

Town of Halton Hills

Official Plan Review
Growth Capacity Analysis

November 2025
(Revised May 25th 2026)

nblc **S|P**
N. Barry Lyon Consultants Ltd.



Town of Halton Hills

Official Plan Review: Growth Capacity Analysis

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Disclaimer:

The conclusions contained in this report have been prepared based on both primary and secondary data sources. NBLC makes every effort to ensure the data is correct but cannot guarantee its accuracy. It is also important to note that it is not possible to fully document all factors or account for all changes that may occur in the future and influence the viability of any development. NBLC, therefore, assumes no responsibility for losses sustained as a result of implementing any recommendation provided in this report.

This report has been prepared solely for the purposes outlined herein and is not to be relied upon, or used for any other purposes, or by any other party without the prior written authorization from N. Barry Lyon Consultants Limited.

Acronyms and Abbreviations

BUA – Built Up Area or Delineated Built Up Area

DGA – Designated Greenfield Area

GGH – Greater Golden Horseshoe

Growth Plan – 2019 A Place to Grow: Growth Plan for the Greater Golden Horseshoe

JBPE – Joint Best Planning Estimates

MCR – Municipal Comprehensive Review

MOF – Ministry of Finance

MMAH – Ministry of Municipal Affairs and Housing

NBLC – N. Barry Lyon Consultants Limited

PPS – New (2024) Provincial Planning Statement

Province – Province of Ontario

Town – Town of Halton Hills

Region – Regional Municipality of Halton Hills

ROPA 48 – Regional Official Plan Amendment 48

1.0 Introduction

N. Barry Lyon Consultants Limited (“NBLC”) has been retained by the Town of Halton Hills as part of a consultant team led by Sajecki Planning to undertake a Growth Capacity Analysis. This work is being completed in support of the Town’s review of its Official Plan (the “Halton Hills Official Plan”).

1.1 Background Context

Led by Sajecki Planning, the Halton Hills Official Plan review will establish a new, long-term planning vision for the Town. The current plan was adopted in 2006, approved by Halton Region in 2008, and includes policies to the year 2031. The ongoing review will update the Halton Hills Official Plan to reflect significant changes in provincial planning policy in recent years and support a revised planning framework that accommodates growth to 2051 in a strategic and sustainable manner.

Population and housing projections to 2051 that are utilized in this report were developed by the Region of Halton through their Joint Best Planning Estimates (or “JBPE”) and the most recent Municipal Comprehensive Review (“MCR”), Regional Official Plan Amendment (“ROPA”) 49. ROPA 49 was approved by the Ministry of Municipal Affairs and Housing (“MMAH”) on November 4th, 2022, and after subsequent modifications, included a measurable expansion to Halton Hill’s settlement areas for both community and employment land.

1.2 Purpose

This Growth Capacity Analysis assesses how much of the Town’s projected population and employment growth can be accommodated within its settlement areas, which was recently expanded through ROPA 49. This analysis will then be used to inform whether further boundary expansion may be required as part of the Halton Hills Official Plan review, as well as considerations related to future boundary expansion requests and employment land conversions as a result of recent provincial planning changes.

The analysis to follow is also based on work previously prepared for both Halton Region and the Town, including the recent Region-led MCR process, the Town’s 2020 Employment Land Needs Assessment, 2021 Fiscal Impact Analysis, and 2020 Residential Intensification Opportunities Study, and other relevant documents and studies referenced throughout this report.

2.0 Provincial Legislation and Policy – Growth Management

The following outlines the provincial planning framework, with an emphasis on recent changes in provincial planning policy and growth management policies.

2.1 Recent Policy Changes

The Province of Ontario (the “Province”) provides policy direction to local municipalities with respect to growth management. In 2022, the province initiated a review of the 2020 *Provincial Policy Statement* that resulted in new and updated policies that seek to increase housing supply, make land available for development, provide infrastructure to support development, balance housing with resources, and improve the implementation of Bill 108 – “*More Homes, More Choice Act*”, which received royal Assent on June 6, 2019. Subsequently, the new *Provincial Planning Statement* (“PPS”) took effect on October 20, 2024, consolidating and replacing the former 2020 *Provincial Policy Statement* and the 2019 *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (the “Growth Plan”) into a unified planning policy framework across Ontario.

In November 2022, the Province also announced changes to Ontario’s land use planning system through Bill 23, “*More Homes Built Faster Act*,” 2022. Bill 23 aims to speed up housing construction by reducing development approval timelines, lowering certain developer costs, and changing land use rules. Bill 23 was later supplemented by Bill 185 on July 1, 2024, wherein the Region was identified as an “upper-tier municipality without planning responsibilities.” While Halton Region maintained its planning role to mid-2024, the recently updated Regional Official Plan – ROPA 49 – is now being transitioned into local planning frameworks, including through the on-going Halton Hills Official Plan review process.

Whereas growth management was previously the responsibility of upper-tier municipalities, this direction now requires that lower-tier municipalities be responsible for growth management.

2.2 Bill 23 - More Homes Built Faster Act, 2022 – and Housing Pledges

Bill 23 received Royal Assent on November 28, 2022. It is more specifically positioned as a key legislative step toward meeting Ontario’s stated goal of building 1.5 million homes by 2031.

Linked to Bill 23, in 2023, the Province asked a select number of large and fast-growing municipalities to pass a council resolution pledging to facilitate a set number of new housing units between now and 2031. The individual municipal targets were to be based on population growth forecasts, past housing completion trends, and local land supply.

The pledge is not a statutory requirement in the *Ontario Planning Act* or *Ontario Municipal Act* — however, it is tied to provincial funding programs, as municipalities that signed the pledge became eligible for the *Building Faster Fund* (a \$1.2-billion incentive program announced in 2023). Funding is then tied to meeting 80% or more of annual housing targets. On October 3, 2023, Halton Hills formally committed to facilitating the construction of 9,500 housing units by 2031. This housing pledge has been accounted for in the population projections that will be presented later in this report.

2.3 Provincial Planning Statement (2024)

A requirement of the Planning Act, all local official plan documents are to be brought into conformity with the new PPS, as they are reviewed and updated, including the on-going Halton Hills Official Plan review.

2.3.1 Projections and Planning Horizons

The new PPS 2024 introduces new requirements for how municipalities must plan for long-term growth. This includes new direction where growth forecasts can be derived, as well adjusting the amount of land that can be set aside for development to accommodate growth. Applicable policies of the new PPS related to these projections and planning horizons are summarized below.

- Section 2.1.1 of the PPS requires that planning authorities’ base population and growth forecasts on the Ontario Ministry of Finance’s (MOF) 25-year growth projections, except for allowing municipalities to continue using forecasts previously issued by the province (Section 2.1.2).

Currently, the MOF does not prepare long-term population projections to the lower-tier municipal level, and do not prepare employment projections at all. As such, this analysis utilizes the total population and employment projections prepared by Halton Region through the JBPEs.

- Section 2.1.3 of the PPS further stipulates that sufficient land is to be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of at least 20 years, but not more than 30 years.

Under the prior (2020) Provincial Policy Statement, municipalities were generally required to maintain land to accommodate at least 15 years of growth but no more than 25 years. For the purpose of this analysis, it is now assumed that land could be made available for up to 30 years of supply but must be provided for not less than 20 years. Growth projected over these time horizons – 20 years and 30 years – represent a target to use to test the minimum land requirement and maximum supply of land that can be made available for future development.

- Effectively, between Official Plan review periods, Section 2.1.4 of the new PPS further states that within the regional market area, planning authorities are to continue to:

- Maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development (Section 2.1.4 a)); and
- Maintain at all times, where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans (Section 2.1.4 b).

Given capacity at the regional level, as identified in the Region’s Integrated Master Plan, and servicing improvements at the local level, it can be assumed for the purpose of this Growth Capacity Analysis that there are no servicing limitations impacting availability of land to accommodate growth per Section 2.1.4 a) and b) of the new PPS..

2.3.2 Housing

Section 2.2.1 of the new PPS 2024 requires planning authorities to provide for an appropriate range and mix of housing options and densities to address the projected needs of both current and future residents within the regional market area.

- Section 2.2.1 b) 2) states that planning authorities are to permit and facilitate all forms of residential intensification. This includes, but is not limited to, the redevelopment of underutilized commercial and institutional properties for residential purposes, the introduction of new housing options within previously developed areas, and redevelopment projects that result in a net increase in the number of residential units.
- Moreover, Section 2.2.1 c) and d) directs planning authorities to promote density for new housing which efficiently uses land, resources, infrastructure and public service facilities, and supports the use of active transportation and require transit-supportive development that prioritizes intensification in proximity to transit, including corridors and stations.

2.3.3 Settlement Areas and Settlement Area Boundary Expansions

Section 2.3.1 of the new PPS set the overall framework for how growth should be directed and managed within settlement areas. Settlement areas include built-up areas (or “BUA”s), where development is concentrated and can accommodate intensification, and greenfield development as well as vacant lands that have been designated for development over the longer-term. The latter two areas are commonly referred to as Designated Greenfield Areas (or “DGA”s) and future community areas.

- Sections 2.3.1.1 of the new PPS states settlement areas are to be the focus of growth and development.

- Section 2.3.1.2 of the new PPS further states that land use patterns within settlement areas should be based on densities and a mix of land uses which:
 - efficiently use land and resources;
 - optimize existing and planned infrastructure and public service facilities;
 - support active transportation;
 - are transit-supportive, as appropriate; and,
 - are freight-supportive.
- Furthermore, Section 2.3.1.1 and 2.3.1.2 stipulates that, within settlement areas, growth should be focused in, where applicable, strategic growth areas. These strategic growth areas are areas that have been identified by municipalities to be the focus for accommodating intensification and higher density mixed uses in a more compact built form.
- Section 2.3.1.4 states that planning authorities are to establish and implement minimum targets for intensification and redevelopment, based on local conditions.
 - Under the former Growth Plan, municipalities were required to meet minimum intensification targets, ensuring a defined share of growth was accommodated through redevelopment and infill. These minimums, however, were set by the Province. In this case, Halton Region was to accommodate 50% of growth within its BUA. Under the new policy regime, intensification targets are still to be set, but by the municipality based on local conditions.
- Section 2.3.1.5 states that planning authorities are encouraged to establish density targets for designated growth areas, based on local conditions. Specifically, large and fast-growing municipalities are encouraged to plan for a minimum of 50 residents and jobs per gross hectare in designated growth areas.
 - Under the former Growth Plan, municipalities were required to plan for a minimum density target in designated growth areas. The density target varied over time and by location but generally ranged from between 50 and 80 persons and jobs per hectare, which were minimum requirements.

2.3.4 Boundary Expansions

The former Provincial Policy Statement and Growth Plan required that expansion of settlement area boundaries could only occur through a MCR process. However, the new PPS now allows prospective landowners to request a boundary expansion at any time, subject to the following:

- In accordance with Section 2.3.2.1 of the new PPS, when considering an expansion to existing settlement areas – in this case, Georgetown, Acton, and/or the Premier Gateway–planning authorities must consider the following:
 - The need to designate and plan for additional land to accommodate an appropriate range and mix of land uses (Section 2.3.2.1 a);
 - Whether there is sufficient capacity in existing or planned infrastructure and public service facilities (Section 2.3.2.1 b);
 - Whether the expanded settlement area complies with the minimum distance separation formulae (Section 2.3.2.1 e));
 - Agricultural and related impacts 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, (Sections 2.3.2.1 c), d), and f)); and
 - The ability to provide for phased progression of urban development of expanded settlement area (Section 2.3.2.1 g)).

2.3.5 Employment Areas

Section 2.8.2 states that municipalities shall designate, protect, and plan for employment areas in settlement areas by:

- planning for employment area uses over the long-term that require those locations including manufacturing, research and development in connection with manufacturing, warehousing and goods movement, and associated retail and office uses and ancillary facilities;
- prohibiting residential uses, commercial uses, public service facilities, and other institutional uses;
- prohibiting retail and office uses that are not associated with the primary employment use;
- prohibiting other sensitive land uses that are not ancillary to uses permitted in the employment area; and
- including an appropriate transition to adjacent non-employment areas to ensure land use compatibility and economic viability.

While employment areas could previously include standalone retail and office uses, the new definition and policy direction no longer allows these uses to be considered.

2.3.6 Employment Land Conversions

Sections 2.8.1 and 2.8.2 of the new PPS generally require that planning authorities promote economic development and competitiveness and protect and preserve employment areas for current and future uses.

However, as stipulated in Section 2.8.2.5, the new PPS does allow for the possible conversion of employment lands to non-employment lands at any time outside of an MCR, whereas conversions were only permitted during an MCR through the previous Growth Plan regime. Conversions are subject to the following:

- There is an identified need for the removal and the land is not required for employment area uses over the long term (Section 2.8.2.5 a));
- The proposed uses would not negatively impact the overall viability of the employment area by avoiding, or where avoidance is not possible, minimizing and mitigating potential impacts to existing or planned employment area uses in accordance with Section 3.5 of the PPS, “Land Use Compatibility” (Section 2.8.2.5 b));
- Access to major goods movement facilities and corridors is maintained (Section 2.8.2.5 c));
- Existing or planned infrastructure and public service facilities are available to accommodate the proposed uses (Section 2.8.2.5 d)); and ,
- The municipality has sufficient employment lands to accommodate projected employment growth to the horizon of the approved official plan (Section 2.8.2.5 e)).

2.4 Key Take Aways

Recent changes to Ontario’s planning framework under the new PPS have important implications for this Growth Capacity Analysis and the on-going Official Plan review. While municipalities are still expected to ensure sufficient land is available to accommodate a minimum supply of housing and employment growth, the new PPS has adjusted the period of growth to plan for in addition to introducing greater flexibility with relation to density targets and intensification rates.

In summary, the new PPS:

- Encourages, but does not require or set density targets within DGAs, allowing planning authorities to determine whether it will establish minimum requirements, and if so, the appropriate densities based on local conditions;
- Increases the ability to provide enough land to accommodate future growth to a maximum of 30 years instead of 25-years. A minimum 20-year land supply is required;

- Removes certain uses (i.e., standalone office and retail) from being permitted in employment areas. Standalone office and retail sites are therefore no longer considered employment areas, which may make them easier to convert to residential uses in some cases; and,
- Permits settlement area boundary expansion and employment land conversion requests outside of an MCR.

These changes reduce the rigour of previously mandated policies but also offer greater flexibility for the municipality to establish its own targets and policies based on local conditions. However, municipalities may also now be confronted with employment land conversion and settlement area expansion requests on an ongoing basis, as opposed to only at MCR intervals. This shift, combined with increased flexibility around intensification and density assumptions, may lead to periodic expansion/conversion requests and constant evaluations of such requests over the long-term.

3.0 Halton Hills – Background Context

The Town of Halton Hills is composed of a diverse mix of urban and rural lands, shaped by long-standing planning objectives and updated growth management policies. The Town’s growth strategy generally directs growth to its urban areas, while protecting its extensive rural landscape and agricultural land base. Below is a more detailed description of the Town’s land structure and general growth strategy. This land structure is illustrated in **Figure 1**, on the following page.

3.1 Urban Areas

As previously indicated, the settlement areas are the primary focus for accommodating population and employment growth. In the case of Halton Hills, its settlement areas – or rather Urban Areas – include the communities of Georgetown and Acton urban areas and the Premier Gateway employment lands.

Within these communities, the Town applies a three-pronged growth management strategy, which includes:

1. Intensification Areas

Focused in the BUAs, intensification areas in particular include:

- Downtown Georgetown;
- Guelph Street Corridor, in Georgetown;
- Downtown Acton;
- Acton GO Station Area (or MTSA); and,
- Georgetown GO MTSA.

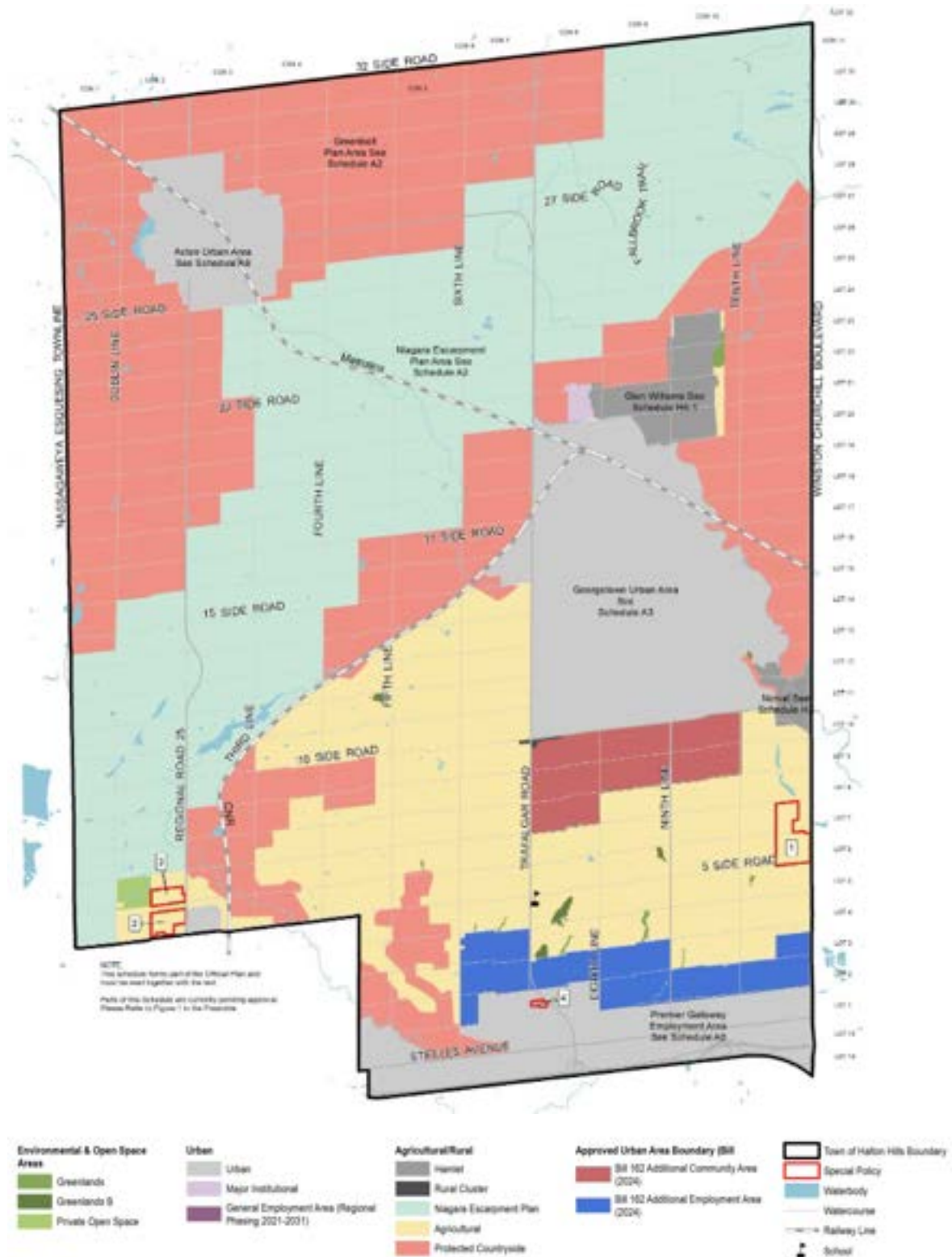
These areas are intended for mixed-use, higher-density development, leveraging existing infrastructure and services relative to other growth areas within the urban area.

Development within the urban area is to focus on infill or redevelopment of underutilized sites, such as brownfields, greyfields, and former commercial lands, which supports complete communities and transit-supportive development.

2. Employment Areas

Employment areas include designated employment lands in both Georgetown and Acton. The largest employment concentration is, however, located outside of these communities, at the southern limit of Halton Hill’s municipal boundary and is referred to as the Premier Gateway Employment Area. It is generally bound by Steeles Avenue to the north, Winston Churchill

Figure 1: Halton Hills - General Land Structure



Source: Town of Halton Hills Official Plan.

Boulevard to the east, Highway 401 to the south, and Trafalgar Road to the west. In terms of the locational preferences of many businesses, investment decisions making, and competitiveness, these lands benefit from exposure to Highway 401, proximity to Highway 407 interchange, and access to regional trucking and rail networks, amongst other factors.

These and other employment lands are protected for industrial, manufacturing, warehousing, and logistics uses, with limited office or commercial components directly related to employment functions. These employment areas are viewed as critical to economic development and are subject to land use compatibility policies and conversion tests as outlined in the previous section of this report.

Through ROPA 49 and the Province's Getting it Done Act, a boundary expansion was approved for Employment Areas adjacent the Premier Gateway Employment Area as illustrated in **Figure 2**.

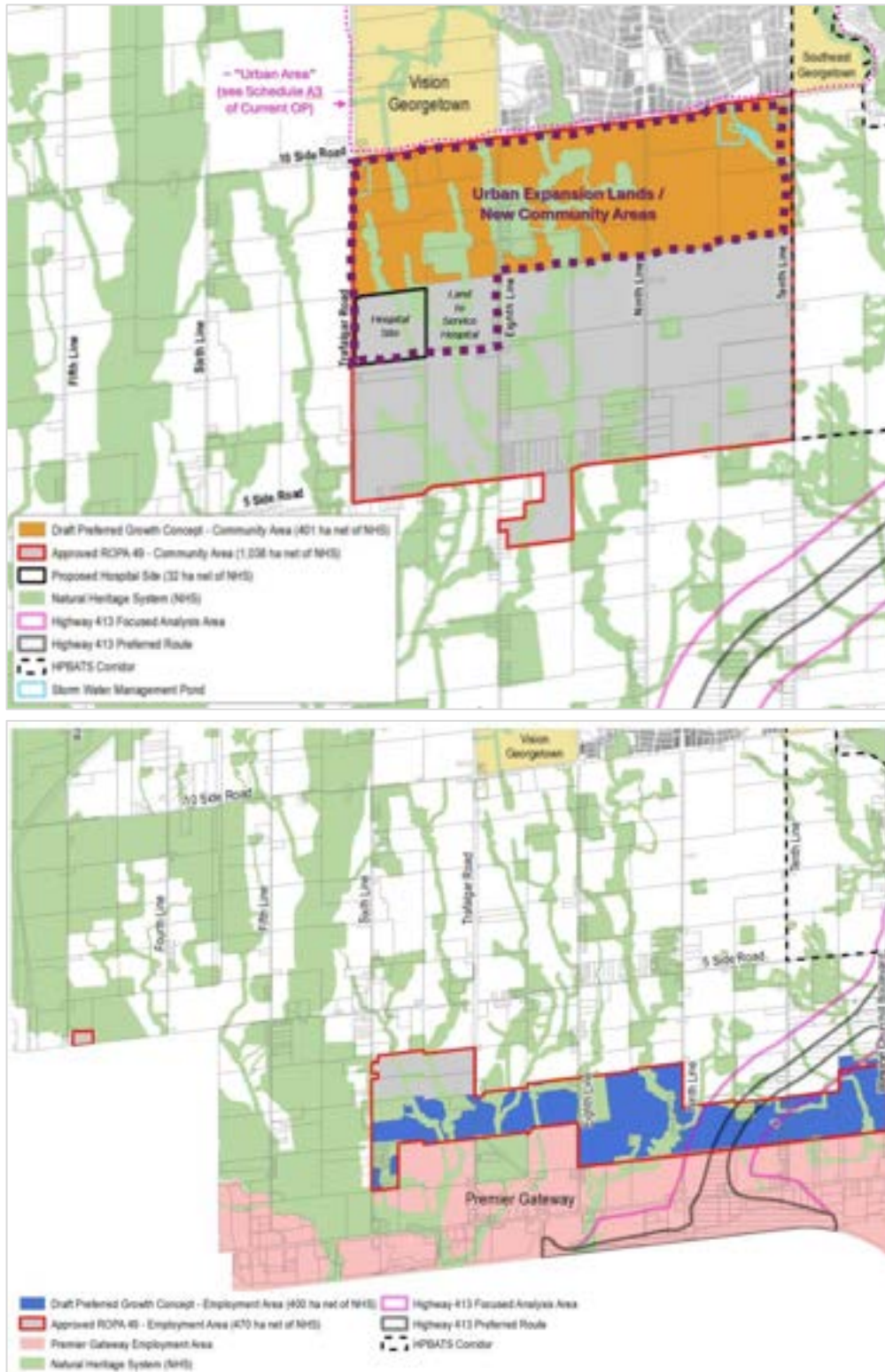
3. Designated Greenfield Areas (DGAs)

DGAs are located outside of the BUAs but within the urban area boundary in the current Official Plan. They are designated to accommodate residential and commercial development.

Within Halton Hills and prior to ROPA 49, DGA lands were primarily comprised of the Vision Georgetown Secondary Plan Area ("Vision Georgetown"), as well as a few smaller but notable secondary plan lands on the periphery of Georgetown (e.g., Southeast Georgetown, Stewarttown), which have yet to reach full build-out. To a varying extent, these areas have and are intended to accommodate low-, medium, and higher-density housing, parks, schools, other institutional, and local commercial uses. They are typically subject to phasing and servicing availability, as well as previously imposed minimum density requirements per provincial policy and approved Official Plan Amendments.

Through Regional Official Plan Amendment No. 49 (ROPA 49), as modified by the Province under Bill 162 – Get It Done Act, 2024, the "Urban Area" of Halton Hills was expanded by more than 400 hectares (see **Figure 2**). These newly approved Urban Expansion Lands generally align with the draft Preferred Growth Concept previously advanced by Halton Region and the Town but also include additional donated lands to support the delivery of a future hospital. The Urban Expansion Lands are illustrated in purple on **Figure 2** and have been incorporated into this capacity analysis. Also illustrated in **Figure 2**, a similar quantum of new expansion lands were added to the Premier Gateway and are accounted for in this capacity analysis.

Figure 2: Halton Hills Settlement Area (Top) and Employment (Bottom) Expansion Lands



Source: Town of Halton Hills (2023). Provincial Rollback of Regional Official Plan Amendment No. 49 Modifications (Staff Report No. PD-2023-080), as modified by N. Barry Lyon Consultants Limited.

3.1.1 Rural Areas

Rural land areas make up the majority of Halton Hills' geographic land base and play a critical role in preserving the Town's natural heritage, agricultural economy, and rural character. These lands are not intended to accommodate significant development. These are generally subdivided into two general land use categories, which include Hamlets and Agricultural Areas.

4. Hamlets

Hamlets are small, historic rural communities that serve as local service and residential nodes. In Halton Hills, they include Glen Williams, Limehouse, and Norval. They are generally low-density and limited in growth potential. Development is guided by Hamlet Secondary Plans to maintain rural character and manage servicing constraints. They are, therefore, not included as part of this Growth Capacity Assessment.

5. Agricultural Areas

Agricultural areas are protected under provincial and regional policy for long-term agricultural use. They are generally comprised of prime agricultural lands and rural clusters with limited non-farm development. Land use is tightly regulated to prevent fragmentation and urban encroachment, and therefore, similarly, not included as part of this Growth Capacity Analysis.

3.2 Population and Employment Projections

The following is a more detailed description of population and employment projections available and utilized as part of this Growth Capacity Analysis.

3.2.1 Halton MOF and JBPE Estimate Comparison

As previously indicated, the MOF produces annual population projections exclusively at the census division (upper-tier) level—covering Halton Region—but not for lower-tier municipalities like Halton Hills. These projections derive from demographic trends—fertility, mortality, migration—and serve as a high-level baseline. Historically, they were not used as a growth management policy or infrastructure planning tool. The new PPS states that municipalities are to leverage MOF projections but allows for use of alternative forecasts if they are better suited to local planning. In Halton's case, JBPEs are the best available option to fulfill that role by offering detailed, policy-driven allocations of growth to each local municipality.

Though both the MOF projections and the JBPEs envision substantial growth for Halton Region by 2051, the MOF projections are lower.

- The most recently published MOF projections estimate an increase of about 228,000 people over a 27-year period — about a 35% growth from 2024 to 2051. This represents an average annual increase of about 8,400 persons. Adjusting this growth period to use the 2021 Census as the base year, this suggests an increase of 288,000 persons over a 30-year period, or about 9,600 persons per year, to reach a total population of about 885,000 residents.
- In 2023, Halton Region formally adopted the JBPEs as its operational forecasting tool. These estimates distribute population, housing, and employment growth across Burlington, Oakville, Milton, and Halton Hills for the years 2021, 2031, 2041, and 2051, aligning with Regional Official Plan, Growth Plan minimums, and municipal housing pledges. They now serve as the baseline for integrated infrastructure planning—especially water, wastewater, and transportation—and for local land-use projection work. Incorporating the Growth Plan’s minimum target of reaching 1.1 million residents by 2051 as well as 500,000 jobs by 2051, this represents an increase of about 503,000 persons, or about 16,800 persons per year, nearly double the MOF estimate.

While the MOF projections appear to be somewhat linear, the JBPEs allocate more near-term and long-term population growth than the MOF projections. It is our understanding that this higher growth estimate was considered appropriate to ensure Halton’s land-use, servicing, and capital budgeting can support housing and economic development pledges and objectives.

3.2.2 Halton Hills Joint Best Planning Estimates

The following is a summary of available projections for Halton Hills at the time of writing this report, also illustrated in **Table 1**.

- For Halton Hills, the JBPEs estimate a 2031 population target of approximately 90,596 persons, growing further to 98,771 persons and 132,533 persons by 2041 and 2051, respectively.
- These population figures translate to an estimated housing need of approximately 9,762 additional units by 2031, another 2,756 units by 2041, and 12,416 more units by 2051. These estimates assume a person per unit of 2.98 in 2021, declining modestly to 2.84 by 2051.
- The Town’s housing pledge of 9,800 units by 2031 generally aligns with the number of units implied by the JBPE 2031 population target.
- In addition to population and housing growth, the JBPEs set employment forecasts of approximately 39,542 jobs by 2031, 45,919 jobs by 2041, and 65,501 jobs by 2051. These targets are intended to support a balanced activity rate, meaning that the number of jobs within the municipality would be roughly half of its total population, promoting a sustainable balance between where people live and work.

Table 1

| Join Best Planning Estimates - Population, Housing & Growth Projections Town of Halton Hills, 2021-2051 | | | | | | | | |
|--|--------|--------|--------|---------|--|---------------------|---------------------|---------------------|
| | 2021 | 2031 | 2041 | 2051 | | 2021-2031 Change | 2031-2041 Change | 2041-2051 Change |
| Population | 64,684 | 90,596 | 98,771 | 132,533 | | 25,912 | 8,175 | 33,762 |
| ROPA 49 | - | - | 98,890 | 132,500 | | - | - | - |
| Units | 21,736 | 31,498 | 34,254 | 46,670 | | 9,762 | 2,756 | 12,416 |
| Housing Pledge | - | - | - | - | | 9,800 | - | - |
| Employment | 24,617 | 39,542 | 45,919 | 65,501 | | 14,925 | 6,377 | 19,582 |
| ROPA 49 | - | - | 45,900 | 65,460 | | - | - | - |
| ROPA 49 Activity Rate | 38.1% | 43.6% | 46.5% | 49.4% | | - | - | - |
| <i>Source: Halton Region</i> | | | | | | | | |

4.0 Population Capacity Analysis

The following summarizes the methodology used to conduct an assessment of residential land supply and its reconciliation against demand – or rather the capacity to accommodate the projected population growth. The results of this analysis are summarized in **Table 4**, at the end of this section, as well as illustrated in **Figure 3**.

4.1 Methodology

The residential land capacity analysis begins with the forecast of population growth for the Town of Halton Hills, estimating an increase of 67,849 residents between 2021 and 2051. This growth is divided into 34,087 additional residents from 2021 to 2041 and 33,762 additional residents from 2041 to 2051 (**Table 1**).

The next step was then to determine the Town’s ability to accommodate this population growth through available land supply. This test was carried out in two steps for:

- lands within the Urban Boundary, as illustrated in Schedules A3 and A6 of the current Halton Hills Official Plan; and,
- through the new Urban Boundary Expansion Lands, approved through Bill 162, which adds new community areas beyond the current Urban Boundary to accommodate additional long term growth.

4.2 Within the Urban Boundary

4.2.1 Capacity of Supply in Designated Greenfield Areas

Within the existing Urban Boundary, capacity is first measured in DGAs.

- This includes units already in the planning process, outside the Vision Georgetown, Stewarttown, and Georgetown Southeast secondary plan areas, but within the communities of Georgetown and Acton. As illustrated in **Table 2**, the population capacity of these lands is estimated using the latest development statistics from under review applications, as well as using average persons-per-unit (“PPU”) assumptions from the most recent Watson & Associates Development Charge Update (2022) (“DC Study”).
- NBLC also conducted a desktop search for vacant designated greenfield parcels, which permit residential uses but are not yet subject to a development application. Capacity was then calculated by multiplying the gross vacant land supply of this parcel by an assumed development density of 50 people per hectare.

Table 2

| Active Residential Development Applications Under Review or Approved (but at occupancy) As of May 2025 | | | | | | | |
|---|---------------------|--------------------|------------------------|-------|-------|-------|------------------|
| Municipal Address / Community | Application Type | Application Status | Residential Unit Count | | | | Total # of Units |
| | | | Single/Semi | Rows | Apt | Other | |
| 14015 Danby Rd. | OPA / ZBA | Under Review | 0 | 0 | 157 | 0 | 157 |
| 15651 10 Side Rd. | Plan of Subdivision | Draft Approved | 46 | 42 | 0 | 0 | 88 |
| Subtotal - Residential Units | | | 46 | 42 | 157 | 0 | 245 |
| Assumed PPU | | | 3.505 | 2.354 | 1.429 | 2.855 | - |
| Estimated Residential Capacity | | | 161 | 99 | 224 | 0 | 484 |

Source: Town of Halton Hills; N. Barry Lyon Consultants Limited. Notes: All non-residential applications removed. All application in the Delineated Built-Up Boundary removed. Only applications in Designated Greenfield Areas shown.

- The gross vacant land supply is calculated on a parcel-by-parcel basis by removing the Town’s Greenlands and Open Space Areas.
- The density utilized is based on a scan of density assumptions utilized in other municipalities, as well as recognizing this vacant land supply is located towards the periphery of the community areas and reflective of surrounding conditions, as opposed to a greater mix of housing typologies planned for and concentrated in the Vision Georgetown and other secondary plan areas.
- The Vision Georgetown Secondary Plan area is also categorized as DGAs within the existing Urban Boundary but assessed separately. Capacity figures are drawn from the most recent block plan for these lands, which is currently under review by Town staff. Of note, the planned density for the Vision Georgetown lands is approximately 75 residents and jobs per hectare, with the calculation also being net of the lands within the Town’s Natural Heritage System.
- Similarly, the Southeast Georgetown Secondary Plan area is not yet under construction and categorized as DGAs within the existing Urban Boundary. Capacity figures are estimated taking the residential unit count and product mix in the most recent zoning bylaw amendment and draft plan of subdivision application and apply PPUs from the DC Study.
- The community of Stewarttown also includes undeveloped DGA. While maximum density provision is spelled out in the secondary plan for this area, it is our understanding that a development application is under review. This application seeks to fully build-out the remaining lands, and based on staff direction, may accommodate about 150 total housing units in the form single-detached dwellings. Utilizing the PPU assumption from the DC Study, a total population capacity of these lands is estimated.

4.2.2 Capacity of Supply within the Delineated Built-Up Boundary / Intensification

An *Intensification Opportunities Study Update* was completed in June 2020 by the Town of Halton Hills with support from SvN and sub-consultants Dillon Consulting and Hemson Consulting to update the Town’s original 2010 study. The study formed part of the Town’s background work in support of a future Halton Hills Official Plan review and OPA - now underway.

The approach to this study generally aligns with the Town’s three-pronged growth strategy—balancing intensification, greenfield development, and employment growth—and demonstrated that Halton Hills could accommodate residential intensification within the BUA, as required under the former Provincial Policy Statement.

As part of the study, Town staff prepared a detailed parcel-by-parcel intensification inventory within the Acton and Georgetown BUAs. The confines of the study areas are generally illustrated in Schedules A3-1 and A6-1 by the “Built Boundary”. Based on this work, the Town established minimum and maximum intensification targets, based on local conditions and available capacity. Per the direction of Town staff, NBLC has used the minimum target of 5,171 units¹ for the purposes of this Growth Capacity Analysis to estimate development capacity within the BUA (**Table 3**).

Table 3

| Intensification Capacity Inventory Town of Halton Hills, 2016-2041 | |
|---|---|
| Intensification Area | 2016–2041 Minimum Target (Units) |
| GO Station/Mill Street Corridor Area | 1,540 |
| Downtown Area | 550 |
| Community Node | 456 |
| Civic Centre District | 520 |
| Corridor Commercial Area (Mixed Use Corridor Area) | 551 |
| Other Intensification | 785 |
| Georgetown Total | 4,402 |
| Downtown Area | 255 |
| South Acton Special Study Area | TBC |
| Corridor Commercial Area (Mixed Use Corridor Area) | 145 |
| Other Intensification (Acton) | 369 |
| Acton Total | 769 |
| Hamlets | n/a |
| Built Boundary Total | 5,171 |
| <i>Note: "n/a" indicates no applicable data. "TBC" indicates further land use/environmental studies are required to evaluate redevelopment potential of the South Acton Special Study Area.</i> | |
| <i>Source: The Town of Halton Hills</i> | |

¹ Town of Halton Hills. Appendix E: Intensification Inventory.

The use of the minimum estimate for the purpose of this Growth Capacity Assessment reflects the recognition that a significant shift in local housing demand patterns would be required to meet higher intensification targets. As highlighted in Section 2 of Hemson’s report, while intensification has occurred historically—primarily through rowhouse and low-rise apartment infill—the Growth Plan required a much larger share of residential development to occur in BUAs, particularly in the form of apartment housing. However, Halton Hills has long been characterized by low-density, ground-oriented housing largely occupied by family households.

Recent development trends continue to reflect this pattern, with limited apartment completions. A shift toward higher-density housing would require more households—particularly families—to choose apartment living, which has not been common in the local market.

Section 3 of the Hemson report also identified several supply-side constraints. While several sites for intensification have been identified, multiple factors must align for redevelopment to occur, including enabling policies (e.g., zoning and fee structures), as well as infrastructure capacity, physical site conditions, adjacency issues, and landowner willingness. Many sites are occupied by viable commercial uses, poorly configured, or require costly land assembly, demolition, or remediation—all of which reduce the likelihood of redevelopment, especially in the near term.

Based on this intensification capacity, population estimates have been derived from projected unit splits in Hemson’s Market Assessment report and PPU assumptions from DC Study.

4.2.3 Potential Capacity of Land Supply from New Community Areas

Potential capacity of the new community areas includes nearly all lands identified as future communities’ areas in response Bill 162 (see **Figure 2**). The only lands excluded are the future Hospital site, as this portion of the Growth Capacity Analysis deals with residential capacity only. Lands to the east of the Hospital site are treated as future development area that could accommodate a mix of urban uses. Like vacant DGAs within the existing Urban Boundary, this total land area is reduced to remove the Town’s Natural Heritage System and open space areas (546 gross hectares reduced to 439 net hectares). The vacant land supply—439 hectares—is then multiplied by a density of 67.5 people per hectare to estimate the population capacity of these lands. This density assumption generally mirrors the population density proposed for Vision Georgetown, resulting a total density of 75 people and jobs per hectare, when jobs estimated in the next section of this report are added.

4.3 High-Level Reconciliation of Vacant Land Supply Capacity and Demand

As a last step in this residential growth capacity analysis, the total land supply is reconciled with the population growth forecast, where a positive result indicates a surplus and a negative result indicates a shortfall requiring additional land. With the Urban Expansion Lands included— the Town appears to have sufficient capacity to meet growth needs from 2021 to 2051, which is the full 30-year horizon

permitted by the new PPS. In fact, as illustrated in **Table 4**, there appears to be a modest surplus of capacity over this growth horizon to accommodate approximately 3,411 additional new residents.

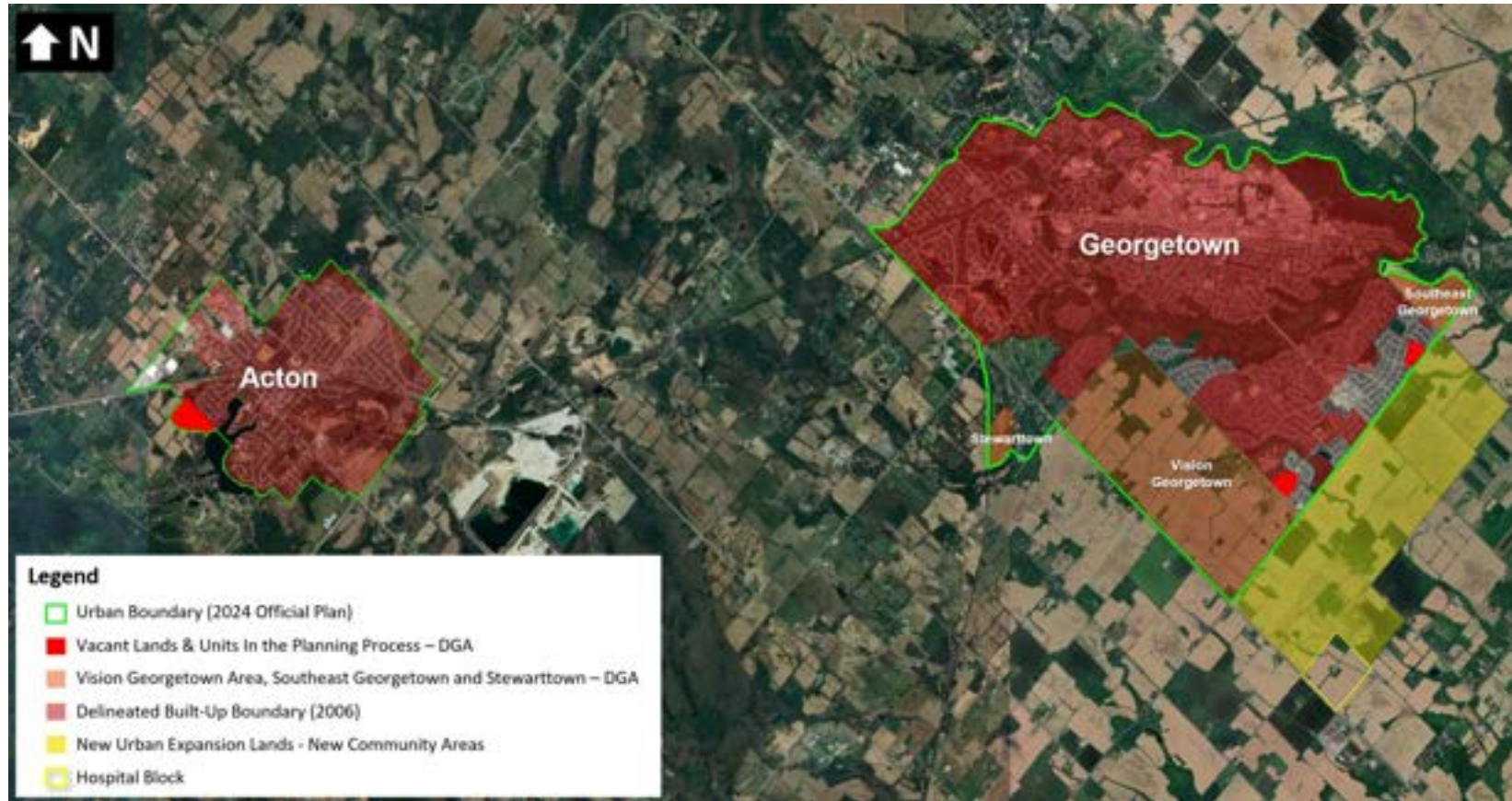
While the above results have been identified, some considerations are provided:

- The Intensification Opportunities Study makes site specific assumptions regarding the properties and density that might come forward. It is possible that some sites may proceed with greater or lower densities, or that sites not identified in the report come forward over the next 30-years.
- The Intensification Opportunities Study also does not consider growth or intensification in low-rise neighbourhoods. Many municipalities are aiming to encourage gentle density in established neighbourhoods through the creation of second suites, laneway homes, multiplexes, and other forms of housing. Actual housing supply and population growth may therefore be greater than estimated by this study, which may result in a further surplus capacity of Community Area Lands over the growth horizon to 2051.
- Given that landowners can now request a boundary expansion at anytime, it is prudent for the Town to offer enough land to fully satisfy the 2051 forecast, and to continue to monitor that density assumptions are market based and reasonable. This will assist the Town to plan proactively and ensure that sufficient land supply is maintained to accommodate forecast population growth in conformity with PPS requirements.

Table 4

| Preliminary Land Capacity Assessment - Residential | | | |
|---|------------------------|-------------------------|------------------------|
| Projected Demand | | | |
| | Total (2021-2051) | 2021 to 2041 | 2041 to 2051 |
| Population Growth | 67,849 residents | 34,087 residents | 33,762 residents |
| Estimated Land Supply Capacity | | | |
| "Urban Boundary" (2024 Official Plan) | | | |
| <u>DGAs</u> | | | |
| A. Capacity within Units in the Planning Process - DGA ¹ | | 480 people | |
| B. Capacity within Vacant Lands - DGA | | 250 people | |
| Estimated Gross Vacant Land Supply | | 5 ha | |
| Assumed Development Density ² | | 50 people per ha | |
| C. Capacity within Vision Georgetown Area - DGA ³ | | 28,080 people | |
| D. Capacity within Southeast Georgetown - DGA ⁴ | | 2,070 people | |
| E. Capacity within Stewarttown - DGA ⁵ | | 540 people | |
| Subtotal Capacity - with DGAs (A + B + C + D + E) | | 31,420 People | |
| <u>Intensification Areas</u> | | | |
| F. Estimated Intensification Capacity within the BUA ⁶ | | 11,180 people | |
| Subtotal Capacity - DGAs + Intensification of with the BUA (A + B + C + D + E + F) | | 42,600 people | |
| "New Urban Expansion Lands" | | | |
| G. Capacity within New Communities Areas | | 28,660 people | |
| Estimated Gross Vacant Land Supply | | 425 ha | |
| Assumed Development Density ⁷ | | 67.5 people per ha | |
| Total Capacity – DGAs, Intensification and New Urban Expansion Lands (A + B + C + D + E + F + G) | | 71,260 people | |
| Estimated Land Supply / Demand Reconciliation | | | |
| Within the Existing Urban Area Plus New Community Areas | 3,411 residents | 37,173 residents | 3,411 residents |
| <i>Positive = Land Surplus , Negative = Additional Land Required to Accommodate Growth</i> | | | |
| <i>Source: 1) Inclusive of all approved or active development applications within Georgetown (outside the Vision Georgetown Area) and Acton within Designated Greenfield Areas - population estimated based on average person per unit (PPU) assumptions from the most recent Watson and Associates Development Charge Update (2022); 2) Assuming a reduced density relative Vision Georgetown / similar to surrounding context; 3) Vision Georgetown Block Plan, April 2025; 4) 16469 Tenth Side Road ZBA and Draft Plan Application (Southeast Georgetown) and PPU assumptions from DC Study; 6) Per Town staff direction, use of Intensification Opportunities Study, Appendix E: Inventory, with population estimated based on unit split in Hemson Market Assessment and PPU's from the Watson DC Study; Based on Vision Georgetown Secondary Plan - people and job split of 67.5 people and 7.5 jobs per gross ha; and, 7) Assumes total capacity of 150 single-detached dwellings per Town staff direction and use of Low PPU assumption from the Watson DC Study.</i> | | | |

Figure 3: Residential Urban Areas Assessed – Vacant Land Population Capacity



5.0 Employment Capacity Assessment

This section outlines the steps taken to evaluate employment land supply and reconcile available capacity with projected employment growth as identified in the Region’s JBPEs. The results are presented at the end of this section in **Table 5** and illustrated in **Figure 5**. The analysis utilizes previous work prepared by the Town and Region.

5.1 Methodology

The Town of Halton Hills is anticipated to grow from 24,617 jobs as of 2021 to 45,919 jobs by 2041 and 65,501 jobs by 2051. This represents a total increase of 40,844 jobs over the 30-year planning horizon—21,302 new jobs from 2021 to 2041 and 19,582 new jobs from 2041 to 2051.

With an understanding of projected growth, the first step in this analysis was to estimate the Town’s ability to accommodate this employment growth through available land supply and make reasonable assumptions on the basis of the “Preferred Growth Concept Land Needs Assessment” report, where appropriate, that was prepared by Hemson Consulting Limited for the Region, dated January 2022. Like for testing population capacity, this test was largely carried out in two steps for:

- **Lands within the Urban Boundary** – As illustrated in Schedules A3, A6, and A8 of the current Halton Hills Official Plan – this was inclusive of vacant DGA lands within General Employment Areas in Acton and Georgetown and the Premier Gateway Lands, plus future employment to be accommodated within new community areas in Georgetown and through intensification.
- **Urban Boundary Expansion Lands** – Additionally, capacity to accommodate jobs were estimated within the new Urban Boundary Expansion Lands, approved through Bill 162, which added new community and employment areas beyond the current Urban Boundary to accommodate additional long-term growth.

Population-related jobs are accounted for in these expanded, future community areas.

For this analysis, NBLC has not carried out an assessment of capacity to accommodate major office growth through intensification with the Town’s BUA, or Rural jobs within the Town’s hamlets, rural settlements, estate residential subdivisions and other lots throughout the rural area. Instead, it assumes employment growth allocated to these areas will be realized as forecasted per the Region’s January 2022 Land Needs Assessment report.

5.2 Within the Urban Boundary

5.2.1 Capacity Within Existing Employment Areas

Within the existing Urban Boundary, capacity is first measured in employment areas.

- The Town’s employment areas are exclusively for employment uses and mainly accommodate “employment land employment” jobs (i.e., employment in industrial-type buildings), as well as some related office jobs. Employment areas within the current BUA of Georgetown and Acton are designated as General Employment Area on Schedules A3 and A6 of the current Official Plan but are nearly built out. The majority of employment area supply is within the previously referenced Premier Gateway Employment Area, located at the southernmost limit of Halton Hills and shown in Schedule A8 of the current Official Plan. The vacant land supply within these three employment areas is based on the Region’s January 2022 Land Needs Assessment. Beyond the land area set aside to accommodate employment land employment, additional net developable land has been set aside to accommodate three quarters of major office employment growth to 2051.
- To arrive at an estimate of capacity, the estimated net developable land supply available for employment land employment was assigned a development density of 29 jobs per hectare.
- For land set aside for major office employment, NBLC applies a density of assumption of 180 jobs per hectare.

5.2.2 Capacity Within the BUA, Vision Georgetown, and Southeast Georgetown

Some of the net increase in jobs may be accommodated within the delineated BUA but will also occur within DGAs – particularly future community areas. Most of these jobs are population-related, provided mainly in response to servicing residents. At the neighbourhood level, this type of employment is typically found in local retail and service uses, schools, other local institutions, and home-based work.

Beyond the neighbourhood scale, some jobs may locate in larger commercial or institutional areas within the BUA. Tate Research completed a Commercial Needs Assessment in support of the Official Plan Review, however only considered demand and not supply, meaning an accurate quantification of capacity to accommodate commercial-retail employment intensification has not been carried out.

For the purposes of this analysis, it is assumed that a quarter of forecasted major office employment growth will be accommodated through intensification per the Region’s January 2022 Land Need Assessment report.

Within the Vision Georgetown area, employment yields are drawn directly from the plan’s detailed policy framework, which was approved at the OLT by way of OPA 32 – Vision Georgetown. OPA 32 estimates the addition of 2,400 jobs to this area by full build-out, representing approximately 7.5 jobs per hectare.

For Southeast Georgetown, job estimates are not provided by way of OPA 59. To estimate potential job capacity the total gross vacant land supply (net of the lands within the Town’s Natural Heritage System) was estimated by applying an employment density of 7.5 jobs per hectare.

5.3 Potential Capacity Within Urban Boundary Expansion Lands

5.3.1 New Community Areas

The assessment includes nearly all lands identified as future community areas in response to Bill 162 – in this instance, separately calculating jobs within community areas and the “Hospital Block.”

- Like Southeast Georgetown lands, the gross vacant land supply—439 hectares—is multiplied by a density of 7.5 jobs per hectare to estimate the additional capacity to accommodate growth. This would equate to a total density of 75 people and jobs per hectare when combined with the population density target assumed for these lands in Section 4 of this report.
- The potential job density on the hospital block is added separately, which totals approximately 42 hectares. Town staff consulted Halton Health Services to understand potential master planning underway, development timing, and job yields of these lands. It was noted that only 16 hectares of the total 42 hectares are required for a new hospital at full-build out.
 - Within the next 30-year planning horizon a total job estimate was provided by Halton Healthcare.
 - It was further noted that the balance of the land is planned as a private healthcare campus, accommodating complementary medical offices and other uses, typically delivered in the local market as low-rise office with surface parking areas. For these lands, a density of assumption of 7.5 jobs per hectare was applied to arrive at an estimated job capacity.
- The two land areas within the future urban communities were then added to arrive at an estimate of employment capacity within vacant lands.

5.3.2 Additional Premier Gateway Expansion Lands

Through ROPA 49, as modified by the Province under Bill 162 – Get It Done Act, 2024, the “Premier Gateway” land was expanded significantly. A visual comparison of adjustments between ROPA 49 and Bill 162 is provided in **Figure 4** and **Figure 5**, on the following page. Overall, the modification of the Premier Employment Area expansion lands marginally adjusted the land supply (from 470 to 475 net hectares). This adjustment is based on a parcel data assessment using Geowarehouse and a desktop comparison of boundaries.

To estimate the potential employment yield within the new Premier Gateway Employment Area expansion lands, a density assumption of 24 jobs per gross developable hectare was applied.

Figure 4: Provincially Approved ROPA 49 Employment Areas (Above) vs Bill 162 Modifications (Below)



Source: Town of Halton Hills (December 7, 2023). PD-2003-080: “Provincial Rollback of Regional Official Plan Amendment No. 49 Modifications”.

5.4 High-Level Reconciliation of Vacant Land Supply Capacity and Demand

As a final step in this employment growth capacity analysis, the estimated capacity of the Town’s vacant employment land supply was reconciled against the forecast employment growth to the applicable planning horizons (Table 5). Based on the assumptions utilized in this reassessment, including assumptions regarding employment intensification and rural employment capacity that are generally consistent with the Region and Town’s current planning work, the Town appears to have sufficient employment land capacity to accommodate forecast growth over the planning horizon.

More specifically, the analysis suggests that the Town would not only satisfy the minimum land supply test contemplated under Section 2.1.3 of the Provincial Planning Statement, 2024 (“PPS 2024”), which requires sufficient land to accommodate projected needs for at least 20 years, but also

maintain sufficient capacity to plan for growth toward the upper end of the policy horizon (i.e., up to 30 years). In fact, the assessment indicates that the Town may have capacity to accommodate approximately 1,915 additional jobs beyond the forecast period.

Accordingly, no additional employment land need is identified through this assessment based on the assumptions and methodology applied.

Table 5

| | Preliminary Land Capacity Assessment - Employment | | |
|--|---|--------------------|-------------------|
| | Projected Demand | | |
| | Total | 2021 to 2041 | 2041 to 2051 |
| Employment Growth | 40,884 jobs | 21,302 jobs | 19,582 jobs |
| | Estimated Land Supply Capacity | | |
| Existing Urban Boundary - Employment Areas and Community Area DGAs | | | |
| A. Capacity within Vacant Lands - Employment Areas | 19,804 jobs | | |
| Estimated Net Developable Vacant Land Supply ¹ - ELE | 527.1 ha | | |
| Assumed Development Density - ELE ² | 29 jobs per ha | | |
| Estimate Net Developable Land Supply - MOE (75%) ³ | 25.1 ha | | |
| Assumed Development Density - MOE ⁴ | 180 jobs per ha | | |
| B. Capacity within Vision Georgetown Area - DGA ⁵ | 2,400 jobs | | |
| C. Capacity within Southeast Georgetown - DGA | 520 jobs | | |
| Estimated Gross Vacant Land Supply | 69 ha | | |
| Assumed Development Density ⁶ | 7.5 jobs per ha | | |
| D. Intensification - MOE (25%) ⁷ | 1,525 jobs | | |
| Subtotal Capacity - with DGAs (A + B + C + D) | 24,249 jobs per ha | | |
| Rural Areas | | | |
| E. Rural ⁸ | 1700 jobs | | |
| New Urban Boundary Expansion Lands - Community Areas | | | |
| F. Estimated Gross Vacant Land Jobs - without Hospital Block | 3,150 jobs | | |
| Estimated Gross Vacant Land Supply - without Hospital Block | 420 ha | | |
| Assumed Development Density ⁶ | 7.5 jobs per ha | | |
| G. Estimated Total Hospital Block Jobs | 2,300 jobs | | |
| Estimated Hospital Jobs (30-Years) ⁸ | 2,100 jobs | | |
| Estimated Future Medical Office Campus Jobs | 200 jobs | | |
| Estimated Residual Gross Vacant Land Supply / Future Medical Office Campus Lands | 26 ha | | |
| Assumed Development Density ⁶ | 7.5 jobs per ha | | |
| Subtotal Capacity - with DGAs and New Urban Boundary Expansion Lands (A + B + C + D + E + F + G) | 31,399 jobs | | |
| Premier Gateway New Expansion Lands | | | |
| F. Capacity within New Premier Gateway Lands | 11,400 jobs | | |
| Estimated Gross Vacant Land Supply | 475 ha | | |
| Assumed Development Density ⁹ | 24 jobs per ha | | |
| Subtotal Capacity - with Existing DGAs, Employment Areas, & Premier Gateway New Expansion Lands (A + B + C + D + E + F + G) | 42,799 jobs | | |
| | Estimated Land Supply / Demand Reconciliation | | |
| Within the Existing Urban Area Plus Expansion Lands | 1,915 jobs | 21,497 jobs | 1,915 jobs |

Positive = Land Surplus, Negative = Additional Land Required to Accommodate Growth

Source: 1) Vacant land supply based on Hemson Preferred Growth Concept Land Needs Assessment (January 2022) for Halton Hills - see Table 24; 2) Density assumption from the Hemson January 2022 report for net developable area - see Table 24; 3) Vacant land supply for 75% MOE per Hemson January 2022 - see Table 20; 4) Density assumption from the Hemson January 2022 report for net developable area - see Table 20; 5) Based on density assumptions in the Vision Georgetown Secondary Plan – Official Plan Amendment No. 32 (OPA 32), final version (September 25, 2020); 6) Based on professional judgement, assuming 7.5 jobs per hectare in community areas for neighbourhood retail, schools, and other population-serving uses; 7) Assumes capacity for 25% of major office employment through intensification; 8) Assumes capacity for all rural jobs; 9) Utilizing Job growth on hospital block between 20 to 30 years from present day based on preliminary comments from Halton Healthcare; 9) Adjust 29 jobs per net developable area to ~ density equivalent for gross developable area.

Figure 5: Community Areas and Employment Areas Assessed – Vacant Land Employment Capacity



6.0 Conclusion

Based on the findings of this Growth Capacity Analysis, and accounting for the lands added through ROPA 49, it is concluded that the Town of Halton Hills possesses a sufficient supply of designated land within its delineated Urban Area to accommodate forecasted population and employment growth to the minimum 20-year planning horizon required by the 2024 PPS.

From a community area perspective, the combination of remaining vacant lands, intensification potential within the BUA, and the newly approved Urban Expansion Lands provides a total supply capable of meeting, and modestly exceeding, the Town's projected population and housing needs over the 30-year planning horizon (i.e., to 2051) established by the PPS 2024. There is, therefore, no demonstrated requirement at this time to further adjust or expand the Urban Area boundary to accommodate residential growth.

With respect to employment growth, the combined supply of jobs within new Community Areas, as well as Employment Lands—particularly within and adjacent to the Premier Gateway Employment Area—remains both competitively located and sufficient to satisfy the minimum 20-year land supply requirement (i.e., to 2041) established by provincial policy, while also maintaining sufficient capacity to plan toward the upper end of the policy horizon contemplated by the PPS 2024. As summarized in Section 5.1, the reassessment indicates that the Town may have capacity to accommodate approximately 1,915 additional jobs beyond the forecast period.

The Town is therefore considered to maintain a sufficient long-term supply of employment land to satisfy provincial policy requirements. While the potential for future boundary expansion requests from landowner groups may continue to exist, this Growth Capacity Analysis does not identify a demonstrated need or planning justification to designate additional employment lands at this time.

Continued monitoring growth against density targets, housing supply, and employment land uptake will remain essential to maintaining conformity with provincial policy, supporting economic competitiveness, and ensuring the Town is well positioned to evaluate future urban boundary expansion or conversion requests, which may occur on an ad hoc basis outside of an MCR process, in a manner that is comprehensive and evidence-based.

The logo consists of the lowercase letters 'nblc' in a blue, serif font, centered within a white square. The letters are closely spaced and have a classic, professional appearance.

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