



REPORT

REPORT TO: Mayor R. Bonnette and Members of Council

REPORT FROM: Steve Burke, Manager of Planning Policy

DATE: May 14, 2014

REPORT NO.: PDS-2014-0039

RE: HPBATS/GTA West Corridor Protection and Premier Gateway Employment Lands Re-Phasing –
Statutory Public Meeting Report
File No.: D08/HA HPBATS Corridor Protection OPA

RECOMMENDATION:

THAT Report No. PDS-2014-0039, dated May 14, 2014, regarding a public meeting on the Draft Official Plan Amendment No. 21 – HPBATS/GTA West Corridor Protection and proposed modifications to Official Plan Amendment No. 10 (Urban Matters) (attached as Appendices to this report), be received;

AND FURTHER THAT all agency and public comments be referred to staff for a further report regarding the disposition of this matter.

BACKGROUND:

At the Council Meeting of April 14, 2014 General Committee adopted Recommendation No. GC-2014-0055 as follows:

THAT Report No. PDS-2014-0029 dated April 7, 2014 regarding GTA West/Halton Peel Boundary Area Transportation Study (HPBATS) Corridor Protection and its ramifications for the Halton Hills Premier Gateway be received;

AND FURTHER THAT a public meeting be scheduled to consider modifications to Official Plan Amendment No. 10 (OPA No. 10) and/or other necessary amendments to the Town's Official Plan arising as a consequence of implementing GTA West/HPBATS Corridor Protection including employment land phasing and replacement supply.

The purpose of this report is to provide information for a statutory public meeting to consider:

- 1) **Employment Land Re-Phasing:** To be accomplished through proposed modifications to Official Plan Amendment No. 10 (dealing with urban population and employment growth, and urban expansion to the 2031 planning horizon) to address the re-phasing of the Town's Premier Gateway Employment lands; and,
- 2) **Corridor Protection:** To be accomplished through proposed Official Plan Amendment No. 21 to implement corridor protection for Halton Peel Boundary Area Transportation Study (HPBATS)/Greater Toronto Area (GTA) West transportation corridor improvements.

Halton Peel Boundary Area Transportation Study

The Halton Peel Boundary Area Transportation Study (HPBATS) was initiated in March 2007 to examine the transportation requirements along the northern Halton-Peel boundary, encompassing the eastern part of the Town of Halton Hills. The April 2010 Final Report of HPBATS setting out a recommended 2031 Road Network and 2031 Transit Network was endorsed by Council through Report No INF-2010-0017.

The execution of a memorandum of understanding signed by Halton Region, Town of Halton Hills, City of Brampton, Town of Caledon and the Region of Peel, established a framework for the implementation of the recommended transportation improvements, a new North-South Halton-Peel Freeway Corridor. An East-West Connection from Bovaird Drive in Brampton west of the Halton-Peel Freeway to Georgetown, by-passing the Hamlet of Norval was also a critical component of the study from the viewpoint of the Town of Halton Hills and Region of Halton.

GTA West Environmental Assessment

In March 2008, the Ontario Ministry of Transportation (MTO) initiated the first phase of an Environmental Assessment (EA) Study for the Greater Toronto Area West Corridor extending north of Highway 401 from the City of Guelph to the City of Vaughan. To address concerns over the impact on rural communities and agricultural resources in Halton Hills, the MTO completed additional work in Phase 1 of the EA that focused on widening Highway 401 as an alternative to a new corridor through Halton Hills.

A final Transportation Development Strategy report was released in November 2012 identifying a North-South corridor similar to the corridor recommendation in HPBATS. The GTA West corridor study recognizes the HPBATS North-South corridor as appropriate for the location of a Provincial facility to be situated generally within the same geographic area as was identified for the HPBATS corridor. MTO has started Phase 2 of the EA process for the corridor that will focus on identifying the route and developing the preliminary design for the highway, which will result in the narrowing of the lands affected by corridor protection.

COMMENTS:**1. HPBATS/GTA West Corridor Protection**

The purpose of proposed Official Plan Amendment No. 21 (see Appendix 1 to this report) is to implement a corridor protection area in Halton Hills and associated land use policies that protect the area for the future highway corridor and related transportation improvements, by preventing the approval of development that would preclude such improvements, pending the completion of Phase 2 of the GTA West Environmental Assessment, and subsequent environmental assessments identified in the HPBATS. Development is generally defined as proposals that require approval under the *Planning Act*, including lot creation, a change in land use, or construction of certain buildings or structures.

The Amendment contains the following revisions to the Official Plan necessary to implement corridor protection consistent with Provincial expectations for the GTA West Environmental Assessment and the approved recommendations of the HPBATS:

- Establishment of corridor protection policies related to an HPBATS/GTA West Corridor Protection Area in the Transportation section of the Official Plan;
- Addition of an HPBATS/GTA West Corridor Protection Area as an overlay on the relevant land use schedules of the Official Plan, as well as Schedule B1 – Functional Plan of Major Transportation Facilities.

The lands affected by this Amendment (as shown on the schedules attached as Appendix 1 to this report) generally include:

- lands within the GTA West Preliminary Route Planning Study Area, in the *Agricultural Area*, east of the rear lot lines of lots fronting on Eighth Line;
- lands within the GTA West Preliminary Route Planning Study Area, in the *Premier Gateway Employment Area*, east of the Toronto Premium Outlets; and,
- lands in the vicinity of Tenth Line and Ten Side Road, including the Southeast Georgetown *Future Residential/Mixed Use Area* lands, identified in the Recommended Road Network of HPBATS.

No changes are proposed to the Town's Comprehensive Zoning By-law 2010-0050 applying to the Agriculture Area and Southeast Georgetown area as these lands are currently zoned 'A' Agriculture and the uses are therefore limited to agriculture, agriculture-related uses, a single-detached dwelling on an existing lot of record, and legally existing uses within existing buildings. Also, no changes are proposed to Zoning By-law 2000-0138 applying to the existing Premier Gateway Employment Area (east of the Toronto Premium Outlets Mall) as these lands are zoned 'G' Gateway or "M7' Prestige Industrial , but with a 'H' – Holding provision. This holding provision must be lifted by Council before any development can proceed, and the Region will not be extending municipal services to this area while it remains under corridor protection.

2. Employment Land Re-phasing

As a consequence of the implementation of corridor protection on all lands within the GTA West Preliminary Route Planning Study Area, all lands east of the Toronto Premium Outlets within the Premier Gateway (401/407 Corridor) Employment Area phased for development to the 2021 planning horizon will now be unavailable for development until the GTA West EA process determines they are not required for the transportation corridor. It is anticipated that a significant amount of this area will be permanently precluded from development in order to accommodate a large highway interchange.

Therefore, a critical complementary initiative to this HPBATS/GTA West corridor protection amendment is the proposed modifications to Official Plan Amendment No. 10 of the Town of Halton Hills (attached as Appendix 2 to this report), which will achieve the following:

- Re-phase all employment lands (shown as *Phase 2 Employment Area* on Appendix 2 to this report) to the 2021 planning horizon affected by corridor protection (i.e. inside the GTA West Preliminary Route Planning Study Area¹) to between 2021 and 2031;
- Re-phase all employment lands to the 2031 planning horizon outside of the GTA West Preliminary Route Planning Study Area to the 2021 planning horizon, thereby permitting the initiation of a secondary planning exercise in 2014 for this area (shown as *Phase 1B Employment Area* on Appendix 2 to this report), to facilitate timely development of these lands as a replacement for those subject to corridor protection;
- Identify all 2031 employment lands subject to corridor protection as a second phase of employment lands to the 2031 planning horizon (shown as *Phase 2B Employment Area* on Appendix 2 to this report), for which a separate secondary planning exercise and infrastructure planning will be required scheduled to commence in 2018.

It is important to note that since the re-phasing of employment lands described above does not entirely replace the employment lands unavailable for development pending the completion of Phase 2 of the GTA West EA, an important element of the secondary planning exercise for the re-phased 2021 employment lands will be to evaluate alternative locations for the accommodation of the 75 ha shortfall of employment land, which would be added to the Premier Gateway Employment Area through amendment to the Region and Town Official Plans.

RELATIONSHIP TO STRATEGIC PLAN:

This report relates extensively to the broad vision for the community contained in the eight Strategic Directions of the Strategic Plan. In particular, this report relates to the following **Strategic Objectives** and related Strategic Actions:

¹ This area is generally east of the rear lot lines of lots fronting on Eighth Line and extends to the municipal border with Brampton (Winston Churchill Blvd.)

- C.1** To ensure an adequate supply of employment lands to provide flexibility and options for the business community and provide a range of job opportunities.
- C.3** To facilitate a rebalancing of the residential to non-residential assessment ratio to provide for the Town's long-term financial viability.
- G.6** To ensure that sufficient fully serviced employment lands are designated to 2031 to accommodate new and expanded business activities that provide employment opportunities for local residents and provide greater balance between residential and non-residential assessment in the Town.
- I.6** To participate fully in Region-wide initiatives to protect and promote the Town's objectives.
 - I.6(a) Defend Council decision in ROPA 38/OPA 10 of a moderate scale of growth to the 2031 planning horizon.

FINANCIAL IMPACT:

Council previously approved Capital Project No. P12003 – HPBATS Corridor Protection with a budget of \$53,000.00 in 2012. Council has also committed through the 2014 Capital Budget to advancing the required Secondary Plan and Subwatershed Study for the employment lands located on the north side of Steeles Avenue, west of the Eighth Line.

The provision of the serviced employment lands in a timely fashion are required to balance the Town's non-residential to residential assessment ratio.

COMMUNICATIONS IMPACT:

Notice of the public open house and statutory public meeting was published in the Independent and Free Press on May 1, 2014 and May 15, 2014. The notice advised that proposed Official Plan Amendment No. 21, as well as the proposed modifications to Official Plan Amendment No. 10, was available on the Town's website and at the Planning, Development and Sustainability Department as of May 6, 2014, in accordance with the requirements of the Planning Act.

Written notification of the public open house and statutory public meeting has been provided to agencies, as well as to all property owners within the HPBATS/GTA West Preliminary Route Planning Study Area and the Hornby Rural Cluster (due to the proposed modifications to OPA 10, which re-phased these lands from post-2021 to pre-2021).

SUSTAINABILITY IMPLICATIONS:

Taking the necessary steps to secure fully serviced replacement employment land supply is closed linked to the economic pillar of the Town's Integrated Community

Sustainability Strategy including:

- Focus Area: Diversified and Resilient Economy
 - Goal: Maximize the industrial benefits from existing and future designated employment lands such as the Highway 401/407 Gateway.
- Focus Area: Balanced Tax Base
 - Goal: Achieve a stronger municipal tax assessment base through a substantial improvement in the ratio of non-residential to residential assessment.

CONSULTATION:

The Director of Infrastructure Services and the Region of Halton has been consulted on this matter.

CONCLUSION:

Report No. PDS-2014-0039, proposed Official Plan Amendment No. 21, as well as proposed modifications to Official Plan Amendment No. 10, have been prepared for the purpose of the statutory public meeting on May 26, 2014.

The deadline for agency and public comments on the draft documents is June 6, 2014. Following the review and consideration of public and agency comments staff will report back to Council, addressing these comments and providing recommendations for Council's consideration.

Respectively submitted,

Steve Burke, MCIP, RPP
Manager of Planning Policy

John Linhardt, MCIP, RPP
Director of Planning, Development
and Sustainability

David Smith
Chief Administrative Officer

AMENDMENT NO. 21
TO THE OFFICIAL PLAN
FOR THE TOWN OF HALTON HILLS

Halton Peel Boundary Area Transportation Study/
GTA West Corridor Protection

THE CORPORATION OF THE TOWN OF HALTON HILLS

BY-LAW NO. 2014-

A By-law to adopt Amendment No. 21 to the Official Plan of the
Town of Halton Hills – Halton Peel Boundary Area Transportation Study/
GTA West Corridor Protection

The Council of the Corporation of the Town of Halton Hills, in accordance
with the provisions of the Planning Act, 1990, R.S.O., c.P. 13, as amended,
hereby enacts as follows:

1. That Amendment No. 21 to the Official Plan of the Town of Halton Hills,
being the attached text and schedules, is hereby adopted.
2. That the Town Clerk is hereby authorized and directed to make application
to the Region of Halton for the approval of Amendment No. 21 to the
Official Plan of the Town of Halton Hills.
3. That this By-law shall not come into force or take effect until Amendment
No. 21 to the Official Plan for the Town of Halton Hills is approved by the
Region of Halton.

BY-LAW read and passed by the Council of the Town of Halton Hills this ___ day
of _____, 2014.

MAYOR – R. Bonnette

CLERK – S. Jones

AMENDMENT NO. 21 TO THE OFFICIAL PLAN
OF THE TOWN OF HALTON HILLS

The attached text and schedules constitute Amendment No. 21 to the Official Plan of the Town of Halton Hills, which was adopted by the Council of the Town of Halton Hills by By-law 2014-XXXX in accordance with the provisions of the Planning Act, 1990, R.S.O., c.P. 13, as amended:

THE CORPORATION OF THE TOWN OF HALTON HILLS.

MAYOR – R. Bonnette

CLERK – S. Jones

AMENDMENT NO. 21

TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

PART A – THE PREAMBLE does not constitute part of the Amendment.

PART B - THE AMENDMENT, consisting of the following text and schedules, constitutes Amendment No. 21 to the Official Plan for the Town of Halton Hills.

PART C – THE APPENDICES, does not constitute part of the Amendment, but is included for information purposes only.

Part A – The Preamble

1. Purpose of the Amendment

The purpose of this Amendment is to implement a corridor protection area in Halton Hills and associated land use policies that protect the area from development pending the completion of Phase 2 of the Greater Toronto Area (GTA) West Environmental Assessment and subsequent environmental assessments identified in the Halton Peel Boundary Area Transportation Study (HPBATS).

The Amendment contains the following revisions to the Official Plan necessary to implement corridor protection consistent with Provincial expectations for the GTA West Environmental Assessment and the approved recommendations of HPBATS:

- Establishment of corridor protection policies related to an HPBATS/GTA West Corridor Protection Area in the Transportation section of the Official Plan;
- Addition of an HPBATS/GTA West Corridor Protection Area as an overlay of a portion of the *Agricultural Area*, shown on Schedule A1 – Land Use Plan;
- Addition of an HPBATS/GTA West Corridor Protection Area as an overlay of the Southeast Georgetown *Future Employment Area*, shown on Schedule A3 – Georgetown Land Use;
- Addition of an HPBATS/GTA West Corridor Protection Area as an overlay of a portion of the *Premier Gateway Employment Area*, shown on Schedule A8 – Premier Gateway Employment Area;
- Addition of an HPBATS/GTA West Corridor Protection Area as an overlay of the Town's major road network, shown on Schedule B1 – Functional Plan of Major Transportation Facilities.

2. Location

The lands affected by this Amendment generally include:

- lands within the GTA West Preliminary Route Planning Study Area, in the *Agricultural Area*, east of the rear lot lines of lots fronting on Eighth Line;
- lands within the GTA West Preliminary Route Planning Study Area, in the *Premier Gateway Employment Area*, east of the Toronto Premium Outlets; and,
- lands in the vicinity of Tenth Line and Ten Side Road, including the Southeast Georgetown *Future Residential/Mixed Use Area* lands, identified in the Recommended Road Network of HPBATS.

3. Basis of the Amendment

The Halton Peel Boundary Area Transportation Study (HPBATS) was initiated in March 2007 to examine the transportation requirements along the northern Halton-Peel boundary, encompassing the eastern part of the Town of Halton Hills. The execution of a memorandum of understanding signed by Halton Region, Town of Halton Hills, City of Brampton, Town of Caledon and the Region of Peel, established a framework for the implementation of the recommended transportation improvements, a new North-South Halton-Peel Freeway Corridor. An East-West Connection from Bovaird Drive in Brampton west of the Halton-Peel Freeway to Georgetown, by-passing the Hamlet of Norval was also a critical component of the study from the viewpoint of the Town of Halton Hills and Region of Halton.

In March 2008, the Ontario Ministry of Transportation (MTO) initiated the first phase of an Environmental Assessment (EA) Study for the Greater Toronto Area West Corridor extending north of Highway 401 from the City of Guelph to the City of Vaughan. To address concerns over the impact on rural communities and agricultural resources in Halton Hills, the MTO completed additional work in Phase 1 of the EA that focused on widening Highway 401 as an alternative to a new corridor through Halton Hills.

A final Transportation Development Strategy report was released in November 2012 identifying a North-South corridor similar to the corridor recommendation in HPBATS. The GTA West corridor study recognizes the HPBATS North-South corridor as a Provincial facility generally corresponding to the geographic area identified for the HPBATS corridor. MTO has started Phase 2 of the EA process for the corridor that will focus on identifying the route and developing the preliminary design for the highway, which will result in the narrowing of the lands affected by corridor protection.

Employment Land Re-phasing

As a consequence of the implementation of corridor protection on all lands within the GTA West Preliminary Route Planning Study Area, all lands east of the Toronto Premium Outlets within the Premier Gateway (401/407 Corridor) Employment Area phased for development to the 2021 planning horizon will now be unavailable for development until the GTA West EA process determines they are not required for the transportation corridor. It is anticipated that a significant amount of this area will be permanently precluded from development in order to accommodate a large highway interchange.

Therefore, a critical complementary initiative to this HPBATS/GTA West corridor protection amendment are proposed modifications to Official Plan Amendment No. 10 of the Town of Halton Hills, which will achieve the following:

- Re-phase all employment lands to the 2021 planning horizon affected by corridor protection (i.e. inside the GTA West Preliminary Route Planning Study Area to between 2021 and 2031;
- Re-phase all employment lands to the 2031 planning horizon outside of the GTA West Preliminary Route Planning Study Area to the 2021 planning horizon, thereby permitting the initiation of a secondary planning exercise in 2014 for this area to facilitate timely development of these lands as a replacement for those subject to corridor protection;
- Identify all 2031 employment lands subject to corridor protection as a second phase of employment lands to the 2031 planning horizon, for which a separate secondary planning exercise and infrastructure planning will be required.

It is important to note that since the re-phasing of employment lands described above does not entirely replace the employment lands unavailable for development pending the completion of Phase 2 of the GTA West EA, an important element of the secondary planning exercise for the re-phased 2021 employment lands will be to evaluate alternative locations for the accommodation of the 75 ha shortfall of employment land, which would be added to the Premier Gateway Employment Area through amendment to the Region and Town Official Plans.

Part B – The Amendment

All of this part of the document entitled PART B – THE AMENDMENT, consisting of the following text and schedules, constitutes Amendment No. 21 to the Official Plan for the Town of Halton Hills.

Details of the Amendment

1. That Section F6 Transportation is amended by deleting Section F6.5 Inter-Municipal Transportation Studies and replacing it with the following:

F6.5 HPBATS/GTA West Corridor Protection Area

F6.5.1 OBJECTIVE

It is the objective of this overlay to protect the lands subject to this overlay from *development* that could preclude or negatively affect the future use of the corridor for the purposes for which it was identified and is being planned, until the completion of the GTA West Environmental Assessment (EA) and a subsequent environmental assessment for the East-West connection identified in the Halton Peel Boundary Area Transportation Study (HPBATS).

F6.5.2 LOCATION

The *HPBATS/GTA West Corridor Protection Area* overlay as shown on Schedules A1, A3, A8 and B1 to this Plan applies to an area which corresponds with the Preliminary Route Planning Study Area as identified by the Ministry of Transportation (MTO) through Phase 1 of the GTA West EA process, as well as the Southeast Georgetown lands, which the HPBATS 2031 Recommended Road Network identifies as required for the East-West connection.

F6.5.3 LAND USE POLICIES

It is a policy of this Plan to, not complete the processing of specific *development* approvals, and prohibit the development of urban employment lands, within the *HPBATS/GTA West Corridor Protection Area* overlay until a determination is made that the lands, or any portion of the lands, are not required to accommodate the

future GTA West transportation corridor or East-West connection.”

2. That Schedule A1 – Land Use Plan, as shown in Official Plan Amendment No. 10 as modified by the Region of Halton, is amended by showing an “HPBATS/GTA West Corridor Protection Area” as an overlay of lands designated *Agricultural Area*, *Greenlands A*, *Greenlands B* and *Private Open Space*, as shown on Schedule “1” attached to and forming part of this amendment.
3. That Schedule A3 – Georgetown Land Use, as shown in Official Plan Amendment No. 10 as modified by the Region of Halton, is amended by showing an “HPBATS/GTA West Corridor Protection Area” as an overlay of lands designated *Future Residential/Mixed Use Area*, as shown on Schedule “2” attached to and forming part of this amendment.
4. That Schedule A8 – Premier Gateway Employment Area, as shown in Official Plan Amendment No. 10 as modified by the Region of Halton, is amended by showing an “HPBATS/GTA West Corridor Protection Area” as an overlay of lands designated *Premier Gateway Employment Area Phase 2A* and *Premier Gateway Employment Area Phase 2B*, as shown on Schedule “3” attached to and forming part of this amendment.
5. That Schedule B1 – Functional Plan of Major Transportation Facilities as shown in Official Plan Amendment No. 10 as modified by the Region of Halton, is amended by showing an “HPBATS/GTA West Corridor Protection Area” as shown on Schedule “4” attached to and forming part of this amendment.

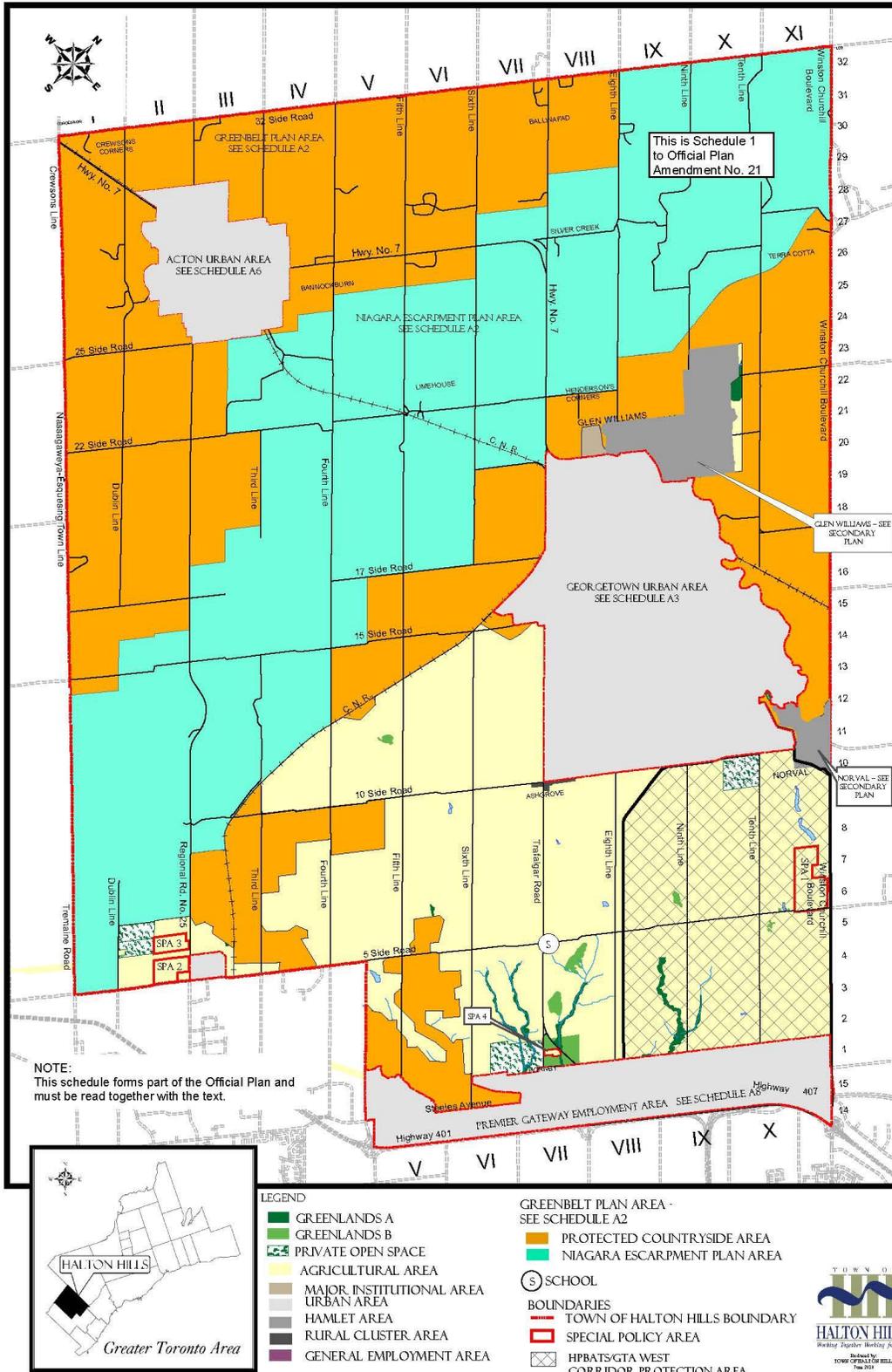
PART C
THE APPENDICES

To be determined

DRAFT

SCHEDULE A1

TOWN OF HALTON HILLS OFFICIAL PLAN
LAND USE PLAN



NOTE:
This schedule forms part of the Official Plan and must be read together with the text.

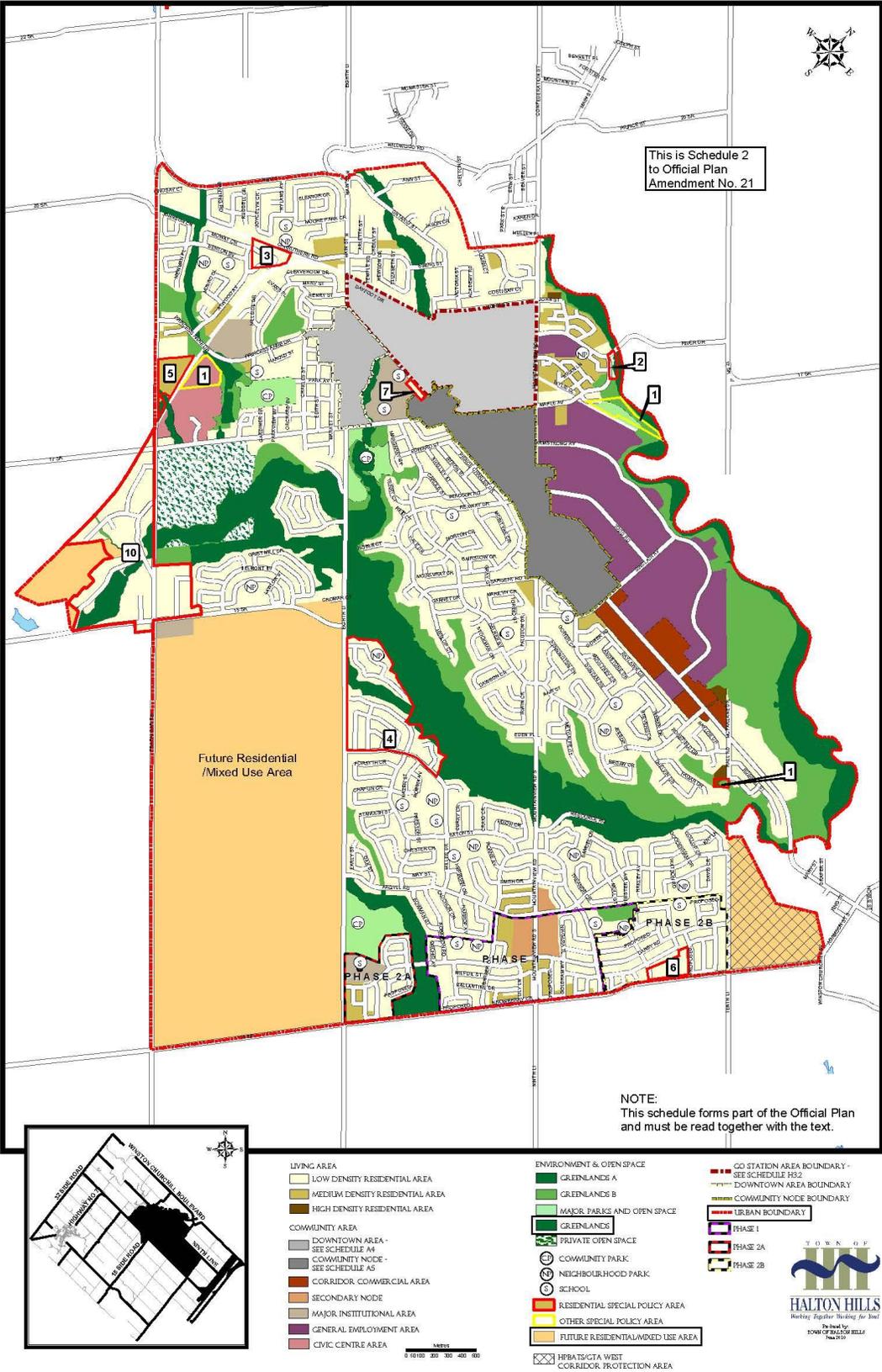


- LEGEND**
- GREENLANDS A
 - GREENLANDS B
 - PRIVATE OPEN SPACE
 - AGRICULTURAL AREA
 - MAJOR INSTITUTIONAL AREA
 - URBAN AREA
 - HAMLET AREA
 - RURAL CLUSTER AREA
 - GENERAL EMPLOYMENT AREA
 - GREENBELT PLAN AREA - SEE SCHEDULE A2
 - PROTECTED COUNTRYSIDE AREA
 - NIAGARA ESCARPMENT PLAN AREA
 - SCHOOL
 - BOUNDARIES
 - TOWN OF HALTON HILLS BOUNDARY
 - SPECIAL POLICY AREA
 - HPBATS/GTA WEST CORRIDOR PROTECTION AREA



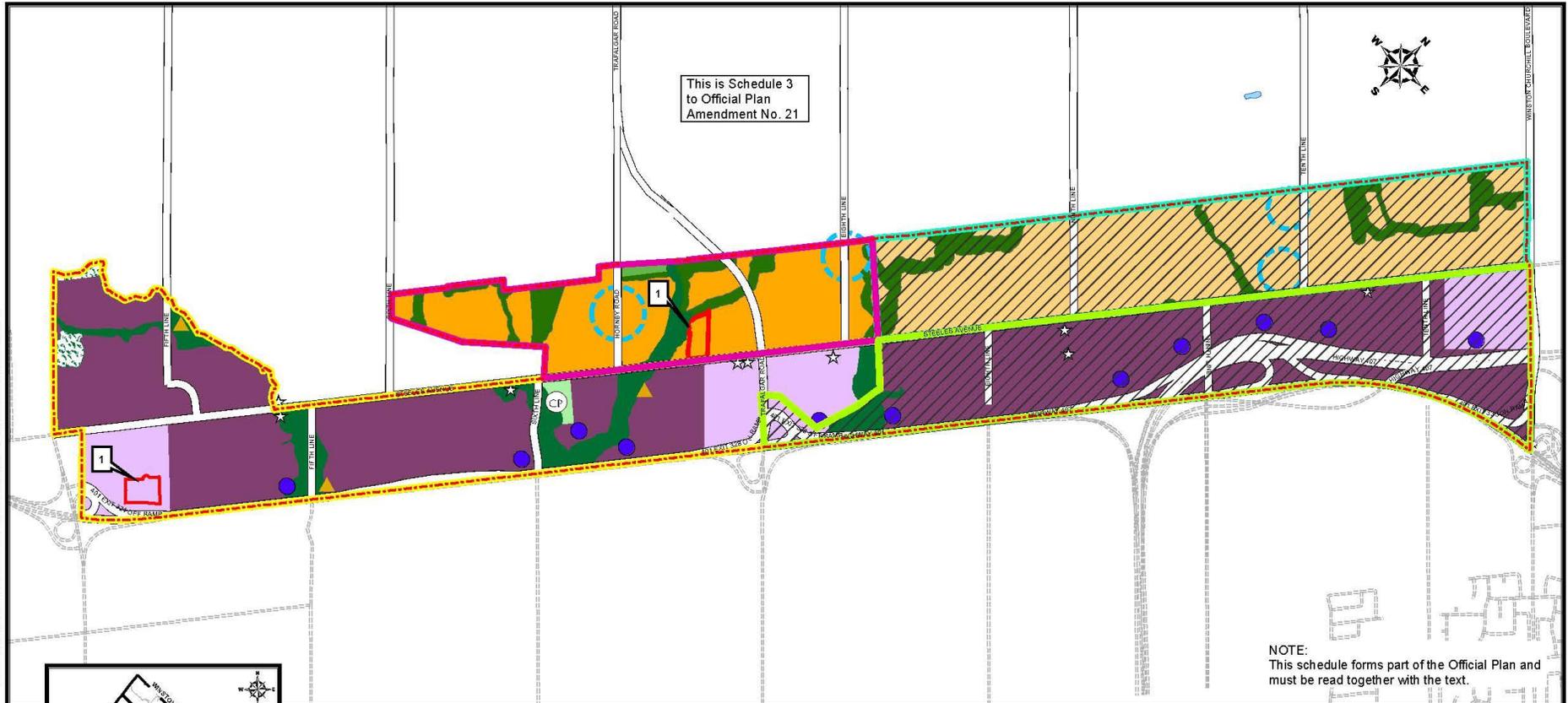
SCHEDULE A3

TOWN OF HALTON HILLS OFFICIAL PLAN
 GEORGETOWN LAND USE

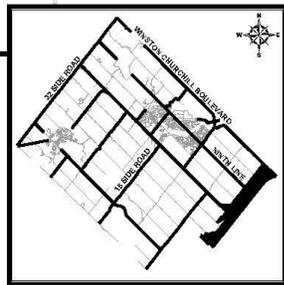


TOWN OF HALTON HILLS OFFICIAL PLAN
SCHEDULE A8

PREMIER GATEWAY EMPLOYMENT AREA



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LEGEND

EMPLOYMENT AREA

- GATEWAY
 - PRESTIGE INDUSTRIAL
 - PHASE 1B EMPLOYMENT AREA
 - PHASE 2B EMPLOYMENT AREA
- ENVIRONMENT & OPEN SPACE
- MAJOR PARKS & OPEN SPACE
 - PRIVATE OPEN SPACE
 - GREENLANDS A
 - GREENLANDS B

- CP COMMUNITY PARK
- STORMWATER MANAGEMENT POND
- POTENTIALLY UNSTABLE SLOPE
- BUILDING WITH HISTORIC SIGNIFICANCE
- URBAN BOUNDARY
- SPECIAL POLICY AREA
- EXISTING RURAL RESIDENTIAL CONCENTRATIONS

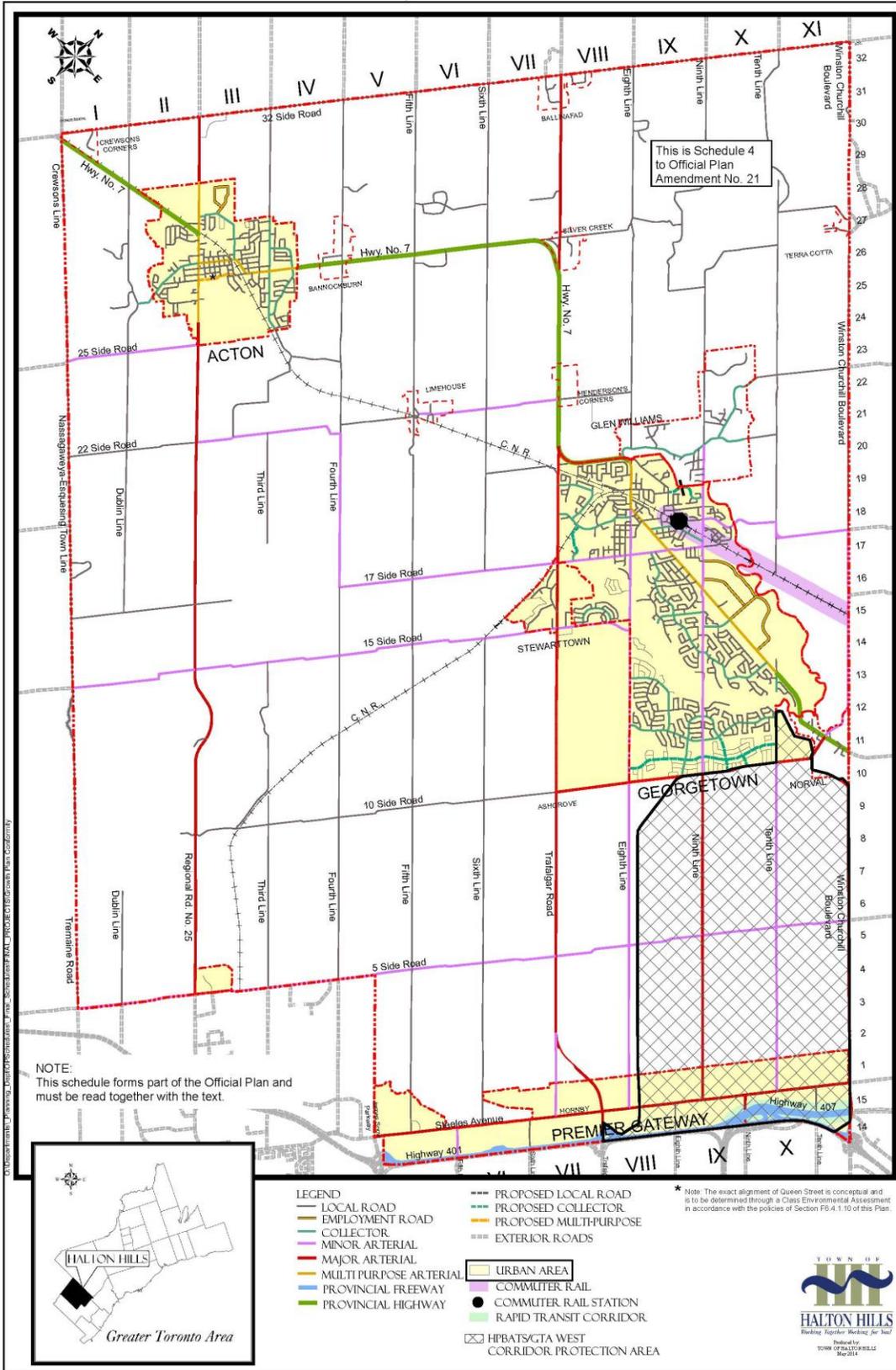
- HPBATS/GTA WEST CORRIDOR PROTECTION AREA

EMPLOYMENT AREA PHASING

- PHASE 1A
- PHASE 1B
- PHASE 2A
- PHASE 2B



SCHEDULE BI TOWN OF HALTON HILLS OFFICIAL PLAN
 FUNCTIONAL PLAN OF MAJOR TRANSPORTATION FACILITIES



**TOWN OF HALTON HILLS
OFFICIAL PLAN AMENDMENT 10
PROPOSED MODIFICATIONS**

Premier Gateway Employment Lands Re-Phasing

to implement

Halton Peel Boundary Area Transportation Study/

GTA West Corridor Protection

**TOWN OF HALTON HILLS
OFFICIAL PLAN AMENDMENT 10
PROPOSED MODIFICATIONS**

That Amendment No. 10 to the Official Plan of the Town of Halton Hills, adopted by the Council of the Corporation of the Town of Halton Hills, is modified as follows:

Modifications

1. That all relevant sections of the amendment are hereby modified to delete all references to “401/407 Employment Corridor Area” and replace them with “Premier Gateway Employment Area.”

2. That Section D3.3 Supply of Land is hereby modified to add a new paragraph after the first paragraph as follows:

“It is the policy of this Plan to ensure the adequacy of the supply of employment lands to the 2021 planning horizon by partially replacing the supply now subject to corridor protection and phased between the 2021 and 2031 planning horizons, in the area originally phased to 2031, pursuant to Section D6.4.3.1 of this Plan.”

3. That Section D3.5 401/407 Employment Corridor Areas hereby modified by revising the heading to read “Premier Gateway Employment Area Phase 1”.

4. That Section D3.5 Premier Gateway Employment Area Phase 1 is hereby modified by replacing all references to “401/407 Employment Corridor Area” with “Premier Gateway Employment Area Phase 1”.

5. That Section D3.5.2 Location is hereby modified by deleting the first paragraph and replacing it with the following:

“The *Premier Gateway Employment Area Phase 1* is generally located on both the north and south sides of Steeles Avenue between the Town of Milton boundary and Eighth Line as shown on Schedule A8 of this Plan. Lands within the *Premier Gateway*

Employment Area Phase 1 are divided into six land use designations, as set out below:

- Prestige Industrial Area;
- Gateway Area;
- Greenlands;
- Major Parks and Open Space Area;
- Private Open Space Area; and,
- Phase 1B Employment Area.”

6. That Section D3.5.2 Location is hereby modified by adding the following sentence at the end of the second paragraph:

“The *Phase 1B Employment Area* designation applies to the lands north of Steeles Avenue between the Greenbelt Plan Area and Eighth Line, which are subject to comprehensive planning, pursuant to Section D3.5.4.4.3 of this Plan.”

7. That Section D3.5.3.1 Public Utilities is hereby modified by replacing the heading “Public Utilities” with the heading “Public Utilities and Development Phasing”.

8. That Section D3.5.3.1 Public Utilities and Development Phasing is hereby modified by deleting the first and second paragraphs and replacing them with the following:

“All development shall proceed on the basis of full municipal services. The Region of Halton is responsible for the extension of municipal water and wastewater services.

Development within the *Premier Gateway Employment Area Phase 1* to the 2021 planning horizon shall occur in two sub-phases as illustrated on Schedule A8 to this Plan, as market demands dictate and the Town and Region of Halton are satisfied that a sustainable financial strategy is in place for each phase. It is the intent of this Plan that all development proceeds in a rational and orderly manner.”

9. That Section D3.5.4 Land Use Designations is hereby modified by adding a new Section D3.5.4.4 entitled “Phase 1B Employment Area” as follows:

D3.5.4.4 Phase 1B Employment Area

D3.5.4.4.1 Objectives

The objectives of the *Phase 1B Employment Area* designation are:

- a) to accommodate employment growth to the 2021 planning horizon;

- b) to provide for the continued development of the *Premier Gateway Employment Area* in order to enhance its development as a major employment area; and,
- c) to ensure that the urban design of the new development in the area enhances the area's location as a gateway into the Town of Halton Hills, and is sensitive to the character of the area.

D3.5.4.4.2 Location

The *Phase 1B Employment Area* designation applies to an expansion to the *Premier Gateway Employment Area* north of Steeles Avenue as shown on Schedule A8 of this Plan.

D3.5.4.4.3 Comprehensive Planning

Prior to the approval of any development within this designation, the following must be completed:

- a) a Secondary Plan, according to the policies of Section G3.1 of this Plan, including a Subwatershed Study appropriately scoped to the *Phase 1B Employment Area*, to the satisfaction of Council;
- b) appropriate financial plans and agreements, including any necessary front ending agreements, to the satisfaction of the Region and the Town; and,
- c) appropriate development charge by-laws, to the satisfaction of Council.

The Terms of Reference for the Secondary Plan exercise shall include an evaluation of alternative locations to accommodate a maximum 75 ha supply of employment land to the 2021 planning horizon, which are required to replace employment lands within *Premier Gateway Employment Area Phase 2*, subject to corridor protection. This supply or a portion of it, may be accommodated on lands contiguous to the *Phase 1B Employment Area*, by amendment to the Region Official Plan and this Plan, provided the total employment land supply to 2031, which underpins the employment distribution in Tables 1 and 2A of the Regional Official Plan, is not exceeded.

D3.5.4.4.4 Regional Natural Heritage System

Notwithstanding the policies pertaining to the Greenlands System contained in Section B1 of this Plan, the relevant

Regional Natural Heritage System policies of the Regional Official Plan shall be applicable to the *Greenlands* designation within the *Phase 1B Employment Area* of this Plan.

D3.5.4.4.5 Existing Rural Residential Concentrations

Existing concentrations of rural residential development, which are unlikely to be redeveloped in the short term for employment uses, are identified on Schedule A8 to this Plan.

Notwithstanding that these concentrations are anticipated to be designated for employment use through the subsequent Secondary Plan process, the following policies shall apply:

- a) subject to the Secondary Plan process, these concentrations may be zoned to permit the existing residential use and uses related to the residential use;
- b) through the Secondary Plan process, the Town may rezone the lands to permit the use of the existing residential dwellings for office or other uses that are compatible with both the adjacent residential uses, and uses permitted by the underlying employment designation;
- c) policies shall be incorporated into the Secondary Plan, which ensure the provision of landscape or other buffers between existing rural residential concentrations and future employment uses;
- d) through the Secondary Plan process, the development of a road network for the *Phase 1B Employment Area*, shall take into consideration the appropriateness of network solutions to address the existence of this residential concentration, including alternatives such as by-passes and cul-de-sacs.

D3.5.4.4.6 Special Policy Areas

a) **Special Policy Area 1**

A commercial operation with a maximum gross floor area of 1,861 square metres devoted to serving the horse/equestrian community, including the selling of

commercial products, service, repair, and the making of related products is permitted on lands designated as *Phase 1B Employment Area* and identified as Special Policy Area 1, as shown on Schedule A8 to this Plan.

10. That Section D6.4 Future Employment Area is hereby modified by revising the heading to read "Premier Gateway Employment Area Phase 2".
11. That Section D6.4.1 Objectives is hereby modified by replacing the reference to the "401/407 Employment Corridor" with "Premier Gateway Employment Area."
12. That Section D6.4.2 Location is hereby modified by deleting the entire section and replacing it with the following:

"The *Premier Gateway Employment Area Phase 2* is generally located on both the north and south sides of Steeles Avenue between the Eighth Line and the City of Brampton boundary. Lands within the *Premier Gateway Employment Area Phase 2* are divided into four land use designations, as set out below:

- Prestige Industrial Area;
- Gateway Area;
- Greenlands; and,
- Phase 2B Employment Area."

13. That Section D6.4 Premier Gateway Employment Area Phase 2 is hereby modified by deleting Sections D6.4.3, D6.4.4 and D6.4.5.
14. That Section D6.4 Premier Gateway Employment Area Phase 2 is hereby modified by adding a new Section D6.4.3 General Development Policies as follows:

"D6.4.3 General Development Policies

The general policies pertaining to the development of lands within the *Prestige Industrial Area*, *Gateway Area* and *Greenlands* designations are as set out in Sections D3.5.3.2, D3.5.3.3, D3.5.3.4 and D3.5.3.5 of this Plan.

D6.4.3.1 Public Utilities and Development Phasing

All development shall proceed on the basis of full municipal services. The Region of Halton is responsible for the extension of municipal water and wastewater services.

Development within the *Premier Gateway Employment Area Phase 2* to the 2031 planning horizon shall occur in two sub-phases as illustrated on Schedule A8 to this Plan. It is the intent of this Plan that all development proceeds in a rational and orderly manner.”

15. That Section D6.4 Premier Gateway Employment Area Phase 2 is hereby modified by adding a new Section D6.4.4 Land Use Designations as follows:

“D6.4.4 Land Use Designations

D6.4.4.1 Prestige Industrial Area

The specific policies pertaining to the development of lands within the *Prestige Industrial Area* designation are as set out in Section D3.5.4.1 of this Plan.

D6.4.4.2 Gateway Area

The specific policies pertaining to the development of lands within the *Gateway Area* designation are as set out in Section D3.5.4.2 of this Plan.

D6.4.4.3 Greenlands

The specific policies pertaining to the development of lands within the *Greenlands* designation are as set out in Section D3.5.4.3 of this Plan.

D6.4.4.4 Phase 2B Employment Area

D6.4.4.4.1 Objectives

The objectives of the *Phase 2B Employment Area* designation are:

- a) to accommodate employment growth to the 2031 planning horizon;
- b) to provide for the expansion of the *Premier Gateway Employment Area* in order to enhance its development as a major employment area; and,
- c) to ensure that the urban design of the new development in the area enhances the area’s location as a gateway into the Town of Halton Hills, and is sensitive to the character of the area.

D6.4.4.4.2 Location

The *Phase 2B Employment Area* designation applies to an expansion to the *Premier Gateway Employment Area* north of Steeles Avenue as shown on Schedule A8 of this Plan.

D6.4.4.4.3 Comprehensive Planning

Prior to the approval of any development within this designation, the following must be completed:

- a) a Joint Infrastructure Staging Plan in accordance with the policies of Section F10.4 of this Plan;
- b) a Secondary Plan, according to the policies of Section G3.1 of this Plan, including:
 - i) a Subwatershed Study appropriately scoped to the *Phase 2B Employment Area*, to the satisfaction of Council;
 - ii) the establishment of local phasing of development to the 2031 planning horizon;
- c) appropriate financial plans and agreements, including any necessary front ending agreements, to the satisfaction of the Region and the Town; and,
- d) appropriate development charge by-laws, to the satisfaction of Council.

D6.4.4.4.4 Regional Natural Heritage System

Notwithstanding the policies pertaining to the Greenlands System contained in Section B1 of this Plan, the relevant Regional Natural Heritage System policies of the Regional Official Plan shall be applicable to the *Greenlands* designation within the *Phase 2B Employment Area* of this Plan.

D6.4.4.4.5 Existing Rural Residential Concentrations

Existing concentrations of rural residential development, which are unlikely to be redeveloped in the short term for employment uses, are identified on Schedule A8 to this Plan.

Notwithstanding that these concentrations are anticipated to be designated for employment use through the subsequent Secondary Plan process, the following policies shall apply:

- e) subject to the Secondary Plan process, these concentrations may be zoned to permit the existing residential use and uses related to the residential use;
 - f) through the Secondary Plan process, the Town may rezone the lands to permit the use of the existing residential dwellings for office or other uses that are compatible with both the adjacent residential uses, and uses permitted by the underlying employment designation;
 - g) policies shall be incorporated into the Secondary Plan, which ensure the provision of landscape or other buffers between existing rural residential concentrations and future employment uses;
 - h) through the Secondary Plan process, the development of a road network for the *Phase 2B Employment Area*, shall take into consideration the appropriateness of network solutions to address the existence of this residential concentration, including alternatives such as by-passes and cul-de-sacs.
16. That Section D6.4.6 Special Policy Areas is hereby modified by re-numbering it as Section D6.4.5.
17. That Section E1 Agricultural Area, Section E1.6 Special Policy Areas is modified by adding a new Section E1.6.4 Special Policy Area 4, as follows:

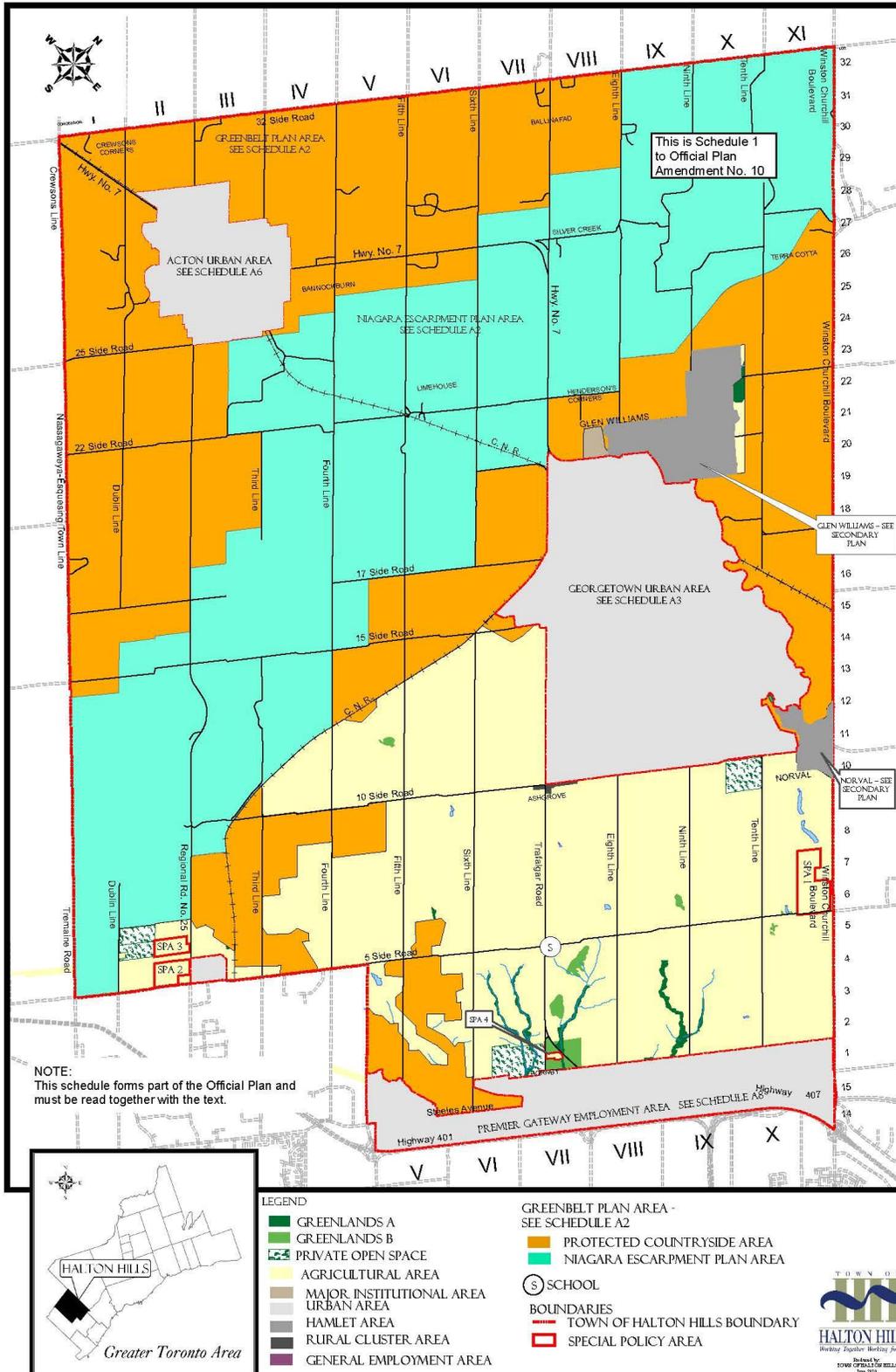
“E1.6.4 Special Policy Area 4

Permitted uses on lands designated as *Agricultural Area* and identified as Special Policy Area 4 as shown on Schedule A1 to this Plan, shall be limited to existing uses pending the completion of a secondary planning exercise for the *Phase 1B Employment Area* as specified in Section D3.5.4.4.3 of this Plan, including an evaluation of alternative locations to accommodate a maximum 75 ha supply of employment land to the 2021 planning horizon.

18. That Section E4.2 Location is hereby modified to delete the reference to "Hornby".
19. That Schedule A1 – Land Use Plan is hereby modified by deleting the reference "401/407 Employment Area – See Schedule A8" and replacing it with "Premier Gateway Employment Area – See Schedule A8", revising the boundary of this area as shown on the attached Schedule "1", and designating the areas now outside of the Urban Area as *Greenlands* and *Agricultural Area* with a Special Policy Area overlay.
20. That Schedule A2 – Greenbelt Plan is hereby modified by deleting the reference "401/407 Employment Area – See Schedule A8" and replacing it with "Premier Gateway Employment Area – See Schedule A8", and revising the boundary of this area as shown on the attached Schedule "2".
21. That Schedule A8 – 401 Corridor Employment Areas is hereby modified by deleting it and replacing it with an updated "Schedule A8 – Premier Gateway Employment Area" as shown on the attached Schedule "3".
22. That Schedule B1 – Functional Plan of Major Transportation Facilities is hereby modified by deleting the reference to "401 Corridor" and replacing it with "Premier Gateway" and revising the boundary of this area as shown on the attached Schedule "4".
23. That Schedule B2 – Right of Way Classifications is hereby modified by deleting the reference to "401 Corridor" and replacing it with "Premier Gateway" and revising the boundary of this area as shown on the attached Schedule "5".

SCHEDULE A1

TOWN OF HALTON HILLS OFFICIAL PLAN
LAND USE PLAN



NOTE:
This schedule forms part of the Official Plan and must be read together with the text.



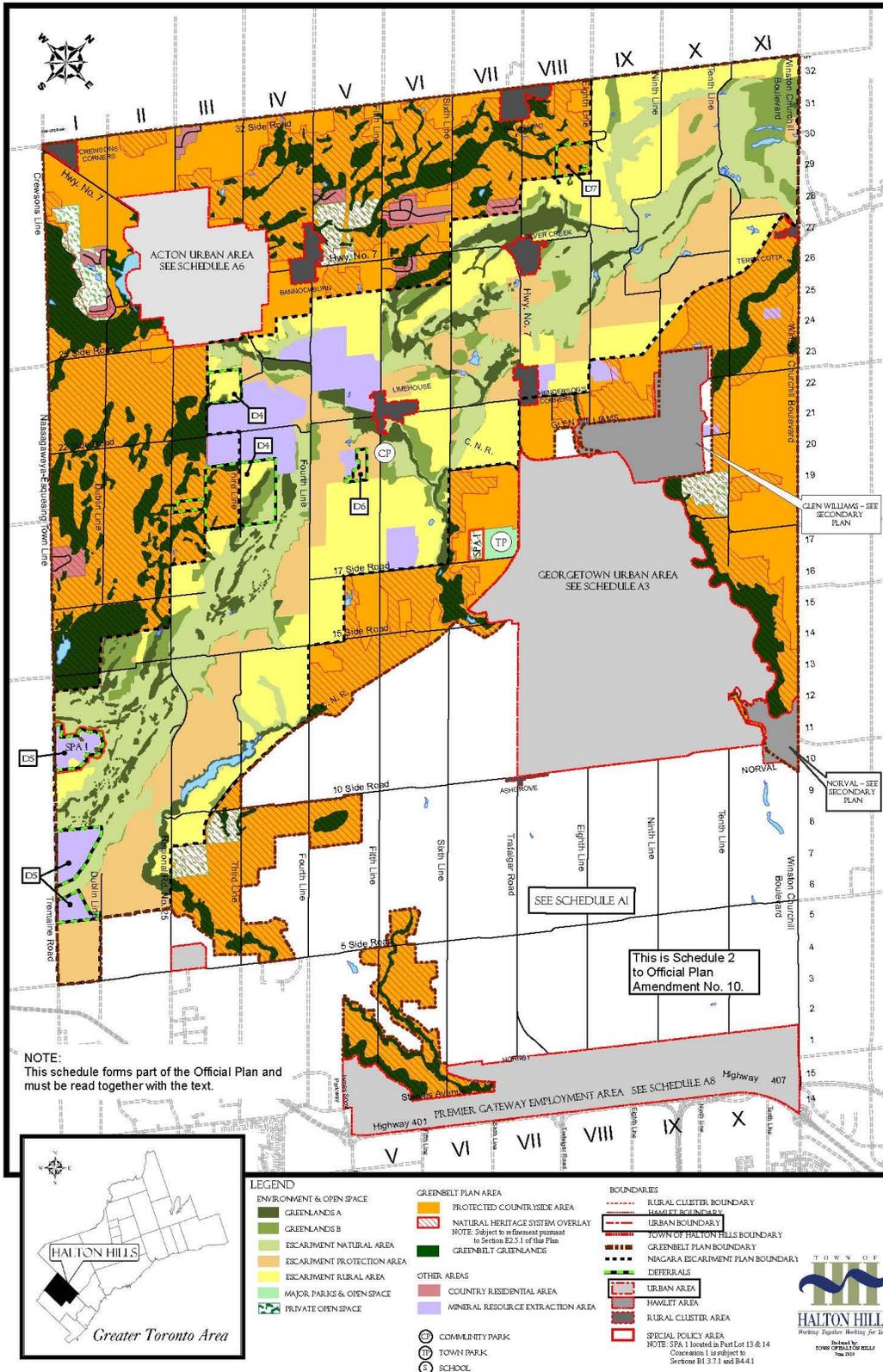
- LEGEND
- GREENLANDS A
 - GREENLANDS B
 - PRIVATE OPEN SPACE
 - AGRICULTURAL AREA
 - MAJOR INSTITUTIONAL AREA
 - URBAN AREA
 - HAMLET AREA
 - RURAL CLUSTER AREA
 - GENERAL EMPLOYMENT AREA

- GREENBELT PLAN AREA - SEE SCHEDULE A2
- PROTECTED COUNTRYSIDE AREA
- NIAGARA ESCARPMENT PLAN AREA
- S SCHOOL
- BOUNDARIES
- TOWN OF HALTON HILLS BOUNDARY
- SPECIAL POLICY AREA



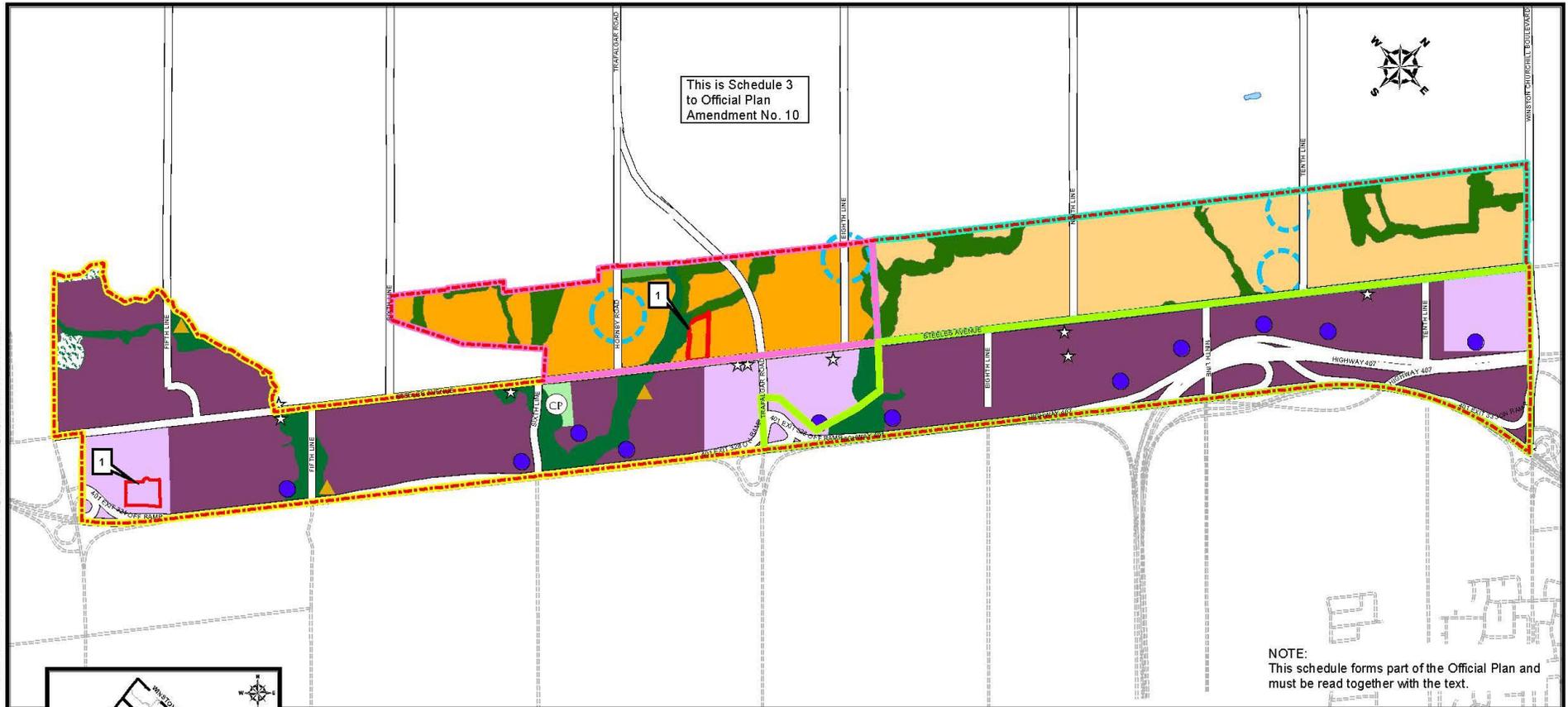
SCHEDULE A2

TOWN OF HALTON HILLS OFFICIAL PLAN
GREENBELT PLAN



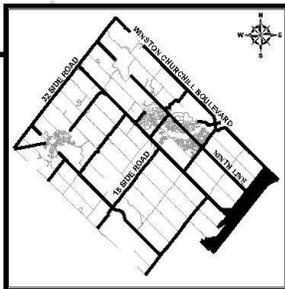
TOWN OF HALTON HILLS OFFICIAL PLAN
SCHEDULE A8

PREMIER GATEWAY EMPLOYMENT AREA



NOTE:
This schedule forms part of the Official Plan and must be read together with the text.

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LEGEND

EMPLOYMENT AREA

- GATEWAY
- PRESTIGE INDUSTRIAL
- PHASE 1B EMPLOYMENT AREA
- PHASE 2B EMPLOYMENT AREA

- ENVIRONMENT & OPEN SPACE
- MAJOR PARKS & OPEN SPACE
 - PRIVATE OPEN SPACE
 - GREENLANDS A
 - GREENLANDS B

- CP COMMUNITY PARK
- STORMWATER MANAGEMENT POND
- POTENTIALLY UNSTABLE SLOPE
- BUILDING WITH HISTORIC SIGNIFICANCE
- URBAN BOUNDARY

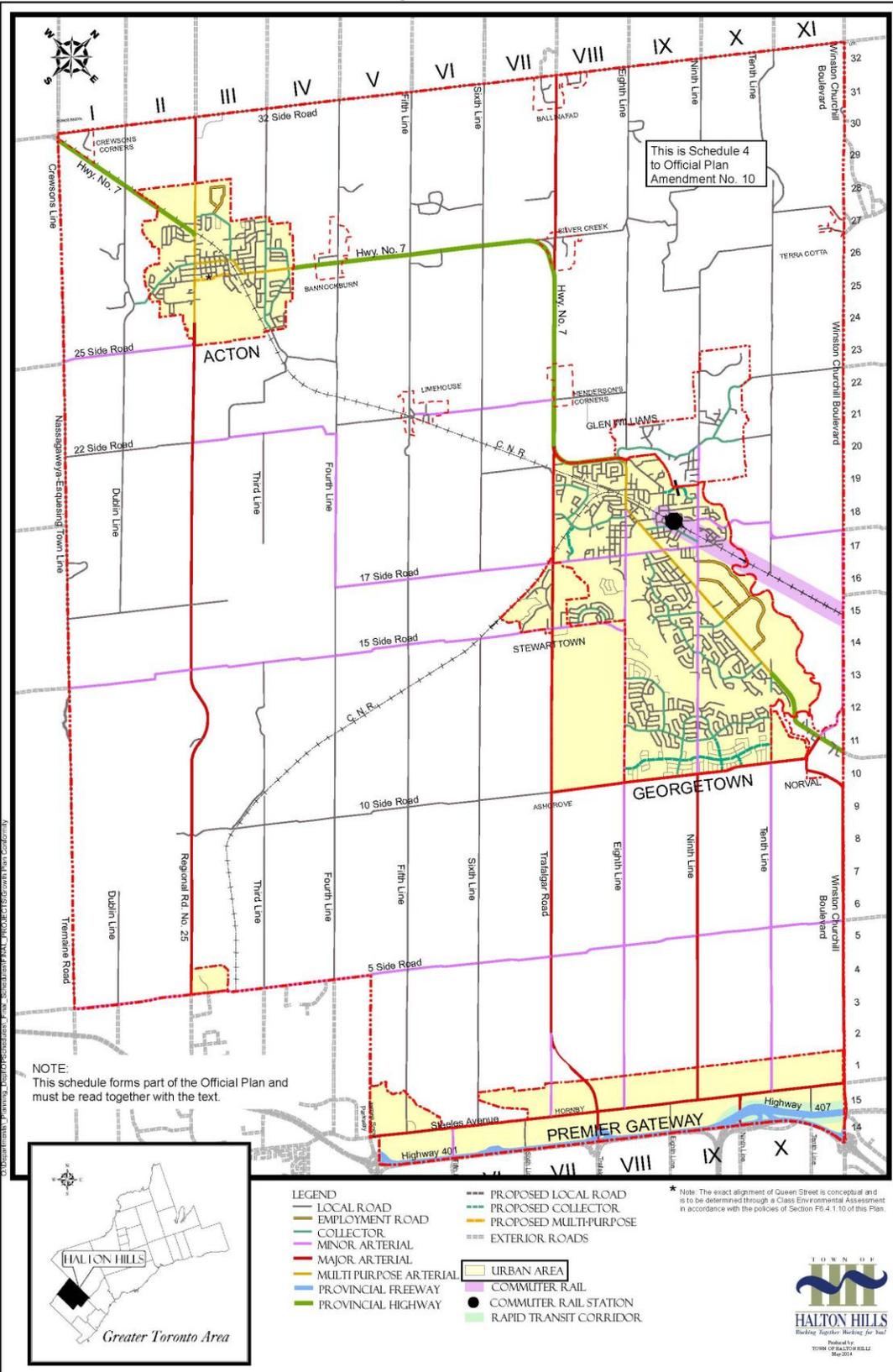
- SPECIAL POLICY AREA
- EXISTING RURAL RESIDENTIAL CONCENTRATIONS

EMPLOYMENT AREA PHASING

- PHASE 1A
- PHASE 1B
- PHASE 2A
- PHASE 2B



SCHEDULE BI TOWN OF HALTON HILLS OFFICIAL PLAN
 FUNCTIONAL PLAN OF MAJOR TRANSPORTATION FACILITIES



SCHEDULE B2

TOWN OF HALTON HILLS OFFICIAL PLAN
RIGHT OF WAY CLASSIFICATIONS

