



PAUL BROWN
& ASSOCIATES INC.

December 9, 2025

24-231

via Email Submission: jrahim@haltonhills.ca

Planning & Development Department
Town of Halton Hills
1 Halton Hills Drive,
Halton Hills, ON L7G 5G2

Attn: Ms. Jessica Rahim
Senior Planner - Development Review

Re: 9094 Regional Road 25
Town of Halton Hills, Halton Region
File No. D00ENQ25.026
Applications for Official Plan & Zoning By-law Amendment
Proposed Urban Boundary Expansion
Halton Hills One GP Inc.

Dear Ms. Rahim,

Paul Brown & Associates Inc. (PBA) has been retained on behalf of Halton Hills One GP Inc. (the owner) to prepare the enclosed applications for Official Plan and Zoning By-law Amendment on the lands known municipally as 9094 Regional Road 25 in the Town of Halton Hills (the subject lands).

The subject lands are located on the northwest corner of Regional Road 25 and No. 5 Sideroad in the Town of Halton Hills. They are "L"-shaped, totaling approximately 66.29 acres (26.8 ha) in area and are currently utilized for a range of non-agricultural uses including a driving range and The Bob Rumball Association for the Deaf Milton Day Centre. A small portion of the subject lands remain in use for limited agricultural production.

The owner is proposing to develop the subject lands for a mixed industrial-commercial development comprised of eleven (11) separate buildings totaling approximately 786,985 square feet (73,113 square metres), including industrial buildings, a large-format retail building and supporting commercial retail buildings.

The subject lands are currently not located within the urban boundary and are designated for agricultural uses. Therefore, amendments to the Official Plan are required to include the subject lands within the boundaries of the Urban Area and redesignate them to permit the proposed uses. As you

Paul Brown & Associates Inc.

Municipal Consultants and Advisors

162 Guelph St., Suite 225

Georgetown, ON

L7G 5X7

Phone (416) 346-7227 Email: paulb@pbpm.ca



**PAUL BROWN
& ASSOCIATES INC.**

are aware, recent changes to provincial policy now allow for an expansion to the urban boundary to occur via private applications under the Planning Act outside of a Municipal Comprehensive Review (MCR) process. Further amendments to the Official Plan and Zoning By-law are required to facilitate the proposed land use permissions.

Following our pre-consultation meeting held on July 10, 2025, and receipt of the complete application checklist on October 24, 2025 we are pleased to submit the following documents electronically (in PDF format) in support of these applications for your consideration:

1. Completed application for Official Plan and Zoning By-law Amendment, executed by the owner;
2. Planning Justification Report dated December 9, 2025, prepared by Paul Brown & Associates Inc. (PBA);
3. Draft Official Plan Amendment prepared by PBA;
4. Draft Zoning By-law Amendment prepared by PBA;
5. Boundary and Topo Survey dated September 4, 2025, prepared by C. Wahba Surveying Ltd.;
6. Conceptual Site Plan (revision 4) dated September 16, 2025, prepared by Turner Fleischer Architects Inc.;
7. Land Needs Assessment dated December 8, 2025, prepared by UrbanMetrics Inc.;
8. Fiscal & Economic Benefits Analysis dated December 8, 2025, prepared by UrbanMetrics Inc.;
9. Retail Market Impact Analysis dated December 8, 2025, prepared by UrbanMetrics Inc.;
10. Agricultural Impact Assessment dated October 2025, prepared by Clark Consulting Services;
11. Scoped Subwatershed Study Terms of Reference Comment Responses dated December 8, 2025, prepared by C.F. Crozier & Associates Inc.;
12. Scoped Subwatershed Study dated October 2025, prepared by C.F. Crozier & Associates Inc.;
13. Area Servicing Plan dated October 2025, prepared by C.F. Crozier & Associates Inc.;
14. Servicing & Stormwater Management Report dated October 2025, prepared by C.F. Crozier & Associates Inc.;
15. Preliminary Natural Heritage Evaluation dated October 2025, prepared by Dillon Consulting Limited;
16. Transportation Impact Study dated October 2025, prepared by C.F. Crozier & Associates Inc.;
17. Stage 1 Archaeological Assessment dated November 28, 2025, prepared by Archaeological Consultants Canada;
18. Heritage Impact Assessment dated October 17, 2025, prepared by Goldsmith Borgal & Company Ltd. Architects;

Paul Brown & Associates Inc.

Municipal Consultants and Advisors

162 Guelph St., Suite 225

Georgetown, ON

L7G 5X7

Phone (416) 346-7227 Email: paulb@pbpm.ca



PAUL BROWN
& ASSOCIATES INC.

19. Phase One Environmental Site Assessment (ESA) dated November 7, 2025, prepared by Soil Engineers Ltd.;
20. Environmental Site Screening Questionnaire, completed and executed by the owner;
21. Preliminary Environmental Noise Report dated November 12, 2025, prepared by Jade Acoustics Inc.;
22. Urban Design Brief dated September 2025, prepared by Turner Fleischer Architects Inc.;
23. Preliminary Landscape Plans (revision 1) dated November 7, 2025 prepared by MHBC; and,
24. Arborist Report and Tree Inventory/Protection Plans dated September 11, 2025, prepared by MHBC.

Additional supporting studies, such as Hydrogeological, Geotechnical and Natural Heritage Systems Assessments are included as appendices to the Subwatershed Study. Preliminary engineering drawings, such as grading and servicing plans, are included within the Area Servicing Plan and Servicing and Stormwater Management reports accordingly.

We trust the enclosed submission is satisfactory and the applications can be deemed complete. As confirmed by your recent email correspondence of November 2, 2025, application fees payable in the amount of **\$407,600.00** will be remitted by the owner under separate cover. Upon receipt, kindly confirm that all materials are in order.

Should you have any questions, please do not hesitate to call me directly at 905-520-5247.

Yours Truly,

Paul Brown & Associates Inc.

Justin Mamone, BES, MCIP, RPP
Associate

cc: Jeff Markowiak, Town of Halton Hills
John McGovern, Halton Hills One GP Inc.
Michael Mendes, Halton Hills One GP Inc.
Aarthi Thaya, Halton Hills One GP Inc.
Paul Brown, PBA

Paul Brown & Associates Inc.

Municipal Consultants and Advisors

162 Guelph St., Suite 225

Georgetown, ON

L7G 5X7

Phone (416) 346-7227 Email: paulb@pbpm.ca