



BY-LAW NO. 2025-XXXX

A By-law to adopt Amendment No. XX to the Official Plan of the Town of Halton Hills
and of the former Official Plan of the Region of Halton

9094 Regional Road 25

Being Part of Lot 6, Concession 2 Esquesing, except for Part 1 on Plan 20R-909; except for Parts 1 & 2 on Plan 20R-11484; Except Parts 2 & 3 on Plan 20R-3009; and Except Part 1 on Plan PM-293, Town of Halton Hills, Regional Municipality of Halton.

(File No. _____)

WHEREAS the Council of the Corporation of the Town of Halton Hills is empowered to enact this By-law by virtue of the provisions of the Planning Act, R.S.O. 1990, c. P.13, as amended;

AND WHEREAS Town of Halton Hills Official Plan Amendment No. XX also amends the applicable land use schedules of the former Region of Halton Official Plan as pursuant to Bill 23, More Homes Built Faster Act, 2022, the Town of Halton Hills has assumed responsibility for administration and implementation of the Region of Halton Official Plan and that the Regional Municipality of Halton is no longer the approval authority for an Amendment to the Town of Halton Hills Official Plan;

AND WHEREAS on XXX ##, 2025, Council for the Town of Halton Hills approved Report No. PD-2025-XXX, dated XXX ##, 2025, in which certain recommendations were made regarding amending the Town of Halton Hills Official Plan and amending the former Region of Halton Official Plan to modify the land use designations on the lands municipally known as 9094 Regional Road 25 and adding them to the Town's Urban Area.

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

1. That Amendment No. XX to the Official Plan of the Town of Halton Hills and the former Official Plan of the Region of Halton, being the attached text and schedules is hereby approved; and,
2. That the Town Clerk is hereby authorized to circulate the Official Plan Amendment as provided for by the Planning Act, R.S.O. 1990, c. P. 13, as amended, regarding the appeal process.

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

MAYOR – ANN LAWLOR

TOWN CLERK – VALERIE PETRYNIAK

OFFICIAL PLAN AMENDMENT No. XX
TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

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

PART B: THE AMENDMENT consisting of the following text constitutes Amendment No. XX to the Official Plan for the Town of Halton Hills and to the former Official Plan for the Region of Halton.

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

The attached text and schedules constitute Amendment No. XX to the Official Plan of the Town of Halton Hills and to the former Official Plan of the Region of Halton, which was adopted by the Council of the Town of Halton Hills by By-law 2025-00XX in accordance with the provisions of the Planning Act, 1990. R.S.O., c.P. 13, as amended;

THE CORPORATION OF THE TOWN OF HALTON HILLS

MAYOR – ANN LAWLOR

CLERK – VALERIE PETRYNIAK

PART A – THE PREAMBLE

PURPOSE OF THE AMENDMENT

This Amendment is intended to facilitate the development of a commercial and industrial development on the lands municipally known as 9094 Regional Road 25 currently within the Rural Area of the Town of Halton Hills.

The subject property is designated Agricultural Area and is subject to Special Policy Area 2 in the Town of Halton Hills Official Plan. The Agricultural Area designation allows for agricultural and agricultural related uses. Special Policy Area 2 permits existing additional uses of a day use activity centre and a commercial driving range and limits permitted uses on the eastern and western portions of the property to agricultural uses and a permanent second non-farm residence. The subject property is also identified as a Future Strategic Employment Area in the former Region of Halton Official Plan, where they are also designated as Agricultural Area and part of the Regional Natural Heritage System.

The Amendment modifies the Town of Halton Hills Official Plan and the former Region of Halton Official Plan to bring the subject lands into the Town's Urban Area, and designate the subject lands as Gateway Area, General Employment Area and Greenlands A.

LOCATION AND SITE DESCRIPTION

The subject lands are municipally known as 9094 Regional Road 25, located in the Rural Area and located to the north-west corner of 5 Side Road and Regional Road 25, just north of the boundary of the Town of Milton. The lot has an area of approximately 26.8 hectares (66.3 acres) with frontage of approximately 290 metres (950 ft.) on each of 5 Side Road and Regional Road 25.

Surrounding lands uses to the subject site include:

To the North: Agricultural Lands

To the East: Industrial Subdivision (Mansewood Employment Area), comprised of a mix of warehouse and manufacturing businesses including a GO Bus Maintenance Facility

To the South: Rural residential lots located within the limits of the Town of Milton, with large format warehouse buildings located immediately beyond.

To the West: Rural residential lots fronting onto 5 Side Road and Agricultural Lands

BASIS FOR THE AMENDMENT

The following planning and land use considerations have been identified and are considered appropriate to allow for expansion of the urban boundary, and to develop the proposed commercial and employment uses:

1. The proposal is consistent with the Provincial Planning Statement and conforms to the former Region of Halton Official Plan;
2. The proposal satisfies the criteria set out in Section 77(7) of the former Halton Region Official Plan to allow an expansion to the Regional Urban Boundary;

3. The proposal satisfies the goals, objectives and policies of the Town of Halton Hills Official Plan relating to providing appropriate growth, increasing the employment options available in the community, and establishing new commercial uses;
4. The proposal achieves the intent of the Future Strategic Employment Area, by utilizing strategically located lands that have been protected from incompatible uses that are in close proximity to major transportation facilities and existing employment areas and are best suited for employment related and ancillary uses.
5. Council is satisfied that the conceptual site plan submitted demonstrates that the site can be developed without the requirement of a Secondary Plan by demonstrating an appropriate delineation of the proposed land uses, it integrates appropriately into the adjacent and surrounding neighbourhood, it addresses area sub-watershed and servicing requirements, and can properly function from a transportation perspective.

PART B – THE AMENDMENT

All of this part of the document consisting of the following text constitutes Amendment No.XX to the Official Plan for the Town of Halton Hills and the former Official Plan for the Region of Halton.

DETAILS OF THE AMENDMENT

The Official Plan for the Town of Halton Hills and former Official Plan of the Region of Halton are amended as follows:

1. That Schedule A1 – Land Use Plan (of the Town of Halton Hills Official Plan) is hereby amended by redesignating the subject lands as “General Employment Area”, “Gateway Area” and “Greenlands A” by colour-coding the subject lands with the corresponding colour as shown in Schedule ‘1’ to this amendment.
2. That Schedule A2 – Greenbelt Plan (of the Town of Halton Hills Official Plan) is hereby amended by identifying the subject lands as “Urban Area” by colour-coding the subject lands with the corresponding colour as shown in Schedule ‘2’ to this amendment.
3. That Schedule A17 – Future Strategic Employment Areas (of the Town of Halton Hills Official Plan) is hereby amended by redesignating the subject lands as “Urban Area” by colour-coding the subject lands with the corresponding colour as shown in Schedule ‘3’ to this amendment.
4. That Schedule B1 – Functional Plan of Major Transportation Facilities (of the Town of Halton Hills Official Plan) is hereby amended by identifying the subject lands as “Urban Area” by colour-coding the subject lands with the corresponding colour as shown in Schedule ‘4’ to this amendment.
5. That Schedule B2 – Right of Way Classifications (of the Town of Halton Hills Official Plan) is hereby amended by identifying the subject lands as “Urban Area” by colour-coding the subject lands with the corresponding colour as shown in Schedule ‘5’ to this amendment.

6. That Appendix X1A – Environment Natural Areas (of the Town of Halton Hills Official Plan) is hereby amended by relocating the Urban Boundary line to include the subject lands as shown in Schedule ‘6’ to this amendment.
7. That Appendix X1B – Environment Water Resource Areas (of the Town of Halton Hills Official Plan) is hereby amended by relocating the Urban Boundary line to include the subject lands as shown in Schedule ‘7’ to this amendment.
8. That Appendix X2 – High Potential Mineral Aggregate Resource Areas (of the Town of Halton Hills Official Plan) is hereby amended by relocating the Urban Boundary line to include the subject lands as shown in Schedule ‘8’ to this amendment.
9. That Appendix X3 – Waste Disposal Sites (of the Town of Halton Hills Official Plan) is hereby amended by relocating the Urban Boundary line to include the subject lands as shown in Schedule ‘9’ to this amendment.
10. That Section D3.5.4.2 Gateway Area is hereby amended as follows:

“Lands primarily within, but not limited to, the Premier Gateway Employment Area Phases 1A and 2A in the immediate vicinity of James Snow Parkway, Winston Churchill Drive and Trafalgar Road have been designated as Gateway Area on Schedules A1 and A8 to this Plan. The objective of this designation is to:

- a) establish visually attractive points of entry into the Town of Halton Hills that will provide commercial services in support of the Prestige Industrial Area;
- b) draw the travelling public off Highway 401/407, and other major roadways, allowing an introduction to the Town of Halton Hills and its attractions and amenities beyond the Premier Gateway Employment Area or other Employment Areas; and,
- c) provide a location for services that are important to the support of the primary industrial function of the Employment Area such as hotels, financial services and opportunities for shopping.”

11. That Section D2.5.7.8 Special Policy Areas (of the Town of Halton Hills Official Plan) is hereby amended by adding a new Special Policy Area for the subject lands which shall read as follows:

“D2.5.7.8.2 Special Policy Area 2

The lands designated as General Employment and Gateway Area and identified as Special Policy Area 2, as shown on Schedule A1 of this Plan, shall be developed in accordance with the following criteria:

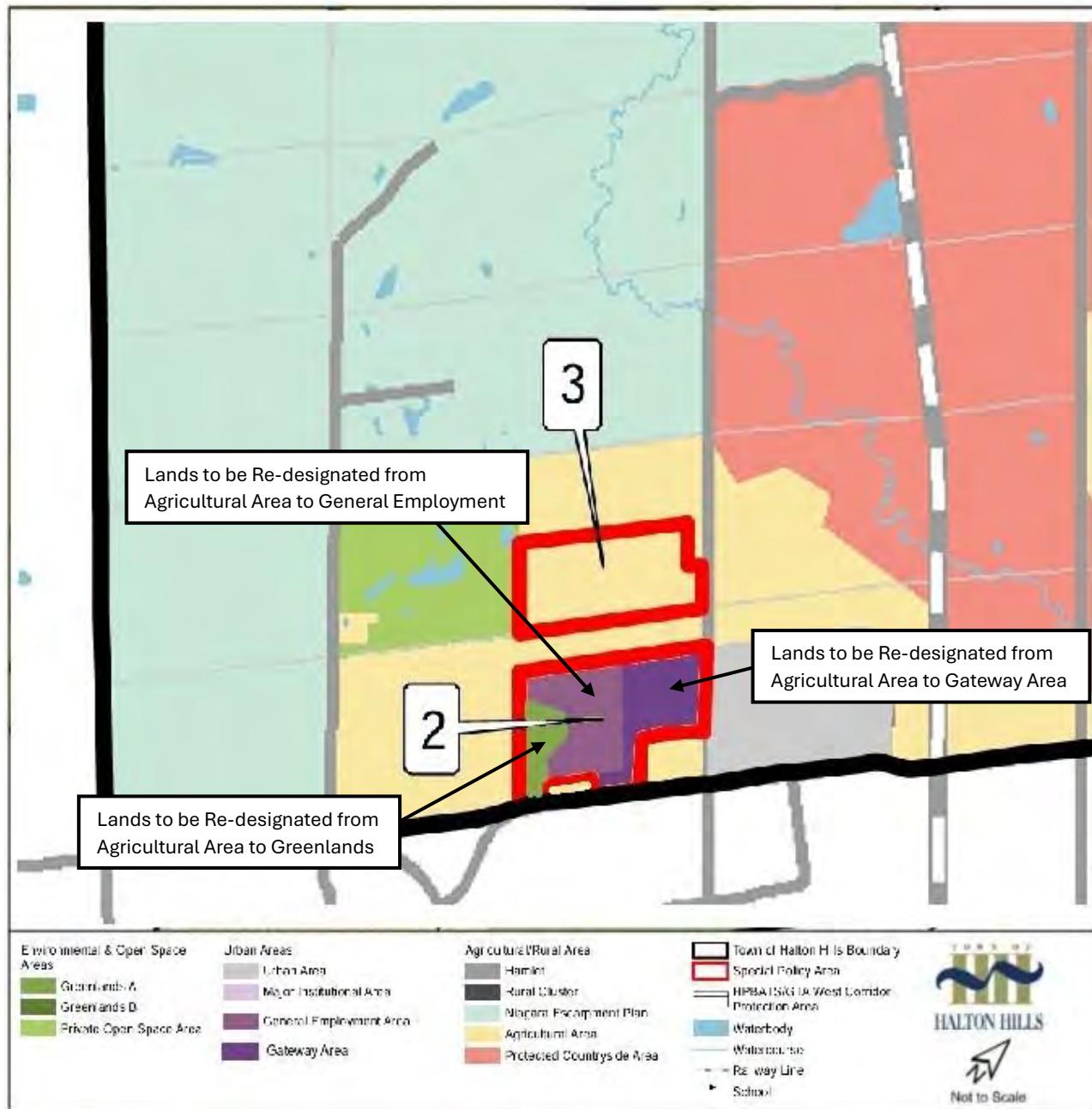
- a) Notwithstanding policy D3.5.4.2.1 b) Permitted Uses, retail commercial uses within the Gateway Area shall be permitted with no maximum floor space.
- b) The boundary between the General Employment and Gateway Area designations on the subject lands is intended to be flexible, and will be formally established through an implementing Zoning By-law and approved application for Site Plan Control.”

12. That Section E1.6.2 Special Policy Area 2 (of the Town of Halton Hills Official Plan) is hereby deleted.
13. That Map 1 – Regional Structure (of the former Region of Halton Official Plan) is hereby amended by identifying the subject lands as “Urban Area” by relocating the Regional Urban Boundary line and colour-coding the subject lands with the corresponding colour as shown in Schedule ‘10’ to this amendment.
14. That Map 1B – Parkway Belt Transportation and Utility Corridors (of the former Region of Halton Official Plan) is hereby amended by identifying the subject lands as “Urban Area” by relocating the Regional Urban Boundary line and colour-coding the subject lands with the corresponding colour as shown in Schedule ‘11’ to this amendment.
15. That Map 1C – Future Strategic Employment Areas (of the former Region of Halton Official Plan) is hereby amended by identifying the subject lands as “Urban Area” by relocating the Regional Urban Boundary line and identifying the western portion of the subject lands as “Employment Area” and colour-coding the subject lands with the corresponding colour as shown in Schedule ‘12’ to this amendment.
16. That Map 1D – Municipal Wellhead Protection Zones (of the former Region of Halton Official Plan) is hereby amended by identifying the subject lands as “Urban Area” by relocating the Regional Urban Boundary line and colour-coding the subject lands with the corresponding colour as shown in Schedule ‘13’ to this amendment.
17. That Map 1E – Agricultural system (of the former Region of Halton Official Plan) is hereby amended by redesignating the subject lands from “Prime Agricultural Areas” to “Urban Area”, relocating the Regional Urban Boundary line and colour-coding the subject lands with the corresponding colour as shown in Schedule ‘14’ to this amendment.
18. That Map 1F – Identified Mineral Resource Areas (of the former Region of Halton Official Plan) is hereby amended by identifying the subject lands as “Urban Area” by relocating the Regional Urban Boundary line and colour-coding the subject lands with the corresponding colour as shown in Schedule ‘15’ to this amendment.
19. That Map 1G – Key Features within the Greenbelt and Regional Natural Heritage Systems (of the former Region of Halton Official Plan) is hereby amended by identifying the subject lands as “Urban Area” by relocating the Regional Urban Boundary line and colour-coding the subject lands with the corresponding colour as shown in Schedule ‘16’ to this amendment.
20. That Map 1H – Regional Urban Structure (of the former Region of Halton Official Plan) is hereby amended by identifying the subject lands as “Urban Area” by relocating the Regional Urban Boundary line and identifying the western portion of the subject lands as “Employment Area” and colour-coding the subject lands with the corresponding colour as shown in Schedule ‘17’ to this amendment.
21. That Map 3 – Functional Plan of Major Transportation Facilities (of the former Region of Halton Official Plan) is hereby amended by identifying the subject lands as “Urban Area” by relocating the Regional Urban Boundary line and colour-coding the subject lands with the corresponding colour as shown in Schedule ‘18’ to this amendment.

22. That Map 4 – Right-of-Way Requirements of Arterial Roads (of the former Region of Halton Official Plan) is hereby amended by identifying the subject lands as “Urban Area” by relocating the Regional Urban Boundary line and colour-coding the subject lands with the corresponding colour as shown in Schedule ‘19’ to this amendment.
23. That Map 5 – Regional Phasing (of the former Region of Halton Official Plan) is hereby amended by identifying the subject lands as “Urban Area with Regional Phasing between 2021 and 2051”, relocating the Regional Urban Boundary line and colour-coding the subject lands with the corresponding colour as shown in Schedule ‘20’ to this amendment.

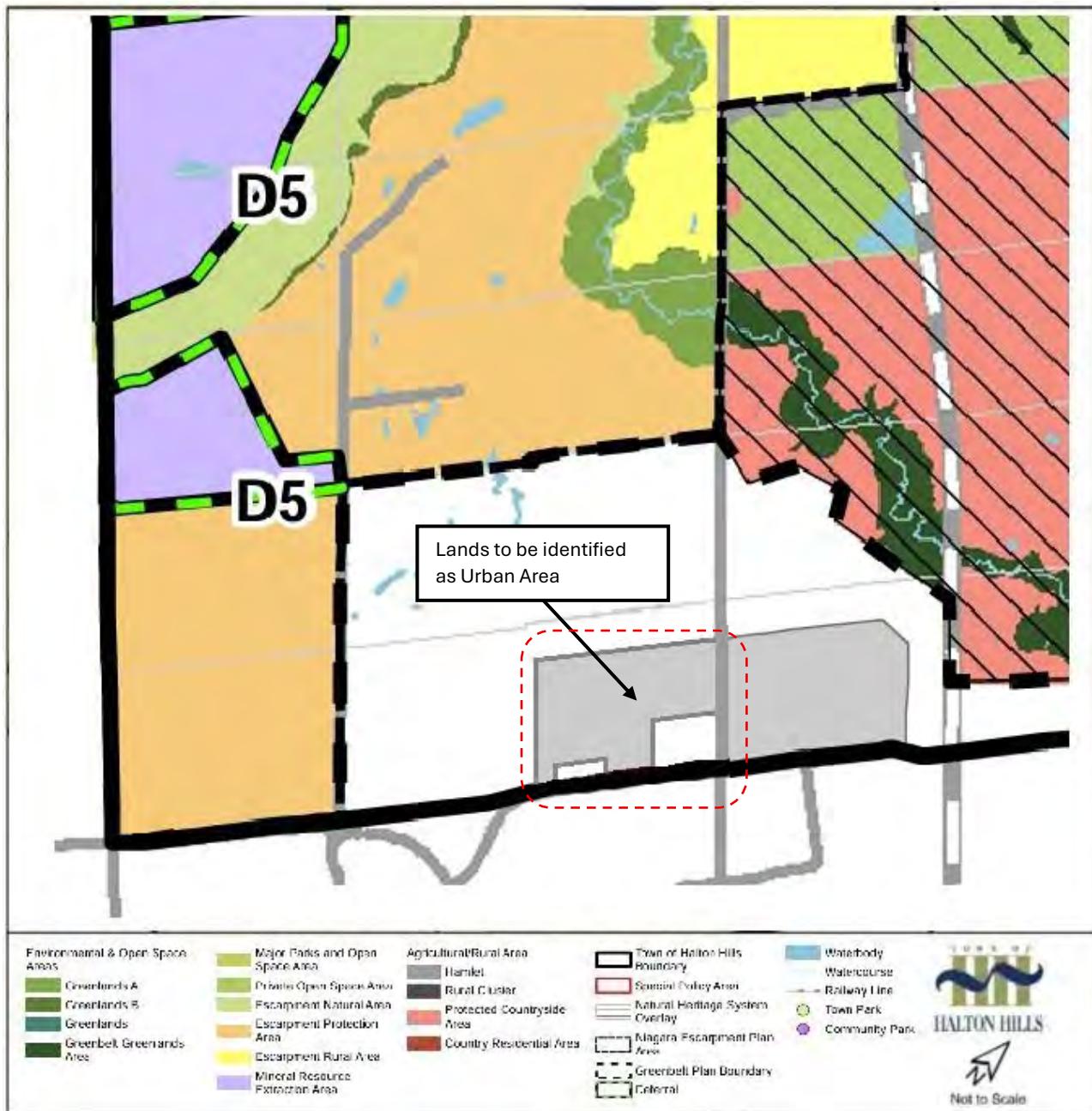
SCHEDULE 1 TO OPA No. XX

Excerpt of Schedule A1 – Land Use Plan (Town of Halton Hills Official Plan)



SCHEDULE 2 TO OPA No. XX

Excerpt of Schedule A2 – Greenbelt Plan (Town of Halton Hills Official Plan)



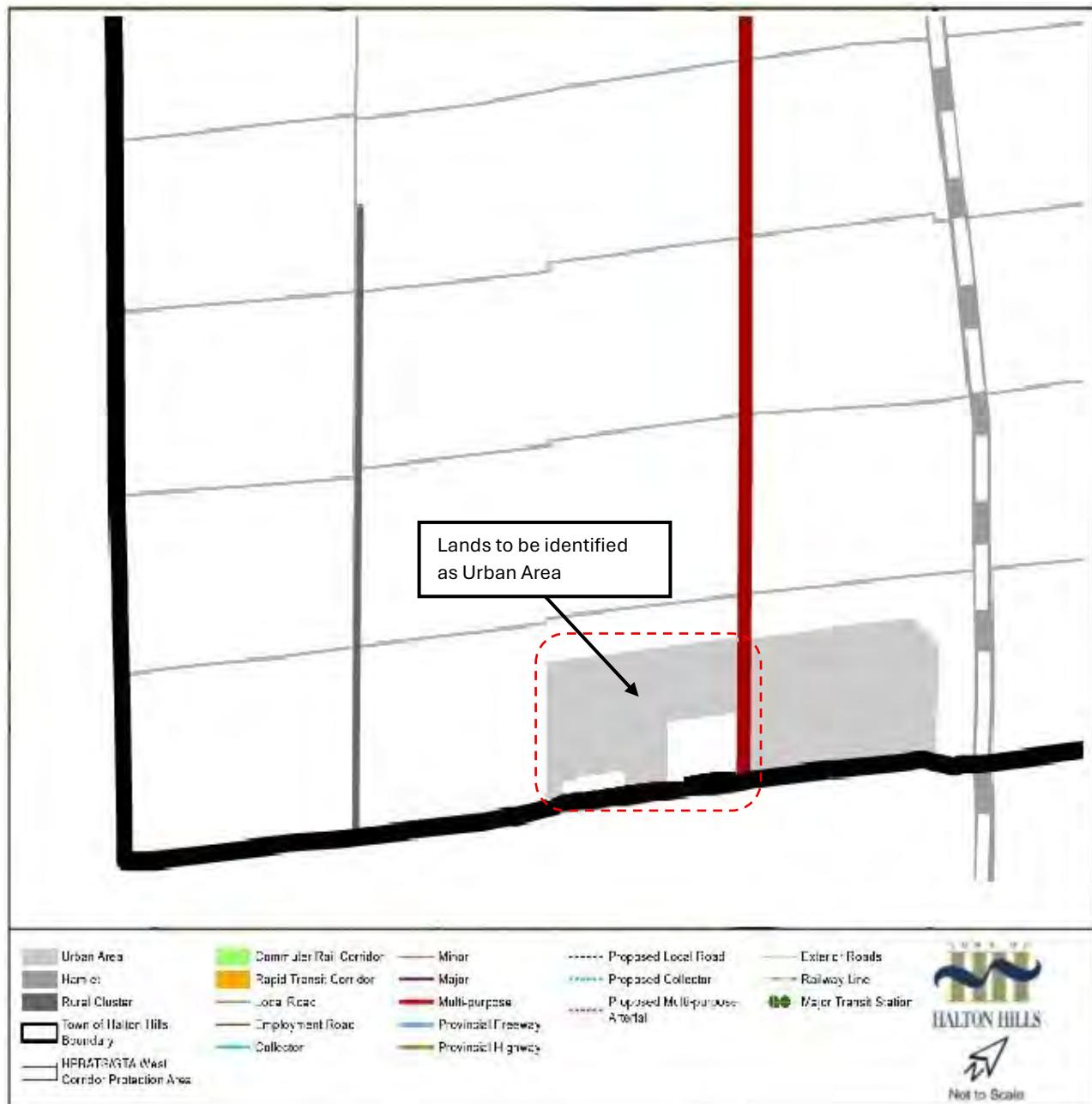
SCHEDULE 3 TO OPA No. XX

Excerpt of Schedule A17 – Future Strategic Employment Areas (Town of Halton Hills Official Plan)



SCHEDULE 4 TO OPA No. XX

Excerpt of Schedule B1 – Functional Plan of Major Transportation Facilities (Town of Halton Hills Official Plan)



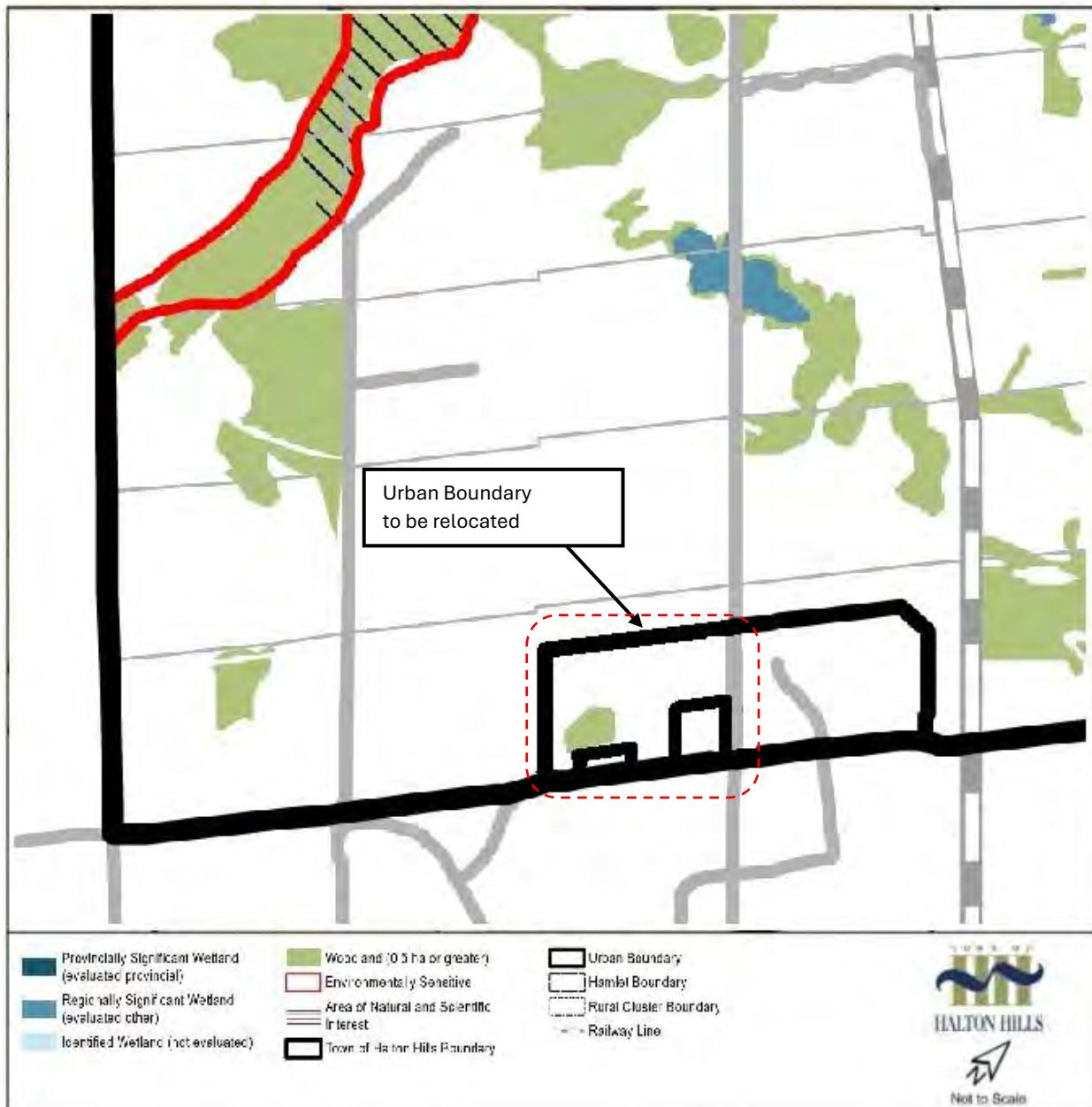
SCHEDULE 5 TO OPA No. XX

Excerpt of Schedule B2 – Right-of-Way Classifications (Town of Halton Hills Official Plan)



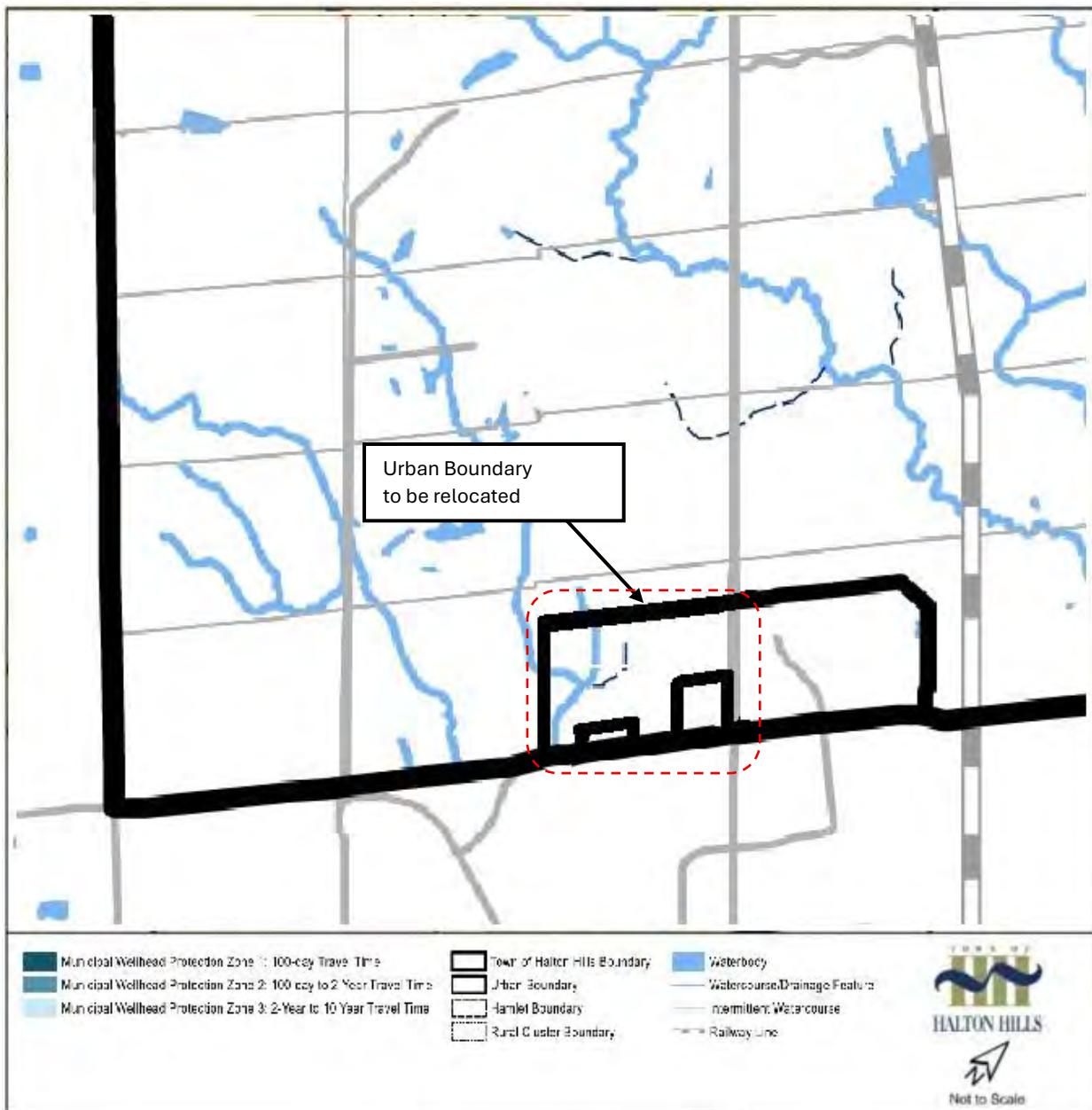
SCHEDULE 6 TO OPA No. XX

Excerpt of Appendix X1A – Environment Natural Areas (Town of Halton Hills Official Plan)



SCHEDULE 7 TO OPA No. XX

Excerpt of Appendix X1B – Environment Water Resource Areas (Town of Halton Hills Official Plan)



SCHEDULE 8 TO OPA No. XX

**Excerpt of Appendix X2 – High Potential Mineral Aggregate Resource Areas
(Town of Halton Hills Official Plan)**



SCHEDULE 9 TO OPA No. XX



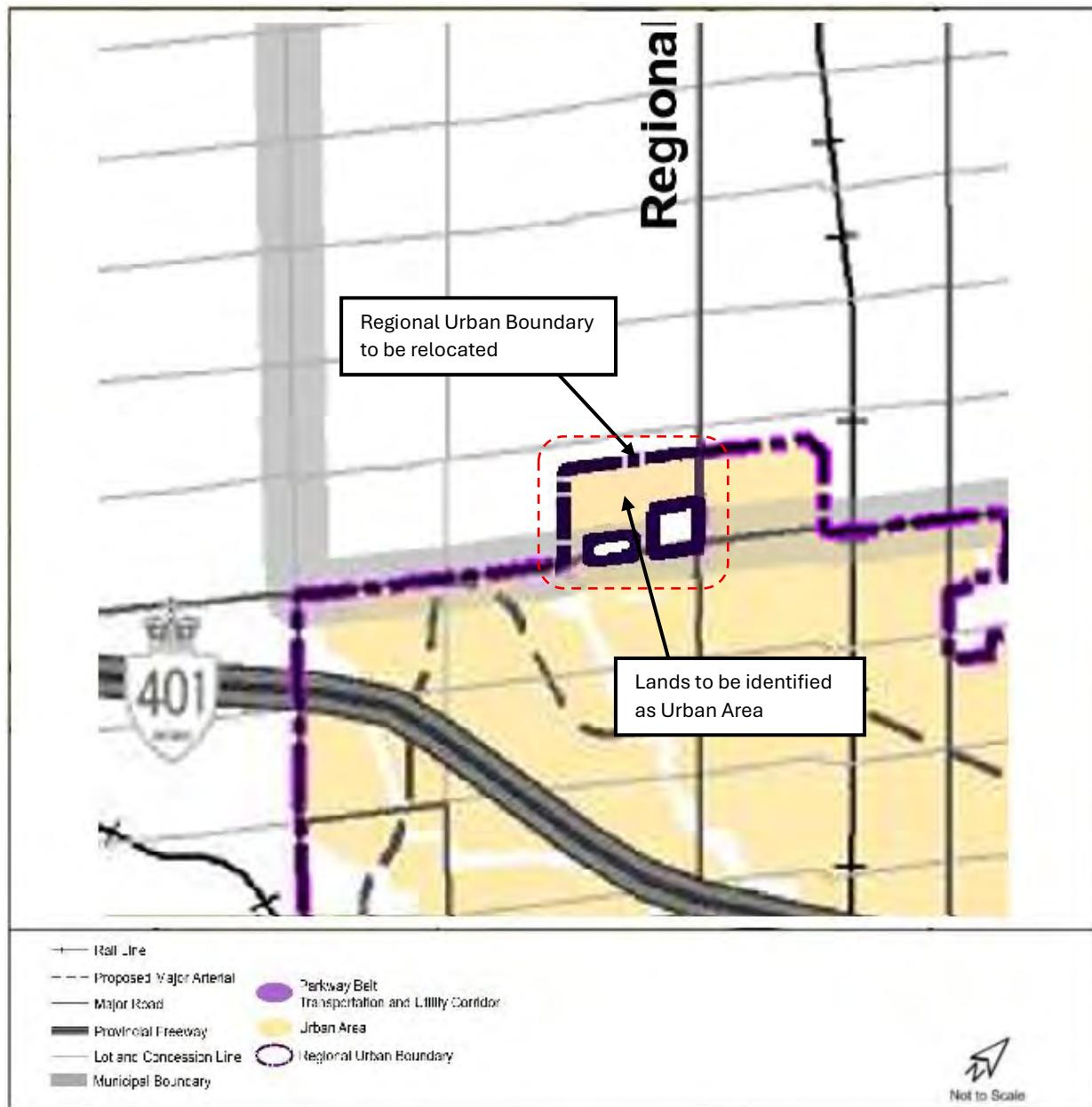
SCHEDULE 10 TO OPA No. XX

Excerpt of Map 1 – Regional Structure (former Region of Halton Official Plan)



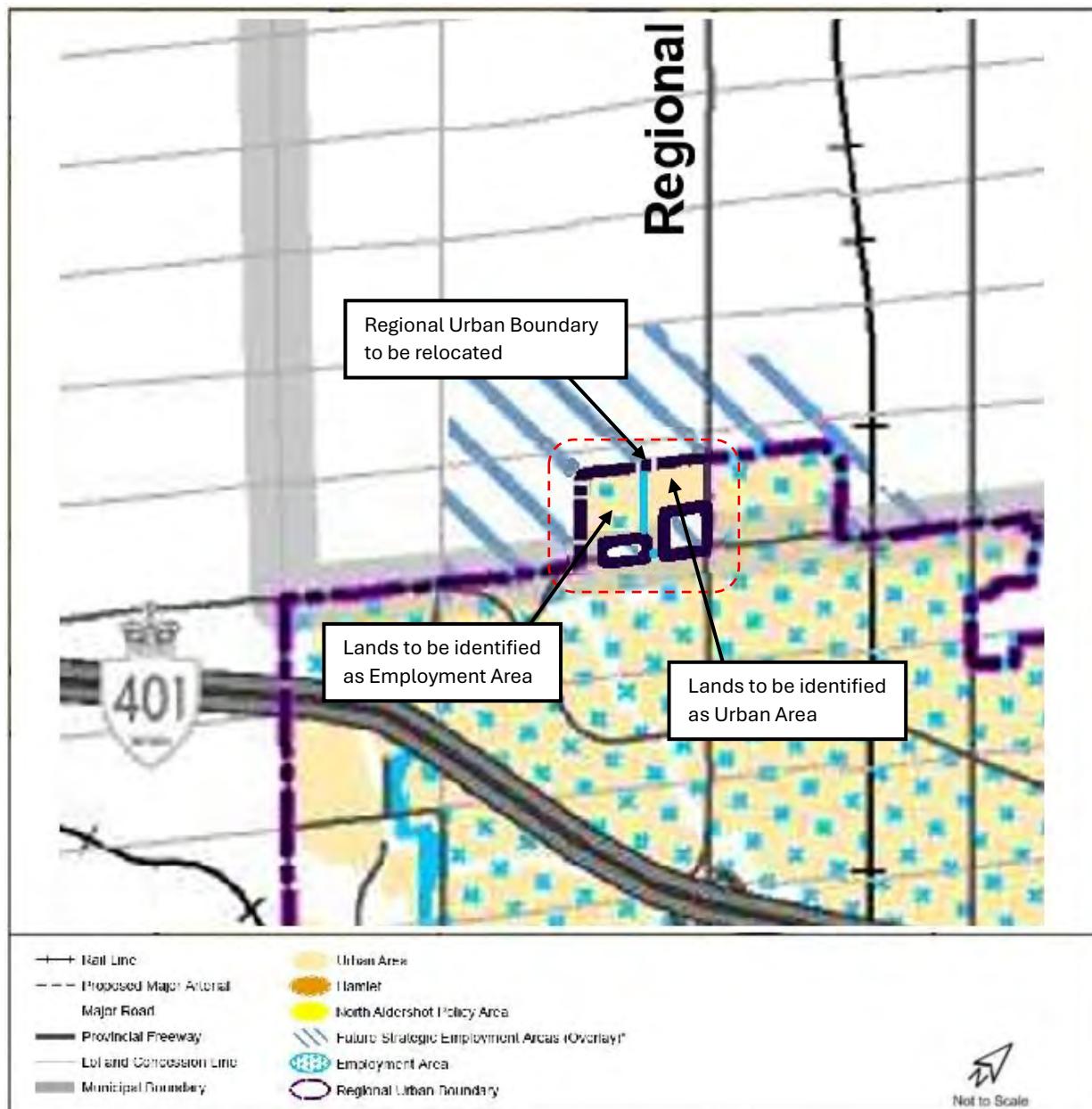
SCHEDULE 11 TO OPA No. XX

**Excerpt of Map 1B – Parkway Belt Transportation and Utility Corridors
(former Region of Halton Official Plan)**



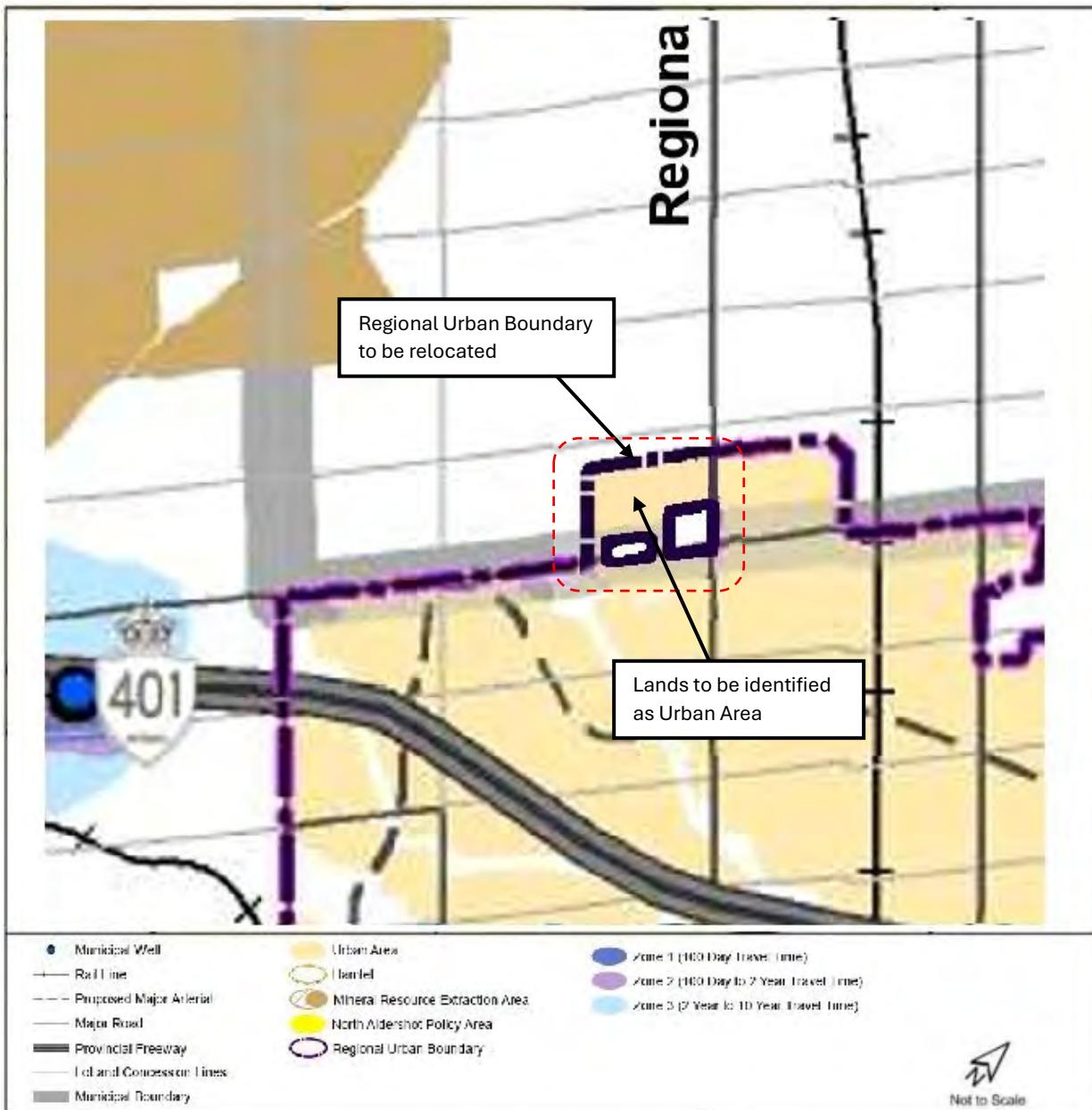
SCHEDULE 12 TO OPA No. XX

Excerpt of Map 1C – Future Strategic Employment Areas (former Region of Halton Official Plan)



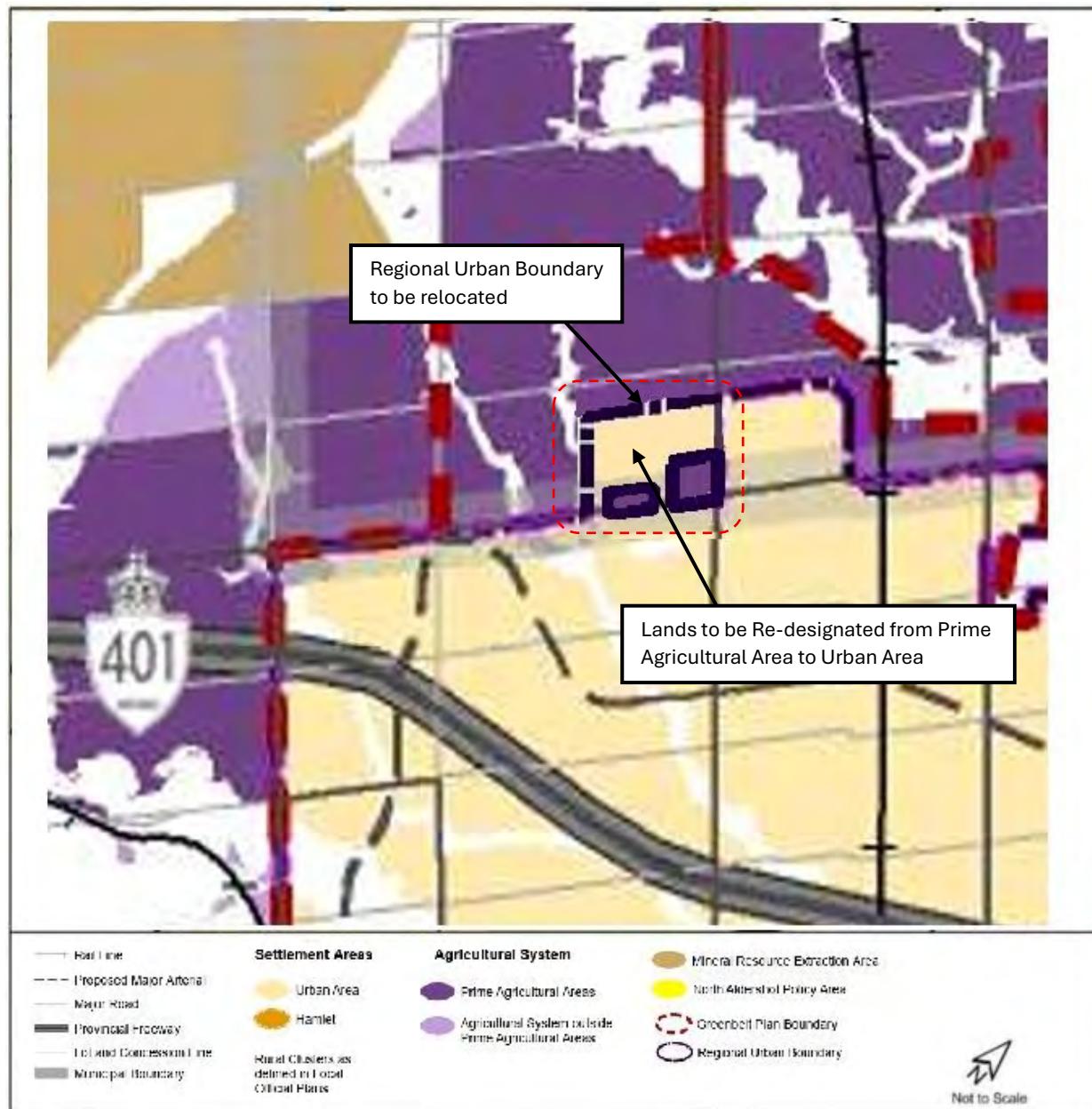
SCHEDULE 13 TO OPA No. XX

Excerpt of Map 1D – Municipal Wellhead Protection Zones (former Region of Halton Official Plan)



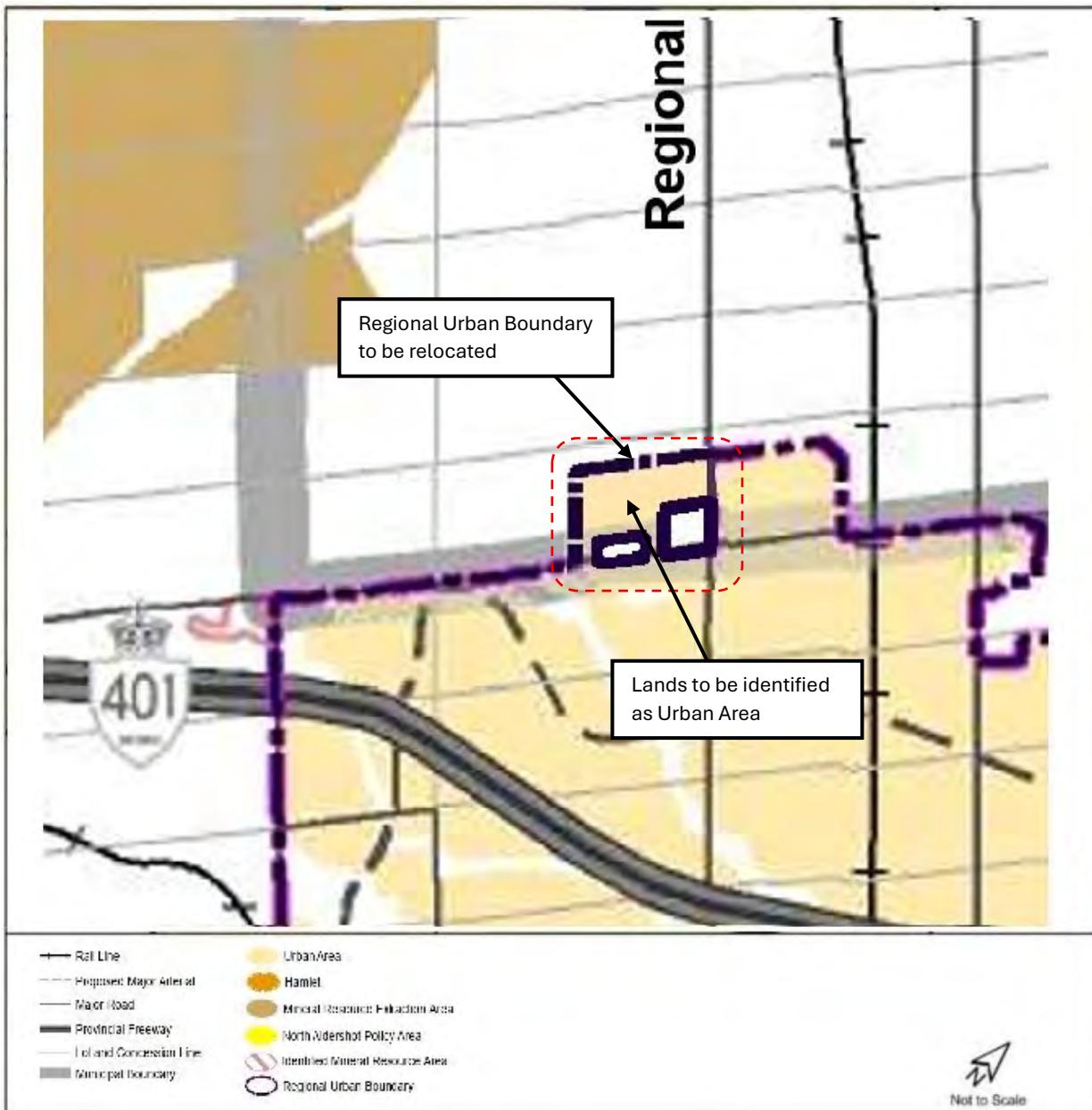
SCHEDULE 14 TO OPA No. XX

Excerpt of Map 1E – Agricultural System and Settlement Areas
(former Region of Halton Official Plan)



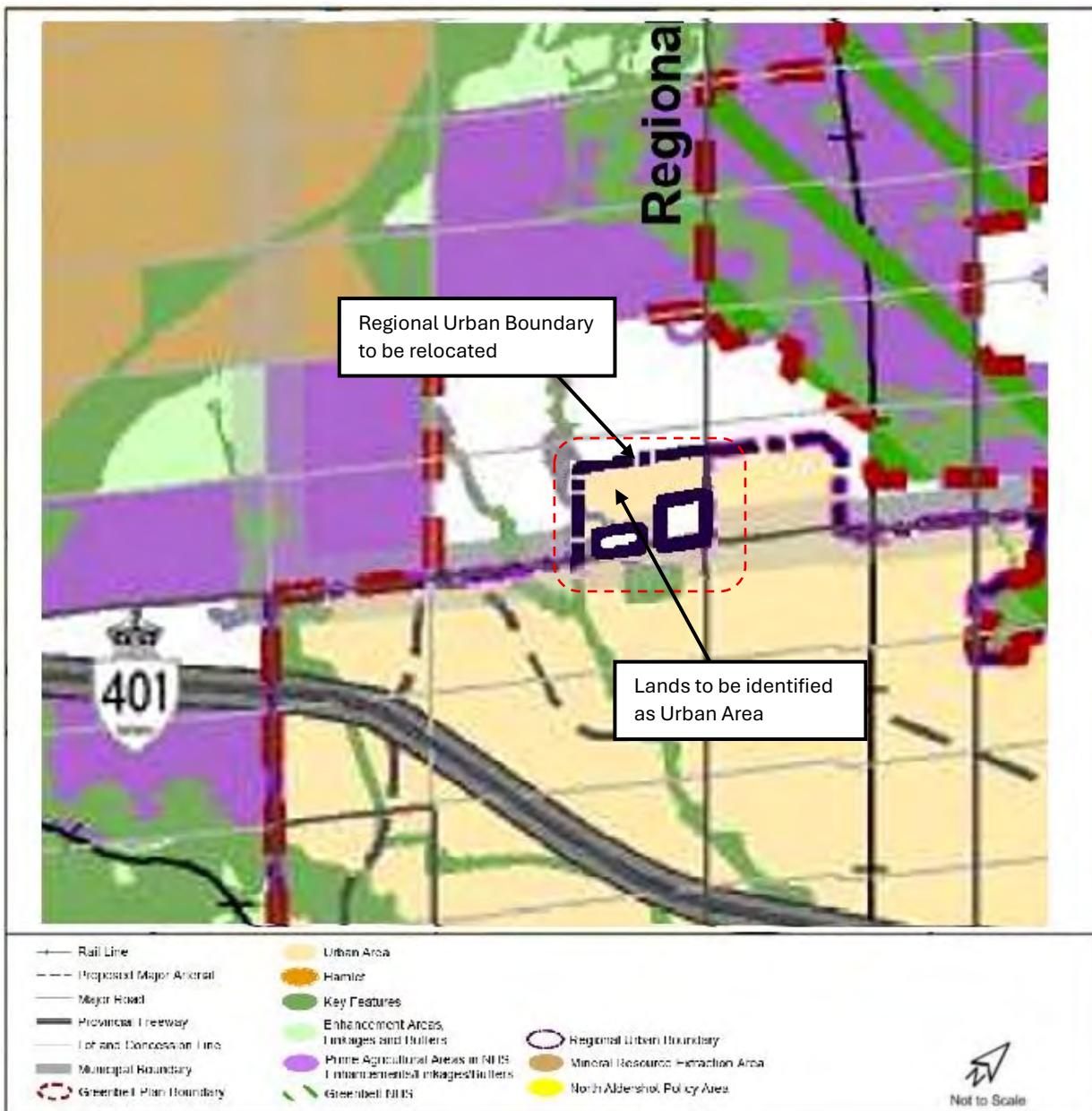
SCHEDULE 15 TO OPA No. XX

Excerpt of Map 1F – Identified Mineral Resource Areas (former Region of Halton Official Plan)



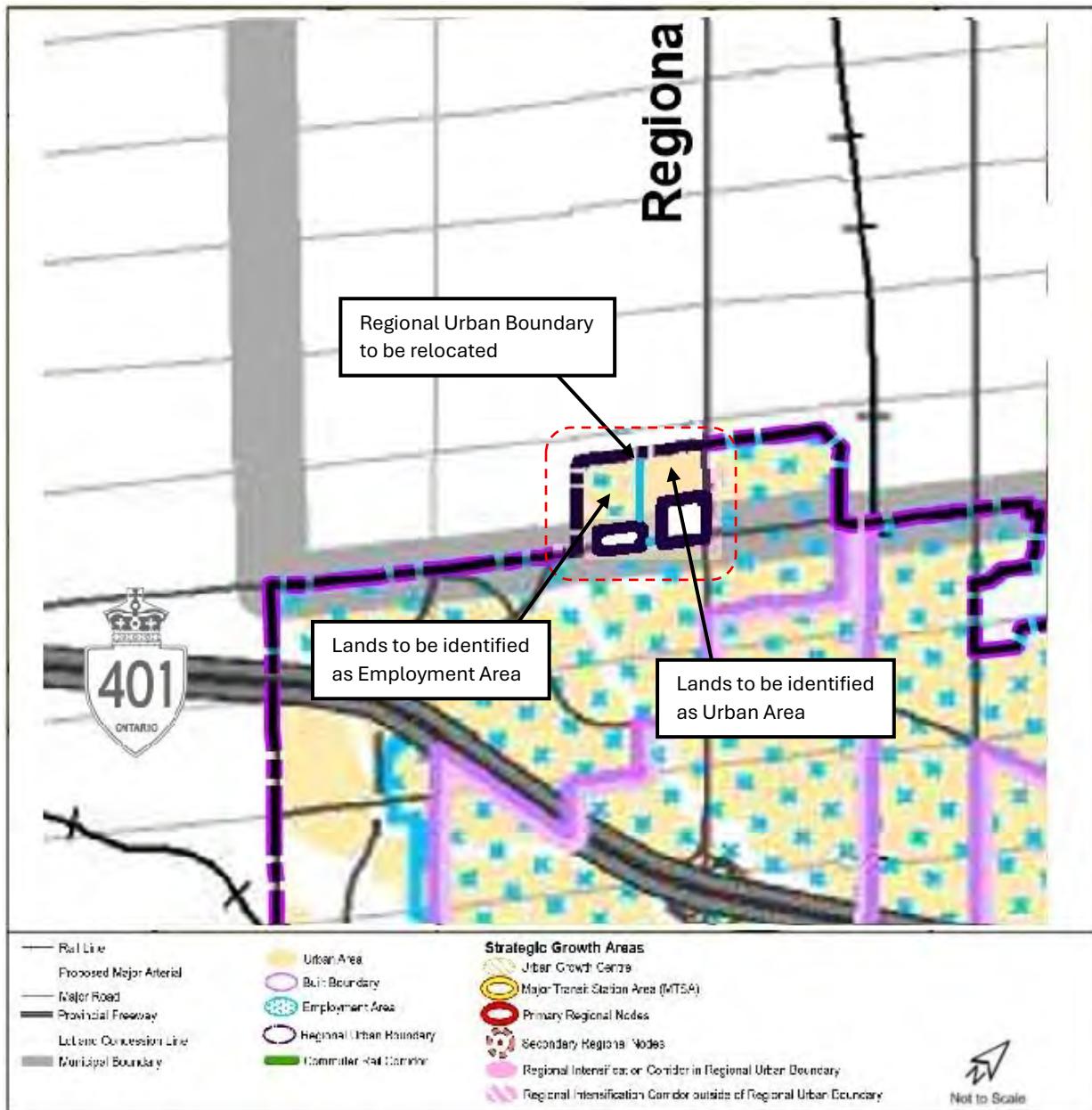
SCHEDULE 16 TO OPA No. XX

**Excerpt of Map 1G – Key Features within the Greenbelt and Regional Natural Heritage Systems
(former Region of Halton Official Plan)**



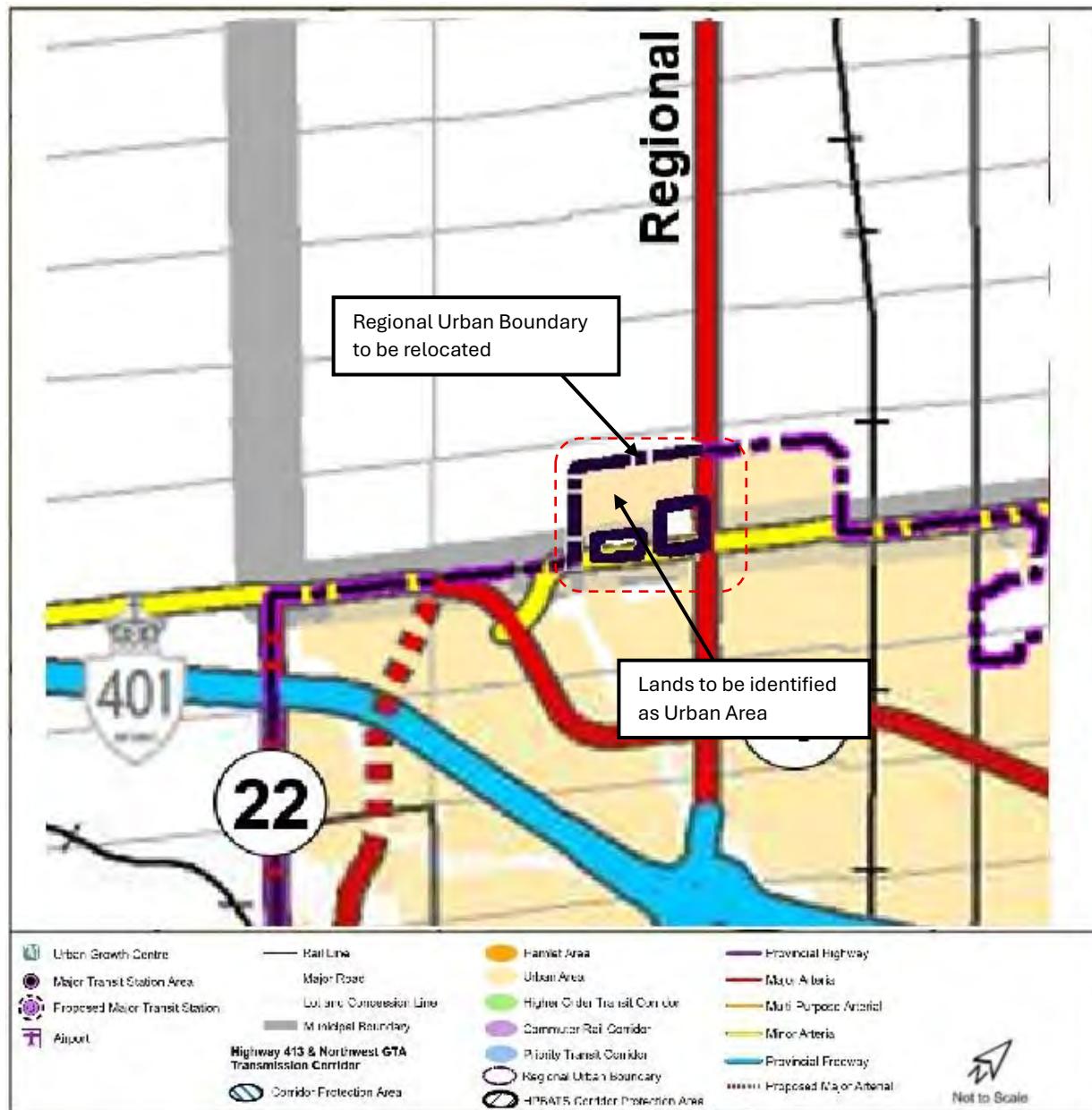
SCHEDULE 17 TO OPA No. XX

Excerpt of Map 1H – Regional Urban Structure (former Region of Halton Official Plan)



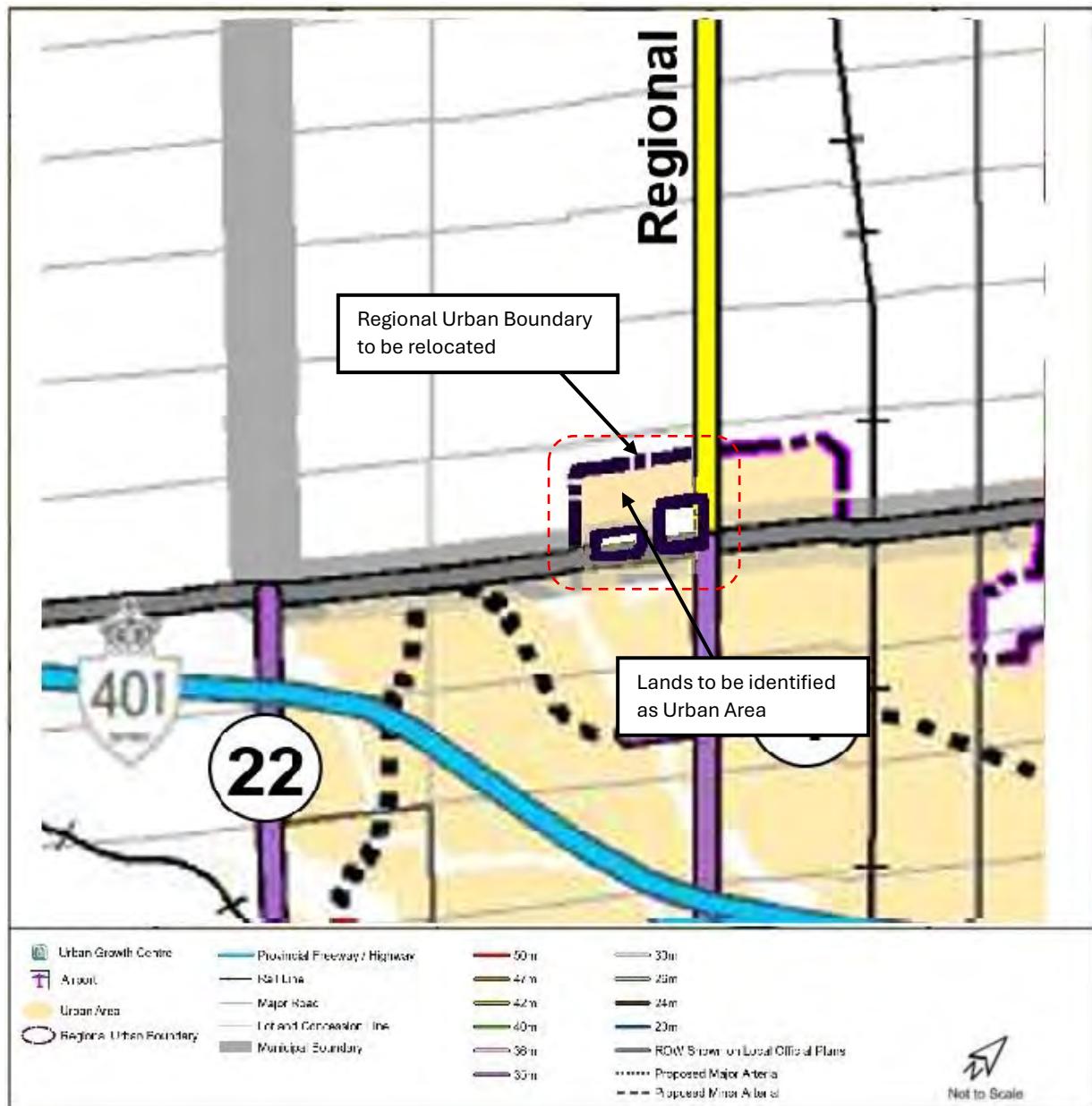
SCHEDULE 18 TO OPA No. XX

**Excerpt of Map 3 – Functional Plan of Major Transportation Facilities
(former Region of Halton Official Plan)**



SCHEDULE 19 TO OPA No. XX

Excerpt of Map 4 – Right-of-Way Requirements of Arterial Roads
(former Region of Halton Official Plan)



SCHEDULE 20 TO OPA No. XX

Excerpt of Map 5 – Regional Phasing (former Region of Halton Official Plan)

