinking water supplies and designated vulnerable areas; and

2. protect, improve or restore vulnerable surface and ground water, and their hydrologic functions;

f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality; and

g) ensuring consideration of environmental lake capacity, where applicable.

2. Development and site alteration shall be restricted in or near sensitive surface water features and sensitive ground water features such that these features and their related hydrologic functions will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches.

3. Municipalities are encouraged to undertake, and large and fast-growing municipalities shall undertake watershed planning to inform planning for sewage and water services and stormwater management, including low impact development, and the protection, improvement or restoration of the quality and quantity of water.

4. Despite policy 4.2.3, where planning is conducted by an upper-tier municipality that includes one or more lower-tier large and fast-growing municipalities, the upper-tier municipality shall undertake watershed planning in partnership with lower-tier municipalities, including lower-tier large and fast-growing municipalities.

5. All municipalities undertaking watershed planning are encouraged to collaborate with applicable conservation authorities.

The proposed development will be subject to a Subwatershed Study as part of a future land use approval process. It is further acknowledged that quantity and quality controls will be implemented on site for stormwater management, and various Low Impact Development Best Management Practices will be considered and integrated throughout the design of the development. For a detail analysis of the Scoped Servicing Study, please refer to Section 6.

4.3.4 Removal of Land From Prime Agricultural Areas

- 1. Planning Authorities may only exclude land from prime agricultural areas for expansions of or identification of settlement areas in accordance with policy 2.3.2.
 - i. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.**

The Subject Lands are currently inactive agricultural lands with no current infrastructure or agricultural operation. Remnants of an empty livestock building exist on site, but MDS 2 would significantly restrict possible restoration of such building. The Subject Lands are not designated as a *Specialty Crop Area* and the predominant surrounding agricultural use is crop farming. Based on the Agricultural Impact Assessment, it is noted that the Subject Lands are the preferred site for development, as opposed to alternative agricultural sites, as the development has been identified to not result in the disruption of any existing or new tile drainage or impact well(s) currently supporting farming operations.

Furthermore, the proposed development contributes to the long-term planning horizon by expanding the strategic growth areas and employment areas, demonstrating consistency with the *Section 4.3.5.1.b.3.* of the PPS. Establishing a continuous urban boundary through to the Premier Gateway Employment Area is a logical location for the proposed development as the Land Needs Assessment, completed by KPEC for this OPA, identified that the Town of Halton Hills would require an addition 361 hectares of employment lands on top of the ROPA 49 added lands to satisfy the Halton Hills 2051 employment forecast.

In addition, current and planned infrastructure exists to support the development which include both planned water and transportation networks. The proposed development serves as an extension of these facilities and would therefore be a logical settlement

boundary expansion to increase the supply of employment lands required to accommodate growth.

It shall be noted that based on Figure 3 below of the Agricultural Impact Assessment from Colville Consulting Inc., the Subject Lands are the only lands within the Subject Area of a 1500m radius (provincial requirement) that are agriculturally inactive. Figure 3 demonstrates that in addition to the surrounding agricultural operations, the lands dedicated to ROPA 49 are Class 1 soils and are actively used for corn, soy bean, pasture and hay cropping. Therefore, the Subject Lands are the only lands that would contribute to the Premier Gateway Employment Area without affecting the Town of Halton Hill's agricultural operations.

In this regard and based on the comprehensive review above of the relevant policies of the PPS, the proposed development represents appropriate development and good planning as it envisions achieving employment in close proximity to existing employment. Therefore, it is the opinion of CLS that the proposed development and required planning amendments are consistent with the policies of the PPS.

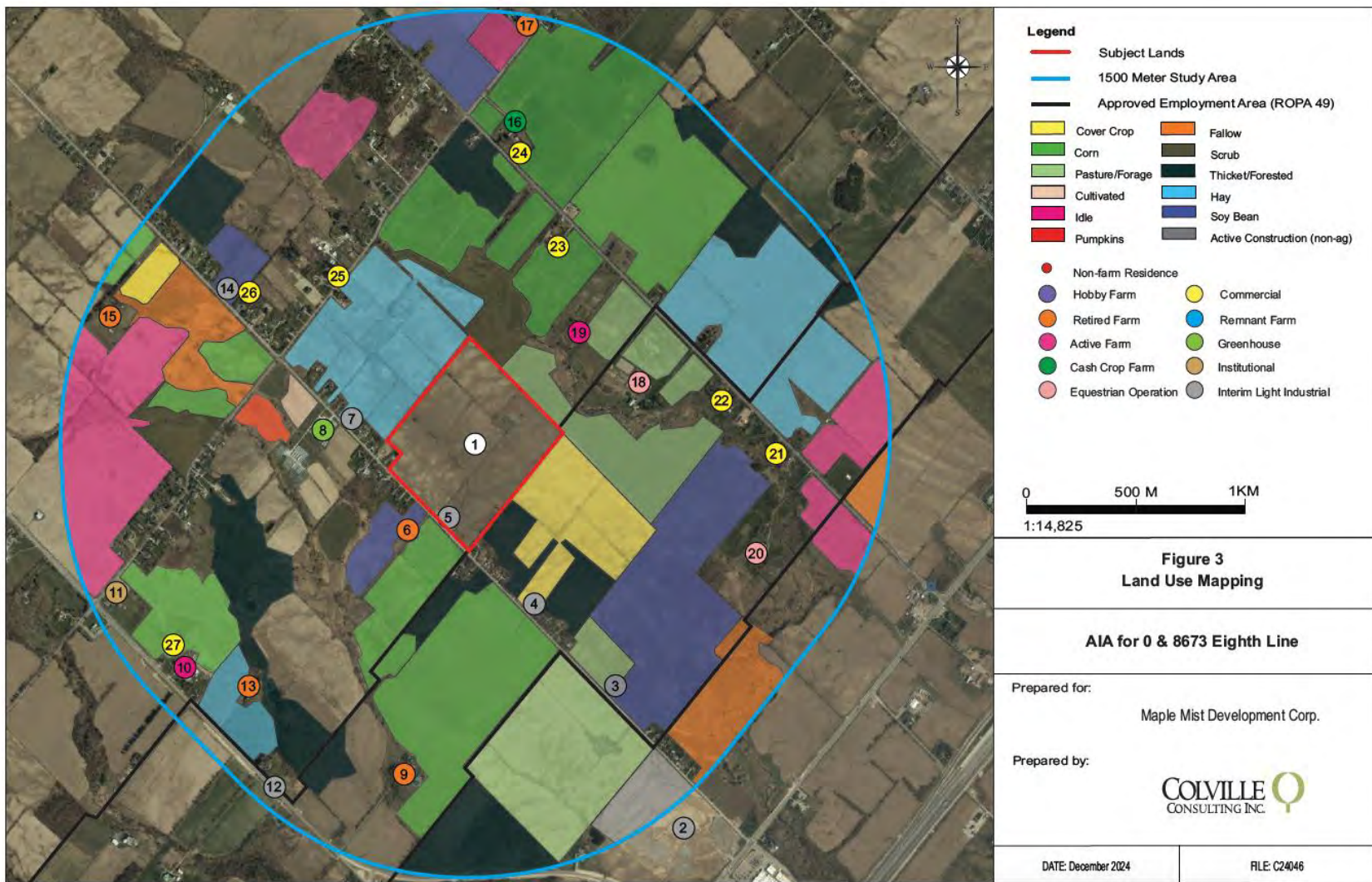


Figure 4: AIA Land Use Mapping

5.3 Region of Halton Official Plan (“ROP”)

Cutting Red Tape to Build More Homes Act (“Bill 185”) has received Royal Assent that amends the roles and responsibilities within Halton Region’s land use planning system. Under the revised planning system, local municipalities, including the Town of Halton Hills, would be responsible for implementing the Region of Halton Official Plan (“ROP”).

The ROP accommodates population and employment growth within Halton’s existing urban boundaries to 2041 and also contains a framework for how growth may be planned for in the 2041-2051 planning period. On June 15, 2022, Halton Regional Council adopted Regional Official Plan Amendment (ROPA) No. 49, which accommodate growth in Halton to 2051.

In accordance with Figure 4 – Halton Region Official Plan Map 1, the Subject Lands are identified as “Agricultural Area” and “Regional Natural Heritage System”. As previously noted, the lands to the immediate south are designated “Urban Area”. As set out in the below tables (Table 2 and 2A), the Region has implemented intensification and density targets for each municipality. In accordance with Table 2, Halton Hills is identified with an employment area density target of 24 jobs per hectare. Further, in accordance with Table 2a, Halton Region is planned to achieve an overall employment of 35,400 by 2037-2041. Halton Hills is identified to accommodate 5,300 jobs by 2037-2041.

Section 77(7) sets out the criteria to be achieved for any expansion of the Regional Urban Boundary. While the following criteria is applicable to municipal comprehensive reviews (MCR), it has been assessed and responses provided due to the recent repeal of the Growth Plan (eliminating the need for MCR’s) and because of its general applicability to the proposed development.

Section 77(7)		
a)	<i>sufficient opportunities to accommodate the distribution of population and employment in Table 1, based on the minimum intensification and density targets in Table 2 and 2b, are not available within the Regional Urban Boundary;</i>	<i>As further detailed in the section below, the proposed development will support the achievement of the employment targets set out in Tables 2 and 2a.</i>
b)	<i>the expansion makes available sufficient lands to accommodate population and employment growth not exceeding the time horizon of this Plan, based on a land needs assessment, while minimizing land consumption; and</i>	<i>The inclusion of the subject lands within the settlement area can be accommodated within the time horizon of the ROP and are supported by a land needs assessment which recommends the expansion of the settlement area to include the subject lands.</i>
c)	<i>the timing of the expansion and the phasing of development within the new Designated Greenfield Areas will not</i>	<i>Given the small size of the parcel and its proximity to lands planned for future employment uses, the</i>

Section 77(7)		
	<i>adversely affect the achievement of the minimum intensification and density targets in Table 2 and 2b, the Regional phasing in Table 2a, and other policies of this Plan.</i>	<i>proposed expansion will not affect the achievement of the density targets or phasing policies of the ROP.</i>

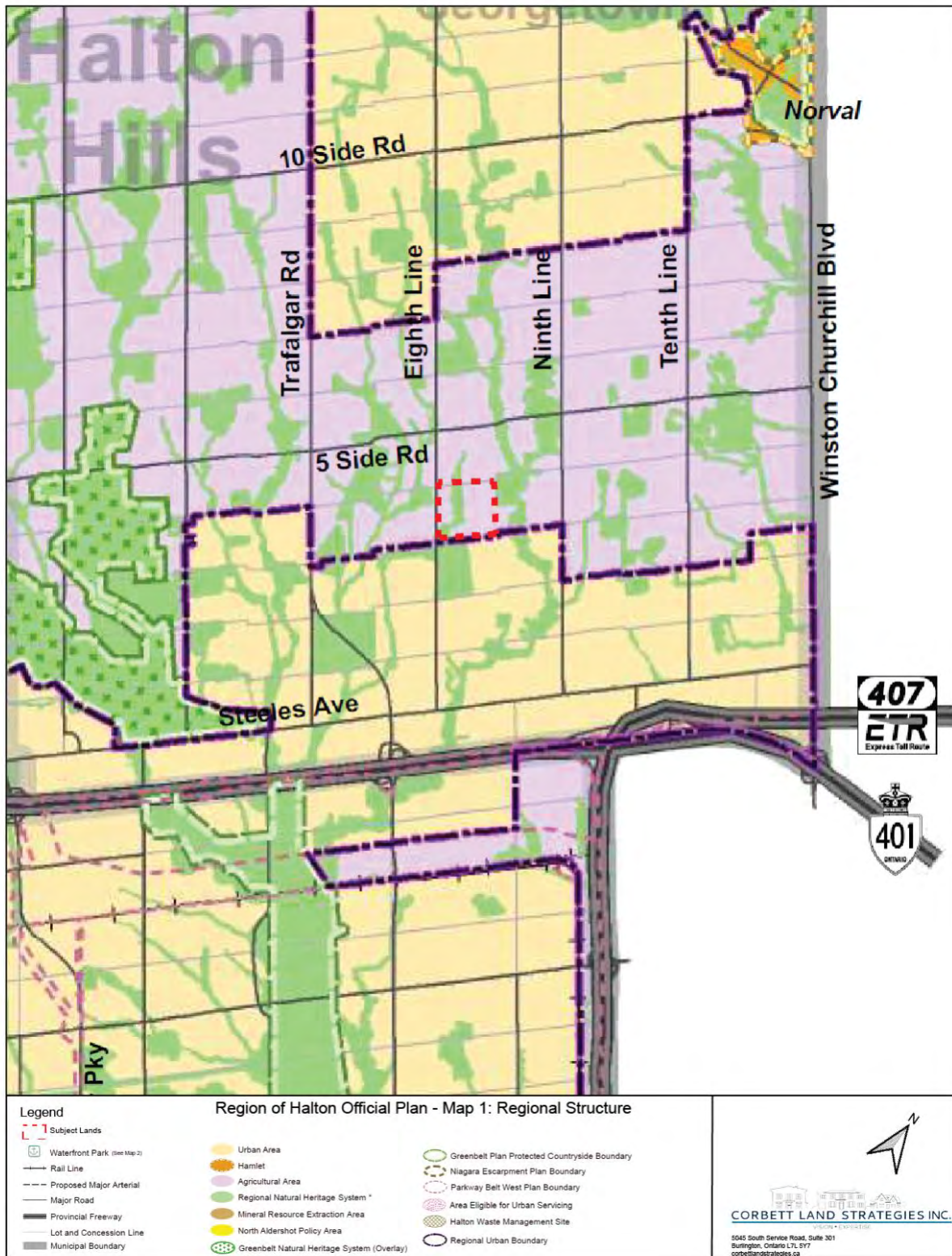


Figure 5: Halton Region Official Plan Map 1 - Regional Structure

56.1 Through a future Amendment to this Plan as part of the current municipal comprehensive review, the Region will update Table 2 and 2a, and associated table footnotes, to the planning horizon of 2051.

Table 2 Intensification and Density Targets					
Target	Halton Region	Burlington	Oakville	Milton	Halton Hills
Intensification					
<i>Housing Units in Built Up Areas</i>	53,300	20,500	19,400	9,800	3,600
Community Area Density Targets					
<i>People and Jobs per Hectare in their Designated Greenfield Areas</i>	62	76	70	59	53
Employment Area Density Targets					
<i>Jobs per Hectare in the Employment Areas</i>	26	33	36	19	24

Table 1: Section 56.1 Intensification and Density Targets

1. Target for the number of new housing units occurring within the Built-up Area as shown on Map 1H between 2022 and 2041 and representing 45% of all new units during this period.
2. Target for the number of people and jobs per hectare in the Designated Greenfield Area by 2041, consisting of the land within the Regional Urban Boundary and outside of the Built-Up Area as shown on Map 1H and measured in accordance with Section 227.1 of this Plan.
3. Target for the number of jobs per hectare in the Employment Areas by 2041, as shown on Map 1H and measured in accordance with Section 227.1 of this Plan.

Table 2A Regional Phasing				
Municipality: Halton Region	2022-2026	2027-2031	2032-2036	2037-2041
Units in Designated Greenfield Area	14,970	15,900	16,470	16,810
Low Density Units	5,920	6,270	6,560	6,690

Table 2A Regional Phasing				
Medium & High Density Units	9,050	9,610	9,920	10,120
Units inside the Built Boundary	12,430	13,200	13,680	13,950
Employment	34,700	36,800	34,700	35,400

Table 2: Section 56.1 Regional Phasing Halton Region

Table 2A Regional Phasing				
Municipality: Halton Hills	2022-2026	2027-2031	2032-2036	2037-2041
Units in Designated Greenfield Area	2,160	2,300	1,230	1,260
Low Density Units	1,020	1,080	490	500
Medium & High Density Units	1,140	1,210	750	760
Units inside the Built Boundary	780	830	1,050	1,070
Employment	5,500	5,900	5,200	5,300

Table 3: Section 56.1 Regional Phasing Halton Hills

The proposed development forecasts a density target of 25 jobs per hectare and aligns with the employment density targets outlined in the Premier Gateway Employment Area Phase 2B Secondary Plan. This establishes a total estimate of 861.5 employees as a result of the proposed development. This exceeds the jobs per hectare in the employment areas, ensuring conformity with *Section 56.1 of Halton Region's Official Plan*. Further, the employment projections will contribute to the regional phasing targets for Halton Region and Halton Hills.

77(8).1 Where the need for an expansion of the Regional Urban Boundary has been justified in accordance with Section 77(7), the feasibility and the most appropriate location of the expansion area will be determined based on the relevant policies of this Plan, including the following:

	Section 77	Response
a)	<i>existing or planned infrastructure, public service facilities, and human services required to accommodate the proposed expansion have sufficient capacity to support the proposed expansion and can be provided in a financially and environmentally sustainable manner, based on a financing plan, demonstrating financial viability over the full life cycle of these assets, communicated to the public and subsequently approved by Council;</i>	The proposed development is informed by the Scoped Servicing Study. The study sets out that planned water, wastewater infrastructure is proposed adjacent to the Subject Lands. Further, the recent completion of the Eighth Line Scoped Environmental Impact Study establishes the proposed urbanization of the adjacent portion of Eighth Line which will feature additional lanes and multi-use paths. Please see Section 6 for further discussion on the technical assessments completed in support of the proposal.
b)	<i>the proposed expansion is informed by applicable water and wastewater master plans or the equivalent, and stormwater master plans or the equivalent, as appropriate;</i>	In accordance with completed Scope Servicing Study, the proposed expansion is supported by planned and DC funded capital projects, proposed for Eighth Line. Further, the proposed development will be subject to a Subwatershed Study, to be completed as part of a future Secondary Plan process and in conjunction with the analysis of the surrounding land base. Various water quantity and quality controls will be implemented to restrict post-development flows to pre-development levels at every storm event and provide adequate treatment of stormwater quality.
c)	<i>the proposed expansion, including associated water, wastewater and stormwater servicing, are planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resource system, including the quality and quantity of water;</i>	The planned infrastructure is intended to service greenfield developments south of Georgetown and will ensure the provision of urban servicing levels. Through the implementation of recommendations established through the future Subwatershed

	Section 77	Response
		study, the eventual development of the subject lands will be required to minimize impacts to the watershed.
d)	<i>the proposed expansion avoids key hydrologic areas and the Growth Plan Natural Heritage System, where possible;</i>	The subject lands are within the Natural Heritage System. Impacts will be mitigated following the completion of the Subwatershed Study.
e)	<i>the proposed expansion avoids Prime Agricultural Areas, as shown on Map 1E, where possible, and, to support the Agricultural System, alternative locations across the Region have been evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System in accordance with the following: [i] the lands do not comprise specialty crop areas; [ii] there are no reasonable alternatives that avoid Prime Agricultural Areas; and [iii] there are no reasonable alternatives on lower priority agricultural lands within the Prime Agricultural Areas;</i>	The Subject Lands are designated prime agricultural with Class 1 soils. The Agricultural Impact Assessment (AIA) identified that the proposed development does not retire any agricultural infrastructure, nor take away active agricultural operations. The proposed development will not disrupt tile drainage or grading plan, nor impact any well(s) that farmers currently rely on. There are various edge planning techniques that can be implemented to minimize the development impacts on surrounding agricultural lands such as berms, visual barriers and vegetation along the subject lands. Recommendations are subject to further analysis to ensure the best techniques are integrated within the proposed development. To review the full AIA, please see the complete application submission package.
f)	<i>the proposed expansion is in compliance with the Minimum Distance Separation formulae;</i>	In accordance with the completed AIA, the proposed development is in compliance with the Minimum Distance Separation formulae.
g)	<i>any adverse impacts on the agri-food network from the proposed expansion, including impacts from the expansion on agricultural operations adjacent or close to the Urban Area, are avoided, or if</i>	Please see response to 77(7)(f).

	Section 77	Response
	<i>avoidance is not possible, are minimized and mitigated as determined through an agricultural impact assessment;</i>	
<i>h)</i>	<i>the proposed expansion is consistent with the Provincial Policy Statement, and conforms to the Growth Plan for the Greater Golden Horseshoe;</i>	The proposed development is consistent with the Provincial Planning Statement through the achievement of the criteria of Section 2.3.2. See analysis on the PPS for specific analysis on how the proposed development satisfies the corresponding section.
<i>i)</i>	<i>the proposed expansion is located outside of and will meet the requirements of the Niagara Escarpment Plan and the Greenbelt Plan, and will meet the requirements of the applicable source protection plans;</i>	Subject Lands are not located in the Greenbelt nor the Niagara Escarpment.
<i>j)</i>	<i>the proposed expansion is logical, contiguous to the existing urban area with readily identifiable boundaries, supportive of the efficient use of existing and planned infrastructure, public service facilities, and human services, including access and connection to Provincial Highways and planned inter-regional public transportation systems, and consistent with goals, objectives and policies of this Plan;</i>	The Subject Lands are immediately abutted by urban lands to the south (employment), in accordance with the Region of Halton's Urban Area. Their inclusion within the urban boundary will establish a continuous urban boundary and will support the planned urbanization of Eighth Line.
<i>k)</i>	<i>the proposed expansion is consistent with the goals, objectives and policies of this Plan and are based on, among other things, the following:</i> <i>[i] alternative development scenarios and their implications with respect to efficient use of urban infrastructure, ease of access to existing and planned transportation facilities, community services, retail requirements, mineral aggregate resources,</i>	The proposed development has been considered against alternative lands, however, the Subject Lands are most conducive to and consistent with the goals, objectives and policies of planning legislation in Ontario.
	<i>(continued from k)(i) above.;</i> <i>[ii] a fiscal impact analysis of the new growth on the Region and the Local Municipalities,</i> <i>[iii] criteria for evaluating such scenarios and the evaluation thereof,</i>	The proposed development is within close proximity to transportation facilities and leverages existing infrastructure within Halton Hills. More specifically, the Subject Lands' proximity to the future Highway 413, as well as the improved Highway 401 and

	Section 77	Response
	<p><i>[iv] an extensive public consultation program throughout the comprehensive review,</i></p> <p><i>[v] preparation or update of a multi-year master plan for the phasing in of urban services and transportation facilities, and</i></p> <p><i>[vi] the identification of employment lands within the proposed expansion area that should be designated and protected for the long-term due to their proximity to major transportation facilities and infrastructure.</i></p>	<p>the existing Highway 407 that can provide access from other parts of the GTA and Ontario through the Provincial highway system, enabling movement of goods and employees to and from the area. Therefore, the expansion of the Subject Lands is a logical solution to accommodate the growth requirements outlined by Halton Hills and Halton Region, as expressed in ROPA 49.</p>

Further, the ROP provides additional direction on the expansion of the Regional Urban Boundary in advance of a municipal comprehensive review. Despite MCR's no longer being required, the policies have been considered in the following tables:

	Section 77(10)	Response
a)	<i>the lands that are added to the Regional Urban Boundary are planned to achieve or exceed the minimum density target for the Designated Greenfield Area or Employment Areas as identified in Table 2, as appropriate;</i>	As noted above, the proposed development will achieve the minimum employment density target of 25 jobs per hectare. Specially, the proposal is anticipated to achieve an employment of approximately 861.5 jobs per net hectare.
b)	<i>the location of the lands that are added to the Regional Urban Boundary satisfy the applicable requirements of Section 77(8);</i>	As set out above, the proposed location is continuous with the existing urban boundary and satisfies the applicable requirements of Section 77(8)
c)	<i>the location of any lands added to the Regional Urban Boundary is outside of the Greenbelt Plan area;</i>	The Subject Lands are located outside of the Greenbelt Area.
d)	<i>the settlement area is serviced by municipal water and wastewater systems and there is sufficient reserve infrastructure capacity to service the lands added to the Regional Urban Boundary;</i>	The Subject Lands are located immediately adjacent to planned water and wastewater systems which have been planned to accommodate future greenfield development south of Georgetown.

	Section 77(10)	Response
e)	<i>the additional lands added to the Regional Urban Boundary and the associated forecasted growth will be fully accounted for in the land needs assessment associated with the next municipal comprehensive review; and</i>	Should the lands be added to the urban boundary, the associated growth will be accounted within the next land needs assessment. As detailed in the enclosed Land Needs Assessment, the proposed expansion will facilitate the achievement of the full employment land needs that was identified through ROPA 49.
f)	<i>The amount of land to be added to the Regional Urban Boundary is no larger than 40 hectares.</i>	Please note, with the repeal of the Growth Plan and update to the PPS, the minimum expansion requirement of 40 hectares is no longer a provincial requirement.

The Halton Region Official Plan provides direction on the objectives of lands designated as *Employment Area (Section 83.1)*. The following sets out the responses to achieving the objectives.

	Section 83.1	Response
1)	<i>To ensure the availability of sufficient land for employment to accommodate forecasted growth to support Halton's and its Local Municipalities' economic competitiveness.</i>	The Subject Lands are currently planned to be developed with employment generating uses. These lands, alongside the broader Premier Gateway Employment Area, are intended to accommodate much of the forecasted employment growth. The proposed development achieves this goal through the envisioned employment uses and density.
2)	<i>To provide, in conjunction with those employment uses within the residential and mixed use areas of the communities, opportunities for a fully-diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.</i>	Although the proposed development is not seeking residential or mixed uses, it is located within close proximity to urban centres including the Towns of Halton Hills, Milton and City of Mississauga. As such, the proposed major employment generator will provide opportunities for a diverse economic base which is supported by a range of economic activities.

	Section 83.1	Response
3)	<i>To locate Employment Areas in the vicinity of existing major highway interchanges and rail yards, where appropriate, within the Urban Area.</i>	The Subject Lands are located in close proximity to Highways 401 and 407, and future Highway 413.
4)	<i>To recognize the changing nature of employment and to recognize the role of Employment Areas in accommodating a diverse range of innovative employment uses and supporting the overall Regional Urban Structure.</i>	The proposed development offers a range of innovative employment uses consistent with secondary (processing, manufacturing), tertiary (services), and quaternary (research and development) industries, thereby diversifying employment opportunities for the region.

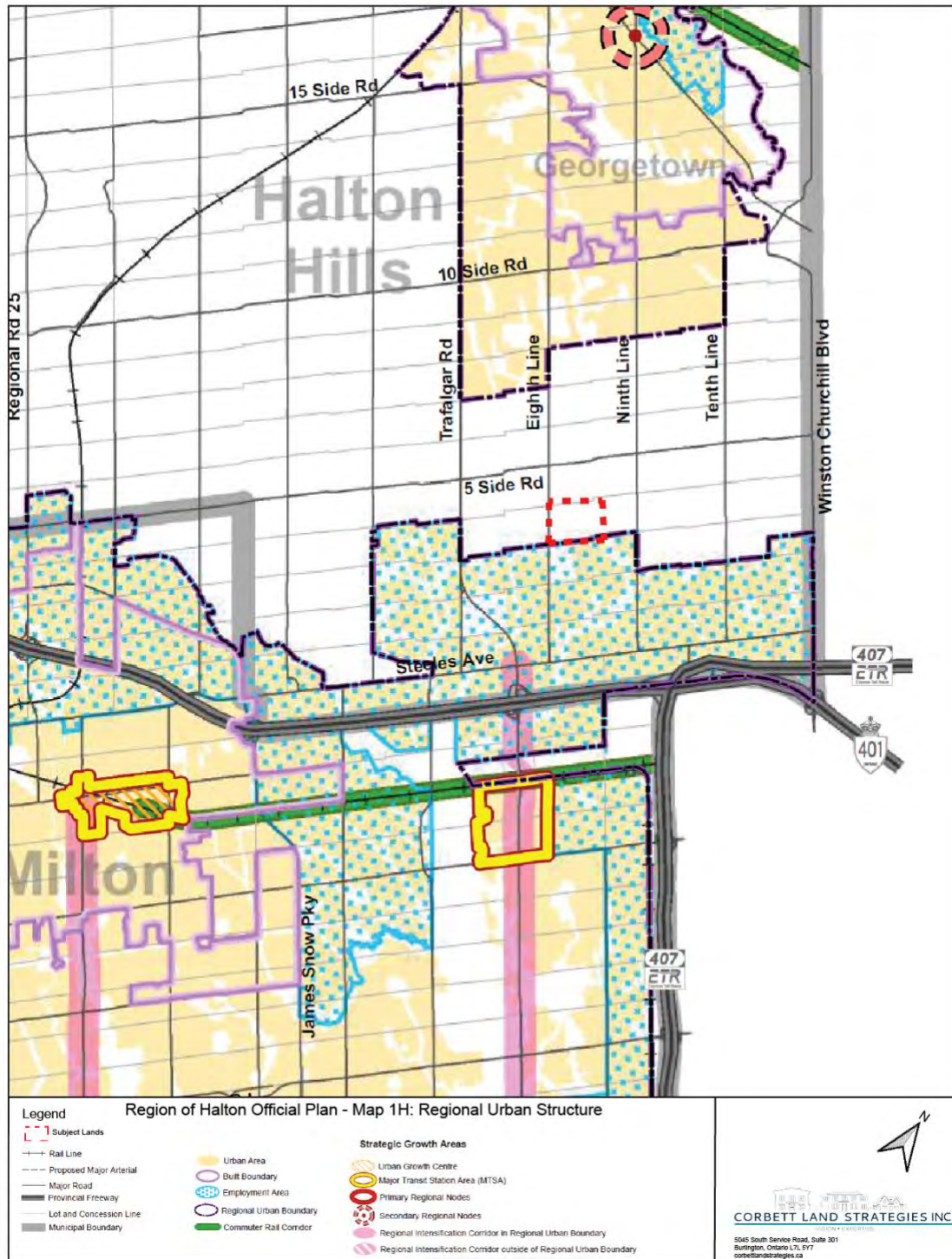


Figure 6: Halton Region Official Plan Map 1H: Regional Urban Structure

89. It is the policy of the Region to:

	Section 89	Response
1)	<i>Provide urban services only within the Regional Urban Boundary as delineated on Map 1 of this Plan, unless otherwise permitted by specific policies of this Plan.</i>	The proposed expansion of the urban boundary settlement area is within the scope of the servicing capacity of the Town. A detailed overview of the scoping servicing study in provided below.
2)	<i>Adopt, after consultation with the Ministry of the Environment, Urban Services Guidelines to implement policies of this Plan consistent with Provincial policies.</i>	Please see the response above.
3)	<i>Require that approvals for all new development within the Regional Urban Boundary as delineated on Map 1 of this Plan, be on the basis of connection to Halton's municipal water and wastewater systems, unless otherwise exempt by other policies of this Plan.</i>	The proposed development will be connected to Halton Region's planned municipal water and wastewater system as it is will be located within the servicing limits of the Town.
4)	<i>Permit development in the Urban Area on private wells and/or private sewage disposal systems that conform to Regional standards and Provincial legislation, regulations and standards including building codes only:</i> <i>a) when urban service(s) is determined by the Region to be unavailable;</i> <i>b) on an interim basis until urban service(s) is available, at which time the development must be connected to the municipal servicing system(s) within two years of the service(s) becoming available;</i> <i>c) the development meets other criteria as specified by Council in the Urban Services Guidelines; and</i> <i>d) the owner of the development satisfies all financial and legal obligations required by the Region.</i>	The proposed development will be part of the urban servicing area. Private wells and/or private sewage disposal systems are not within the scope of the project.
5)	<i>Prohibit the use of municipal water in once-through cooling systems.</i>	The proposal does not anticipate advancing the development of the Subject Lands with once-through cooling systems.

	Section 89	Response
6)	<i>Permit the placement of urban services infrastructure on privately owned lands only in accordance with the Urban Services Guidelines adopted by Council under Section 89(2).</i>	The implementation of future services will be designed in accordance with the applicable Urban Design Guidelines. The design of servicing will occur through future land use approval process.
7)	<i>Incorporate in the Joint Infrastructure Staging Plan phasing schemes for the provision of urban services in the Region.</i>	Should the lands be added to the urban boundary, a Joint Infrastructure Staging Plan will be brought forward through a future land use approval process.
8)	<i>Limit development in the Urban Area to the ability and financial capability of the Region to provide urban services in accordance with its approved financing plan under Section 77(15) of this Plan.</i>	The proposed expansion of the urban boundary settlement area is within the scope of the servicing capacity of the Town thereby limiting the financial impact on the Region and Town through unnecessary expansion of servicing. A detailed overview of the scoping servicing study is provided below.
9)	<i>Explore, and implement if deemed cost-effective, technological innovations and best operating and management practices to continuously improve performance of the servicing infrastructure to protect the environment.</i>	Please see the response above.
10)	<i>Design and implement the urban services to meet only the capacity requirements of the Urban Area. Where it can be demonstrated that there are long term social, environmental or economic benefits, individual components of the urban services may be over-sized provided that it:</i> a) <i>is deemed prudent by Council; and</i> b) <i>is financially feasible.</i>	Please see the response above.
10.1)	<i>Consider the over-sized components of the urban services under Section 89(10) as one of many contributing factors, but not a determinative one, in the location or timing of future expansions of the Urban Area in accordance with Sections 77(7) and 77(8) of this Plan.</i>	Please see the response above.
11)	<i>[Section number not in use.]</i>	The section is not applicable because the section number is not in use.

	Section 89	Response
12)	<i>Monitor the servicing requirements of proposed and approved development in terms of allocations of water supply and wastewater treatment capacities to ensure that total system capacities, with an adequate reserve for operational flexibility and emergency situations, are not exceeded and to provide sufficient lead time for the planning, approvals and construction of new facilities.</i>	The proposed expansion of the urban boundary settlement area is within the scoped servicing capacity of the Town. A detailed overview of the Scoped Servicing Study is provided in Section 6 which documents the envisioned servicing requirements for the development of the Subject Lands.
13)	<i>Monitor the quantity of flows in both the water supply and wastewater treatment systems and [formerly Section 89(14)b)] develop, in consultation with the Local Municipalities, programs for allocating the remaining servicing capacities on the basis of the status of development approvals and Local Official Plan phasing strategies.</i>	Please see the response above.
14)	<i>[Section number not in use.]</i>	This section is not applicable because the section number is not in use.
15)	<i>[Section number not in use.]</i>	This section is not applicable because the section number is not in use.
16)	<i>Recognize and permit improvements to the urban service system interconnections existing at the time of adoption of this Plan between the Region of Halton and abutting municipalities.</i>	The proposed expansion of the urban boundary settlement area is within the scoped servicing capacity of the Town. A detailed overview of the Scoped Servicing Study is provided in Section 6.
17)	<i>Consider and permit, based on individual merit and in accordance with goals and objectives of this Plan, new urban service system interconnections between the Region of Halton and abutting municipalities.</i>	Please see the response above.
18)	<i>Prohibit private connections to existing and future water and wastewater systems situated outside the Urban Area, unless otherwise permitted by specific policies of this Plan, or to comply with legally executed and binding agreements existing at the time of the adoption of this Plan (December 16, 2009).</i>	Please see the response above.
19)	<i>[Section number not in use.]</i>	This section is not applicable because the section number is not in use.

	Section 89	Response
20)	<i>Recognize, with regard to urban services, that where a road exists along the boundary between the Urban Area designation and another land use designation, the exact location of the Urban Area boundary shall be considered to exist along the edge of the right-of-way furthest from the Urban Area. Where this right-of way boundary line is discontinuous due to reasons such as intersecting roads, the Urban Area boundary shall be interpolated across these gaps.</i>	The proposed development will provide a continuous urban boundary to the Premier Gateway Employment Area. The Subject Lands would have direct frontage to the existing sanitary network and can be easily included within the planned water network along Eighth Line.
21)	<p><i>Prohibit the extension within the Region of urban services beyond the boundaries of the Urban Area, with the following exceptions:</i></p> <ul style="list-style-type: none"> <i>a) [Section number not in use.]</i> <i>b) The provision of water infrastructure may be permitted from remote water supply sources such as wells or reservoirs, and where in accordance with other policies of this Plan, from municipalities adjacent to Halton Region.</i> <i>c) The Hamlets of Norval and Glen Williams when the Region, in consultation with the Town of Halton Hills, considers it prudent and feasible to provide such services.</i> <i>d) Connections existing or approved by Council on the day of adoption of this Plan by Council.</i> <i>e) Designated locations within the North Aldershot Policy Area as shown on Map 1 and in accordance with Section 139(3).</i> <i>f) The Beaufort Heights subdivision, which consists of Registered Plans 509, 1297 and 20M-151, and those lots municipally known as 1315, 1321, 1401 and 1405, Beaufort Drive, 1296 Dundas Street, and 1311 Harbour Court, located west of Brant Street and south of Dundas Street in the City of Burlington.</i> <i>h) The Halton Waste Management Site, municipally known as 5400 Regional Road 25 in the Town of Milton.</i> <i>i) The Biosolids Management Centre, municipally known as 4449 Regional Road 25 in the Town of Oakville.</i> <i>j) The Milton Works Yard, municipally known as 5600 Regional Road 25 in the Town of Milton.</i> 	The proposed development provides a continuous urban boundary to the Premier Gateway Employment Area thereby utilizing planned municipal services from the existing employment area.

	Section 89	Response
	<i>k) The Robert C. Austin Operations Centre, municipally known as 11618 Trafalgar Road including the Trafalgar Sports Park, municipally known as 11494 in the Town of Halton Hills.</i>	
22)	<p><i>Recognize approvals given by the Region existing as of the date of approval of this Plan to permit, on an interim basis until full urban services are available and subject to the approval of the Ministry of the Environment, limited industrial development requiring low volumes of water to locate within the Acton and Milton Urban Area, based on private services or on municipal water supply and private wastewater treatment systems. Such interim servicing shall be subject to all of the following criteria:</i></p> <ul style="list-style-type: none"> <i>a) Areas for such servicing are determined in conjunction with the Region and are clearly delineated in Local Official Plans and Zoning By-laws by appropriate maps and/or text.</i> <i>b) Detailed implementation schemes for industrial development in each of these areas which address, among other matters, the specific type of servicing proposed, are adopted by both Regional and Local Councils.</i> <i>c) The design and approval of private services are in accordance with Regional By-laws, standards and guidelines and with Provincial requirements.</i> <i>d) Where considered necessary by the Region, approval of such industrial servicing systems is to be conditional upon the owners of the individual proposals entering into one or more agreements with the Region to satisfy all Regional concerns, financial or otherwise, relating to water supply and wastewater treatment.</i> <i>e) When full urban services are available as determined by the Region, the property owners are required to connect and pay the applicable fees for connection.</i> 	The proposed expansion of the urban boundary settlement area is within the scope of the servicing capacity of the Town. A detailed overview of the Scoped Servicing Study is provided in Section 6.
23)	<i>Minimize the number of disturbances to the Regional Natural Heritage System affected by the provision of urban services, by integrating, if possible, construction plans for both water supply and wastewater</i>	The Scoped Servicing Study recommends watermain network remodeling, which serves as a logical extension of the proposed network for

	Section 89	Response
	<i>treatment services, and by designing the urban services at those locations to take into account any possible future system expansion in accordance with Section 89(10) of this Plan.</i>	the Premier Gateway Employment Area Water and Wastewater Servicing Plan, as initiated by Halton Region. Connecting to the planned water network minimizes the number of disturbances to the Regional Natural Heritage System.
24)	<p><i>Notwithstanding the provisions of Section 89(4), permit connections to a private communal water system subject to confirmation through any applicable environmental assessment approval and all necessary authorizations being obtained, for the following properties located on Tremaine Road in the City of Burlington:</i></p> <ul style="list-style-type: none"> <i>a) dwelling on the property with property identification number 07201-0072, and</i> <i>b) dwelling on the property with property identification number 24927-0108.</i> 	The Subject Lands are outside the scope of Tremaine Road in the City of Burlington. This section is not applicable to the proposed development.
25)	<p><i>Consider adding new locations to the areas eligible for urban services as shown on Map 1 provided the following criteria are met:</i></p> <ul style="list-style-type: none"> <i>a) the proposed use is a municipal services facility or is an existing public use as of the date that ROPA 40 came into force and effect with an operational connection to one of Regional water or wastewater services; and,</i> <i>b) the provision of full, municipal urban services does not conflict with this Plan or any Provincial Plans and is deemed technically feasible by the Region; and</i> <i>c) upon approval of:</i> <ul style="list-style-type: none"> <i>[i] a site-specific Region-led amendment if the site fronts on appropriate water and wastewater infrastructure; or,</i> <i>[ii] a site-specific proponent-led amendment if the site fronts on one of appropriate water or appropriate wastewater infrastructure;</i> <i>or,</i> <i>[iii] a site-specific proponent-led amendment if the site does not front on appropriate water or appropriate wastewater infrastructure.</i> 	The proposed development aligns with the strategic growth targets of the Region and conforms to the regional employment phasing plans that allow adaptation to increased usage of urban services to meet the required growth targets and policy amendments (i.e., ROPA 49).

114. The goal of the Natural Heritage System is to increase the certainty that the biological diversity and ecological functions within Halton will be preserved and enhanced for future generations.

114.1 The objectives of the Natural Heritage System are:

	Section 114.1	Response
1)	<i>To maintain the most natural Escarpment features, stream valleys, wetlands and related significant natural areas and associated Cultural Heritage Resources.</i>	The proposed development was subject to a Scoped Environmental Impact Study to ensure that the expansion of the urban boundary conforms to the policy requirements outlined in the Region's Official Plan for the Regional Natural Heritage System. The Study advised a 30m vegetation protection zone for the identified Wetlands and Woodlots, and a 15m buffer distance for the Regulated Watercourse will be required. These buffer zones will minimize disruption to the NHS and are anticipated to be defined through the Subwatershed Study.
1)	<i>To maintain and enhance the landscape quality and open space character of Escarpment features.</i>	Please see the response above.
3)	<i>To provide a buffer to prominent Escarpment features.</i>	Please see the response above.
3.1)	<i>To support agriculture as a complementary and compatible use outside the Key Features.</i>	The proposed development will not diminish any active agricultural operations, nor will it disrupt critical infrastructure (i.e. drainage tiles, wells) that aid in the function on farm operations within the surrounding area.
3.2)	<i>To recognize and support agriculture as a primary activity within Prime Agricultural Areas, in accordance with Sections 139.9, 139.9.1 and 139.9.2.</i>	Please see the response above.
4)	<i>To direct developments to locations outside hazard lands.</i>	The proposed development was subject to a Scoped Environmental Impact Study to ensure that the expansion of the urban boundary conforms to the policy requirements outlined in the Region's Official Plan for the Regional Natural

	Section 114.1	Response
		Heritage System. The Study advised a 30m vegetation protection zone for the identified Wetlands and Woodlots, and a 15m buffer distance for the Regulated Watercourse will be required and will be established/delineated through a future Subwatershed Study. These buffer zones will minimize disruption to the NHS.
5)	<i>To protect or enhance the diversity of fauna and flora, ecosystems, plant communities, and significant landforms of Halton.</i>	Please see the response above.
6)	<i>To protect or enhance Key Features, without limiting the ability of existing agricultural uses to continue.</i>	Please see the response above.
7)	<i>To protect or enhance fish habitats.</i>	Please see the response above.
8)	<i>To preserve and enhance the quality and quantity of ground and surface water.</i>	Please see the response above.
9)	<i>To contribute to a continuous natural open space system to provide visual separation of communities and to provide continuous corridors and interconnections between the Key Features and their ecological functions.</i>	Please see the response above.
10)	<i>To protect significant scenic and heritage resources.</i>	Please see the response above.
11)	<i>To protect and enhance the Halton waterfront as a major resource that is part of the Provincially significant Lake Ontario and Burlington Bay shoreline.</i>	Please see the response above.
12)	<i>To preserve native species and communities that are rare, threatened or endangered based on regional, provincial or national scales of assessment.</i>	Please see the response above.
13)	<i>To preserve examples of the landscape that display significant earth science features and their associated processes.</i>	Please see the response above.
14)	<i>To preserve examples of original, characteristic landscapes that contain representative examples of bedrock, surface landforms, soils, flora and fauna, and their associated processes.</i>	Please see the response above.
15)	<i>To preserve and enhance air quality.</i>	Please see the response above.

	Section 114.1	Response
16)	To provide opportunities for scientific study, education and appropriate recreation.	Please see the response above.
17)	To preserve the aesthetic character of natural features.	Please see the response above.
18)	To provide opportunities, where appropriate, for passive outdoor recreational activities.	Please see the response above.

114.2 Those parts of the Natural Heritage System that are outside the Key Features or where the only Key Feature is a significant earth science area of natural and scientific interest also form parts of the Agricultural System, as described in Section 92 and shown on Map 1E. Within these areas, agriculture is recognized, supported and promoted in accordance with policies of the Agricultural System.

With respect to Regional Natural Heritage System:

	Section 115	Response
115	<i>[Section number not in use.]</i>	This section is not applicable because the section number is not in use.
115.1	<i>[Section number not in use.]</i>	This section is not applicable because the section number is not in use.
115.2	<i>The Regional Natural Heritage System consists of: (1) areas so designated on Map 1, (2) the shoreline along Lake Ontario and Burlington Bay, and (3) significant habitats of endangered species and threatened species not included in the designation on Map 1.</i>	The Subject Lands are within the designated Regional Natural Heritage System outlined on Map 1 of the Halton Region Official Plan.
115.3	<i>The Regional Natural Heritage System is a systems approach to protecting and enhancing natural features and functions and is scientifically structured on the basis of the following components: (1) Key Features, which include: a) significant habitat of endangered and threatened species, b) significant wetlands, c) significant coastal wetlands,</i>	The Subject Lands are within the Regional Natural Heritage System and contain several key features including significant wetlands.

	Section 115	Response
	<p> <i>d) significant woodlands, e) significant valleylands, f) significant wildlife habitat, g) significant areas of natural and scientific interest, h) fish habitat,</i> </p> <p><i>Key Features that have been identified are shown on Map 1G.</i></p> <p> <i>(2) enhancements to the Key Features including Centres for Biodiversity, (3) linkages, (4) buffers, (5) watercourses that are within a Conservation Authority Regulation Limit or that provide a linkage to a wetland or a significant woodland, and (6) wetlands other than those considered significant under Section 115.3(1)b).</i> </p>	
115.4	<p><i>Included within the Regional Natural Heritage System are:</i></p> <p> <i>(1) Escarpment Natural Area and Escarpment Protection Area as identified in the Niagara Escarpment Plan, and (2) Regulated Flood Plains as determined, mapped and refined from time to time by the appropriate Conservation Authority. (3) Parts of the Agricultural System, being those areas of the Regional Natural Heritage System outside the Key Features or where the only Key Feature is a significant earth science area of natural and scientific interest, where agricultural operations are promoted and supported as compatible and complementary uses in the protection of the Regional Natural Heritage System in accordance with policies of the Agricultural System.</i> </p>	<p>In addition to wetlands, the subject land is also exposed to floodplain hazards. The Scoped Environmental Impact Study, reviewed below, details the specific requirements undertaken to accommodate the proposed development within the Regional Natural Heritage System, which include a 30m vegetation protection zone for the identified Wetlands and Woodlots, and a 15m buffer distance for the Regulated Watercourse.</p>

	Section 116	Response
116.	<i>The designation of lands in the Regional Natural Heritage System does not imply that they are open to the public nor that they will necessarily be purchased by a public agency.</i>	Through the completion of the future Subwatershed Study, the natural heritage system will be delineated. Following that a future land use approval process will determine whether the designated Regional Natural Heritage System will be dedicated to a public authority/agency.
116.1	<p><i>The boundaries of the Regional Natural Heritage System may be refined, with additions, deletions and/or boundary adjustments, through:</i></p> <ul style="list-style-type: none"> <i>a) a Sub-watershed Study accepted by the Region and undertaken in the context of an Area-Specific Plan;</i> <i>b) an individual Environmental Impact Assessment accepted by the Region, as required by this Plan; or</i> <i>c) similar studies based on terms of reference accepted by the Region.</i> <p><i>Once approved through an approval process under the Planning Act, these refinements are in effect on the date of such approval. The Region will maintain mapping showing such refinements and incorporate them as part of the Region's statutory review of its Official Plan.</i></p>	The proposed development recommends an urban boundary settlement area expansion while recognizing the inherent limits of the Regional Natural Heritage System. The proposed development was subject to a Scoped Servicing Study, an Agricultural Impact Assessment and a Scoped Environmental Impact Study, among other studies. The development does not propose any amendments to the Regional Natural Heritage System such as an addition, deletion or boundary adjustment, but instead seeks to work within the environmental limitations of such land use designation. The proposed development will be subject to a Subwatershed Study which will be conducted as part of a future land use approval process.
116.2	<i>Notwithstanding Section 116.1, within the North Oakville East Secondary Plan Area, the Regional Natural Heritage System will be delineated and implemented in accordance with Town of Oakville Official Plan Amendment No. 272.</i>	The Subject Lands are outside the scope of the North Oakville East Secondary Plan Area. This policy section does not apply.
116.3	<i>Notwithstanding Section 116.1, within the North Oakville West Secondary Plan Area, the Regional Natural Heritage System will be delineated and implemented in accordance with the decision of the Ontario Municipal Board with respect to Town of Oakville Official Plan Amendment No. 289.</i>	The Subject Lands are outside the scope of the North Oakville East Secondary Plan Area. This policy section does not apply.

117. [Section number not in use.]

	Section 117	Response
117.1	<i>Subject to other policies of this Plan, applicable policies of the Greenbelt Plan and Niagara Escarpment Plan, and applicable Local Official Plan policies and Zoning Bylaws, the following uses may be permitted:</i>	
1)	<i>All types, sizes and intensities of agricultural operations except within the following areas: a) Escarpment Natural Area, and b) Key Features of the Regional Natural Heritage System; notwithstanding Section 117.1(1)b), agricultural operations are permitted within the Regional Natural Heritage System where the only Key Feature is a significant earth science area of natural and scientific interest,</i>	The proposed development supports the usage of the Subject Lands which are currently vacant, underutilized agricultural lands, without existing infrastructure as an employment area, specifically for secondary, tertiary and quaternary industries. The expansion of the urban boundary would be for employment uses. The total area would contribute 34.46 net hectares of land to support Halton's employment growth targets.
2)	<i>normal farm practices,</i>	Please see response above.
3)	<i>existing uses including existing agricultural operations,</i>	Please see response above.
4)	<i>single detached dwelling on existing lots, unless the lot is identified as Agricultural Purposes Only (APO) in the Local Official Plans and/or Zoning By-laws.</i>	Please see response above.
5)	<i>dwelling accessory to agricultural operation, except within the Escarpment Natural Area and which must be mobile or portable if located elsewhere within the Niagara Escarpment Plan Area, and not on properties identified as Agricultural Purposes Only (APO) in the Local Official Plans and/or Zoning By-laws.</i>	Please see response above.
6)	<i>non-intensive recreation uses such as nature viewing and pedestrian trail activities, only on publicly owned lands or on the Bruce Trail,</i>	Please see response above.
7)	<i>forest, fisheries and wildlife management,</i>	Please see response above.
8)	<i>archaeological activities,</i>	Please see response above.
9)	<i>essential transportation and utility facilities,</i>	Please see response above.
10)	<i>accessory buildings or structures,</i>	Please see response above.
11)	<i>incidental uses</i>	Please see response above.

	Section 117	Response
12)	<i>uses permitted in an approved Niagara Escarpment Park and Open Space Master/Management Plan, if the subject land is located within the Niagara Escarpment Plan Area,</i>	The Subject Lands are outside the scope of the Niagara Escarpment.
13)	<i>home occupations and cottage industries with a gross floor area not exceeding 100 sq m or 25 per cent of the residential living area, whichever is lesser,</i>	This section is not applicable because the proposed development does not include home occupations or cottage industries.
14)	<i>[Section number not in use.]</i>	This section is not applicable because the section number is not in use.
15)	<i>essential watershed management and flood and erosion control projects either carried out or supervised by a public authority or, approved in a Local Official Plan as of December 16, 2009.</i>	The proposed development will implement various stormwater management controls and will adhere to the Conservation Halton Guidelines for Stormwater Management Engineering Submission and Town of Halton Hills Stormwater Management Policies. The implementation of these requirements will occur through a future land use approval process.
16)	<i>outside the Escarpment Natural Area or the Key Features of the Regional Natural Heritage System other than those areas where the only Key Feature is a significant earth science area of natural and scientific interest, the following uses only if located on a commercial farm and secondary to the farming operation:</i> <i>a) home industries with a gross floor area not exceeding 200 sq m,</i> <i>b) retail uses with a gross floor area not exceeding 500 sq m and the majority of the commodities for sale, measured by monetary value, produced or manufactured on the farm,</i> <i>c) agriculture-related tourism uses with a gross floor area not exceeding 500 sq m,</i> <i>d) small-scale businesses that provide supplementary income to the farming operation provided that:</i> <i>[i] such uses are permitted by specific Local Official Plan policies and Local Zoning By-laws;</i>	This section is not applicable as the Subject Lands do not contain a significant earth science area of natural or scientific interest.

	Section 117	Response
	<p><i>[ii] their scale is minor and does not change the appearance of the farming operation;</i></p> <p><i>[iii] their impact such as noise, odour and traffic on surrounding land uses is minimal and will not hinder surrounding agricultural uses; and</i></p> <p><i>[iv] they meet all Regional criteria as stated in the On-Farm Business Guidelines adopted by Council.</i></p> <p><i>e) subject to site plan approval by the Local Municipality, horticultural trade uses provided that:</i></p> <p><i>[i] the use meets all the criteria under Sections 100(21)d);</i></p> <p><i>[ii] the farm property accommodating the use is at least 4 hectares in size ;</i></p> <p><i>[iii] at least 70 per cent of the arable area of the farm property accommodating the use is dedicated to the growing of horticultural plants;</i></p> <p><i>[iv] the use is located within the existing farm building cluster, with only minor rounding out of the cluster permitted provided that there are no tree removals;</i></p> <p><i>[v] the gross floor area for the use does not exceed 500 sq m;</i></p> <p><i>[vi] the outdoor storage area for the use does not exceed 1,000 sq m;</i></p> <p><i>[vii] the use including buildings, outdoor storage, parking areas, and loading/unloading zones is adequately screened from neighbouring properties and public highways; and</i></p> <p><i>[viii] the use can be accommodated by the private water supply and waste water treatment systems located on the property.</i></p> <p><i>f) veterinary clinics, serving primarily the agricultural community;</i></p>	

	Section 117	Response
	<p><i>g) animal kennels, in conjunction with a single detached dwelling; and</i></p> <p><i>h) bed and breakfast establishments with three or fewer guest rooms.</i></p>	
17)	<i>with a valid licence issued pursuant to the Aggregate Resources Act, mineral aggregate resource extraction and accessory uses on the expanded portion of an existing sandstone quarry located on the east half of Lot 21, Concession V, former Township of Esquesing, in the Town of Halton Hills.</i>	This section is not applicable as the Subject Lands are located on Part of Lot 4, Concession 9, former Township of Esquesing, in the Town of Halton Hills.
18)	<i>greenhouses, stockpiling and processing of soil, processing and sale of local farm products, sale of garden centre or landscaping products, sale and storage of bulk firewood and hay, cold storage and fruit packing operation, and incidental facilities necessary to support these uses on approximately 7.1 hectares of lands described as Parts 1, 2 and 3, Plan 20R-15247 located on Part Lot 18, Concession I, North of Dundas Street in the City of Burlington.</i>	This section is not applicable as the Subject Lands are located on Part of Lot 4, Concession 9, in the Town of Halton Hills.
19)	<i>activities related to the installation of and access to facilities and servicing related to the water management and monitoring system as identified in the approved Water Management System associated with the quarry located in Part of Lots 20, 21, 24, and 25, Concession 3 and Part of Lot 20, 21, 22, 23, 24 and 25 Concession 4, in the Town of Halton Hills.</i>	This section is not applicable as the Subject Lands are outside the scope of the quarry located in the Town of Halton Hills.
20)	<i>berming, screening, temporary stockpiling of earthen material, accessory structures and facilities normally associated with a mineral extraction operation, and facilities and servicing for, and related to the water management and monitoring system for the Acton quarry extension located within the setback of the license area of the quarry in Part of Lot 24, Concession 3 and Part of Lots 21 and 22, Concession 4, in the Town of Halton Hills.</i>	This section is not applicable as the Subject Lands are outside the scope of the quarry located in the Town of Halton Hills.

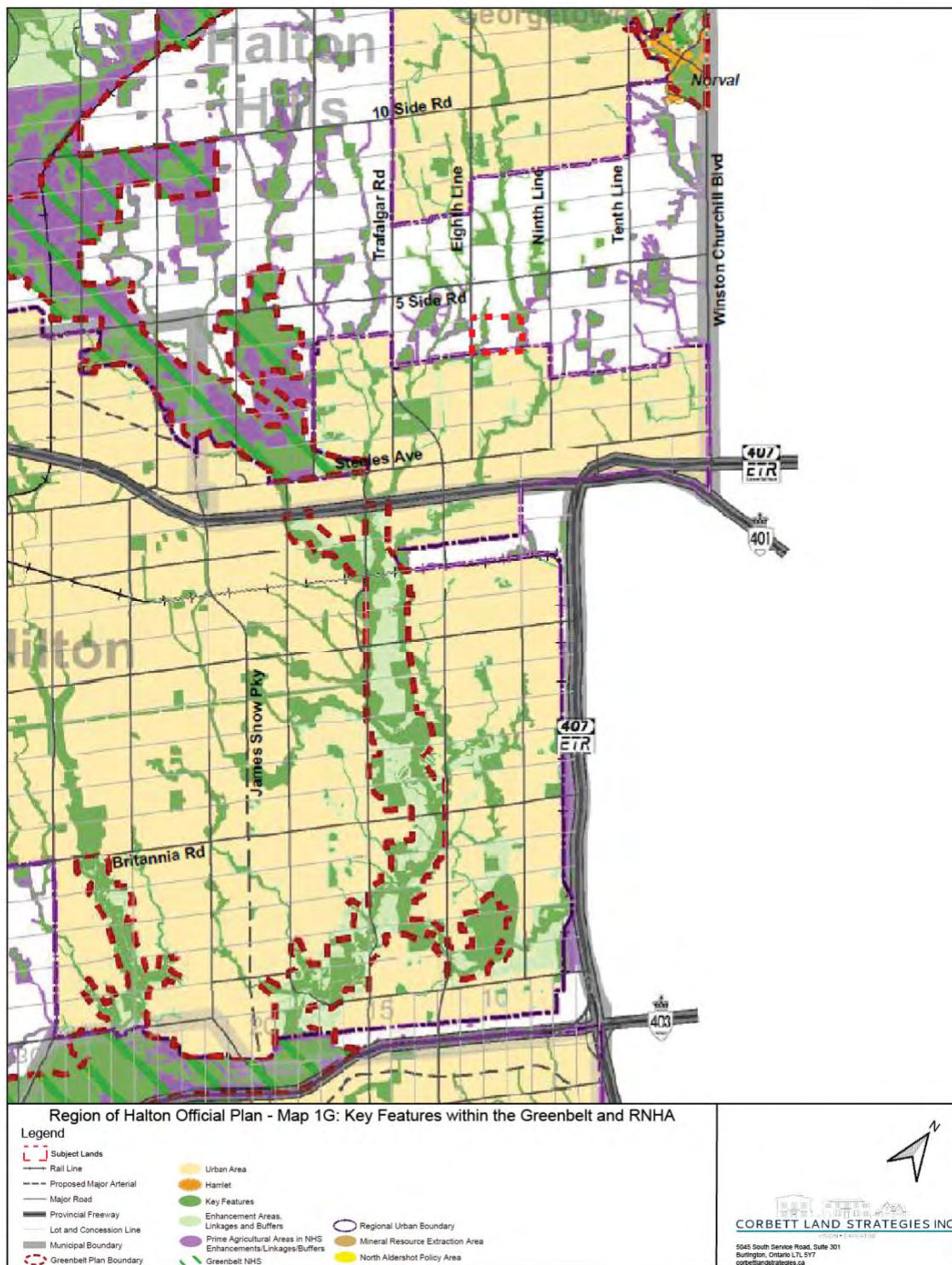


Figure 7: Halton Region Official Plan Map 1G - Key Features within the Greenbelt and Regional Natural Heritage System

Regarding Future Strategic Employment Areas:

139.6 The purpose of the Future Strategic Employment Areas, shown as an overlay on Map 1C, is to identify and protect from incompatible uses certain lands that are strategically located with respect to major transportation facilities and existing Employment Areas and are best suited for employment beyond the planning horizon of this Plan. The underlying land use designations are shown on Map 1 and are subject to the policies of this Plan. Future Strategic Employment Areas are not land use designations and confer no permitted uses.

139.7 It is the policy of the Region to:

- (1) Prohibit the re-designation of lands within the Future Strategic Employment Areas to uses that are incompatible with employment uses in the long term, especially non-farm uses such as institutional and recreational uses.*
- (2) Require Local Official Plans and Zoning By-laws to include mapping and policies for the Future Strategic Employment Areas in accordance with policies of this Plan.*
- (3) Investigate, as part of the Joint Infrastructure Staging Plan, the feasibility and costs to service the Future Strategic Employment Areas but the provision for servicing these lands, including the over-sizing of certain infrastructure components, are subject to other policies of this Plan.*
- (4) Consider the inclusion of any land within the Future Strategic Employment Areas into the Urban Area in accordance with Section 77(7).*

The proposed development is seeking to create a continuous urban boundary with the Premier Gateway Employment Area to support the Region in meeting its 2051 growth targets. The proposed land use works in tandem with policies that parametrize the Future Strategic Employment Areas and as such, the proposed development, similarly is seeking to be identified as “Future Strategic Employment Area”. The Subject Lands would add approximately 34.46 net hectares of the overall 670 hectares of employment land need that are required to accommodate growth in Halton Hills.



Figure 8: Halton Region Official Plan Map 1C - Future Strategic Employment Areas

5.4 Town of Halton Hills Official Plan

The Town of Halton Hills (Local) Official Plan (LOP) came into full force and effect in March 2008, save for except several deferrals. Following that, the Town commended the 2010 Official Plan Review which resulted in several Official Plan Amendments (OPA No's 7, 9, 10 – Growth Plan Conformity Amendments, No. 5, 6, 14, 15, 19 - Town-Initiated Studies, and Amendments arising from ROPA 38 – Rural and Environmental Policy Matters).

The Town is currently embarking upon an Official Plan Review to account for Bill 162, ROPA 49, and Bill 185. The Town's review began in Fall 2024 and will conclude in Summer 2026. The review will consist of five phases outlining the specific policy review, engagement, and consultation required for a finalized plan. The new Official Plan will consist of the goals and priorities outlined in Halton Hills Strategic Plan. As it relates to the proposed development, the Strategic Plan includes expediting development of employment lands, attracting and retaining businesses that align with the Town's priorities, and promoting redevelopment and growth of commercial areas.

A1A This Plan provides a land use planning framework to direct and manage growth to the 2031 planning horizon based on the population and employment targets contained in Table A1A.

Table A1A.A Population and Employment		
Year	2006	2031
Population	58,000	94,000
Employment	20,000	43,000
Note: Population numbers are Total Population including approximately 4% undercoverage from the official Census Population reported by Statistics Canada.		

Table 4: Section A1A.A Population and Employment

The proposed development has been identified to result in approximately 861.5 employees and an employment density of approximately 25 jobs per hectare. These calculations will assist the Town in achieving its employment targets. As well, the proposed development will facilitate the creation of complete communities, which in turn will assist in achieving the population targets.

A2.1 Natural Heritage and Water Resources

A2.1.1 Goal: To protect, enhance and where possible restore, significant natural heritage features and related ecological functions in the Town for present and future generations.

A2.1.2 Strategic Objectives

	Section A2.1.2	Response
a)	<i>To protect significant natural heritage and hydrologic features and their associated ecological functions;</i>	The Scoped Environmental Impact Study and Scoped Servicing Study demonstrates that through the implementation of various water quality and quantity controls, and Low Impact Development solutions, coupled with the future implementation of necessary Vegetation Protection and Hazard Buffer Zones, the Regional Natural Heritage System will be protected.
b)	<i>To ensure that a comprehensive understanding of the natural environment, including the values, opportunities, limits and constraints that it provides, guides land use decision-making in the Town;</i>	In accordance with the above, the proposed development has incorporated the findings and recommendations from the Scoped Environmental Impact Study and Scoped Servicing Study into the proposed development concept and will do so as the plan is refined through future planning applications. Furthermore, the Subwatershed Study will offer advanced solutions to be integrated within the proposed development.
c)	<i>To require that land use planning contributes to the protection, maintenance and enhancement of water and related resources and aquatic ecosystems on an integrated watershed management basis;</i>	See response above.
d)	<i>To maintain and enhance significant woodland features and the habitats and ecological functions they provide;</i>	See response above.
e)	<i>To recognize that a healthy community is made up of an interconnected system of open spaces and natural heritage features;</i>	See response above.
f)	<i>To promote the retention of natural heritage features so that they can be enjoyed by future generations and serve as a legacy of the community's desire to protect their role and function;</i>	See response above.
g)	<i>To increase awareness of the role natural heritage features play in establishing the character of the community;</i>	See response above.

	Section A2.1.2	Response
<i>h)</i>	<i>To minimize negative changes to the water quality and hydrological and hydrogeological characteristics of watercourses, lakes, aquifers and wetlands;</i>	See response above.
<i>i)</i>	<i>To prohibit development that will result in a negative impact to the critical functions and processes of watercourses, lakes, aquifers and wetlands;</i>	See response above.
<i>j)</i>	<i>To prohibit the loss or fragmentation of provincially significant wetlands and significant habitat of endangered and threatened species;</i>	See response above.
<i>k)</i>	<i>To maintain and enhance significant areas of natural and scientific interest, significant valleylands, escarpment slopes and related landforms, and significant wildlife habitat areas;</i>	See response above.
<i>l)</i>	<i>To maintain and enhance surface and groundwater resources in sufficient quality and quantity to meet existing and future needs on a sustainable basis;</i>	See response above.
<i>m)</i>	<i>To promote land use decisions that incorporate water conservation measures and the efficient use of water resources on a watershed and sub-watershed basis;</i>	See response above.
<i>n)</i>	<i>To encourage the establishment of a greenspace network that links environmental and recreational resources both within and beyond the boundaries of the Town as part of the development of a Natural Heritage Strategy;</i>	See response above.
<i>o)</i>	<i>To encourage the development of a safe, convenient, affordable, efficient and energy-conserving transportation system that minimizes impacts on the natural environment;</i>	See response above.
<i>p)</i>	<i>To encourage the municipal acquisition of valleylands and other Environmentally Sensitive Areas within the Town, particularly in the urban areas; and,</i>	See response above.
<i>q)</i>	<i>To consult with the Region, the Conservation Authorities, the Town Environmental Advisory Committee and, where appropriate, neighbouring municipalities when making land use decisions that may impact on natural heritage features and related ecological functions.</i>	See response above.

A2.2. Growth and Settlement

A2.2.1 Goal: To direct most forms of development to urban areas where full wastewater and water services are available and to support the efficient use of land in these areas.

A2.2.2 Strategic Objectives:

	Section A2.2.2	Response
a)	<i>To direct the majority of new residential and employment growth to Urban Areas, where full services exist;</i>	The Subject Lands are located adjacent to planned infrastructure necessary to accommodate the Town's future growth including its needed supply of employment lands. As such, the Subject Lands will receive full municipal servicing.
b)	<i>To permit a limited amount of development, in the form of infilling or plans of subdivision, within the Rural Clusters;</i>	Subject Lands are not within the scope of the Rural Clusters
c)	<i>To permit development within the Hamlets that maintains and enhances hamlet character and scale in accordance with the policies contained within this Plan and approved Secondary Plans;</i>	Subject Lands are not within the scope of the Hamlets.
d)	<i>To ensure that new country residential subdivisions are not established outside of the Hamlet Area and Rural Cluster Area designations;</i>	Subject Lands are not within the scope of the Rural Clusters nor Hamlets.
e)	<i>To reinforce the function of the two downtown areas as cultural, administrative, entertainment, retail and social focal points of the community;</i>	The proposed development focuses on expanding the urban boundary to add new lands for the purpose of future employment uses. The lands will ultimately be added to the Premier Gateway Employment Area through future land use planning approvals.
f)	<i>To encourage the establishment of a new and enhanced community focus point at the intersection of Guelph Street and Mountainview Road in Georgetown;</i>	This section is not applicable as the Subject Lands are located on 0 and 8673 Eighth Line in Halton Hills.
g)	<i>To encourage development and redevelopment in the Town's commercial corridors that incorporates excellence in urban design and complements the Community Node and the two Downtown Areas;</i>	This section is not applicable as the Subject Lands are outside the boundary of the Community Node and two Downtown Areas.

h)	<i>To encourage the establishment of an optimum balance between residential and non-residential assessment in the Town; and,</i>	This section is not applicable as the proposed development is a continuous urban boundary to the Premier Gateway Employment Area.
i)	<i>To ensure that all urban development is appropriately phased and in conjunction with required infrastructure improvements where appropriate.</i>	Through future coordination with the Town and Region the development of the Subject Lands will be completed in accordance with current phasing timelines planned for the existing urban boundary lands to the immediate south.

A2.7 Economic Development

A2.7.1 Goal: To provide opportunities for economic development in a manner that fosters competitiveness and a positive business environment.

A2.7.2 Strategic Objectives:

	Section A2.7.2	Response
a)	<i>To ensure that the quality and character of life in the Town is sustained and improved in context of the Greater Toronto Area and the global economy;</i>	Upon the successful expansion of the urban boundary to include the Subject Lands, the proposed development will advance the goals of the Premier Gateway Employment Area in that it will offer a wide variety of employment which will be utilized by residents and businesses.
b)	<i>To facilitate opportunities to provide a range of goods and services to the public within Halton Hills through the use of a flexible policy regime;</i>	Upon the successful expansion of the urban boundary to include the Subject Lands, the proposed development will offer a range of innovative employment uses consistent with the secondary plan policies of the Premier Gateway Employment Area including (processing, manufacturing), tertiary (services), and quaternary (research and development) industries. As such, the proposal will thereby diversify employment opportunities for the Region.

	Section A2.7.2	Response
c)	<i>To facilitate the establishment of a competitive business environment that is able to easily adapt to changing circumstances and priorities;</i>	Given the Subject Lands proximity to the Premier Gateway Employment Area, it would be uniquely positioned to act as a gateway into the remainder of the employment area. Similar to the PGEA 2B Secondary Plan, the Subject Lands could support employment support uses with higher employment densities.
d)	<i>To encourage the development of the business infrastructure required to attract uses that will contribute to the quality of life in the Town;</i>	See response above.
e)	<i>To promote the establishment of more live-work relationships that reduce commuting;</i>	The Subject Lands are located in close proximity to Highways 401 and 407, and future Highway 413.
f)	<i>To establish, maintain and enhance employment areas that provide a range of job opportunities and a broad range of commercial and service facilities that meet the needs of residents of the Town and the wider area;</i>	The proposed development offers a future range of innovative employment uses which intend to be consistent with the secondary plan policies of the Premier Gateway Employment Area including (processing, manufacturing), tertiary (services), and quaternary (research and development) industries. As such, the proposal will thereby diversify employment opportunities for the Region.
g)	<i>To encourage wherever possible through the land use planning process the retention and expansion of existing businesses in the Town;</i>	See response to Section A2.7.2(f) above. Similar to the PGEA 2B Secondary Plan, the Subject Lands could support employment support uses with higher employment densities.
h)	<i>To ensure that a sufficient supply of serviced employment generating lands is available for development at all times;</i>	The expansion of the urban boundary to include the Subject Lands will assist the Town in ensuring the provision of a sufficient supply of serviced employment generating lands, given their proximity to planned and funded infrastructure projects.

	Section A2.7.2	Response
i)	<i>To carefully monitor local and regional trends with respect to the supply of land for employment to ensure that an adequate supply in appropriate locations is available at all times;</i>	Following the expansion of the urban boundary to include the Subject Lands, it is anticipated that they will accommodate a wide range of employment uses including distribution, manufacturing, offices and small-scale manufacturing facilities. As confirmed by the Land Needs Assessment, the market for industrial uses is strong, and the historic trend of new office growth are constrained to the short- and medium-term.
j)	<i>To encourage further industrial development in the Acton Urban Area on the basis of full or partial services, as appropriate;</i>	Subject Lands are outside the scope of the Acton Urban Area.
k)	<i>To protect lands that have the potential of being used for agricultural purposes from incompatible development to ensure that farming operations can operate with the maximum degree of flexibility and efficiency;</i>	As confirmed within the Agricultural Impact Assessment, the proposed development does not hinder any existing agricultural operations within the surrounding area.
l)	<i>To encourage the development of home-based businesses provided the proposed use is compatible with adjacent uses;</i>	The proposed development will offer diverse employment opportunities, which are complementary to home-based businesses.
m)	<i>To encourage the protection of the Town's natural attributes, such as its rural character and its features in order to maintain and enhance recreational and tourism opportunities that rely upon these attributes;</i>	The proposed development is supported by a completed Scoped Environmental Impact Study which has been specifically completed to ensure the protection of all identified natural heritage features. Through the development of these lands, various strategies which utilize the natural heritage system will be employed in an appropriate manner and account for various opportunities to protect or preserve the Natural Heritage System.
n)	<i>To encourage the protection of the Town's cultural heritage resources in order to maintain and enhance economic development and tourism opportunities;</i>	The proposed development does not interfere with the Town's cultural heritage resources.
o)	<i>To protect and recognize the Town's mineral aggregate resource industry as an important component of its economic base;</i>	The proposed development does not interfere with the Town's mineral aggregate resource industry and

	Section A2.7.2	Response
		may enhance future employment opportunities to facilitate its economic base.
p)	<i>To encourage the continued revitalization of the Downtown Areas, which reflects their heritage significance and promote a mix of uses and attractions for community activities both in the commercial core and in immediately adjacent areas; and,</i>	Subject Lands are located outside of the Downtown Areas.
q)	<i>To improve the aesthetic quality of the retail corridors in the Town to ensure that they function as attractive destinations for shoppers from the Town and the surrounding area.</i>	The proposed development does not affect, nor entail retail corridors.

A2.8 Infrastructure

A2.8.1 Goal: To provide infrastructure that meets the needs of present and future residents and businesses in an efficient, environmentally-sensitive, cost effective and timely manner.

A2.8.2 Strategic Objectives:

	Section A2.8	Response
a)	<i>To consider the economics of providing services to the people of the Town as part of the review of any development proposal to ensure that the development pattern is efficient and does not lead to a decline in the level of municipal service;</i>	In accordance with the Scoped Servicing Study, a servicing and stormwater management strategy has been prepared which functions to support the planned facilities and ensures that the development can occur in an efficient and cost-effective manner.
b)	<i>To ensure that all necessary infrastructure required to serve the urban area is built as necessary prior to, or coincident with, urban development;</i>	Given the Subject Lands are located adjacent to planned servicing infrastructure, the expansion of the urban boundary to include the subject lands will occur in aligned timelines.
c)	<i>To establish an integrated transportation system that safely and efficiently accommodates various modes of transportation including trains, automobiles, trucks, public transit, cycling and walking;</i>	The Town is currently advancing an integrated transportation which includes expansions and enhancements to the road network between Steeles Avenue and Georgetown. Several north/south streets including Eighth Line and Trafalgar Road have been

	Section A2.8	Response
		subject to urbanization projects which have approved cross-sections which include additional lanes for automobiles and public transit as well as multi-use paths for cycling and walking.
d)	<i>To establish a street pattern within new development areas that is based on a permeable grid pattern of arterial, collector and local roads;</i>	A road network consisting of a single entrance from Eighth Line as well as additional connections between the lands to the north and south have been envisioned within the enclosed concept plan. The north and south connections would facilitate future connections between the adjacent properties by way of a Future Collector Road which has been aligned to avoid certain natural heritage features including woodlots.
e)	<i>To ensure that the construction of all infrastructure, or expansions to existing infrastructure, occurs in a manner that is compatible with adjacent land uses and with a minimum of social and environmental impact;</i>	See response above.
f)	<i>To encourage the provision of infrastructure that is energy efficient, promotes water conservation and water efficiencies, and supports improvements to air quality; and,</i>	As recommended within the Scoped Servicing Study, various forms of Low Impact Development Best Management Practices will be integrated into the development to promote water balancing and sustainability.
g)	<i>To ensure that public school facilities and other community infrastructure are provided in both older and newer neighbourhoods and that these facilities are available for all current and future residents of the Town.</i>	The proposed development will not directly contribute to the development of public-school facilities. Its contribution on other community infrastructure will be assessed through future land use planning approvals.

B1 Greenlands System

The Town's Greenlands System represents a network of natural areas that continues to exist after the area was settled and the lands and waters that support the ecological functions critical to the survival of these areas. This Plan is based on the recognition that a healthy Natural Heritage System is an important attribute of the community's wellbeing and makes a positive contribution to the quality of life enjoyed by Town residents and business owners.

In order to ensure that the tools are available to maintain, improve and potentially restore elements of the ecological features and functions of the Natural Heritage System, this Plan establishes a Greenlands System in accordance with the requirements of the Region of Halton Official Plan. The intent of the Greenlands System is to maintain, as a permanent landform, an interconnected system of natural and open space areas that will preserve areas of significant ecological value while providing, where appropriate, some opportunities for recreation.

The Greenlands System in the Town of Halton Hills includes the following designations:

- Greenlands A;*
- Greenlands B;*
- Escarpment Natural Area;*
- Greenbelt Greenlands;*
- Greenlands within certain Special Policy Areas listed in Section B1.3.7 of this Plan; and,*
- Greenlands within the Premier Gateway Employment Area and the Georgetown and Acton Urban Areas.*
- The policies of the Greenlands A and Greenlands B designations are contained in this section of the Plan.*

The Subject Lands exist within the boundaries of the Regional Natural Heritage System. As such, several scoping studies have been conducted to preserve and manage areas of significant ecological value. It shall be noted that Greenlands successfully exist within the Premier Gateway Employment Area and that the proposed development would uphold the same integrity in order to achieve municipal growth targets. Please see enclosed Scoped Environmental Impact Study, summarized below, for further details on the proposals impact on the Regional Natural Heritage System.

D7 Future Strategic Employment Areas

In accordance with the corresponding schedules from the ROP, the Subject Lands are not identified as “Future Strategic Employment Areas”. However, should the lands be added to the Urban Boundary, it is proposed that they too be added as “Future Strategic Employment Areas” given that the overlay has been provided to the lands most recently added to the urban boundary through ROPA 49 and given to the lands immediately to the south of the Subject Lands. As such, the following analysis has been provided for reference purposes and to enhance the rationale of the proposed development.

	Section D7	Response
D7.1	PURPOSE <i>The purpose of the Future Strategic Employment Areas, shown as an overlay on Schedule A17, is to identify and protect from incompatible uses certain lands that are strategically located with respect to major transportation facilities and existing employment areas and are best suited for employment beyond the planning horizon of this Plan. The underlying land use designations corresponding to the overlay are shown on Schedule A1 of this Plan and are governed by the policies of this Plan. Future Strategic Employment Areas are not land use designations and confer no permitted uses.</i>	The proposed development seeks to expand the urban boundary settlement to add approximately 40 hectares to the settlement boundary. Should the lands be added, they are anticipated to form part of a future phase of the Premier Gateway Employment Area.
D7.2	LOCATION <i>The Future Strategic Employment Areas are located adjacent to existing employment areas and existing or potential major transportation facilities, as shown on Schedule A17 of this Plan.</i>	Please see response above.
D7.3 POLICIES		
D7.3.1	RE-DESIGNATION <i>The re-designation of lands within the Future Strategic Employment Areas to uses that are incompatible with employment uses in the long term, especially non-farm uses such as institutional and recreational uses, is prohibited.</i>	The Subject Lands are currently outside, but in close proximity to the Future Strategic Employment Area. Should the lands be added to the urban boundary and identified as “Future Strategic Employment Area” no redesignation to non-employment uses would be proposed.
D7.3.3	URBAN AREA EXPANSION <i>The inclusion of lands within the Future Strategic Employment Areas into the Urban Area before 2031 will only be considered through a</i>	It is understood that the Town of Halton Hills is in the initial stages of advancing the completion of their Official Plan Review, to ensure conformance

	Section D7	Response
	<i>municipal comprehensive review, as part of the Region's and Town's five-year reviews of their respective Official Plans, if it can be demonstrated that the Region and Town will not be able to meet their 2031 employment targets through development within the Urban Area.</i>	with Provincial and Regional policy updates. Should the Subject Lands be added to the urban boundary ahead of the Official Plan Review completion, they would be included within the work being undertaken by the Town.
D7.3.4	EXISTING RURAL RESIDENTIAL CONCENTRATIONS <i>At such time as an area identified as Future Strategic Employment Area is proposed for re-designation to urban employment uses, through a municipal comprehensive review, existing rural residential concentrations shall be identified, and policies incorporated into this Plan, requiring an examination of ways to mitigate the impacts of urban employment development on these areas</i>	Not applicable. See response above.

F10 Development Phasing Strategies

F10.1 Objectives

It is the intent of this Plan:

	Section	Response
a)	<i>to ensure that development occurs in an orderly, well-planned manner;</i>	The proposed development was subject to several studies including an Agricultural Impact Assessment, Land Needs Assessment, Financial Impact Study, Scoped Servicing Study and Stormwater Management, Scoped Environmental Impact Study and Planning Justification to support an orderly, well-planned development. Should the lands be added, subsequent phasing analysis would be conducted through future land use planning approval processes.
b)	<i>to ensure that the provision of community services and facilities is coordinated with the development of new communities;</i>	See response above.

c)	<i>to give priority to the development of employment lands and Intensification Areas, infilling and completion of existing neighbourhoods and communities; and</i>	The proposed development prioritizes employment areas, which address the land needs studies conducted by the Region and Town which set out an increased need for employment lands beyond that which has been added through ROPA 49.
d)	<i>to maintain an acceptable balance between residential and non-residential assessment.</i>	See response above.

F10.2 General Phasing Criteria

	Section F10.2	Response
a)	<i>the proposal contributes to the protection and enhancement of natural heritage features and ecological functions and provides opportunities for public ownership of these lands;</i>	As set out in the Scoped Environmental Impact Study, the policies for the protection of the Regional Natural Heritage System and for the protection of public health and safety within hazard lands have been addressed. As required by ROP Policy 118(3), the Scoped Environmental Impact Study has demonstrated that there will be no negative impact to the RNHS as a result of the proposed development on the Subject Lands.
b)	<i>the proposal represents the logical completion or extension of the existing urbanized area, roads and other infrastructure to avoid scattered development patterns;</i>	The proposed development is identified to accommodate the Towns employment targets and are located immediately north of the existing urban boundary, as such they represent a logical extension of the urban boundary. The timing for the development of the lands has been advanced with the intention to be development beyond the 2031 planning horizon. This is supported through the enclosed technical materials including the reports on servicing and transportation which confirm that the development can occur within the planned infrastructure for the area.
c)	<i>the proposal can be adequately and economically serviced by municipal water and wastewater services and storm drainage facilities;</i>	As set out above, the proposed development can be serviced by municipal infrastructure in an efficient and economically feasible manner by extending connections

	Section F10.2	Response
		to water and sewage networks planned for the Premier Gateway Employment Area Phase 2B.
d)	<i>the proposal will provide park sites, school sites and portions of a community wide trail system;</i>	Parks, schools and trails will be considered as part of a future land use planning process.
e)	<i>the proposal provides an opportunity for both employment and residential uses in order to encourage improved live/work relationships and to attract non-residential assessment;</i>	The proposed development focuses on expanding the urban boundary for the purposes of new employment opportunities. This proposal is consistent with the increased need for employment lands identified by the Region and Town.
f)	<i>where appropriate, proposals for residential development provide a mix and range of housing to accommodate the Town's housing needs as set out in the Municipal Housing Statement;</i>	Given that the expansion is proposed to occur to support employment uses on the subject lands, Policy F10.2.(f) is not applicable.
g)	<i>the proposal can be accommodated within the financial capabilities of the Town to provide the necessary services without decreasing the level of service to existing development;</i>	Infrastructure projects currently planned and/or under construction along Eighth Line are anticipated to provide servicing to the subject lands. These projects will ensure a minimal financial burden on the Town.
h)	<i>the proposal participates in local or Regional servicing and financial agreements pursuant to the Development Charges Act; and,</i>	At this time, Development Charges may only apply in the case of any subsequent development of proposed structures to the site.
i)	<i>the proposal contributes to achieving the density targets of this Plan and the Regional Phasing set out in Section F10.4.</i>	The proposed development contributes to achieving the density targets and regional phasing set out in Section F10.4 by contributing approximately 40 hectares to the 326-390 hectares of employment lands that have been identified to be needed to be added into the urban boundary, by way of Bill 162. Further the proposed development is anticipated to generate approximately 861.5 new jobs.
	<i>More detailed phasing strategies shall be included in Secondary Plans and where appropriate, Block Plans.</i>	Should the lands be added to the urban boundary, the phasing strategies will be established through future land use planning approval processes.

F10.4.1 Regional Phasing Of The Urban Area

The phasing of development shall be in accordance with the Regional Phasing identified in Table F10 and subject to other relevant policies of this Plan and the Regional Official Plan.

Development within the Future Residential/Mixed Use Area shown on Schedule A3, the Premier Gateway Employment Area Phase 2 shown on Schedule A8, and the Mansewood area shown on Schedule A1 of this Plan is to be phased over the 2021 to 2031 period in accordance with Table F10.

Table F10: Regional Phasing				
	2012-2016	2017-2021	2022-2026	2027-2031
Units in Designated Greenfield Area	672	847	3,936	3,773
Low Density Units	623	751	2,205	2,402
Medium and High Density Units	49	96	1,731	1,371
Units Inside the Built Boundary	517	917	2,056	2,087
Employment	787	2,192	9,420	9,606

Table 5: Section F10.4.1 Regional Phasing

Through the inclusion of the Subject Lands in the urban boundary, the proposed development would generate approximately 861.5 new employment opportunities, thereby contributing to the 2027-2031 Regional Employment Phasing outlined in Table F10 and conforming to Section F10.4.1 of the Halton Hills Official Plan.

F10.4.2 Joint Infrastructure Staging Plan

It is the intent of this Plan that the Town participate with the Region, the School Boards, and Provincial human service agencies, in the preparation of a Joint Infrastructure Staging Plan based on the population and employment forecast contained in Section A1A of this Plan to ensure infrastructure and human services to support growth is planned and financing is in place before it is required.

The proposed development has been designed with consideration for various land constraints. The Client has worked alongside the Region, the Town of Halton Hills, Conservation Halton, and Halton Hills Hydro Inc., among others, to prepare a development plan that ensures the achievement of the projected growth targets, which can occur by adequate infrastructure and financial resources.

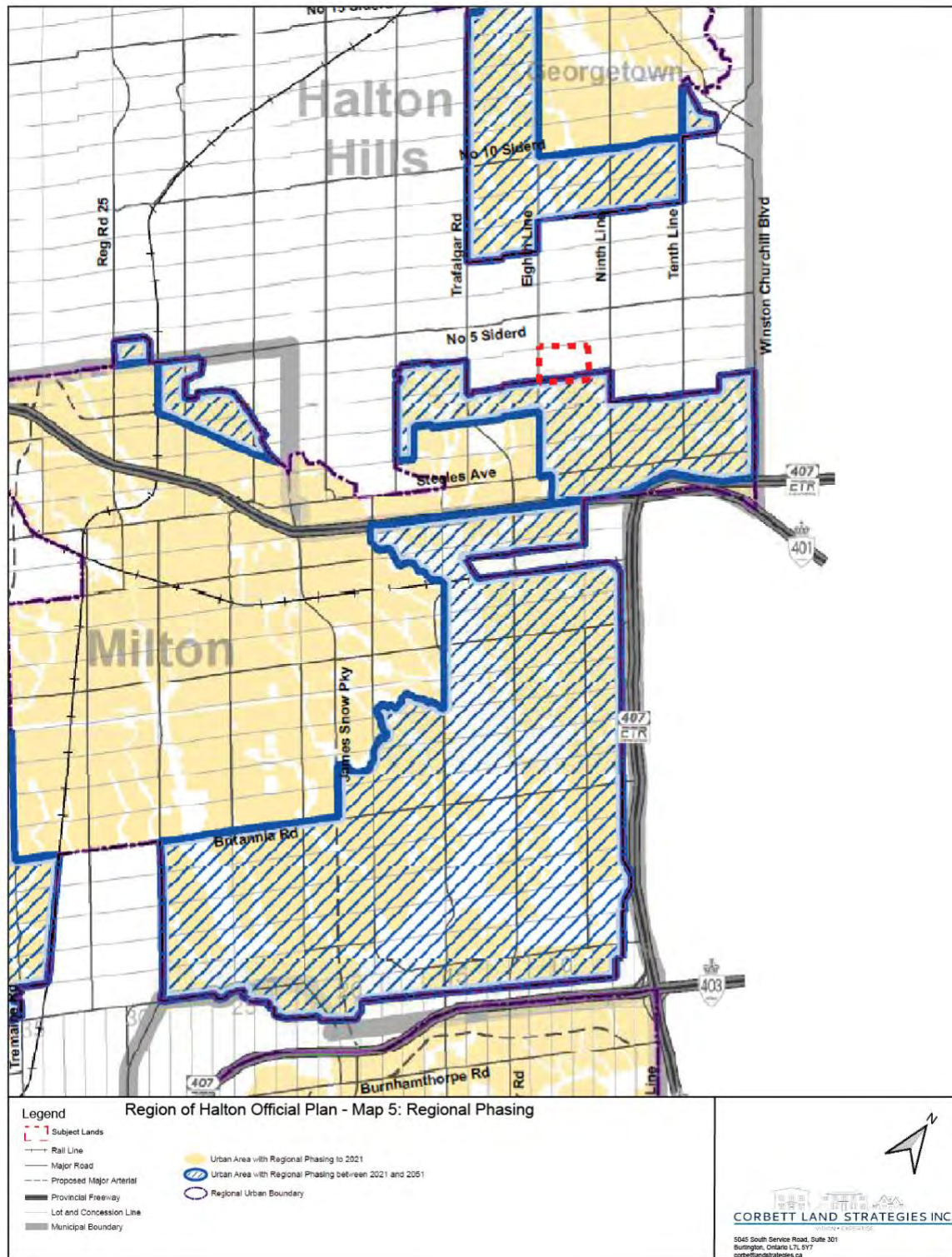


Figure 9: Halton Region Official Plan Map 5 - Regional Phasing

G2.3 Growth Management

As noted in Section A1 (The Community Vision) of this Plan, Council recognizes that the small town character and rural nature of the Town set it apart from other communities in the Region. It is the intent of this Plan to preserve and enhance that character and distinctiveness, while providing for growth and change in key locations.

In keeping with the Places to Grow Act (2005), municipal official plans must be brought into conformity with the Growth Plan for the Greater Golden Horseshoe within three years of the final approval of that Plan (June 16, 2009). Between 2006 and 2009, the Region of Halton completed a multi-year work program, entitled Sustainable Halton, to achieve Growth Plan conformity, as well as conformity with the Greenbelt Plan and 2005 Provincial Policy Statement. This planning exercise culminated in the selection of a Preferred Growth Option in June 2009, and the adoption of Regional Official Plan Amendment No. 38 in December 2009, implementing the Preferred Growth Option, as well as a number of other policy changes arising from the multi-faceted work program. In July 2011, the Region subsequently adopted Regional Official Plan Amendment No. 39, establishing Regional phasing of residential and employment development by Local Municipality within the Built Boundary and the Designated Greenfield Area to the 2031 planning horizon.

The Preferred Growth Option in the context of Halton Hills consisted of 20,000 population growth, 370 hectares of residential/mixed use area contiguous to the Georgetown Urban Area, and 340 hectares of employment land contiguous to the Premier Gateway Employment Area. In addition, a minimum intensification requirement of 5,100 units between 2015 and 2031 within the Built-up Areas of Acton and Georgetown was established. Through a series of amendments to the Halton Hills Official Plan, the Town has worked to achieve conformity with the Provincial Growth Plan and the Regional Official Plan, as amended by Amendment No. 38.

In addition to the requirements of the Regional Official Plan, the expansion of any urban boundary may only be considered provided that:

	Section G2.3	Response
a)	<i>In addition to the requirements of the Regional Official Plan, the expansion of any urban boundary may only be considered provided that:</i>	The Subject Lands are immediately abutted by urban lands to the south (employment), in accordance with the Region of Halton's Urban Area. Their inclusion within the urban boundary will establish a continuous urban boundary and may act as a future gateway for the Premier Gateway Employment Area.
b)	<i>In addition to the requirements of the Regional Official Plan, the expansion of any urban boundary may only be considered provided that:</i>	The Subject Lands will be integrated into the surrounding development that is proposed to occur in this area. A development concept has been advanced which acknowledges the future development of the current urban boundary lands to the south and includes connection and components of compatibility.
c)	<i>the expansion area can be appropriately serviced;</i>	Infrastructure projects currently under construction along Eighth Line are currently anticipated to provide servicing to the subject lands.
d)	<i>an appropriate housing mix, as determined by the Municipal Housing Statement, is provided for on the lands;</i>	Given that the expansion is proposed to occur to support employment uses on the subject lands, Policy G2.3(D) is not applicable.
e)	<i>new employment lands are an integral component of the expansion;</i>	The proposed development is seeking the logical extension of the settlement area for employment uses. The use of employment uses for the subject lands will further assist the achievement of the Town's employment targets and goals.
f)	<i>the lands can be easily accessed by existing arterial roads and will not contribute to traffic congestion within the existing community;</i>	With frontage on Eighth Line, the Subject Lands are easily accessible and are not anticipated to contribute traffic congestion beyond what has already been evaluated through the EA (mentioned above). Additional transportation studies will be conducted to determine traffic and transportation impacts, to be prepared through future land use approval processes.

	Section G2.3	Response
g)	<i>prime agricultural lands shall only be included if no reasonable alternative exists;</i>	Due to the current status of the Subject Lands and available infrastructure that exists, the proposed development is a logical solution to help the Town reach their growth targets.
h)	<i>the expansion area shall conform with the 'environment-first' objectives of this Plan;</i>	Through future land use approval processes, the proposed development will be further analysed to address the various Regional and Conservation Authority identified natural heritage features on the subject lands. Further analysis on the features will occur through a future Subwatershed Study, to be conducted in association with the broader area and in participation of neighbouring properties.
i)	<i>the lands are not located within the Protected Countryside Area designation; and,</i>	Subject Lands are not located in the Greenbelt nor are they subject to the Protected Countryside Area designation.
j)	<i>the scale of the expansion is in keeping with the Community Vision, Goals and Strategic Objectives of this Plan.</i>	The scale of the expansion is minor and is keeping with the Town's preference for the use of the lands to the south for employment uses. The scale of the expansion is limited and will be designed to achieve the Official Plan's Community Vision, Goals and Strategic Objectives.
	<i>Notwithstanding the foregoing, an expansion to the Community of Acton shall not be considered until the ten-year review of the Province's Greenbelt Plan.</i>	Subject Lands are not located in the Greenbelt. Expansion to the Community of Action is not within the scope of this proposal.
	<i>Expansions to the Hamlets of Glen Williams and Norval are prohibited.</i>	Subject Lands are not within the scope of the Hamlets of Glen Williams and Norval.
	<i>Expansions to the Rural Clusters shall not be permitted in accordance with Section E4.2 of this Plan.</i>	Subject Lands are not within the scope of the Rural Clusters.

The proposed development conforms to the general policies of the Halton Hills Official Plan, as the proposed urban boundary expansion appropriately supports the growth targets for Halton Hills and the Region. The proposed development is a purposeful expansion of employment opportunities near the Premier Employment Gateway Area, further concentrating development among preestablished employment areas and Future Strategic Employment Area. The proposal therefore conforms to the policies of the Halton Hills Official Plan.

5.5 Premier Gateway Employment Area

The Premier Gateway Employment Area (PGEA) is identified as Halton Hill's prestige employment area where employment growth is to be directed. In July 2021, various Town strategic reports identify the need for an addition 450-500 hectares of employment lands to be prioritized within the PGEA. In 2023, Town Council adopted By-Law 2023-0089, Official Plan Amendment No. 50 (OPA 50), regarding the Premier Gateway Phase 2B Secondary Plan. Phase 2 focuses on incorporating approximately 257 hectares, located north of Steeles Avenue, between Eighth Line and Winston Churchill Boulevard. The purpose of the Secondary Plan is to develop land use designations and policies lands needed to accommodate employment for the 2031 planning horizon.

It is recognized that the proposed development is outside of the delineated PGEA and newly extended Future Strategic Employment Area. The PGEA Secondary Plan is not applicable to the subject lands, however, the policies that guide PGEA are relevant to the proposed development and can be applied in support of the proposal.

Guiding policies within the PGEA are outlined below:

	Various Policies from Section H8	Response
H8.5.1	<i>Prioritize the development of prestige employment uses that diversify and enhance the Town's non-residential assessment base, generate higher density employment, support economic resiliency, raise the Town's economic competitiveness, and provide expanded local employment opportunities, aligned with the strategic objectives of the Town's Economic Development and Tourism Strategy, Foreign Direct Investment (FDI) Attraction Strategy and Business Concierge program, as updated.</i>	The proposed development will contribute to higher density employment by expanding local employment opportunities with commercial and industrial sectors.
H8.6.1.1	<i>The employment target for the Secondary Plan area at full build out is 3570 jobs assuming a density of 25 jobs per net hectare.</i>	The proposed development predicts a density target of 25 jobs per hectare, with total employment estimated at 861.5 jobs.
H8.6.1.2	<i>In order to achieve this target, compact development within the Prestige Industrial and Business Commercial Areas will be encouraged. It will also be important to ensure that critical linkages such as access to markets, service providers, and available labour pools are maintained.</i>	The Subject Lands will promote a continuous urban boundary with the Premier Gateway Employment Area, which contributes to compact employment development.
H8.7.1.2	<i>Within the Secondary Plan, where lands are identified as Prestige Industrial Area on Schedule H8 to this Plan, the predominant use of the land will be for employment uses. Advanced manufacturing, food and beverage processing, clean technology and renewable energy, research and development,</i>	The Subject Lands are within close proximity to lands within the Secondary Plan that are identified as Prestige Industrial Area. The proposed development complies with the predominant uses of the land as the buildings will offer

	Various Policies from Section H8	Response
	<i>office, major hospitality and tourism will be encouraged.</i>	employment space for research and development, offices, and manufacturing.

The proposed development aims to increase employment by 861.5 jobs and contribute to growth targets for 2051. The Subject Lands for this development are in close proximity to Phase 2B of the PGEA and complies with the density and land use requirements outlined within the Secondary Plan. Furthermore, the Land Needs Assessment, completed in support of ROPA 49, outlined that an additional 361 hectares of land would be required over and above the existing lands dedicated through ROPA 49. Therefore, it is a logical solution to expand the urban boundary and include these Subject Lands within the PGEA.



Figure 10: Halton Hills Official Plan Schedule 8A - Premier Gateway Employment Area

6.0 TECHNICAL STUDIES & SUPPORTING MATERIALS

In addition to this Planning Justification Report and in accordance with the Pre-Consultation Comment Report, various technical studies have been completed in support of the proposed Official Plan Amendment application. This work has been submitted under separate cover to the Town of Halton Hills and will form part of the “complete application”. A summary of the supporting technical studies and assessments is provided below.

6.1 Scoped Servicing Study

C.F. Crozier & Associates Inc. (Crozier) was retained by the Client to complete a Scoped Servicing Study (the Study) in accordance with the requirements established following a pre-consultation meeting for an Official Plan Amendment to expand the urban boundary for the Subject Lands. The Study provides an assessment of the Subject Lands in relation to water servicing, sanitary servicing, and stormwater management. The Study identifies opportunities for servicing of the proposed development lands with municipal infrastructure and outlines general requirements of the Town of Halton Hills, Halton Region and Conservation Halton. Please see the application submission package for the complete Scoped Servicing Study.

Presently, a watercourse traverses from north to southwest which crosses Eighth Line via a culvert. This watercourse is a tributary of the Middle Sixteen Mile Creek and is regulated by Conservation Halton. At the south limit of the Site is a woodlot. Per Conservation Halton mapping, the woodlot and portions of the on-site drainage system are considered as wetlands.

With respect to Water Servicing, the Subject Lands will require connection to the municipal system for inclusion within the urban boundary. There is currently no water infrastructure along Eighth Line along the site frontage and therefore immediate water servicing is not available. However, planned infrastructure exists along the Subject Lands in accordance with the Water and Wastewater Area Servicing Plan for the Premier Gateway Phase 2B. This servicing plan has anticipated a watermain along Eighth Line from Steeles, a watermain to the south along the future Premier Gateway Phase 2B roadway, a watermain to the north along 10 Side Road, and a watermain to the west along Trafalgar Road. Crozier has proposed three options to remodel the watermain network and provide water for site servicing.

With respect to Sanitary Servicing, the Subject Lands will require connection to the municipal system for inclusion within the urban boundary. Currently, Halton Region is constructing a 1200 mm wastewater sewer along Eighth Line, of which the Subject Lands have direct frontage. It is understood that this sewer is intended primarily as a trunk sewer for wastewater conveyance from Georgetown to the Mid-Halton WWTP. It is also noted that the Premiere Gateway Phase 1B and 2B do not connect or discharge to the 1200 mm diameter Eighth Line sanitary sewer and are generally serviced by local sewers to

Steeles Avenue. Therefore, the Site will be serviced with local sanitary sewers (200 to 300 mm diameter) at typical (shallow) depths as per the Halton Region Linear Design Manual standards. As the Subject Lands have direct access to Eighth line, there is opportunity to discharge to the 1200 mm diameter trunk sewer for conveyance of all site flows to the Mid-Halton WWTP.

With respect to Stormwater Management, the Subject Lands are located within a tributary of Sixteen Mile Creek which is regulated by Conservation Halton. It is understood that, per comments made by Conservation Halton, a Subwatershed Study (SWS) will be required as part of a subsequent secondary plan process to support an Official Plan Amendment (OPA) application. Presently, the criteria outlined by the Conservation Halton Guidelines can be considered, which include water quality control, water quantity control, erosion control, thermal mitigation, and water balancing. Some recommendations are in place to provide on-site quality and quantity controls inclusive of one or a combination of the following practices: wet/dry ponds, underground storage, building rooftop storage, oil grit separators or media infiltration units, and train treatment approach. Similarly, there are Low Impact Development Best Management Practices that may be implemented to support water balancing targets such as enhanced swales, infiltration galleries, rain garden areas, permeable pavers, and rainwater harvesting and re-use.

The findings of this report confirm that the Subject Lands have the opportunity and availability to be reasonably serviced with municipal sanitary and watermain infrastructure in context with Regional infrastructure plans.

6.2 Transportation Impact Study

C.F. Crozier & Associates Inc. (Crozier) was retained by the Client to complete a Transportation Impact Study (TIS) in accordance with the requirements established following a pre-consultation meeting for an Official Plan Amendment to expand the Urban Boundary for the Subject Lands. The TIS evaluates the impacts of the proposed development on the surrounding road network and recommends transportation-related mitigation measures, if required. Please see the application submission package for the complete Transportation Impact Study.

The TIS identified that under the 2024 existing conditions scenario, the signalized study intersection of Eighth Line at Steeles Avenue is operating at a Level of Service (LOS) “B” and “C” during the weekday a.m. and p.m. peak hours. Critical volume-to-capacity ratios were not identified. Furthermore, the unsignalized intersection of Eighth Line at 5 Side Road is operating at LOS “B” and “C” during the a.m. and p.m. peak hours.

Under the 2031 Future Background conditions, multiple improvements are planned for the study network including the widening of Eighth Line and Steeles Avenue, a roundabout at the intersection of Eighth Line at 5 Side Road and a Collector Road intersecting with Eighth Line. The proposed developed is forecasted to generate 349 two-way trips during the weekday morning peak hour and 368 trips during the weekday afternoon peak hour.

Under the 2031 Future Total Conditions, the projected traffic operations within the study road network indicate that the study intersections are operating adequately and similarly to the Future Background conditions during the weekday a.m. and p.m. peak hours. The intersection of Eighth Line at Steeles Avenue is forecasted to be the most operationally constrained at a LOS “C” and “E” during the weekday a.m. and p.m. peak hours, with main delays at the intersection attributed to the shared southbound through-right turn lane. However, solutions such as a single auxiliary southbound right-turn lane at the intersection could significantly improve operations. The remaining study intersections are expected to operate well, with a LOS “B” or better being expected in the weekday peak hours and no queuing or capacity issues identified. A site assessment was conducted for the proposed development which confirmed that sight lines are expected to be adequate for safe and efficient vehicle movements within and around the site.

In conclusion, the TIS confirmed that the proposed development can be supported from a transportation perspective.

6.3 Land Needs Assessment

Keleher Planning & Economic Consulting Inc. (KPEC) was retained by the Client to complete an Employment Land Needs Assessment (LNA) in accordance with the requirements established following a pre-consultation meeting for an Official Plan Amendment to expand the Urban Boundary for the Subject Lands. The LNA provides an assessment of the Subject Lands in relation to employment needs and opportunities within the Region of Halton and Town of Halton Hills in relation to the supply and demand of non-residential land. The LNA is also informed by an industrial and office market analysis. Please see the application submission package for the complete Land Needs Assessment.

Based on the LNA, KPEC confirmed that through the Halton Region LNA and adjusting the densities to reflect Regional targets for employment area densities, the Town requires 919 hectares of new employment lands to 2051 or 519 hectares over and above the amount estimated by the Region in its Modified Preferred Growth Concept.

Further, if the Town’s 2020 Employment Land Needs Analysis was updated for the Town’s 2051 employment forecast, it is estimated that the Town would need 962 hectares of new employment lands, or an additional 761 hectares over and above the existing supply. If 400 hectares were assessed to have been added through Regional Official Plan amendments, the Town would need another 361 hectares.

Under either approach, there is potential for a significant shortfall in employment lands in Halton Hills. In determining where the unmet demand for employment lands could be accommodated through additional employment land designations within the Town, the expansion of the Premier Gateway employment area is a logical location given its existing surrounding employment area; the existing and planned Regional and Town

infrastructure; and the proximity to the future Highway 413, as well as the improved Highway 401 and the existing Highway 407.

KPEC evaluated the industrial and office market and determined that the market for industrial uses has been strong, with vacancy being below long-term trends, absorption continuing to be positive, and asking rents continuing to escalate. The industrial construction pipeline remains at elevated levels due to a long-term decline in vacancy and increases in asking rents improving financial viability of industrial projects in the area.

KPEC found that the success of the Premier Gateway Employment Area, combined with the strength of the industrial market, the continued advancement of the Highway 413 project, and existing available supportive infrastructure such as major arterial roads and existing Provincial highways, suggests that the Subject Lands would be a suitable and practical location for the Town to add the needed employment lands to the Town's inventory of employment areas.

In conclusion, KPEC found that as the Premier Gateway Employment Area has steadily been expanding and as the Subject Lands are located adjacent to the urban area, the incorporation of the Subject Lands into the urban boundary and designation for employment uses would help support the viability of the surrounding employment area.

6.4 Scoped Environmental Impact Study

GeoProcess Research Associates (GeoProcess) was retained by the Client to complete a Scoped Environmental Impact Study (EIS) in accordance with the requirements established following a pre-consultation meeting for an Official Plan Amendment to expand the Urban Boundary for the Subject Lands. The EIS functions as a Natural Heritage Evaluation, reports findings from both in-field and desktop assessments, and identifies the necessary environmental conditions and limits of the Natural Heritage System.

In addition to background studies informed by Provincial, Regional and Town policy, GeoProcess conducted field studies to characterize and inventory the natural heritage features, which include Floristics Studies, Hedgerow Assessment, Breeding Bird Study, SAR Grassland Bird Survey, Amphibian Survey, Headwater Drainage Assessment, Species at Risk Screening and Assessment, and Significant Wildlife Habitat Screening and Assessment. These studies were conducted within the defined "Study Area", which is an additional 120m zone of adjacent accessible lands surrounding the Subject Lands.

With respect to Regulated Watercourses, there is a Tributary of Sixteen Mile Creek Watercourse that runs for 752m across the Subject Lands and is regulated by the Halton Region Conservation Authority (HRCA). The watercourse is not contained within a valley feature and therefore receives a 15m setback from the meander belt or floodplain (whichever is larger) on either side of the creek.

There are two Unevaluated Wetlands affecting the Subject Lands. The first is 3.5ha wetland located within a woodlot outside of the Subject Lands. The second is 0.67ha located in the middle of the site and runs along the tributary of Sixteen Mile Creek that crosses the property. A wetland hazard buffer of 30m will extend on the site and is encompassed within the floodplain hazard applied by the HRCA.

There are Two Significant Woodland features that are greater than 0.5ha within the Study Area. These woodlands shall receive a minimum vegetation protection zone of 30m wide measured from the outside of the boundary of the Key Natural Heritage or Hydrologic Feature.

As part of the Ecological Land Classification Regime, seven vegetation communities were identified within the Study Area and a total of 117 species of vascular plants were identified. Soil compositions are predominantly clay loam, sandy clay, and silty clay.

During the Species at Risk Screening, GeoProcess found that the Study Area has the potential to provide habitat for the following species: Eastern Meadowlark, Red-Headed Woodpecker, and the Wood Thrush. Confirmed presence was identified by sight and/or sound for the Barn Swallow, Bobolink, Eastern Wood Pewee, and Monarch Butterfly. It shall be noted that the Bobolink and Eastern Wood-Pewee were identified within the Study Area but not on the Subject Lands.

Within the Significant Wildlife Habitat (SWH) Screening GeoProcess found the presence of candidate and confirmed SWH within two of five categories, including Seasonal Concentration Areas of Animals and Habitat for Species of Conservation Concern. The Bat Maternity Colonies identified as the Seasonal Concentration Areas of Animals were located outside of the Subject Lands but within the Study Area. The Terrestrial Crayfish were observed along the southern portion of the Subject Lands thereby serving as a Habitat for Species of Conservation Concern.

Based on the policies identified within the Halton Region Official Plan, Town of Halton Hills Official Plan, and HRCA regulations, the buffers outlined above will need to be considered and adhered to for development of the Subject Lands.

6.5 Agricultural Impact Assessment

Colville Consulting Inc. (Colville) was retained by the Client to complete an Agricultural Impact Assessment (AIA) in accordance with the requirements established following a pre-consultation meeting for an Official Plan Amendment to expand the Urban Boundary for the Subject Lands. The AIA provides an overview of the current agricultural system, the Subject Lands as a component of the agricultural system and its current level of agricultural significance and activity. The AIA reports findings from both in-field and desktop assessments and identifies the impacts of the proposed development on the

agricultural system. Please see the application submission package for the complete Agricultural Impact Assessment.

The AIA evaluated the agricultural resources and investments that are part of the agricultural system in both the Subject Lands and Study Area (conducted within a 1.5km radius of the Subject Lands, as directed by industry standards). It was identified that the Subject Lands are designated Prime Agricultural Lands with Class 1 Clay Loam Soil, providing ideal growing conditions for common field crops, however, outside of provincially defined specialty crop areas. The Subject Lands are currently agriculturally inactive and do not possess agricultural infrastructure. The surrounding areas identified equestrian and beef operations, orchard and cash crops, and one greenhouse. Unoccupied livestock barns and remnant barns also exist within the Study Area. Based on the provincially mandated Minimum Distance Separation (MDS) formulae, the MDS 1 formula was applied to one active livestock facility and one livestock facility that may still be capable of housing livestock identified within the Study Area. The proposed development complying with the MDS 1 formula.

The PPS informs that development should be directed towards lower priority agricultural lands for the following reasons:

- Not located within a specialty crop area and no specialty crop areas are in the vicinity;
- Subject Lands contain no investment in agricultural infrastructure and land improvement;
- Subject Lands exist within a moderately fragmented agricultural area;
- Subject Lands abut the PGEA;
- MDS 1 setback is satisfied; and,
- MDS 2 setback would limit the opportunity for new or expanding livestock operations on the Subject lands.

Impacts of the removal of the lands are expected to be negligible. This was confirmed through the identification of various direct and indirect impacts of the proposed development on the agricultural system. It is recognized that the proposed development directly affects the supply of prime agricultural lands and croplands in the Town of Halton Hills, however, does not contribute the loss of agricultural infrastructure nor loss of agricultural land improvements. The proposed development minimally impacts surficial drainage and mitigation measures will be addressed through the implementation of a Grading and Stormwater Management Plan. The proposed development is also unlikely to disrupt surrounding farm operations. Various edge planning techniques can be implemented to minimize conflicts along agricultural-urban interface. This is also the proposed solution for any impacts associated with trespassing, vandalism and stray pets. As it relates to the transportation network, the proposed development will minimally impact non-farm traffic, as was determined within the Traffic Impact Study (TIS). The AIA supports any recommendations provided within the TIS.

It is also acknowledged that the proposed development will increase employment opportunities in the area, thereby offsetting and potentially offering greater economic opportunities than previous conditions. The AIA confirmed that there is minimal impact to surrounding waterways, wells, and irrigation, and the proposed development should implement any hydrogeological recommendations, if any. The AIA also confirmed that the proposed development does not further contribute to land fragmentation nor affects the microclimate. Lastly, the proposed development will have minimal effects on noise, dust, vibration and light pollution provided it adhered to the Ministry of Environment, Conservation and Parks guidelines and subsequent recommendations provided by the Environmental Impact Study. Implementing the recommendations above will assist in the promotion of compatibility along the agricultural-urban interface and the reduction of complaints from both farmers and the non-farming community. These recommendations will also mitigate the negative effects of construction activities.

Lastly, based on the alternative site assessment derived from an analysis of the Canada Land Inventory, investment in agricultural infrastructure and land improvement, MDS, and Natural Heritage System, it was determined that the Subject Lands are the preferred option for settlement area boundary expansion.

Therefore, as identified by the AIA, the proposed development will not conflict with the intent of Provincial, Regional and Town policies established to permit, protect, and promote agricultural uses in prime agricultural areas.

7.0 IMPLEMENTATION

This report has been prepared in support of the following Official Plan Amendment to permit the settlement area boundary expansion. In accordance with the above, the proposed urban boundary expansion is understood to be the first step in the development of the Subject Lands. Should the lands be added to the urban boundary and designated for employment uses, future land use approval processes would be required to refine the land use designation, establish appropriate zoning and delineate the natural heritage system. As such, the following land use planning approvals are anticipated:

- **Secondary Plan:** A Secondary Plan process is anticipated to be required following the lands successful inclusion within the urban boundary. This process will define detailed land use directions and establish implementing policies which regulate the applicable area on a more scoped level than the Official Plan. In keeping with the current phases of the Premier Gateway Employment Area, it is anticipated that the Subject Lands will form part of a future phase.
- **Subwatershed Study:** As confirmed within the pre-consultation meeting, a future subwatershed study will be required to evaluate and determine how the natural heritage system, water resources, related subwatershed features and ecological functions should be enhanced and defined with the future use of the lands. This process is anticipated to be conducted alongside the completion of the Secondary Plan and will involve the analysis of a broad area and a multitude of landholdings.
- **Zoning By-law Amendment:** Following completion of the Secondary Plan and subwatershed study, a zoning by-law amendment will be required to establish zoning standards and provisions, associated with the envisioned employment use. The Zoning By-law Amendment will implement the recommendations of subwatershed study.
- **Draft Plan of Subdivision:** A draft plan of subdivision will be required to establish the blocks and lotting of the Subject Lands, as well as implement the recommendations of the subwatershed study. Roads and required easements will also be established. It is anticipated that the application for Draft Plan of Subdivision will be submitted alongside an application for zoning by-law amendment.
- **Site Plan Approval:** Given that the employment uses are subject to site plan control, a site plan approval application will be required. This application will examine the design and technical aspects of a proposed development and will implement the established policies of the Official Plan and Zoning By-law.

8.0 CONCLUSION

The proposed application for Official Plan Amendment represents good land use planning and should be approved for the following reasons:

- The proposed development is consistent with the Provincial Planning Statement as it represents appropriate development and good planning in a designated area that envisions employment and population growth.
- The proposed development conforms to the Halton Regional Official Plan and presents a logical solution by recommending approximately 34.46 net hectares of the overall 670 hectares of employment land needed to accommodate growth in the Region, but particularly the Town of Halton Hills.
- The proposed development conforms to the Town of Halton Hills Official Plan and offers a purposeful expansion of employment opportunities near the Premier Gateway Employment Area, further concentrating development among preestablished employment areas and Future Strategic Employment Area. This expansion will offer a phased progression of urban development to satisfy growth targets in the Town of Halton Hills.
- The Premier Gateway Employment Area has steadily expanded northward from Steeles Avenue towards 5 Side Road, and eastward from Trafalgar Road to Winston Churchill Road. The subject lands are located adjacent to the urban area and will be designated for employment uses. Thus, the proposed urban boundary expansion will lead to the creation of 861.5 jobs and support a concentrated employment area.
- Capacity exists through current and planned future regional servicing projects to support the proposed development with respect to water, wastewater and stormwater systems as outlined in the Scoped Servicing Study. The subject lands will have frontage to regional infrastructure under construction (i.e., 1200 mm wastewater sewer along Eighth Line) in addition current and planned water network within the Premier Gateway Phase 2B EA that have connectivity potential along Eighth Line, 10 Side Road and Trafalgar Road.
- Non-agricultural related traffic already exists within the area and the proposed development does not introduce new congestion as determined by the Traffic Impact Study. All study intersections are projected to operate at a Level of Service “C” (typical during peak hours) or better, with no movements exceeding the critical volume-to-capacity threshold of the Town. The proposed development builds upon existing and planned transportation infrastructure.

- The Environmental Conditions Report advised the implementation of Vegetation Protection Zones and setbacks surrounding unevaluated wetlands, regulated watercourses, and significant woodlands to support the proposed development and ensure appropriate buffers to the Natural Heritage System.
- The Agricultural Impact Assessment determined that the subject lands are the preferred site for development, as opposed to alternative agricultural sites, as the subject lands will not disrupt tile drainage or impact functioning well(s) that support existing farming operations. It is also noted that while Natural Heritage Features exist on the subject lands, it has minimal features in comparison to other parcels of land that could be used for an urban boundary expansion to the Premier Gateway Employment Area.
- The Agricultural Impact Assessment identified that the subject lands are currently inactive agricultural lands with no current infrastructure or agricultural operations. These conditions are not the same as the lands recently added to the urban area through ROPA 49, as they are agriculturally active with Class 1 soils. The subject lands are farmed with common “cash” crops which serve as the predominant surrounding agricultural use. Remnants of an empty livestock barn are located on the subject lands, however, MDS 2 would significantly restrict possible restoration thereby limiting total future agricultural operations. It is unlikely that the livestock barn restoration would satisfy the requirements for the rear lot lines, side lot lines and road allowances.

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