



TOWN OF HALTON HILLS OFFICIAL PLAN REVIEW

Draft Policy Directions Report

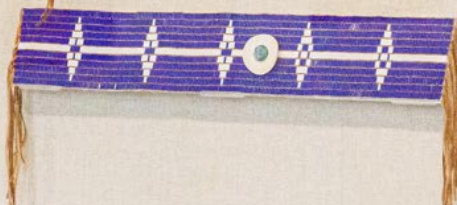
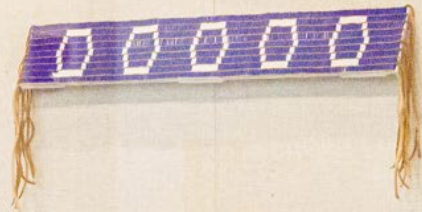
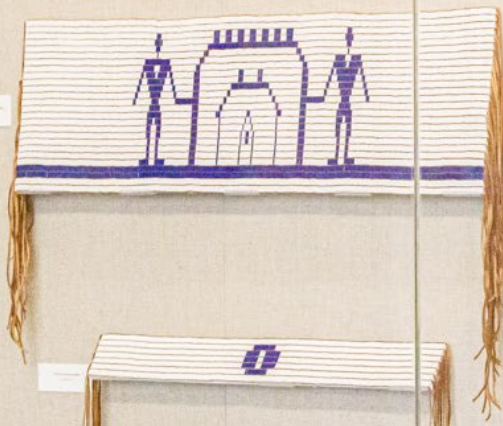
April 30, 2026

Land Acknowledgment

The Town of Halton Hills is located on the Treaty Lands and Territory of the Mississaugas of the Credit as well as the traditional territory of the Huron-Wendat and Haudenosaunee peoples.

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Executive Summary

The Official Plan is a foundational policy document for Halton Hills, establishing the Town's vision to 2051 and providing direction on the protection of natural and significant cultural heritage resources, the strategic allocation of growth, and responses to emerging priorities such as housing affordability, a strong local economy and preparing for impacts of a changing climate.

With recent provincial legislative and policy changes, including the adoption of the Provincial Planning Statement (2024) to replace the Provincial Policy Statement (2020) and Growth Plan for the Greater Golden Horseshoe (2020) as a single, streamlined land use planning document for the entire province, the Town is required to update its Official Plan to bring it into conformity and consistency with provincial direction. However, this update also represents an opportunity to (1) integrate work done at the regional and municipal levels (in the form of strategies and plans covering a variety of considerations from transportation to servicing to arts and culture), and (2) address new and emerging planning challenges through innovative policies based on best practices. With Halton Region having lost its planning responsibilities, Halton Hills will also need to decide how it will integrate the Halton Regional Official Plan into its local policy framework.

This Policy Directions Report is a key deliverable of Phase 3 of the Official Plan Review (OPR) process, creating a road map that will serve as the basis of the first draft of the new Official Plan for the Town of Halton Hills:



Section 1 contextualizes the report within the OPR project more broadly, providing the legislative and policy context for the project and summarizing public engagement efforts completed to date.

Section 2 outlines a draft vision and policy pillars that will serve as the foundation to the new Official Plan and help guide the development of policies.

Section 3 sets out 18 policy directions, organized by theme, that the new Official Plan will seek to accomplish.

Appendix A outlines a list of Key Planning Terms. This list serves as an alphabetical reference of commonly used or referenced planning terms that appear throughout the report.

Appendix B outlines a list of Key Documents Referenced in the preparation of the policy directions.

This report will be presented at a Special Public Meeting, required under Section 26 of the *Planning Act*, to provide the public with an opportunity to review and comment on key changes proposed to Halton Hills' Official Plan. Building on input received as part of this Special Public Meeting and other engagement events, the Policy Directions Report will inform the preparation of the first draft of the Official Plan in Phase 4 of the project.

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Section 1: Introduction

1.1 Project Overview

The Town of Halton Hills, in collaboration with a consultant team led by Sajecki Planning, is undertaking an Official Plan Review (OPR) to assess and update the Halton Hills Official Plan.

Official Plans are high-level policy documents that establish the framework for a community's growth, addressing issues such as the protection of natural features, housing needs, parkland allocation, and servicing to support population and employment growth. They also guide the location, design, and overall character of new development.

Under Section 26 of the *Planning Act*, municipalities are required to update their Official Plans on a regular basis to reflect changing provincial and regional legislation and policy. With the last review of the Official Plan occurring in 2010, the current OPR project represents an opportunity to revisit the vision and policies of the Official Plan as it enters its next phase of community building to the year 2051.

Through the current OPR project, the Town of Halton Hills, along with the consultant team, will create a new Official Plan document that: (1) conforms to provincial legislation and policy; (2) builds on work completed to date through the Halton Region (Regional) Official Plan and the numerous master plans and studies prepared by the Town since the last review; and (3) reflects on the community's vision for the future while considering common practices for addressing emerging planning issues.

The new Official Plan is being developed through a five phase workplan, which commenced in Winter 2024 (see *Table 1*). This Policy Directions Report marks the end of Phase 3 and builds on work and engagement completed in Phases 1 and 2.



Table 1: Work Plan Timelines

<i>Focus</i>	<i>Key Deliverables</i>	<i>Public Engagement Touchpoints</i>
Phase 1: Setting the Stage (Winter 2024 – Summer 2025)		
<ul style="list-style-type: none"> • Foundational • Goal setting • Listen + adjust • Inform 	<ul style="list-style-type: none"> • Project Commencement Notice • Public Engagement Strategy • Background Report 	<ul style="list-style-type: none"> • TAC Meeting #1 • POH #1 – Information Session • CWG Meeting #1 • Council Presentation
Phase 2: Refresh the Vision, Confirm Policy Directions (Summer – Winter 2025)		
<ul style="list-style-type: none"> • Brainstorm • Discovery • Visioning • Prioritizing 	<ul style="list-style-type: none"> • Technical Studies • Thematic Research Briefs • Engagement Summary Report #1 	<ul style="list-style-type: none"> • Interviews with Community Representatives • TAC and CWG Meetings • Artist Collaboration • POH #2 – Vision and Priorities • Council Workshop #1
Phase 3: Assess Directions (Winter 2025 – Spring 2026)		
<ul style="list-style-type: none"> • Fulsome background review • Integration of analysis & findings 	<ul style="list-style-type: none"> • Policy Directions Report • Policy Direction Briefs • Engagement Summary Report #2 	<ul style="list-style-type: none"> • TAC and CWG Meetings • Council Workshop #2 • Special Meeting of Council
Phase 4 Refine the Plan (TBD)		
<ul style="list-style-type: none"> • Translates directions / recommendations into policy 	<ul style="list-style-type: none"> • Draft OP • Engagement Summary Report #3 	<ul style="list-style-type: none"> • TAC and CWG Meetings • Council Workshop #3 • POH #3A, #3B, #3C – Draft Official Plan
Phase 5: Finalize the Plan (TBD)		
<ul style="list-style-type: none"> • Finalize the draft OP • Comprehensive narrative on how we got here 	<ul style="list-style-type: none"> • Final Engagement Summary Report #4 • Final OP • Recommendation Report 	<ul style="list-style-type: none"> • POH #4 – Updated OP • Statutory Public Meeting Presentation • Council Presentation

Notes:

TAC = Technical Advisory Committee

POH = Public Open House

CWG = Community Working Group

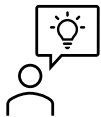
OP = Official Plan

1.2 Purpose

The purpose of this Policy Directions Report is two-fold:



1. To outline a draft **vision** and **guiding principles** for the new Official Plan (Section 2); and



2. To identify **key outcomes** and **objectives**, or '**policy directions**', which will form the basis of the first draft of the new Official Plan for the Town of Halton Hills (Section 3).

The recommendations included within this report build on the Background Report completed in Phase 1, a series of Technical Studies completed in Phase 2, and numerous engagement initiatives. All reports and Public Open House presentation materials can be found on [Let's Talk Halton Hills](#).

Input from the Policy Directions Report will inform the preparation of the first draft of the Official Plan in Phase 4 of the project.

1.3 Legislative and Policy Context

The current OPR project is occurring in a time of significant change to planning legislation and policy in Ontario. Municipalities are required by the *Planning Act* to regularly update their Official Plans to ensure that they have regard for matters of provincial interests, as set out in Section 2 of the Act, and to ensure they are consistent with any provincial policy statements. Policy statements provide overall policy direction for land use planning and development in Ontario. Several provincial plans, including the former Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan, and Niagara Escarpment Plan, build on this policy foundation to address land use planning issues facing specific geographic areas within Ontario. Municipal official plans are required to be consistent with provincial policy statements and conform to provincial plans.

In 2020, the Province of Ontario (the Province) released an updated Provincial Policy Statement, which was the basis for Halton Region's OPR. Halton Region adopted several amendments to update its Official Plan with a new Regional Urban Structure (ROPA 48) and growth strategy (ROPA 49). Although ROPAs 48 and 49 were approved by the Province in November 2022, Halton Region's Official Plan saw further changes resulting from Bill 150, the *Official Plan Adjustments Act, 2023*, and Bill 162, the *Get it Done Act, 2024*. The urban boundary expansion approved through ROPA 49 and modified through Bill 162 included an urban boundary expansion south of Georgetown and north of the Premier Gateway Employment Area as well as population and employment allocations to the year 2051.

In 2024, Bill 185, the *Cutting Red Tape to Build More Homes Act* was enacted, removing the Region's planning approval authorities as of July 1, 2024, and making the Regional Official Plan a Local Plan of Halton Hills. Work on the balance of the Regional OPR, specifically the Agricultural System and the Natural Heritage System (NHS) was halted with the intention that local municipalities would complete this work as part of their own OPRs. In October 2024, the Province released a new Provincial Planning Statement and revoked the Growth Plan for the Greater Golden Horseshoe.

In the context of the above legislative and policy changes, key objectives for the current OPR include:

- Ensuring consistency with the Provincial Planning Statement, 2024;
- Ensuring conformity with the Greenbelt Plan and Niagara Escarpment Plan (note, these plans are due for review); and
- Integrating in-effect Regional Official Plan policies as appropriate.

As the Regional OPR was stopped prior to completion and was based on a previous provincial policy statement, a key challenge for the Halton Hills' OPR is to determine what Regional policies to retain, remove, and update consistent with provincial direction and requirements.

1.4 Public Engagement

Through this project, the project team has undertaken a community engagement process, with opportunities for input at each phase. From the outset, a comprehensive engagement program has been implemented to solicit a broad range of insights and perspectives.

The project’s Public Engagement Strategy is guided by the following key principles. These principles are intended to support a democratic engagement process aligned with the Town’s vision and commitment to public involvement as outlined in the Town’s Public Engagement Charter:

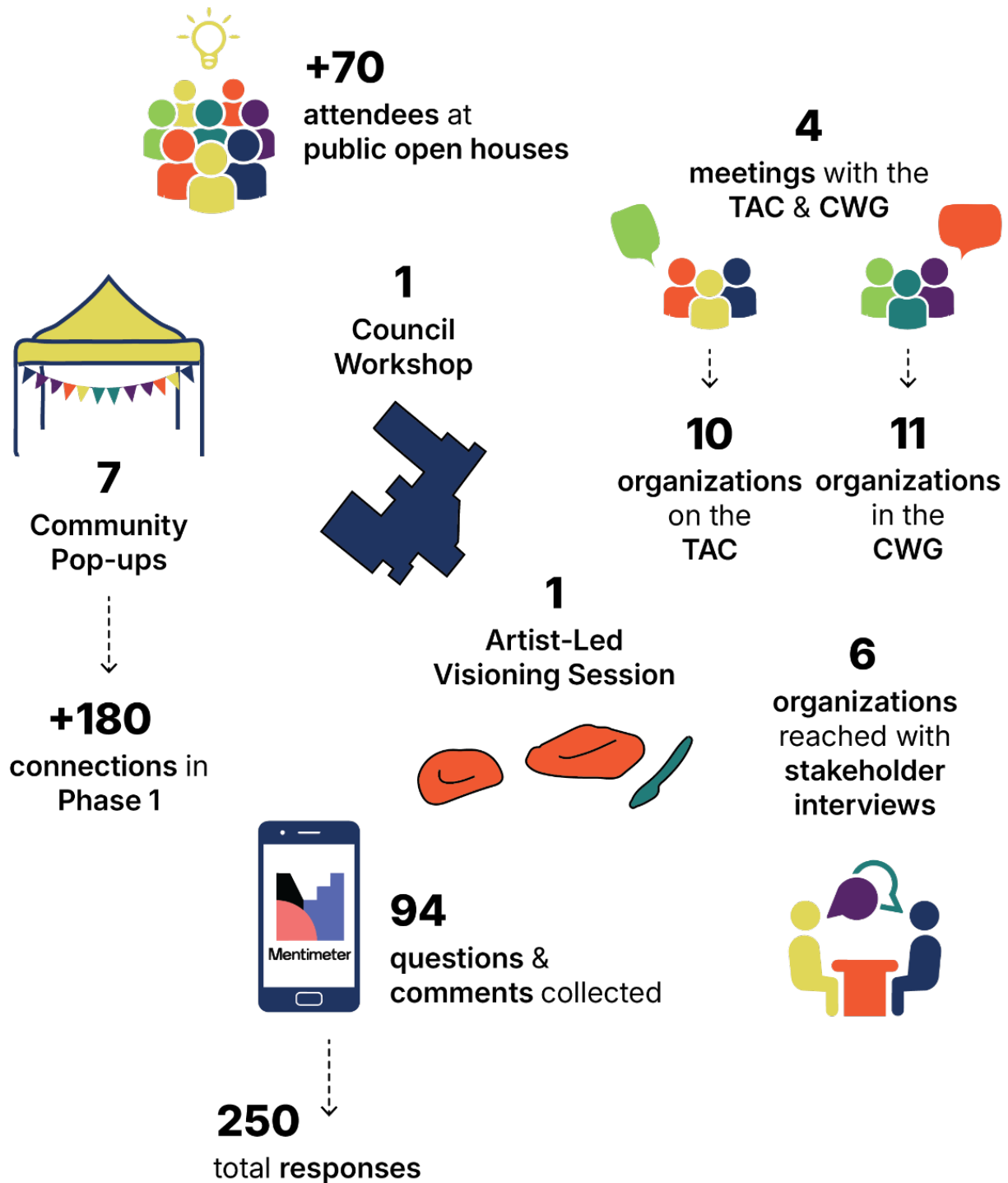
- Communication that is **clear** and **consistent**
- Interactions that are **mindful** and **respectful**
- Processes that are **transparent** and **accountable**
- Initiatives that are **inclusive** and **accessible**
- An **environment-first** approach to consultation

Table 2 outlines public engagement opportunities that have been offered in Phases 1 and 2.

Table 2: Phase 1 & 2 Engagement Tactics and Tools, Format and Focus.

Phase 1 Setting the Stage		Phase 2 Refresh the Vision, Confirm Policy Directions	
Deliverable	Format	Deliverable	Format
Project Commencement Notice	<i>Print</i>	Project Leadership Team (PLT) Meeting #1	<i>Virtual</i>
TAC Kick-Off/Meeting #1	<i>Virtual</i>	Call for Artists	<i>Virtual</i>
CWG Kick-off/Meeting #1	<i>Hybrid</i>	Agricultural Roundtable Meeting #1 (Town-led)	<i>Hybrid</i>
Project Launch (Town-led)	<i>Hybrid</i>	Stakeholder Interviews	<i>Virtual</i>
Survey (Town-Led)	<i>Hybrid</i>	TAC Meeting #2	<i>Virtual</i>
POH #1	<i>In-person</i>	CWG Meeting #2	<i>Hybrid</i>
Council Meeting – OPR Project Update	<i>In-person</i>	POH #2	<i>In-Person</i>
Agricultural Roundtable Meeting #1 (Town-led)	<i>Hybrid</i>	Survey (Town-Led)	<i>Virtual</i>
		Council Workshop #1	<i>In-Person</i>

Below are some of the key highlights and statistics on engagement efforts to date.





Additional information on public engagement can be found on [Let's Talk Halton Hills](#).

Section 2: Vision and Policy Pillars

To date, two draft vision statements have been developed based on input from Town staff, key stakeholders and members of the public.

Option 1: By 2051, Halton Hills will be reinforced as a nature-rich community with a distinctive urban-rural mix. It will be supported by a strong civic and cultural identity that expands opportunities for residents to live, work, connect and thrive.

Option 2: By 2051, Halton Hills will be widely regarded for its balanced and strategic approach to growth that is supported by sufficient infrastructure, and community assets. The Town's agricultural, cultural and natural heritage will continue to shape its identity while supporting expanded opportunities for every resident to live, work and prosper.

To support the vision statement, three policy pillars have been developed to reflect the values that were expressed by members of the community.



- **Connection to Places** - Strengthen mobility within the Town and to other municipalities by providing various options for transportation and support complete communities that foster diversity, inclusivity, convenience, and accessibility
- **Connection to People** - Foster a strong sense of community by supporting community spaces and local identity.



- **Balance Growth** - Support intensification and economic development within built up areas, designated greenfield areas, and designated employment areas, while also protecting the cultural identity, local economy, and rural character of the Town.
- **Housing for All** - Support a variety of housing options that meet a range of needs



- **Environment-First Approach** - Protect and enhance the environmental and topographical features of the Town in conjunction with provincial interests.
- **Be Bold** - Be bold in approaches to climate change mitigation and resilience and embrace innovation and new technologies in agricultural and sustainability practices.
- **Flexibility and Adaptability** - Prepare for market changes and an increasingly diverse population.

Several goals have been identified to support and implement each pillar.

Table 3: Achieving the Policy Pillars.

Connection	
Foster Community	<ul style="list-style-type: none"> • Support the development of complete, safe, and inclusive communities that foster a high quality of life for families through access to housing, retail, transit, nature, and community amenities • Support the development of community spaces (recreation centres, libraries, places of worship, etc.) • Encourage flexible uses of space • Strengthen social cohesion and the Town’s cultural identity (landmarks, traditions, sense of place) to drive sustainable growth such as tourism, revitalization, and adaptive reuse/ restoration • Support for the local economy (a “Town-made” approach)
Strengthen Connections	<ul style="list-style-type: none"> • Support connectivity between neighbourhoods and to other municipalities • Enhance opportunities (i.e., recreational, social, cultural) for those living in rural and remote areas • Support communities that are inclusive, convenient, and accessible • Encourage complete communities that contribute to healthy lifestyles, provide various transportation options, and foster opportunities to connect with others • Support local businesses and diverse employment opportunities
Choice	
Balanced Growth	<ul style="list-style-type: none"> • Consider a balance between urban and rural needs • Support organic growth of downtowns • Ensure the safe and efficient movement of goods • Support the long-term viability of local farms and agricultural businesses • Protect farming, farmland, and the rural character • Promote intensification in strategic growth areas • Strengthen and sustain a diverse, multi-sector economy
Housing for All	<ul style="list-style-type: none"> • Facilitate housing that is affordable and accessible to all • Support the increase and mix of housing options • Support accessible housing options that meet a range of needs, including in rural contexts • Support mixed use / co-location of uses (residential, commercial, community amenities) that can be accessed via multi-modal options • Consider improved access to supportive housing with co-location of key services • Support housing for youth and seniors
Adapt to Change	
Environment -First Approach	<ul style="list-style-type: none"> • Embrace “nature at our doorstep” (well-being, learning, connection) • Support access to /food security and the production of local food through sustainable practices

Policy Directions Report | Section 2: Vision and Policy Pillars

- Protect the natural environment, including creeks and groundwater systems
- Support built form that is compact and makes efficient use of land and infrastructure
- Protect mature tree canopy and native species
- Support innovation in sustainable building approaches, renewable energy and resources and stormwater management strategies

Be Bold

- Support sustainability, innovation, and the digital era
 - Consider flexible and adaptive uses during a rapidly changing time
 - Foster meaningful opportunities for social connection
 - Be bold with solutions to climate change resilience and mitigation
-

The vision and policy pillars serve as the foundation for the policy directions that are outlined in the following section of this report.

Section 3: Key Policy Issues and Directions

Similar to the approach taken in the Background Report prepared in Phase 1, issues and opportunities in this Report have been categorized as:

- Conformity considerations (✓);
- Opportunities for integration of regional or municipal strategies and plans (+);
- Opportunities for innovative policies based on best practice (!); and
- Additional directions emerging from Phase 2 Technical Reports (>) have also been incorporated.

A full list of documents referenced is provided in Appendix B. Together, these elements form a single, consolidated roadmap to guide the preparation of the first draft of the new Official Plan for the Town of Halton Hills. Definitions to common planning terms found in this report are provided in Appendix A.

3.1 Growth Management

According to Halton Region's Joint Best Planning Estimates, Halton Hills is forecasted to grow to a population of 132,533 with 65,501 jobs by 2051. The Regional OPR, specifically ROPA 48 and ROPA 49, identified where in the Town to accommodate this growth. Through this OPR, a key task for the Town is to prepare policies to ensure projected growth can be accommodated while enabling sufficient access to housing, employment, and commercial services that support daily living.

Direction #1: Plan for anticipated population and employment growth to 2051 via intensification and greenfield development.

Halton Hills has a three-pronged growth strategy: (1) intensification of existing urban areas; (2) compact, mixed-use development within designated greenfield areas; and (3) employment area development. Based on work completed as part of ROPA 49, there is generally enough land within the Town's Urban Boundary to accommodate anticipated population and employment growth to 2051. A Growth Capacity Analysis is currently being prepared to corroborate this conclusion.

The new Official Plan will:

- ✓ Reinforce the Town's three-pronged growth strategy.
- ✓ Update the Town's population and employment targets per the Region's Joint Best Planning Estimates.
- ✓ Support the efficient use of land and infrastructure by planning for a mix of low-rise, mid-rise, and high-rise development, where appropriate, while enhancing the character of existing neighbourhoods.

- ✓ Strengthen Major Transit Station Area policies to support the planning of the Acton GO Major Transit Station Area and the Georgetown GO Protected Major Transit Station Area.
- ✓ Update the Town's policies as they relate to urban boundary expansion requests in alignment with the Urban Boundary Expansion Framework endorsed by Council.
- > Incorporate approved community and employment area expansions into the Town's urban boundary.
- + Update intensification targets for the Town's intensification areas.

Direction #2: Encourage a greater supply and diversity of housing.

Findings from the Housing Needs Assessment and Housing Strategy prepared by NBLC identify housing supply and affordability as significant challenges in Halton Hills. The purpose-built rental housing stock has declined over the past two decades, with rising costs in the ownership market pushing 'would-be' purchasers into an already constrained rental market. As such, a key priority for the new Official Plan will be supporting and encouraging a greater (and continued) supply of diverse housing.

The new Official Plan will:

- ✓ Reflect new policies permitting additional residential units associated with single, semi-detached, or townhouse dwellings.
- ✓ Permit residential uses within designated commercial areas subject to criteria.
- ✓ Emphasize the importance of a diversity of housing options beyond affordability to include variation in tenure, size, dwelling type, construction methods, and funding models.
- > Explore opportunities to further increase residential permissions, such as townhouses, in established neighbourhoods subject to criteria.
- > Encourage greater diversity of housing in new subdivisions.
- > Explore the role of public lands/new public facilities in providing affordable housing.
- > Allow for the future use of other planning tools, including inclusionary zoning and community planning permit systems, to support the provision of affordable housing.

Direction #3: Protect employment areas for traditional employment uses while directing compatible employment uses to mixed-use areas.

As part of Halton Region's last OPR, the Premier Gateway was expanded to the north between the Sixth Line and Winston Churchill Boulevard. According to the Land Needs Assessment completed by Hemson for the Region of Halton, there is sufficient land allocated to accommodate the Town's projected growth in jobs to the year 2051. However, recent provincial legislative and policy changes have changed how we think about what kinds of jobs should be located within Employment Areas. Previously, commercial uses (including stand-alone retail and office uses) and institutional uses (such as schools and daycares) were permitted in Employment Areas. Under the new policy framework, Employment Areas are protected for more traditional/industrial employment uses including manufacturing, warehousing, and research and development associated with manufacturing. Only retail and office uses that are associated with these functions are permitted.

The new Official Plan will:

- ✓ Consider the implications of the revised definitions of 'Area of Employment' and 'Employment Area' as set out in the *Planning Act* and Provincial Planning Statement, respectively, on the role and function of the Town's employment lands.
- ✓ Establish a transition framework for Employment Area lands that currently support uses prohibited under the new definition of 'Area of Employment' and 'Employment Area'. This framework could include policies permitting existing uses on a site-specific basis while signaling the intent for these sites to redevelop consistent with the definition.
- ✓ Explore opportunities to expand non-residential use permissions in mixed use designations to include employment uses that are compatible with sensitive uses.
- > Explore opportunities to encourage the provision of smaller industrial units to meet the needs of small businesses.
- + Identify green economy research and development and economic activity as a priority for the Town of Halton Hills.

Direction #4: Ensure sufficient commercial floor area to support local and regional needs.

The Commercial Needs Assessment prepared by Tate Research indicates that the Town of Halton Hills could experience a shortage of commercial lands in areas such as Georgetown depending on the delivery of currently proposed commercial space and the ability of intensification to accommodate future demand. What this means, is that a top priority for the new Official Plan will be retaining existing commercial space and encouraging the intensification (or net new commercial space) as part of redevelopment.

The new Official Plan will:

- > Consider introducing minimum non-residential use requirements in intensification areas.
- > Consider the use of commercial needs justification studies in development application review to limit undue impacts on, or impacts from, existing/future commercial uses.
- > Consider requiring food stores or supermarkets as part of master-planned communities.
- > Explore transitional policies (including interim use permissions) to allow for non-residential development in greenfield areas to emerge as demand materializes.
- > Explore opportunities to encourage ground floor retail and service commercial uses in apartments located within strategic growth areas, as well as retail uses that are reflective of diverse consumer needs.
- > Explore opportunities to support local entrepreneurialism through policies that encourage the provision of a range of retail and service commercial spaces across the affordability spectrum, including smaller commercial units.
- + Revisit land use permissions to ensure consideration for space-extensive uses (such as hotels, sports facilities, etc.) as-of-right.
- + Revisit commercial land use policies to ensure a broad range of permitted uses, including innovative uses such as pop-up markets, micro-enterprise space, and mobile retail.

3.2 Infrastructure & Servicing

The provision of hard infrastructure, including water, wastewater, and regional transportation infrastructure, is the responsibility of Halton Region. Although Halton Region lost its planning approval authority on July 1, 2024, (and the Halton Regional Official Plan became a Local Plan for the Town of Halton Hills) as a result of Bill 185, the *Cutting Red Tape to Build More Homes Act, 2024*, Halton Region remains responsible for the coordination of these services across the Region. Halton Hills' new Official Plan will need to integrate relevant Regional Official Plan policies to support and facilitate Halton Region's new role.

Direction #5: Ensure new development is supported by existing or planned servicing.

Halton Region has completed a new Water, Wastewater, and Transportation Integrated Master Plan.

The new Official Plan will:

- + Implement recommendations of Halton Region's Water, Wastewater, and Transportation Integrated Master Plan.
- ! Require new development to implement planned servicing.
- ! Require phasing of development tied to phasing of infrastructure.

Direction #6: Support a multi-modal transportation system.

The Provincial Planning Statement recognizes the connection between land use and transportation planning, with travel patterns largely driven by proximity (of destinations) and accessibility (via safe, convenient, and non-cost prohibitive modes of transportation). Although Halton Hills is largely car-centric today, the new Official Plan represents an opportunity to support other modes of transportation, including active transportation and transit.

The new Official Plan will:

- ✓ Align policy directions with Provincial Planning Statement and relevant Regional Official Plan policies.
- ✓ Update the transportation network and implement multi-modal recommendations from Halton Region's Integrated Master Plan, the Town's Active Transportation Master Plan, and applicable environmental assessments, including the new Highway 413.
- ✓ Consider identifying a future local transit network.
- ✓ Identify an active transportation network.
- > Explore opportunities to secure active transportation infrastructure improvements through development application review.
- > Consider the design of complete streets where feasible.
- > Support the Town's ongoing Mobility Master Plan study to develop a multi-modal transportation system that keeps up with demand, serving travel within and between communities in Halton Hills.

Direction #7: Support goods movement in a way that protects municipal infrastructure and public safety.

Trucking is necessary to support industrial economic development and growth as it is the primary means through which mineral aggregates are transported to and through the Town of Halton Hills. Recognizing the safety, infrastructure, social, and environmental impacts of

trucking, the Town undertook a Trucking Strategy study in 2019 to develop a long-term strategy that balances economic and employment activities with the needs of the local community.

The new Official Plan will:

- ✓ Align with provincial direction to move goods efficiently.
- + Include policies speaking to the economic role of goods movement in Halton Hills and associated planning challenges, including safety, road maintenance, and noise/air quality impacts.

3.3 Climate and the Natural Environment

One of Halton Hills' strongest draws is its natural environment offering recreational opportunities and scenic views in addition to myriad ecological services. Protecting natural heritage features, however, is only one factor to address climate change, which has significant implications for land use, transportation, and development planning.

Direction #8: Protect and enhance the Town's natural heritage system.

As part of Halton Region's OPR to bring the Regional Official Plan into conformity with provincial policies and plans, the region prepared draft ROPA 50 which updated the Region's natural heritage system and associated policies. Although ROPA 50 was never adopted, it provides a basis for updates to the Town's Official Plan as it relates to natural heritage in addition to existing provincial protections under the Niagara Escarpment Plan and Greenbelt Plan.

The new Official Plan will:

- ✓ Direct development away from natural hazard lands.
- ✓ Reflect updated Niagara Escarpment Plan and Greenbelt Plan mapping and policies where they apply.
- > Build on ROPA 50 and incorporate natural heritage system policies and mapping as required by the Provincial Planning Statement.
- > Integrate provincial enhancement area and linkage mapping.
- > Revise and integrate provincial buffer mapping consistent with the Town's buffer policies.
- > Ensure the protection of natural features by updating definitions and policies around 'adjacent' development and limiting uses within buffers to those that can demonstrate no negative impacts on the natural heritage system.

- > Update the Town's woodland classifications to consider the extent of non-native tree species growth, while recognizing the ecological value of 'degraded' woodlands.
- > Consider introducing a compensation target to maintain and enhance tree canopy cover in the Town.

Direction #9: Recognize and protect the Town's water resource system.

The Provincial Planning Statement provides direction to municipalities to identify Water Resource Systems. Although the Town's Official Plan already contains a strong policy basis for the protection of water resources, a formal Water Resource System is not currently identified in the Town's Official Plan. Identifying and implementing a Water Resource System in Halton Region will be a key component of this project.

The new Official Plan will:

- ✓ Introduce mapping and policies for a water resource system distinct but related to the Town's natural heritage system.
- ✓ Implement land use policies in the applicable Source Protection Plans, including mapping of water resource areas and wellhead protection areas.
- > Revisit policies on the design, ownership, and funding of new stormwater infrastructure, particularly within greenfield areas, to ensure appropriate cost-sharing and long-term maintenance.
- + Explore opportunities to implement land use related recommendations of the Town's ongoing Green Infrastructure Asset Management Plan.

Direction #10: Mitigate against the impacts of climate change.

Climate change mitigation refers to actions taken to reduce greenhouse gas emissions that cause climate change. The Town's climate change mitigation strategy is largely outlined in the Town's Low Carbon Transition Strategy. However, additional measures are included in the Town's Climate Change Adaptation Plan and Active Transportation Master Plan.

The new Official Plan will:

- ✓ Support intensification and, where appropriate, more compact urban form to reduce land needs for development.
- + Direct development away from high quality/resilient ecosystems within the Town.
- + Expand walking and biking infrastructure.

- + Encourage the expansion of electric vehicle charging infrastructure on both public and private land.
- + Encourage the provision of carshare spaces as part of new developments.
- + Encourage on-site renewable energy generation.

Direction #11: Adapt to the impacts of climate change.

As explained in Halton Hills' Climate Change Adaptation Plan, climate change adaptation refers to strategic actions to minimize a community's vulnerability to climate impacts. Climate change adaptation differs from climate change mitigation by focusing on actions that can be taken to anticipate and minimize negative impacts of extreme weather events resulting from climate change.

The new Official Plan will:

- + Encourage the design of parks, open space and public facilities to include shade/shelter and cooling facilities, such as splash pads, water fountains, and misters.
- + Encourage the use of native and drought-resistant plant species in public and private landscaping.
- + Encourage tree diversity in new developments.
- + Encourage low-impact development practices for on-site stormwater management.
- + Support local food production.
- + Explore opportunities to maintain and enhance tree canopy cover in the Town, including introducing enabling policy language for a future private tree by-law.

3.4 Agriculture & Rural Areas

Agriculture is a key economic driver in Halton Hills and the region, accounting for one-third of Halton Region's agricultural economy. Recognizing the economic and social role agriculture plays not just in Halton Hills but across Ontario, the Provincial Planning Statement directs municipalities to establish an Agricultural System approach to maintain and enhance not only a continuous agricultural land base but support and foster the economic prosperity (and productive capacity) of the agri-food network, which includes operations, infrastructure, and services that support food production. The Ontario Ministry of Agriculture, Food, and Agribusiness has additionally released a number of guidelines to support economic opportunities for farmers (Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas), limit compatibility issues between livestock facilities and sensitive uses (Minimum Distance

Separation (MDS) Document), and assess the impact of non-agricultural development on the agricultural system (Agricultural Impact Assessment (AIA) Guidance Document).

Direction #12: Protect agricultural lands and foster a robust agricultural system.

As part of Halton Region's OPR, to bring the Regional Official Plan into conformity with provincial policies and plans, the region prepared draft ROPA 50 which updated the Region's agricultural system and associated policies. Although ROPA 50 was never adopted, it provides a basis for updates to the Town's Official Plan as it relates to agriculture.

The new Official Plan will:

- ✓ Limit development to within the Town's urban boundary, reflecting approved community and employment area expansions.
- ✓ Recognize the Town's agricultural system as consisting of prime agricultural areas and rural lands.
- ✓ Integrate Halton Region's draft agricultural system mapping with provincial mapping in consultation with the agricultural community in Halton Hills.
- ✓ Limit non-agricultural uses within agricultural areas.
- ✓ Consider the use of agricultural impact assessments to understand how non-agricultural uses could impact agricultural uses and the agricultural system.
- ✓ Update minimum distance separation policies to protect agricultural lands (and sensitive uses) from encroachment.

Direction #13: Support and foster economic opportunities for farmers.

While the intention is to retain agricultural lands for agricultural uses, the Provincial Planning Statement recognizes that additional economic opportunities may be needed to support a thriving agricultural industry and rural community. Additionally, there are opportunities to extend limited agricultural uses into urban areas to bolster the agri-food network.

The new Official Plan will:

- ✓ Reflect permissions for additional housing on farms in the form of additional residential units.
- ✓ Address how new lots can be created in the agricultural area, including severances for surplus farm dwellings arising from the consolidation of farm operations with consideration for size limitations and requirements.

- ✓ Establish permissions for on-farm diversified uses, agriculture-related uses, and agri-tourism on agricultural lands.
- ✓ Consider expanding permissions for urban agriculture and agricultural infrastructure throughout the entire Town.
- > Explore opportunities to support innovations in farming, such as vertical farming or re-use of farm buildings for growing, in consultation with the agricultural community.
- > Consult with the agricultural community in the update of natural heritage policies and mapping to reflect and support farmers as stewards of the land.

Direction #14: Protect the character of Halton Hills' rural areas and hamlets.

Halton Hills' urban areas are nestled within the Greenbelt and surrounded by the UNESCO protected Niagara Escarpment. Recognizing this, the Strategic Plan outlines a vision for Halton Hills that its strategies and objectives are intended to realize: a growing, nature-rich community that is proud of its small-town feel and urban-rural mix.

The new Official Plan will:

- ! Maintain the existing rural settlement areas and their boundaries.
- ! Protect natural heritage and water resources within rural communities.
- ! Conserve significant cultural heritage resources, including built heritage and cultural heritage landscapes within rural communities.
- ! Ensure new development is compatible with the existing character of rural communities.
- ! Maintain and reinforce the distinct settlement pattern, built form, and landscape character of rural communities and hamlets as a defining element of Halton Hills' urban-rural structure.

3.5 Complete Communities

The Provincial Planning Statement defines complete communities as places, such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas, that offer and support opportunities for equitable access to many necessities of daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores, and services. Complete communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.

Direction #15: Adopt complete communities as the framework for neighbourhood planning.

As suggested in the description above, planning for complete communities is all-encompassing, involving considerations for housing opportunities, employment opportunities, a complete range of community services and amenities, and a transportation system that allows easy access to daily life needs.

The new Official Plan will:

- ! Encourage compact built form, where appropriate.
- ! Plan for a full range and mix of uses, where appropriate.
- ! Plan for a diversity of housing.
- ! Encourage economic investment and entrepreneurship.
- ! Encourage a well-connected road network to support connectivity.
- ! Support the expansion of an active transportation network and enhancement of the existing road network.
- ! Protect natural heritage and expand tree canopy cover.
- ! Plan for a full range and equitable distribution of parks, open space and community facilities.
- ! Encourage green infrastructure, such as green roofs, bioswales, and permeable pavement on public and private property, where appropriate.
- ! Encourage inclusive design of public facilities.

Direction #16: Ensure easy and equitable access to parks and recreational facilities.

The provision of housing, transportation, jobs, and commercial opportunities have largely been discussed elsewhere in this Policy Directions Report. Equally as important, however, is access to parkland, recreational, and cultural facilities.

The new Official Plan will:

- ✓ Update the Town's alternative rate for parkland dedication consistent with provincially mandated caps.
- + Encourage the development and design of parks, open space, community centres, and other recreation facilities to function as multi-use hubs.

- + Consider opportunities to update location, size, and design criteria for the Town's existing parkland system to reflect changing community needs.
- + Consider opportunities to expand the Town's existing parkland hierarchy to reflect linear parks and various forms of urban parks.
- + Focus hubs for arts and cultural development within the downtown cores of Acton and Georgetown and enable opportunities for cultural 'satellite' centres in the hamlets of Halton Hills.
- > Encourage a diversity of public spaces and gathering places to support, promote, and sustain the cultural economy across Halton Hills, such as community hubs that foster social interaction and community connectivity.
- ! Consider elevated standards for municipally-owned facilities and parks consistent with the Town's planning objectives, such as inclusive design, sustainable design, and interactive and/or temporary placemaking elements.

Direction #17: Encourage economic opportunities within the Town.

Official Plans don't always include dedicated economic development policies. However, land use planning can have direct and indirect impacts on a municipality's ability to attract and support new businesses.

The new Official Plan will:

- + Support a greater supply and diversity of housing in transit-supportive communities.
- + Plan for an adequate supply of serviced employment lands available for development.
- + Encourage brownfield redevelopment.
- + Ensure a broad range of permitted uses in the Town's employment, commercial, and mixed use areas.
- + Identify green economy research and development and economic activity as a priority for the Town of Halton Hills.
- + Explore opportunities to support agri-tourism, eco-tourism, sports tourism, and cycling as well as the artist community.

3.6 Culture & Cultural Heritage

The most truly unique places are those that are able to bridge the gap between their history and their present/future. Halton Hills has a rich history embodied in its communities, its built form and its landscapes that are worth protecting while ensuring these (and new) spaces remain accessible and welcoming to all.

Direction #18: Create, enhance, and maintain a distinct sense of place that is welcoming and inviting to all.

The *Ontario Heritage Act* provides municipalities with tools to protect and conserve significant cultural heritage resources. Recently, the Province introduced a number of legislative (and policy) changes to processes and requirements for the identification, management and protection of these resources. The Town has prepared a Cultural Heritage Strategy as an actionable plan to guide heritage planning in Halton Hills.

The Town additionally has several master plans relating to arts and culture, more broadly, including a Cultural Master Plan (currently being updated) and a Public Art Master Plan. Through these plans, the Town is progressing efforts on Safe and Welcoming Communities as well as Truth and Reconciliation initiatives.

The new Official Plan will:

- ! Update definitions consistent with the *Ontario Heritage Act*, as amended, and the Provincial Planning Statement.
- ! Update listing and designation processes consistent with the *Ontario Heritage Act*, as amended.
- ! Speak to the future development of Indigenous engagement protocols on cultural heritage matters where they have an interest or for emergency discoveries.
- ! Improve social equity and overall quality of life for people of all ages, abilities, and incomes through policies supporting diverse community placemaking, as well as opportunities for spacemaking for Indigenous communities and equity-deserving groups.
- + Revisit policies on development “adjacent” to significant cultural heritage resources, including application submission requirements.
- + Encourage the incorporation of wayfinding and interpretive features across Halton Hills that celebrate the unique histories and cultural heritage of its communities.

- + Foster partnerships with local community groups and organizations to increase opportunities to participate in arts and culture and promote it as an economic driver in the Town.
- > Strengthen policy guidance for the identification, management, and protection of cultural heritage landscapes.
- > Encourage the use of public art and cultural infrastructure to sustain and enhance the Town's distinct character, history, and identity.
- > Explore opportunities for arts and cultural uses and activities within the public realm.
- > Consider new protocols in advance of public works that may impact public art.

Section 4: Next Steps

This Policy Directions Report represents the roadmap for the first draft of the Official Plan that will be prepared as part of Phase 4 of the OPR project. The Policy Directions Report will be presented at a Special Public Meeting required under Section 26 of the *Planning Act* to provide the public with an opportunity to hear and comment on proposed policy directions that will guide the development of the new Official Plan after which the report will be presented to Town Council for endorsement.

Based on feedback from key agencies, community stakeholders, and the public on the directions outlined in this report, the consultant team, in collaboration with the Town, will translate these policy directions into specific policies and maps that will collectively make up the new Official Plan for the Town of Halton Hills. The Town will release a first draft of the Official Plan for further consultation. Feedback received will inform the refinement of the document into a final draft Official Plan, which will be presented to Town Council for adoption.

Appendix A: List of Key Planning Terms

List of Key Planning Terms

Additional Residential Units: a self-contained dwelling unit on the same lot or within the same building as a primary residence.

Affordable Housing: ownership housing not exceeding 30 percent of gross annual household income for low and moderate income households or at least 10 percent below the average purchase price of a resale unit in the municipality, whichever is least expensive; rental housing not exceeding 30 percent of gross annual household income for low and moderate income households or a unit for which the rent is at or below the average market rent of a unit in the municipality, whichever is least expensive (Provincial Planning Statement, 2024). 'Affordable housing' differs from 'housing affordability' in that housing must meet the above criteria to be considered affordable housing.

Agricultural System: a system comprised of a group of inter-connected elements that collectively create a viable, thriving agri-food sector. It has two components: an agricultural land base comprised of prime agricultural areas, including specialty crop areas (it may also include rural lands that help to create a continuous productive land base for agriculture) and an agri-food network, which includes agricultural operations, infrastructure, services, and assets important to the viability of the agri-food sector (Provincial Planning Statement, 2024).

Agri-Food Network: a network that includes elements important to the viability of the agri-food sector such as regional infrastructure and transportation networks; agricultural operations including on-farm buildings and primary processing; infrastructure; agricultural services, farm markets, and distributors; and vibrant, agriculture-supportive communities (Provincial Planning Statement, 2024).

Agriculture-Related Uses: farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity (Provincial Planning Statement, 2024).

Agri-Tourism Uses: farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation (Provincial Planning Statement, 2024).

Brownfield Sites: undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, formerly industrial or commercial properties that may be underutilized, derelict or vacant (Provincial Planning Statement, 2024).

Built Heritage Resources: a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community (Provincial Planning Statement, 2024).

Compact Built Form: a land use pattern that encourages the efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace, and institutional) all within one neighbourhood, proximity to transit and reduced need for infrastructure. Compact built form can include detached and semi-detached houses on small lots as well as townhouses, duplexes, triplexes and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail. Walkable neighbourhoods can be characterized by roads laid out in a well-connected network, destinations that are easily accessible by transit and active transportation, sidewalks with minimal interruptions for vehicle access, and a pedestrian-friendly environment along roads (Provincial Planning Statement, 2024).

Climate Change Adaptation: increasing our ability to withstand the impacts that have already occurred and will occur as a result of climate change.

Climate Change Mitigation: reducing greenhouse gas emissions that cause climate change.

Community Planning Permit System: a land use planning tool available to municipalities to streamline the development approval process. Community Planning Permit Systems combine zoning, site plan, and minor variance processes into one application and approval process with shorter approval timelines.

Complete Communities: places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services. Complete communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations (Provincial Planning Statement, 2024).

Complete Streets: streets designed to consider the needs of all users, including pedestrians, cyclists, drivers, and transit users of all ages and abilities.

Cultural Heritage Landscape: a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association (Provincial Planning Statement, 2024).

(Land Use) Designation: areas identified in an Official Plan specifying the use and form of development permitted on a property.

Employment Area: areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities (Provincial Planning Statement, 2024).

Goods Movement: the transport of goods from producer/supplier to consumer through rail, water and air transportation, and trucking.

Greenfield Sites: undeveloped land (farmland, forest, open space) that has never been built on.

Heritage Listing: identification of a property as having potential cultural heritage value. Listed properties are not designated under Part IV or Part V of the Ontario Heritage Act but are identified on a municipality's heritage register.

Heritage Designation: designation of a property as having heritage value under Part IV or Part V of the Ontario Heritage Act. Designated properties are protected from unauthorized alteration or removal.

Inclusionary Zoning: a policy tool available to municipalities to require affordable housing to be provided in new residential developments near public transit. The Planning Act restricts inclusionary zoning to Protected Major Transit Station Areas and areas subject to a Community Planning Permit System.

Inclusive Design: architecture and design that seeks to meet the diverse needs of all users. A common form of inclusive design is accessibility, which provides physical access for individuals with physical disabilities through ramps, elevators, and designated parking spaces. However, inclusive design can also seek to address the specific needs of families, youth, or those with sensory sensitivities through programming, materiality, lighting, and acoustics.

Infrastructure: physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications including broadband, transit and transportation corridors and facilities, active transportation systems, oil and gas pipelines and associated facilities (Provincial Planning Statement, 2024).

Intensification: the development of a property, site or area at a higher density than currently exists through:

- a) redevelopment, including the reuse of brownfield sites and underutilized shopping malls and plazas;
- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and
- d) the expansion or conversion of existing buildings (Provincial Planning Statement, 2024).

Interim Uses: temporary uses permitted on a vacant or underutilized property prior to more permanent development.

Joint Planning Best Estimates: a planning tool to identify where and when development is expected to take place, identifying population and employment growth forecasts across Halton Region based on demographic and economic trends. Halton Region prepared its most recent Best Planning Estimates "Jointly" with its local municipalities (the City of

Burlington and the Towns of Oakville, Milton, and Halton Hills) and is used as the basis for infrastructure planning in the region.

Land Use Planning: a practice or approach used to manage land and resources while addressing important social, economic and environmental concerns.

Low-Impact Development: an approach to stormwater management that seeks to manage rain and other precipitation as close as possible to where it falls to mitigate the impacts of increased runoff and stormwater pollution. It typically includes a set of site design strategies and distributed, small-scale structural practices to mimic the natural hydrology to the greatest extent possible through infiltration, evapotranspiration, harvesting, filtration, and detention of stormwater. Low impact development can include, for example: bioswales, vegetated areas at the edge of paved surfaces, permeable pavement, rain gardens, green roofs, and exfiltration systems (Provincial Planning Statement, 2024).

Major Transit Station Area: the area including and around any existing or planned higher order transit station or stop within a settlement area; or the area including and around a major bus depot in an urban core. Major transit station areas generally are defined as the area within an approximate 500 to 800-metre radius of a transit station (Provincial Planning Statement, 2024).

Multi-Modal: relating to the availability or use of more than one form of transportation, such as automobiles, walking, cycling, buses, rapid transit, higher order transit, rail (such as freight), trucks, air, and marine (Provincial Planning Statement, 2024).

Natural Hazard Lands: property or lands that could be unsafe for development due to naturally occurring processes (Provincial Planning Statement, 2024). Common natural hazards include flooding and erosion.

Natural Heritage System: a system made up of natural heritage features and areas, and linkages intended to provide connectivity (at the regional or site level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems (Provincial Planning Statement, 2024).

Official Plan: a strategic planning document that helps municipalities manage growth and change. It contains goals, objectives, policies and mapping that direct how land may be used. It considers important social, environmental, economic, and cultural factors over the short and long term.

On-Farm Diversified Uses: uses that are secondary to the principal agricultural use of the property, and are limited in area. On-farm diversified uses include, but are not limited to, home occupations, home industries, agri-tourism uses, uses that produce value-added agricultural products, and electricity generation facilities and transmission systems, and energy storage systems (Provincial Planning Statement, 2024).

Parkland Dedication: a planning tool available to municipalities to require the conveyance of land (or payment of cash-in-lieu) for public parkland as a condition of planning approval.

Policy: a set of statements of principles, values and intent that outline expectations and provide a basis for decision making and allocation of resources.

Sense of Place: the definitive characteristics of a place (such as a park or a community) that considers its physical, social and cultural context. This is also sometimes referred to as “placemaking” which aims to foster a sense of belonging and identity.

Settlement Area: urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets). Ontario’s settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available. Settlement areas are:

- a) built-up areas where development is concentrated and which have a mix of land uses; and
- b) lands which have been designated in an official plan for development over the long term (Provincial Planning Statement, 2024).

Severance: the creation of a new parcel of land from an existing property. This term is also referred to as “consent”.

Strategic Growth Area: within settlement areas, nodes, corridors, and other 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.

Strategic growth areas include major transit station areas, existing and emerging downtowns, lands in close proximity to publicly-assisted postsecondary institutions and other areas where growth or development will be focused, that may include infill, redevelopment (e.g., underutilized shopping malls and plazas), brownfield sites, the expansion or conversion of existing buildings, or greyfields. Lands along major roads, arterials, or other areas with existing or planned frequent transit service or higher order transit corridors may also be identified as strategic growth areas (Provincial Planning Statement, 2024).

Urban Boundary Expansion (or Settlement Area Boundary Expansion): the expansion of a municipality’s settlement area boundary to permit development.

Water Resource System: a system consisting of ground water features and areas, surface water features (including shoreline areas), natural heritage features and areas, and hydrologic functions, which are necessary for the ecological and hydrological integrity of the watershed (Provincial Planning Statement, 2024).

Zoning By-law: a regulatory tool used to implement the policies of an official plan. Zoning by-laws contain site-specific development requirements that are legally enforceable.

Appendix B: List of Documents Referenced

The Policy Directions outlined in this report are based on a critical review of the following documents.

Provincial Legislation, Policy & Guideline Documents

Planning Act, as amended by,

Bill 23, *More Homes Built Faster Act, 2022*;

Bill 97, *Helping Homebuyers, Protecting Tenants Act, 2023*; and

Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*.

Ontario Heritage Act, as amended by,

Bill 108, *More Homes, More Choice Act, 2019*;

Bill 23, *More Home Built Faster Act, 2022*; and

Bill 200, *Homeowner Protection Act, 2024*.

Provincial Planning Statement, 2024.

Niagara Escarpment Plan, 2017.

Greenbelt Plan, 2017.

Source Protection Plan: CTC Source Protection Region, 2025.

Source Protection Plan: Grand River Source Protection Region, 2025.

Source Protection Plan: Halton Source Protection Region and Hamilton Source Protection Region, 2022.

Connecting the GGH: A Transportation Plan for the Greater Golden Horseshoe, 2022.

Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, 2016.

Minimum Distance Separation (MDS) Document, 2017.

Agricultural Impact Assessment (AIA) Guidance Document, 2026.

Regional Policies & Plans

Regional Official Plan Amendment No. 48.

Regional Official Plan Amendment No. 49.

Draft Regional Official Plan Amendment No. 50.

Water, Wastewater, and Transportation Integrated Master Plan, 2026.

Municipal Strategies & Plans

Cultural Master Plan, 2013.

Parkland Acquisition Strategy, 2018.

Intensification Opportunities Strategy, 2019.

Active Transportation Master Plan, 2019.

Trucking Strategy, 2019.

Climate Change Adaptation Plan, 2020.

Recreation and Parks Strategic Plan, 2020.

Economic Development and Tourism Strategy, 2021.

Low Carbon Transition Strategy, 2021.

Cultural Heritage Strategy, 2023.

Official Plan Review Technical Studies

Housing Strategy (NBLC), 2025.

Commercial Needs Assessment (Tate Research), 2025.

Transportation and Servicing Technical Memo (HDR), 2025.

Natural Heritage System Analysis Report (Natural Resource Solutions Inc.), 2025.

Agriculture Technical Paper (NPG Planning Solutions), 2025.

Culture, Arts, and Heritage Technical Paper (NPG Planning Solutions), 2025.

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