

REPORT

REPORT TO: Chair and Members of Community Affairs Committee

REPORT FROM: Planning and Infrastructure

DATE: February 12, 2016

REPORT NO.: PI-2016-0013

RE: Regional Approval – Official Plan Amendment Nos. 10 and 21
File Nos.: D08/OF Growth Plan Conformity (Urban Matters);
D08/HA HPBATS Corridor Protection OPA

RECOMMENDATION:

THAT Report No. PI-2016-0013, dated February 12, 2016, regarding the Regional approval of Halton Hills Official Plan Amendment Nos. 10 and 21, be received;

AND FURTHER THAT Council endorses the proposed Regional modifications to Official Plan Amendment No. 10, as set out in the Regional post-circulation letter, attached as Appendix 1 to this report;

AND FURTHER THAT the Region of Halton be advised that Halton Hills Council supports the approval of Official Plan Amendment Nos. 10 and 21, as proposed to be modified, and requests that the Region of Halton issue its Notices of Decision.

Report Purpose:

The purpose of this report is to:

- Provide a status update on the Regional approval process for Halton Hills Official Plan Amendment Nos. 10 and 21;
- Outline the proposed modifications to OPA 10 contained in the Region's post-circulation letter, based upon discussion with Town staff, and related Town staff recommendations;
- Recommend Council endorse the proposed Regional modifications, subject to revisions recommended by Town staff.

BACKGROUND:**A. Official Plan Amendment No. 10 - Urban Matters:**

At the Council Meeting of June 28, 2010 Council approved Resolution No. 2010-0167 pertaining to Report No. PDS-2010-0060, and adopted Town of Halton Hills Official Plan Amendment No. 10 - Growth Plan Conformity (Urban Matters), dated June 2010, as a non-exempt (requiring Regional approval) local Official Plan Amendment. This amendment was part of the Town program to achieve conformity with the Growth Plan for the Greater Golden Horseshoe and Sustainable Halton (Regional Official Plan Amendment No. 38 or ROPA 38).

Staff was directed to submit Official Plan Amendment (OPA) No. 10 to the Region of Halton for approval, to monitor the approval process, and in the event that the Region of Halton post-circulation letter proposed modifications or deferrals, prepare a report to Council with recommendations concerning any proposed modifications or deferrals.

OPA 10 as adopted by Council contained a number of significant revisions to the Official Plan, necessary to achieve conformity with the Provincial Growth Plan and ROPA 38, and implement the Preferred Growth Option for the Town to 2031 endorsed by Council, including:

- replacement of the 2021 planning horizon with a 2031 planning horizon, and identification of a planned 2031 population and employment of 94,000 people and 43,000 jobs for Halton Hills as a whole;
- expansion of the Georgetown Urban Area to include: a) Southwest Georgetown (now subject to a comprehensive planning exercise known as Vision Georgetown), b) Southeast Georgetown bounded by Tenth Line, 10 Side Road and the Hamlet of Norval, and c) the existing Hamlet of Stewarttown and adjacent lands outside of the Greenbelt Plan Area;
- expansion of the Halton Hills Premier Gateway Employment Area by 340 gross hectares northwest of Steeles Avenue, comprising Lot 1 of the former Esquesing Township;
- identification of the Regional Natural Heritage System within the Georgetown and Halton Hills Premier Gateway expansion areas;
- integration of the existing Rural (Mansewood) Industrial Area into the Urban Area designated as General Employment Area;
- inclusion of a minimum Designated Greenfield Area density target of 39 residents and jobs per gross hectare, which is a blended figure that applies to the greenfield areas of Georgetown and the entire Halton Hills Premier Gateway;
- inclusion of additional policy direction regarding employment land conversions, and identification of Future Strategic Employment Areas (FSEA) and accompanying policies; and,
- inclusion of additional policy direction on phasing of development and the preparation of Secondary Plans as per ROPA 38.

Since July 2010, the approval status of OPA 10 has been pending the resolution of a number of appeals to Regional Official Plan Amendment No. 38 (ROPA 38) pertaining to such matters as population and employment, urban expansion, the identification of Future Strategic Employment Areas, and development phasing. With the resolution of those appeals at the Ontario Municipal Board, and the partial approval of ROPA 38, the Region is now in a position to deal with approval of OPA 10.

B. Region Development Phasing and HPBATS/GTA West Corridor Protection:

B1. Regional Official Plan Amendment No. 39:

In June 2011, subsequent to Council adoption of OPA 10, the Region approved Regional Official Plan Amendment (ROPA) No. 39. ROPA 39 implemented Regional phasing of development to the 2031 planning horizon by modifications to Map 5 – Regional Phasing and the addition of Table 2a containing dwelling unit and employment targets by Local Municipality by 5-year period, to the Regional Official Plan. The dwelling unit targets are further distributed between the *Built-Up Area*¹ (i.e. intensification) and the *Designated Greenfield Area*².

Through Council adoption of Report PDS-2011-0038, Halton Hills endorsed ROPA 39 and adopted the targets in Table 2a pertaining to Halton Hills, revised as recommended by Town staff, as the basis for local phasing policies in the Halton Hills Official Plan and Secondary Plans (i.e. Vision Georgetown). Other policies contained within ROPA 39 include, amongst other matters:

- a requirement that the Local Municipalities demonstrate in their Official Plans how the overall population and employment targets to 2031, density and intensification targets, and development phasing targets, can be achieved and maintained at all times;
- a requirement that the Local Municipalities prohibit the conversion of lands within employment areas to non-employment uses, including major retail uses, unless through a municipal comprehensive review, subject to criteria, including that the conversion will not compromise ability to meet the official plan employment targets;
- a requirement that the Local Municipalities ensure that a full range and mix of housing types can be provided in each development phase.

B2. Regional Official Plan Amendment No. 43:

As outlined in detail in previous reports to Council including Report PDS-2014-0029, the Provincial requirement to implement corridor protection for the GTA West transportation corridor, and a commitment through a Memorandum of Understanding to implement corridor protection for the Halton Peel Boundary Area Transportation Study (HPBATS) transportation improvements, necessitated a joint Region of Halton/Town of Halton Hills

¹ *Built-Up Area*: all lands within the Built Boundary, which defines the limits of the developed urban area as of June 2006.

² *Designated Greenfield Area*: the area within the Urban Area that is not the Built-Up Area.

process. At the Regional level, this resulted in Regional Official Plan Amendment No. 43, which identified a Corridor Protection Area in Halton Hills and Milton, and modified Map 5 – Regional Phasing to address the impacts of corridor protection on the supply of employment lands in Halton Hills.

This amendment was appealed by Maple Lodge Farms and the South Georgetown Landowners Group, and is before the Ontario Municipal Board for adjudication. In a complementary manner, the Town modified OPA 10 and adopted Official Plan Amendment No. 21 as outlined in the following section of this report.

C. Employment Land Re-Phasing and GTA West/HPBATS Corridor Protection:

Through Resolution No. 2014-0149, Council adopted the following recommendations:

THAT Report No. PDS-2014-0047, dated June 16, 2014, regarding the final revised HPBATS/GTA West Corridor Protection Official Plan Amendment (OPA No. 21), and related modifications to Official Plan Amendment No. 10, Growth Plan Conformity (Urban Matters), be received;

AND FURTHER THAT the proposed modifications to Town of Halton Hills Official Plan Amendment No. 10 related to the re-phasing of Halton Hills Premier Gateway Employment Lands, dated June 2014, be endorsed and incorporated into OPA No. 10 as post-Regional circulation modifications;

AND FURTHER THAT staff be directed to consolidate the proposed modifications to Town of Halton Hills Official Plan Amendment No. 10, dated June 2014, with other required modifications to OPA No. 10, to facilitate approval of OPA No. 10, as modified, by the Region of Halton;

AND FURTHER THAT Town of Halton Hills Official Plan Amendment No. 21 (HPBATS/GTA West Corridor Protection), dated June 2014, be adopted as a non-exempt local Official Plan Amendment;

AND FURTHER THAT Town of Halton Hills Official Plan Amendment No. 21 (HPBATS/GTA West Corridor Protection) be submitted to the Region of Halton for approval;

AND FURTHER THAT Town staff monitor the approval process for Official Plan Amendment Nos. 10 and 21, and in the event that the Region of Halton post-circulation letter proposes substantive modifications or deferrals, prepare a report to Council with recommendations concerning any substantive proposed modifications or deferrals.

C1. OPA 21 – HPBATS/GTA West Corridor Protection

The purpose of Official Plan Amendment No. 21 (OPA 21) is to implement a corridor protection area in Halton Hills and associated land use policies that protect the area for the future GTA West highway corridor and related HPBATS transportation improvements. OPA 21 achieves this 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. The Amendment contains corridor protection policies related to an HPBATS/GTA West Corridor Protection Area in the Transportation section of the Official Plan, and the addition of an HPBATS/GTA West Corridor Protection Area as an overlay on the relevant land use and transportation schedules of the Official Plan.

The lands affected by this Amendment generally include lands within the GTA West Preliminary Route Planning Study Area, in the *Agricultural Area* and Premier Gateway employment area of the Town, east of the rear lot lines of lots fronting on Eighth Line and the Toronto Premium Outlets, and the Southeast Georgetown lands in the vicinity of Tenth Line and 10 Side Road, identified in the Recommended Road Network of HPBATS.

As Council is aware, on December 16, 2015 the Ministry of Transportation suspended the GTA West Environmental Assessment process pending a review and update in Spring 2016. Notwithstanding this suspension, the Town has been advised that requirements for corridor protection remain in place at this time. Also, the Town's commitment to corridor protection for the HPBATS improvements remains in place.

C2. OPA 10 Modifications - 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 Employment Area phased for development to the 2021 planning horizon are now unavailable for development pending the completion of the GTA West EA process.

Therefore, a critical complementary initiative to OPA 21 is the proposed modifications to OPA 10, intended to achieve the following:

- Re-phase all pre-2021 employment lands effected by corridor protection, inside the GTA West Route Planning Study Area east of Eighth Line, to between 2021 and 2031;
- Re-phase all 2021-2031 employment lands outside of the GTA West Route Planning Study Area, west of Eighth Line, to the pre-2021 planning horizon, thereby permitting the initiation of a secondary planning exercise for this area to facilitate timely development of these lands as a replacement for those subject to corridor protection. In Spring 2015 the Town initiated the Premier Gateway Phase 1B Integrated Planning Project for those lands, in anticipation of the Regional approval of OPA 10 and 21;
- Identify all 2021-2031 employment lands subject to corridor protection, and east of Eighth Line, 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, scheduled to commence in 2018.

COMMENTS:

As the approval authority for OPA 10 (as proposed to be modified by the Town) and OPA 21, the Region has now issued their post-circulation letters, dated January 21, 2016 (attached as Appendix 1 and 2 to this report). This report is in keeping with the Council direction to monitor the Regional approval process and prepare a report to Council on the Region's post-circulation letters.

The Region's OPA 10 post-circulation letter advises that OPA 10, as proposed to be modified, conforms to the ROP as approved by the OMB, is consistent with the Provincial Policy Statement (2014), and conforms to other Provincial plans and policies.

Based on analysis and discussion between Region and Town Planning staff, Regional staff proposes a number of modifications to OPA 10, pertaining to several subject areas outlined above, including conformity to the 2014 Provincial Policy Statement (PPS) and ROPA 39, which were approved subsequent to the Town adoption of OPA 10. These proposed modifications are provided in detail in Schedule A to the Region's letter, which is attached as Appendix 1 to this report. The majority of the proposed modifications can be described as technical in nature; however the following sections of this report summarize the more significant modifications for the consideration of Council.

A. Future Strategic Employment Areas

As Council will recall, the Provincial decision on ROPA 38 deleted Map 1C – Future Strategic Employment Areas (FSEA) from the Plan in conjunction with related policies. The FSEA are intended to protect potential future employment lands, outside of the urban area and beyond the 2031 planning horizon, from incompatible uses, due to their strategic location with respect to major transportation facilities. The FSEA in the ROPA 38 were not a land use designation, but functioned as a so-called “constraint to development” and were not shown on Map 1, the land use schedule. FSEA policies would only permit the addition of the future strategic employment lands to the urban area before 2031 through a municipal comprehensive review as part of the five year review of the Regional Official Plan. The Town also identified and mapped FSEA through OPA 10.

Consequently, the Region of Halton, Town of Halton Hills, Town of Milton and Orlando Corporation appealed the deletion of these policies by the Province. The FSEA in Halton Hills include lands immediately north of the linear expansion of the Premier Gateway Employment lands between the Sixth Line to Winston Churchill Boulevard and lands generally to the east of the Tenth Line. The identified lands are consistent with the Town's position on this matter as set out in Report PDS-2009-0066.

On April 30, 2014 with the coming into force of a new Provincial Policy Statement (PPS), Region, Halton Hills and Milton staff were of the view that there was an opportunity for resolution of the FSEA appeal with the Province. Key changes to the Employment Areas section of the PPS included:

- Extending the planning horizon for long-term protection of future employment areas, beyond the 20 year horizon for the designation of urban land; and,
- Directing the protection of employment areas in proximity to major goods movement (i.e. transportation) facilities and corridors for employment uses that require those locations.

Subsequently, the Region and Towns of Milton and Halton Hills entered into discussions with the Province in an attempt to resolve the appeal. This resulted in Minutes of Settlement between the Region and Province, which produced several modifications to ROPA 38 mapping and policies. Map 1C was restored to the Plan, with the FSEA shown and described as an overlay, with an explanation that the FSEA are not land use designations, but rather constraints to development. Town staff participated in, and provided input to, development of the revised FSEA policies and mapping.

The Minutes of Settlement were supported by all appellants of the FSEA policies, and through a Partial Approval Motion before the Ontario Municipal Board, the FSEA policies and Map 1C were approved by Oral Decision of the Board on September 28, 2015.

In order to implement the ROPA 38 FSEA policy/mapping revisions in the Town's Official Plan, the Region proposes to modify OPA 10 including Schedule A17 (see Attachment #11 to Schedule A of Appendix 1 to this report) to incorporate the identical mapping and policy changes now contained in ROPA 38 as amended at the Board. It is the view of staff that the revised policies address the concerns of the Town with respect to long-term protection of potential employment lands strategically located in relation to major transportation infrastructure, and it is recommended that the proposed OPA 10 modifications be endorsed by Council.

B. Regional Phasing (ROPA 39)

As noted earlier in this report, when OPA 10 was adopted by the Town the Region had yet to incorporate development phasing policies into the Regional Official Plan. This was accomplished through ROPA 39 in June 2011, which was endorsed by Town Council. Therefore, the proposed modifications to OPA 10 include the incorporation of updated phasing policies and the relevant portion of Table 2a from ROPA 39 (referred to as Table F10 – see below), which establishes 5-year targets for designated greenfield area (i.e. Georgetown South and the Georgetown expansion areas) and intensification (i.e. Built Boundary within Acton and Georgetown) residential units, as well as employment (primarily Premier Gateway), to 2031.

Table F10 Regional Phasing

	2012-2016	2017-2021	2022-2026	2027-2031
Units in Designated Greenfield Area	672	847	3,936	3,773
Low Density Units	623	751	2,205	2,402
Medium/High Density Units	49	96	1,731	1,371
Units inside the Built Boundary	517	917	2,056	2,087
Employment	787	2,192	9,420	9,606

C. Employment Land Conversions (Municipal Comprehensive Review)

Through ROPA 39, the Region has introduced detailed policies pertaining to the conversion of employment lands into the ROP, to achieve conformity with Provincial policy put in place to protect against the conversion of valuable employment land to non-employment uses.

The Region is now proposing modifications to the OPA 10 policies to achieve conformity with the Regional Official Plan. With respect to employment land conversions, the modified policies now specifically reference the relationship to the Regional phasing targets noted above, and the prohibition of conversion to major retail uses. With respect to non-employment uses in employment areas, the modifications explicitly recognize the permitted uses within the *Gateway* and *Prestige Industrial* designations of the Premier Gateway, and provide criteria on which to permit small-scale institutional uses on a limited basis within employment areas.

D. Accessory Apartments

In order to achieve conformity with ROPA 38 and provincial legislation, which took effect subsequent to the adoption of OPA 10 in 2010, the Region has modified the policies pertaining to accessory apartments (i.e. secondary suites) in the Town Official Plan. The modified policy permits accessory apartments 'as of right' in not only single and semi-detached, but also townhouse dwellings, subject to certain criteria (i.e. adequacy of parking) and the regulations of the Zoning By-law.

E. Regional Natural Heritage System

As outlined in previous reports to Council, the Town has adopted an approach to achieving ROPA 38 conformity based upon categories. OPA 10 is a Category 1 amendment that is intended to achieve conformity with ROPA 38 with respect to urban matters only. Conformity with the Agricultural, Natural Heritage System and Mineral Aggregate policies and mapping of ROPA 38 was to be achieved through a Category 3 amendment, once the ROPA 38 policies and mapping was approved at the Board.

Board approval occurred on February 18 (Mineral Aggregate) and November 28, 2014 (Agricultural and Natural Heritage Systems), and therefore through Report PI-2016-

0021, also before Community Affairs Committee at this time, staff is recommending commencement of the Town's Agricultural and Natural Heritage Systems Review.

As outlined in Report PI-2016-0021, inside the existing urban areas of Acton, Georgetown and the Premier Gateway, the spatial extent of the RNHS coincides with the *Greenlands* designations in the approved Halton Hills Official Plan. In all areas below the Niagara Escarpment brow, including the Georgetown and Premier Gateway expansion areas and the agricultural area, ROPA 38 implemented an enhanced natural heritage system (i.e. RNHS) that includes not only key features, but also buffers, linkages and enhancement areas.

E1. Regional Natural Heritage System Modifications to OPA 10

Notwithstanding the Town's Category approach to ROPA 38 conformity noted above, in late 2015, the Region of Halton advised that, the Region would not be prepared to approve OPA 10 unless it was modified to identify the relevant Regional Natural Heritage System (RNHS) policies and mapping changes within the existing urban areas of the Town.

Therefore, Town staff has worked with Region staff to implement an approach to conformity that bridges the gap between OPA 10 approval and a future amendment to the Town's Official Plan arising from the upcoming Agricultural and Natural Heritage Systems Review (see Report PI-2016-0021). The approach is as follows:

- Implementing a single-tier *Greenlands* designation in the existing Acton and Georgetown Urban Areas as shown on the land use schedules of the Official Plan (see Attachments #3, 5, 6, 7, and 14 to Schedule A of Appendix 1 to this report). This change does not result in revisions to the boundaries of the *Greenlands* designation within these areas, but rather the conversion of the existing *Greenlands A* and *B* designated areas into one overall *Greenlands* designation corresponding to the *Regional Natural Heritage System* designation in ROPA 38;
- Incorporating a new sub-section into Section B1 – *Greenlands System* of the Official Plan that addresses *Greenlands* within existing urban areas and introducing a policy referencing specific RNHS policies and Map 1G of ROPA 38 as the applicable policies pertaining to the *Greenlands* designation;
- Including a notwithstanding policy referencing specific applicable RNHS policies and Map 1G of ROPA 38 within the Georgetown and Premier Gateway urban expansion areas.

It is anticipated that specific policy references to ROPA 38 will be removed through the Official Plan amendment implementing the outcome of the upcoming Agricultural and Natural Heritage System Review, which will address ROPA 38 RNHS conformity on a Town-wide basis.

Regional Natural Heritage System in Stewarttown:

In general as noted above, ROPA 38 RNHS mapping within the existing urban areas of Acton and Georgetown corresponds to the Greenlands mapping contained in the current Town Official Plan. However, in the case of Stewarttown, it is a Hamlet Area in the Official Plan, and is being incorporated into the Georgetown Urban Area through OPA 10. Consequently, the enhanced RNHS approach applied outside existing urban areas through ROPA 38 was applied to the Stewarttown area by the Region.

As shown on Appendix 3 to this report, the area within the regulatory floodplain of Black Creek is currently designated Greenlands on the Stewarttown land use schedule of the Official Plan. Through ROPA 38, additional natural features, buffers and enhancement areas have been added to the RNHS.

Given that Stewarttown is an already largely developed settlement area, Town staff asked the Region to consider refinements to the RNHS to exclude buffers and enhancement areas that impacted existing residential lots or uses. As a result, the Region did consent to some refinement, and the buffers and enhancement areas (shown in red hatching on Appendix 3 to this report) were removed by the Region.

However, the remaining RNHS from ROPA 38 within the former Hamlet of Stewarttown has been incorporated on the Georgetown land use schedules of OPA 10 as proposed to be modified by the Region. One area of refinement was also supported by the Region on the North Halton golf course property situated within the boundary of the former Hamlet of Stewarttown (shown in red hatching on Appendix 3 to this report). As the RNHS is larger than the existing Greenlands System in the Town's approved Official Plan, the Club at North Halton has received notice of this report.

RELATIONSHIP TO STRATEGIC PLAN:

The Strategic Plan sets out a broad vision for the community contained in nine strategic directions, and this report relates extensively to most of these. In particular, OPA 10 and 21 relate to:

Strategic Direction **C - Foster a Prosperous Economy**, the Goal to maintain and enhance the economic vitality of the Town through the provision of a wide range of opportunities for economic development, and the following Strategic Objectives:

- 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.

Strategic Direction **G - Achieve Sustainable Growth**, the Goal to ensure that growth is managed so as to ensure a balanced, sustainable, well planned community that meets the needs of its residents and businesses, and the following Strategic Objectives:

- G.1** To provide for a moderate scale of growth that is in keeping with the Town's urban and rural character.
- G.2** To ensure that new urban areas are appropriately sized and phased relative to planned growth to 2031 and in conjunction with required infrastructure improvements.
- 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.
- G.8** To promote the identification of strategic employment land reserves to accommodate employment growth beyond 2031.
- G.9** To ensure that new population growth takes place by way of identifiable, sustainable, healthy and complete communities and neighbourhoods that reflect excellence in urban design.

FINANCIAL IMPACT:

There is no direct financial impact associated with this report.

COMMUNICATIONS IMPACT:

Notification that this report was on the Council Agenda was provided to all those who requested notification through the Town OPA 10 and 21 public processes. A courtesy information notice was also placed in the Independent/Free Press on February 18, 2016, and individual notice was provided to The Club at North Halton. The Region will be advising of their Notice of Decision in accordance with statutory obligations under the Planning Act.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life. The relationship between this report and the Strategy is summarized below:

Do the report's recommendations advance the Strategy's implementation? **Yes**

Which pillar(s) of sustainability does this report support? **Cultural Vibrancy, Economic Prosperity, Environmental Health, and Social Well-being.**

In Summary, the Sustainability Implications of this report are as follows:

Putting in place a land use policy framework for the planning of the Vision Georgetown, Premier Gateway Phase 1B and other mixed use/residential and employment areas is

closely linked to the Economic Prosperity and Environmental Health pillars of the Town's Integrated Community Sustainability Strategy, including the Focus Areas of: Diversified and Resilient Economy, Balanced Tax Base and Land Use, with the Goal to ensure that future urban areas are developed as a complete community, with compact pedestrian friendly neighbourhoods, a mix of housing types, appropriate employment opportunities, community facilities and open spaces.

Comprehensive planning for Vision Georgetown and the Premier Gateway Phase 1B also relate directly to the ICSS pillars of Cultural Vibrancy and Social Equity, including the Focus Areas of: Strong Sense of Community, Inviting Parks and Trails, Infrastructure, Natural Heritage, Energy, Housing and Transportation.

Overall, alignment of this report with the Community Sustainability Strategy is:
Excellent.

CONSULTATION:

Town Planning staff worked closely with Regional Planning staff to develop modifications to OPA 10 to address ROPA 38 and Provincial Plan conformity as outlined in this report.

CONCLUSION:

The purpose of this report was to provide a status update on the Regional approval process for Halton Hills Official Plan Amendment Nos. 10 (Urban Matters) and 21 (HPBATS/GTA West Corridor Protection), and outline the proposed modifications to OPA 10 contained in the Region's post-circulation letter, based upon discussion with Town staff, and related Town staff recommendations.

It is recommended that:

- Council endorse the proposed Regional modifications to OPA No. 10;
- The Region of Halton be advised that Halton Hills Council supports the approval of Official Plan Amendment No. 10, as proposed to be modified, and requests that the Region of Halton issue its Notice of Decision;
- The Region of Halton be advised that Halton Hills Council supports the approval of Official Plan Amendment No. 21, and requests that the Region of Halton issue its Notice of Decision.

Respectfully submitted,

Steve Burke, MCIP, RPP
Manager of Planning Policy

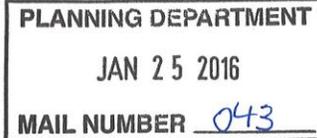
Reviewed and Approved by,

John Linhardt, MCIP, RPP
Executive Director of Planning and
Chief Planning Official

Chris Mills
Commissioner of Planning and
Infrastructure

Brent Marshall
Chief Administrative Officer

Appendix 1 to PI-2016-0013



January 21, 2016

Mr. John Linhardt
Executive Director of Planning & Chief Planning Official
1 Halton Hills Drive
Halton Hills, ON L7C 5C2

Legislative & Planning Services
Planning Services
1151 Bronte Road
Oakville, ON L6M 3L1
Fax: (905) 825-8822


Dear Mr. Linhardt:

Re: Proposed Decision on Halton Hills OPA 10 – Provincial Growth Plan Conformity – Urban Matters

I am writing to you on behalf of Halton Region regarding the approval of the Town's Official Plan Amendment No. 10 (OPA 10), *Provincial Growth Plan Conformity – Urban Matters (2031 Population and Employment Targets, Settlement Area Expansions and other Complementary Matters)*.

As the Region's delegated representative it is my responsibility to ensure that OPA 10 conforms to the Regional Official Plan (ROP), is consistent with the Provincial Policy Statement (2014), and conforms to applicable Provincial plans and legislation. To that end, this letter provides a background on OPA 10, Regional staff's comments and proposed modifications, and the next steps towards approval.

Background

OPA 10 was adopted by Town Council through By-law No. 2010-0077 as a non-exempt Local Official Plan Amendment and forwarded, along with the required supporting documents, to the Region for approval in July 2010. OPA 10 was identified in Staff Report PDS-2010-0035 as a Category 1 Amendment with the purpose of bringing the Town's Official Plan into conformity with the Provincial Growth Plan as well as those parts of Regional Official Plan Amendment No. 38 (ROPA 38) dealing with matters affecting the urban areas of the Town of Halton Hills. In July 2014, through Staff Report PDS-2014-0047, Town Council adopted OPA 21, *Halton Peel Boundary Area Transportation Study / GTA West Corridor Protection* as well as modifications to OPA 10 that re-phase the Premier Gateway Employment Area lands as a result of the corridor protection policies. The Town requested that the Region incorporate the modifications to OPA 10 into its decision.

Modifications to OPA 10

In my decision, I am proposing a number of modifications to OPA 10 as shown in Schedule A, attached to this letter. These modifications bring OPA 10 into conformity with the policies of the Regional Official Plan which affect the urban area and provide further clarity to certain policies. My decision will reflect these modifications.

Refusal of Certain Sections and Schedules of OPA 10

In the intervening period between Town Council's adoption of OPA 10 and my decision, Town Council adopted OPA 11, *Automotive Commercial Uses*. Certain sections of OPA 11 contain the same wording as proposed in OPA 10. In my decision I will be refusing approval of those sections of

The Regional Municipality of Halton

HEAD OFFICE 1151 Bronte Road, Oakville, Ontario L6M 3L1 • Tel: 905-825-6000 • Toll free: 1-866-442-5866 • TTY: 905-827-9833 • www.halton.ca

OPA 10 – SCHEDULE A

Town of Halton Hills Official Plan Amendment No. 10 (OPA) – Proposed Modifications

Additions are shown in red underline and deletions are shown in ~~yellow strikethrough~~. Those modifications for which approval has been refused are shown in grey shade.

Region No.	OPA 10 Item No.	Section No.	Modification	Explanation of Modification
1)	New Item	Part II Introduction	Is modified by adding the words <u>“including affordable housing”</u> after the words “full range of housing” in the eleventh bullet.	To reflect the Provincial interest as set out in Section 2 of the Planning Act.
2)	11	A1 The Community Vision	Is modified by deleting “(2007)” at the end of the third sentence of the second paragraph.	To address Town staff’s request that the reference to the year 2007 be deleted as the Town’s 2007 Strategic Plan has been updated making the reference outdated.
3)	15	A1 The Community Vision	Is modified by deleting the words “401/407 Employment Corridor” after the words “to the” and replacing them with the words <u>“Premier Gateway Employment Area”</u> .	To update terminology.
4)	New Item	A1 The Community Vision	Is modified by deleting the words “401-407 Employment Corridor Area” in the second last paragraph and replacing them with <u>“Premier Gateway Employment Area”</u> .	To update terminology.
5)	New Item	A3 Land Use Concept	Is modified by deleting the third sentence of the first paragraph and replacing it with the following: <u>“The Urban Area applies to the three primary urban areas in the Town – Georgetown, Acton and the Premier Gateway Employment Area, as well as the Mansewood employment area at the northeast corner of Regional Road 25 and 5 Side Road.”</u>	To update terminology and to add a reference to a new urban area.
6)	17	A3.1.1 Greenlands System	Is modified to read as follows: “Designations within this classification include <i>Greenlands A, Greenlands B, Greenbelt Greenlands, Escarpment Natural Area</i> , and a single-tier <i>Greenlands</i> designation <u>within the Urban Areas of Georgetown, Acton and the Premier Gateway Employment Area</u> in the 401/407-Employment Area and Future Residential/Mixed-Use Area within the Georgetown Urban Area. ”	To update terminology and to achieve conformity with the Regional Natural Heritage System policies of the Regional Official Plan within Urban Areas.
7)	19	A3.2.3 Employment Area	Is modified to read as follows: “This designation applies to lands that are primarily used for industrial uses that are <u>on or eligible for</u> full municipal services within Acton, Georgetown, the 401-407 Employment Corridor <u>Premier Gateway Employment Area</u> , and the Mansewood area.”	To distinguish between those areas currently serviced and the area that is eligible for servicing and to update terminology.

Region No.	OPA 10 Item No.	Section No.	Modification	Explanation of Modification
8)	New Item	A3.3.3 Hamlet Area	Is modified by deleting the words "and Stewartown", adding the word "and" before the word "Norval" and deleting the ";" after the words "Glen Williams".	To update a cross-reference.
9)	21	B1 Greenlands System	Is modified to read as follows: <p>"The Greenlands System in the Town of Halton Hills includes the following designations:</p> <ul style="list-style-type: none"> • Greenlands A; • Greenlands B; • Escarpment Natural Area; • Greenbelt Greenlands; and, • Greenlands (including the Future Employment Area within the 401/407 Employment Area Premier Gateway Employment Area; and the Future Residential/Mixed Use Area within the Georgetown and Acton Urban Areas)." 	To update terminology and to achieve conformity with the Regional Natural Heritage System policies of the Regional Official Plan within Urban Areas.
10)	22	B1 Greenlands System	Is modified to read as follows: <p>"The policies of the Greenlands A and Greenlands B designations are contained in this section of the Plan.</p> <p>A single-tier Greenlands designation is contained within the 401/407 Employment Corridor Area and is subject to Section D3.5.4.3 of this Plan.</p> <p><u>B1A Greenlands within Existing Urban Areas</u> A single-tier Greenlands designation in the existing Acton and Georgetown Urban Areas, as shown on Schedules A3, A6 and all other schedules applicable to lands within these Urban Areas of this Plan, and Phases 1A and 2A of the Premier Gateway Employment Area as shown on Schedule A8 of this Plan, implements the Regional Natural Heritage System contained in the Regional Official Plan. Notwithstanding the policies of Section B1.2 of this Plan, the Greenlands designation is subject to the policies contained in Sections 115.2, 115.3, 115.4(2), 116, 116.1, 117.1, 118(1.1), 118(2), 118(3), 118(3.1), 118(4), 118(5) through 118(13), 139.11 139.12, Map 1G, and the applicable definitions of the Regional Official Plan which are hereby incorporated by reference into this Plan.</p> <p><u>B1B Greenlands within Urban Areas to 2031</u> A single tier Greenlands designation within the Future Employment Area of the 401/407 Employment Area Phases</p>	To update terminology and to achieve conformity with the Regional Natural Heritage System policies of the Regional Official Plan within Urban Areas, pending a subsequent Halton Hills Official Plan Amendment to address Town-wide conformity with the Regional Natural Heritage System of the Regional Official Plan.

Region No.	OPA 10 Item No.	Section No.	Modification	Explanation of Modification
			<p><u>1B and 2B of the Premier Gateway Employment Area shown on Schedule A8 of this Plan</u>, and the <i>Future Residential/Mixed Use Area</i> of the Georgetown Urban Area <u>shown on Schedule A3 of this Plan</u>, implements the Regional Natural Heritage System contained in the Regional Official Plan, <u>as amended by Regional Official Plan Amendment No. 38</u>, and <u>This designation</u> is subject to Sections <u>D3.5.4.4.4</u>, <u>D6.3.4</u>, and <u>D6.4.4.4.4</u> of this Plan.</p> <p><u>B1C Greenlands in the Greenbelt Plan Area</u> An additional single tier <i>Greenbelt Greenlands</i> designation, comprised of Key Natural Heritage Features and Key Hydrologic Features, is contained within the Natural System identified by the Province in the Greenbelt Plan and is subject to Section E2 of this Plan. The policies applying to the <i>Escarpment Natural Area</i> designation are contained within Section B4 of this Plan. Environmental management policies that complement the policies of this section of the Plan are contained within Section C of this Plan."</p>	
11)	New Item	C4.3 Stable Top Of Bank Setbacks	Is modified by deleting the words " <u>401/407 Employment Corridor Area</u> " and replacing them with " <u>Premier Gateway Employment Area Phases 1A and 2A</u> ".	To update terminology.
12)	New Item	D1.3.1.3 Complementary Uses (Low Density Residential)	Is modified by deleting D1.3.1.3c) and replacing it with the following: "c) <u>accessory apartments in single detached dwellings and semi-detached dwellings, subject to Section D1.3.1.6 of this Plan;</u> "	To achieve conformity with Provincial Legislation and the Regional Official Plan.
13)	24	D1.3.1.6 Accessory Apartments	Is modified by deleting the first paragraph and replacing it with the following: <u>"An accessory apartment is permitted subject to the regulations of the Zoning By-law and the following criteria:"</u>	To achieve conformity with Provincial Legislation and the Regional Official Plan.
14)	New Item	D1.3.2.3 Complementary Uses (Medium Density Residential)	Is modified to read as follows: "Complementary uses that <u>may be are</u> permitted <u>subject to certain criteria</u> in the <i>Medium Density Residential Area</i> designation include <u>the following</u> : a) home occupations subject to Section D1.3.1.4 of this Plan; <u>and</u> ; b) local parkland subject to Section	To achieve conformity with Provincial Legislation and the Regional Official Plan.

Region No.	OPA 10 Item No.	Section No.	Modification	Explanation of Modification
			F7.3.4 of this Plan; <u>and</u> , c) <u>accessory apartments in townhouse dwellings subject to Section D1.3.1.6 of this Plan.</u>	
15)	New Item	D1.4.5 Municipal Housing Statement	Is modified by deleting the word "2024" and replacing it with "2031".	To revise a reference to the planning horizon of the Plan.
16)	34	D2.5.2.4.3 Development and Redevelopment Policies	Refused.	This section was incorporated into the Town's Official Plan through OPA 11 Item No. 4, enacted by By-law No. 2012-0068 on August 27, 2012.
17)	35	D2.5.2.4.5 Implementing Zoning By-law	Refused.	This section was incorporated into the Town's Official Plan through OPA 11 Item No. 5, enacted by By-law No. 2012-0068 on August 27, 2012.
18)	36	D2.5.2.5.3 Development and Redevelopment Policies	Refused.	This section was incorporated into the Town's Official Plan through OPA 11 Item No. 6, enacted by By-law No. 2012-0068 on August 27, 2012.
19)	37	D2.5.2.5.5 Implementing Zoning By-Law	Refused.	This section was incorporated into the Town's Official Plan through OPA 11 Item No. 7, enacted by By-law No. 2012-0068 on August 27, 2012.
20)	38	D3.1e) Objectives	Is modified to read as follows: "e) promote intensification of existing employment areas, and increased densities in new and existing employment areas, by facilitating compact, transit supportive built form and minimization of surface parking."	To achieve conformity with Section 77.4(5) of the Regional Official Plan.
21)	39	D3.2 Location	Is modified by deleting the words "401/407 Corridor" and replacing them with the words "Premier Gateway Employment Area".	To update terminology.
22)	New Item	D3.3 Supply of Land	Is modified by deleting the words "401/407 Employment Corridor Area" at the end of the first paragraph and replacing them with "Premier Gateway Employment Area".	To update terminology.
23)	40	D3.3 Supply of Land	Is modified to read as follows: " <u>D3.3.1 Employment Land Conversions</u> It is the policy of this Plan to only consider prohibit the conversion of lands within the <i>Employment Area</i> designation to non-employment uses, including major retail uses, unless through a municipal comprehensive review where it has been demonstrated that:	To achieve conformity with Section 77.4 of the Regional Official Plan.

Region No.	OPA 10 Item No.	Section No.	Modification	Explanation of Modification
			<p>a) there is a need for the conversion as established through the municipal comprehensive review;</p> <p>b) the conversion will not prevent <u>compromise</u> the ability of the Town to meet the employment forecasts <u>targets</u> contained in Table A1A of this Plan;</p> <p>c) the conversion will not adversely affect the overall viability of the <u>Employment Area</u> contained in Table A1A of this Plan; and achievement of the <u>Built Boundary total intensification target contained in Table D5.1 and</u> the density targets contained in Section D6.2 of this Plan; and will not negatively impact the suitability of adjacent lands to be used or continue to be used for employment purposes;</p> <p>d) <u>the conversion will not compromise the ability of the Town to meet the Regional Phasing specified in Section F10.4 of this Plan;</u></p> <p>e) adequate infrastructure exists or is planned to accommodate the proposed conversions;</p> <p>f) <u>the conversion will not negatively impact the suitability of adjacent lands to be used or continue to be used for employment purposes;</u></p> <p>g) the lands are not required in the long-term for employment purposes; and,</p> <p>h) cross-jurisdictional issues have been addressed.</p> <p><u>D3.3.2 Non-Employment Uses in Employment Areas</u></p> <p><u>It is the policy of this Plan to prohibit residential and other non-employment uses, including major retail uses, in the Employment Area designation, except:</u></p> <p>a) <u>to recognize permitted uses within the <i>Prestige Industrial Area</i> and <i>Gateway Area</i> designations within Phases 1A and 2A as shown on Schedule A8 of this Plan;</u></p> <p>b) <u>for institutional uses as a result of a detailed study that sets limits on, and establishes criteria for, such uses based on</u></p>	

Region No.	OPA 10 Item No.	Section No.	Modification	Explanation of Modification
			<p><u>the following principles:</u></p> <p><u>i. the use is small scale, and collectively such uses within the <i>Employment Area</i> designation do not change the character of that designation;</u></p> <p><u>ii. the location and design of the use addresses land use compatibility in a manner based upon Regional Guidelines;</u></p> <p><u>iii. the use is located at the periphery of the <i>Employment Area</i> designation; and</u></p> <p><u>iv. such uses do not collectively displace employment from the <i>Employment Area</i> designation to an extent that the supply of land within the <i>Employment Area</i> designation is insufficient to meet the employment target contained in Tables A1A and F10 of this Plan."</u></p>	
24)	41	D3.4.1.2c) Location	<p>Is modified to by adding the following sentence to the end of the section:</p> <p><u>"Development within this area is to be phased over the 2021 to 2031 planning period."</u></p>	To reference the Regional Phasing applying to these lands.
25)	New Item	D3.4.1.4.4e) Secondary Uses	<p>Is modified by adding the words "<u>subject to Section D3.3.2b) of this Plan</u>" after the word "nurseries".</p>	To achieve conformity with Section 77.4 of the Regional Official Plan.
26)	New Item	D3.4.1.4.4f) Secondary Uses	<p>Is modified by adding the words "<u>subject to Section D3.3.2b) of this Plan</u>" after the word "schools".</p>	To achieve conformity with Section 77.4 of the Regional Official Plan.
27)	New Item	D3.5 401/407 Employment Corridor	<p>Is modified by deleting the heading for Section D3.5 "<u>401/407 Employment Corridor Area</u>" and replacing it with "<u>Premier Gateway Employment Area Phase 1</u>".</p>	To revise the section heading.
28)	New Item	D3.5 Premier Gateway Employment Area Phase 1	<p>Is modified by deleting the references to "<u>401/407 Employment Corridor Area</u>" and "<u>401/407 Employment Corridor</u>" in the first and second paragraphs and replacing them with "<u>Premier Gateway Employment Area Phase 1</u>".</p>	To update terminology.
29)	New Item	D3.5.2 Location	<p>Is modified by deleting the first paragraph and replacing it with the following:</p> <p><u>"The Premier Gateway Employment Area Phase 1 is generally located on both the north and south sides of</u></p>	To describe the location and land use designations within the Premier Gateway Employment Area Phase 1.

Region No.	OPA 10 Item No.	Section No.	Modification	Explanation of Modification
			<p><u>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:</u></p> <ul style="list-style-type: none"> • <u>Prestige Industrial Area;</u> • <u>Gateway Area;</u> • <u>Greenlands;</u> • <u>Major Parks and Open Space Area;</u> • <u>Private Open Space Area; and,</u> • <u>Phase 1B Employment Area”</u> 	
30)	New Item	D3.5.2 Location	Is modified by deleting the words “ <u>401/407 Employment Corridor Area</u> ” in the second paragraph after the words “lands within the” and replacing them with “ <u>Premier Gateway Employment Area Phase 1A</u> ”.	To update terminology.
31)	New Item	D3.5.2 Location	Is modified by adding the following sentence at the end of the second paragraph: “ <u>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.</u> ”	To describe the location of <i>Phase 1B Employment Area</i> designation.
32)	New Item	D3.5.3.1 Public Utilities	Is modified by deleting the heading for Section D3.5.3.1 “ <u>Public Utilities</u> ” and replacing it with the heading “ <u>Public Utilities and Development Phasing</u> ”.	To revise the section heading.
33)	New Item	D3.5.3.1 Public Utilities and Development Phasing	Is modified by deleting the first and second paragraphs and replacing them with the following: “ <u>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.</u> <u>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. It is the intent of this Plan that all development proceeds in a rational and orderly manner. Development of the Phase 1A Employment Area shall occur as market demands dictate and the Town and Region of Halton are satisfied that a sustainable financial strategy is in place. Development of the Phase 1B Employment Area shall occur in accordance with Sections D3.5.4.4.3</u> ”	To address development phasing within the Premier Gateway Employment Area Phase 1.

Region No.	OPA 10 Item No.	Section No.	Modification	Explanation of Modification
			and F10.4 of this Plan."	
34)	New Item	D3.5.3.2a) Urban Design	Is modified by deleting the words " 401/407 Employment Corridor Area " and replacing them with " <u>Premier Gateway Employment Area Phase 1</u> ".	To update terminology.
35)	New Item	D3.5.4.1.2i) Permitted Secondary Uses	Is modified by deleting the words " 401-407 Employment Corridor " and replacing them with " <u>Premier Gateway Employment Area Phases 1A and 2A</u> ".	To update terminology.
36)	New Item	D3.5.4.2 Gateway Area	Is modified by deleting the words " 401/407 Employment Corridor Area " and replacing them with " <u>Premier Gateway Employment Area Phases 1A and 2A</u> ".	To update terminology.
37)	New Item	D3.5.4.2b) Gateway Area	Is modified by deleting the words " 401/407 Employment Corridor Area " and replacing them with " <u>Premier Gateway Employment Area</u> ".	To update terminology.
38)	New Item	D3.5.4.2.1m) Permitted Uses	Is modified by deleting the words " 401-407 Employment Corridor " and replacing them with " <u>Premier Gateway Employment Area Phases 1A and 2A</u> ".	To update terminology.
39)	New Item	D3.5.4.3 Greenlands	Is deleted in its entirety and replaced with the following: " <u>The Greenlands designation within Phase 1A of the Premier Gateway Employment Area as shown on Schedule A8 of this Plan, is subject to Section B1A of this Plan.</u> "	To achieve conformity with the Regional Natural Heritage System policies of the Regional Official Plan within Phase 1A of the Premier Gateway Employment Area.
40)	New Item	D3.5.4.4 Phase 1B Employment Area	Is modified by adding a new Section D3.5.4.4 entitled " <u>Phase 1B Employment Area</u> " as follows: " <u>D3.5.4.4 Phase 1B Employment Area</u> <u>D3.5.4.4.1 Objectives</u> <u>The objectives of the Phase 1B Employment Area designation are:</u> a) <u>to accommodate employment growth to the 2021 planning horizon;</u> b) <u>to provide for the continued development of the Premier Gateway Employment Area in order to enhance its development as a major employment area; and,</u> c) <u>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.</u> <u>D3.5.4.4.2 Location</u>	To introduce the Phase 1B Employment Area land use designation and policies and to achieve conformity with the Regional Natural Heritage System policies of the Regional Official Plan.

Region No.	OPA 10 Item No.	Section No.	Modification	Explanation of Modification
			<p><u>The Phase 1B Employment Area designation applies to an expansion to the Premier Gateway Employment Area north of Steeles Avenue, between the Greenbelt Plan boundary and Eighth Line, as shown on Schedule A8 of this Plan.</u></p> <p><u>D3.5.4.4.3 Comprehensive Planning</u></p> <p><u>Prior to the approval of any development within this designation, the following must be completed:</u></p> <ul style="list-style-type: none"> a) <u>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;</u> b) <u>appropriate financial plans and agreements, including any necessary front ending agreements, to the satisfaction of the Region and the Town; and,</u> c) <u>appropriate development charge by-laws, to the satisfaction of Council.</u> <p><u>The Terms of Reference for the Secondary Plan exercise shall include an evaluation of alternative locations to accommodate an additional supply of employment land to the 2021 planning horizon, which is required to complete the replacement of 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 Regional 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.</u></p> <p><u>D3.5.4.4.4 Regional Natural Heritage System</u></p> <p><u>The Greenlands designation as shown on Schedule A8 of this Plan within Phase 1B of the Premier Gateway Employment Area, implements the Regional Natural Heritage System contained in the Regional Official Plan. Notwithstanding the policies of Section B1.2 of this Plan, the Greenlands designation is subject to the policies contained in Sections 115.2, 115.3, 115.4(2), 116, 116.1, 117.1, 118(1.1), 118(2), 118(3), 118(3.1), 118(4), 118(5) through 118(13), 139.11, 139.12, Map</u></p>	

Region No.	OPA 10 Item No.	Section No.	Modification	Explanation of Modification
			<p><u>1G, and the applicable definitions of the Regional Official Plan which are hereby incorporated by reference into this Plan.</u></p> <p><u>D3.5.4.4.5 Existing Rural Residential Concentrations</u></p> <p><u>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.</u></p> <p><u>Notwithstanding that these concentrations will be designated for employment use through the subsequent Secondary Plan process, and, provided that the adjacent employment lands are not precluded from development for employment uses due to land use compatibility issues associated with the continued presence of these non-employment uses, the following policies shall apply:</u></p> <ul style="list-style-type: none"> a) <u>subject to the Secondary Plan process, these concentrations may be zoned to permit the existing residential use and uses related to the residential use;</u> b) <u>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;</u> c) <u>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;</u> d) <u>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 bypasses and cul-de-sacs."</u> 	
41)	New Item	D3.5.5 Implementing Zoning By-law	Is modified by deleting the words " <u>401/407 Employment Corridor</u> " and replacing them with " <u>Premier Gateway Employment Area Phases 1A and 2A</u> ".	To update terminology.
42)	New Item	D3.5.6 Special Policy Areas	Is modified by deleting the words " <u>401/407 Employment Corridor Area</u> " and replacing them with " <u>Premier</u> ".	To update terminology.

Region No.	OPA 10 Item No.	Section No.	Modification	Explanation of Modification
			<u>Gateway Employment Area Phase 1</u> ”.	
43)	New Item	<u>D3.5.6.2 Special Policy Area 2</u>	A new Section D3.5.6.2 Special Policy Area 2 is added that reads as follows: “ <u>D3.5.6.2 Special Policy Area 2</u> <u>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 2, as shown on Schedule A8 to this Plan.</u> ”	To relocate and rename a Special Policy Area.
44)	42	D6.1 Location	Is modified by deleting the words “ <u>401/407 Employment Corridor</u> ” and replacing them with “ <u>Premier Gateway Employment Area as shown on Schedule A8</u> ” and further by deleting the words “ <u>including but not limited to areas designated as Future Residential/Mixed-Use Area and Future Employment Area by this Plan</u> ”.	To update terminology.
45)	42	D6.2 Development Density	Is modified by deleting the words “ <u>Future Employment Area</u> ” and replacing them with “ <u>Phases 1B and 2B Employment Areas</u> ”.	To update terminology.
46)	42	D6.3.1a) Objectives	Is modified to read as follows: “a) accommodate moderate population and population-related employment growth to for the <u>2021 to 2031</u> planning horizon period, as specified in Section A1A of this Plan <u>and in accordance with Section F10.4 of this Plan.</u> ”	To achieve conformity with the Regional Official Plan and to reference the Regional Phasing applying to these lands.
47)	42	D6.3.3 Comprehensive Planning	Is modified to read as follows: <u>a) an amendment to the Regional Plan establishing Regional Phasing of development to the 2031 planning horizon, in accordance with the policies of Section F10.4 of this Plan;</u> <u>b)a) a Joint infrastructure Staging Plan, in accordance with the policies of Section F10.4 of this Plan;</u> <u>e)b) a Secondary Plan, in accordance with the policies of Section G3.1 of this Plan and including the establishment of the local phasing of development to the 2031 planning horizon, and according to the policies of Section G3.1 F10.4 of this Plan, to the satisfaction of Council;</u> <u>d)c) a Block Plan according to the policies of Section G3.2 of this</u>	To achieve conformity with the Regional Official Plan.

Region No.	OPA 10 Item No.	Section No.	Modification	Explanation of Modification
			Plan, to the satisfaction of Council; e)d) appropriate financial plans and agreements, including any necessary front ending agreement, to the satisfaction of the Region and the Town; and e) appropriate development charge by-laws, to the satisfaction of Council.	
48)	42	D6.3.4 Regional Natural Heritage System	Is deleted in its entirety and replaced with the following: <u>"The Greenlands designation within the Future Residential/Mixed Use Area as shown on Schedule A3 of this Plan, implements the Regional Natural Heritage System contained in the Regional Official Plan. Notwithstanding the policies of Section B1.2 of this Plan, the Greenlands designation is subject to the policies contained in Sections 115.2, 115.3, 115.4(2), 116, 116.1, 117.1, 118(1.1), 118(2), 118(3), 118(3.1), 118(4), 118(5) through 118(13), 139.11, 139.12, Map 1G, and the applicable definitions of the Regional Official Plan which are hereby incorporated by reference into this Plan."</u>	To achieve conformity with the Regional Natural Heritage System policies of the Regional Official Plan.
49)	42	D6.4 Future Employment Area	Is modified by deleting the heading <u>"FUTURE EMPLOYMENT AREA"</u> and replacing it with the heading <u>"Premier Gateway Employment Area Phase 2"</u> .	To revise the section heading.
50)	42	D6.4.1 a) Objectives	Is modified to read as follows: "a) accommodate employment growth <u>for to the 2021 to 2031 planning period horizon, as specified in Section A1A of this Plan;</u> "	To revise the planning period in which employment growth will be accommodated in the Premier Gateway Employment Area Phase 2.
51)	42	D6.4.1 b) Objectives	Is modified by deleting the words <u>"401/407 Employment Corridor"</u> and replacing them with <u>"Premier Gateway Employment Area"</u> .	To update terminology.
52)	42	D6.4.2 Location	Is modified by deleting the section in its entirety and replacing it with the following: <u>"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:</u> <ul style="list-style-type: none"> • <u>Prestige Industrial Area;</u> • <u>Gateway Area;</u> • <u>Greenlands; and,</u> • <u>Phase 2B Employment Area."</u> 	To describe the location and land use designations within the Premier Gateway Employment Area Phase 2.

Region No.	OPA 10 Item No.	Section No.	Modification	Explanation of Modification
53)	42	D6.4 Premier Gateway Employment Area Phase 2	Is modified by deleting Sections D6.4.3, D6.4.4, D6.4.5 and D6.4.6 in their entirety.	Implements Modification No. 54 and Modification No. 55 below.
54)	New Item	D6.4.3 General Development Policies	<p>Is modified by adding a new Section D6.4.3 General Development Policies as follows:</p> <p><u>"D6.4.3 General Development Policies</u></p> <p><u>The general policies pertaining to the development of lands within the <i>Prestige Industrial Area, Gateway Area and Greenlands</i> 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.</u></p> <p><u>D6.4.3.1 Public Utilities and Development Phasing</u></p> <p><u>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.</u></p> <p><u>Development within the Premier Gateway Employment Area Phase 2 for the 2021 to 2031 planning period shall occur in two sub-phases as illustrated on Schedule A8 to this Plan, and shall be in accordance with Section F10.4 of this Plan. It is the intent of this Plan that all development proceeds in a rational and orderly manner. Development of the Phase 2B Employment Area shall also occur in accordance with Section D6.4.4.4.3 of this Plan."</u></p>	Implements re-phasing of Premier Gateway employment lands and identifies general development policies and development phasing of Premier Gateway Employment Area Phase 2.
55)	New Item	D6.4.4 Land Use Designations	<p>Is modified by adding a new Section D6.4.4 Land Use Designations as follows:</p> <p><u>"D6.4.4 Land Use Designations</u></p> <p><u>D6.4.4.1 Prestige Industrial Area</u></p> <p><u>The specific policies pertaining to the development of lands within the <i>Prestige Industrial Area</i> designation are as set out in Section D3.5.4.1 of this Plan.</u></p> <p><u>D6.4.4.2 Gateway Area</u></p> <p><u>The specific policies pertaining to the development of lands within the <i>Gateway Area</i> designation are as set out in Section D3.5.4.2 of this Plan.</u></p> <p><u>D6.4.4.3 Greenlands</u></p> <p><u>The <i>Greenlands</i> designation within</u></p>	To add policies with respect to the Premier Gateway Employment Area Phase 2, including the new Phase 2B Employment Area designation, and achieve conformity with the Regional Natural Heritage System policies of the Regional Official Plan.

Region No.	OPA 10 Item No.	Section No.	Modification	Explanation of Modification
			<p><u>Phase 2A of the Premier Gateway Employment Area as shown on Schedule A8 of this Plan, is subject to Section B1A of this Plan.</u></p> <p><u>D6.4.4.4 Phase 2B Employment Area</u></p> <p><u>D6.4.4.4.1 Objectives</u></p> <p><u>The objectives of the Phase 2B Employment Area designation are:</u></p> <ul style="list-style-type: none"> a) <u>to accommodate employment growth for the 2021 to 2031 planning period;</u> b) <u>to provide for the expansion of the Premier Gateway Employment Area in order to enhance its development as a major employment area; and,</u> c) <u>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.</u> <p><u>D6.4.4.4.2 Location</u></p> <p><u>The Phase 2B Employment Area designation applies to an expansion to the Premier Gateway Employment Area north of Steeles Avenue, between Eighth Line and the City of Brampton boundary, as shown on Schedule A8 of this Plan.</u></p> <p><u>D6.4.4.4.3 Comprehensive Planning</u></p> <p><u>Prior to the approval of any development within this designation, the following must be completed:</u></p> <ul style="list-style-type: none"> a) <u>a Joint Infrastructure Staging Plan in accordance with the policies of Section F10.4 of this Plan;</u> b) <u>a Secondary Plan, according to the policies of Section G3.1 of this Plan, including:</u> <ul style="list-style-type: none"> i) <u>a Subwatershed Study appropriately scoped to the Phase 2B Employment Area, to the satisfaction of Council;</u> ii) <u>the establishment of local phasing of development to the 2031 planning horizon;</u> c) <u>appropriate financial plans and agreements, including any necessary front ending agreements, to the satisfaction of the Region and</u> 	

Region No.	OPA 10 Item No.	Section No.	Modification	Explanation of Modification
			<p><u>the Town; and,</u></p> <p>d) <u>appropriate development charge by-laws, to the satisfaction of Council.</u></p> <p><u>D6.4.4.4.4 Regional Natural Heritage System</u></p> <p><u>The Greenlands designation as shown on Schedule A8 of this Plan with Phase 2B of the Premier Gateway Employment Area, implements the Regional Natural Heritage System contained in the Regional Official Plan. Notwithstanding the policies of Section B1.2 of this Plan, the Greenlands designation is subject to the policies contained in Sections 115.2, 115.3, 115.4(2), 116, 116.1, 117.1, 118(1.1), 118(2), 118(3), 18(3.1), 118(4), 118(5) through 118(13), 139.11, 139.12, Map 1G and the applicable definitions of the Regional Official Plan which are hereby incorporated by reference into this Plan.</u></p> <p><u>D6.4.4.4.5 Existing Rural Residential Concentrations</u></p> <p><u>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.</u></p> <p><u>Notwithstanding that these concentrations will be designated for employment use through the subsequent Secondary Plan process, and, provided that the adjacent employment lands are not precluded from development for employment uses due to land use compatibility issues associated with the continued presence of these non-employment uses, the following policies shall apply:</u></p> <p>a) <u>subject to the Secondary Plan process, these concentrations may be zoned to permit the existing residential use and uses related to the residential use;</u></p> <p>b) <u>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;</u></p> <p>c) <u>policies shall be incorporated into the Secondary Plan, which ensure the provision of landscape or other</u></p>	

Region No.	OPA 10 Item No.	Section No.	Modification	Explanation of Modification
			<p><u>buffers between existing rural residential concentrations and future employment uses;</u></p> <p>d) <u>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."</u></p>	
56)	43	D7.1 Purpose	<p>Is deleted in its entirety and replaced with the following:</p> <p><u>"D7.1 Purpose</u></p> <p><u>The purpose of the Future Strategic Employment Areas, shown as an overlay on Schedule A17, is to identify and protect from incompatible uses certain lands that are strategically located with respect to major transportation facilities and existing employment areas and are best suited for employment beyond the planning horizon of this Plan. The underlying land use designations corresponding to the overlay are shown on Schedule A1 of this Plan and are governed by the policies of this Plan. Future Strategic Employment Areas are not land use designations and confer no permitted uses."</u></p>	To achieve conformity with Regional Official Plan Future Strategic Employment Area policies.
57)	43	D7.2 Location	Is modified by deleting "A18" and replacing it with "A17".	To update a cross-reference.
58)	New Item	E1.6 Special Policy Area	<p>Is modified by adding a new Section E1.6.4 Special Policy Area 4 as follows:</p> <p><u>"E1.6.4 Special Policy Area 4</u></p> <p><u>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."</u></p>	To introduce a new SPA 4 limiting uses to existing uses.
59)	New Item	E4.1c) Objectives	Is modified by adding the word "and," at the end of the section.	To make a minor correction.
60)	New Item	E4.1d) Objectives	Is modified by replacing the semi-colon ";" with a period "." at the end of the section.	To make a minor correction.
61)	New Item	E4.1e) Objectives	Is modified by deleting the section in its entirety.	To delete an objective related to Hornby which is no longer a Rural Cluster Area.
62)	New Item	E4.1f)	Is modified by deleting the section in its	To delete an objective related to Hornby

Region No.	OPA 10 Item No.	Section No.	Modification	Explanation of Modification
		Objectives	entirety.	which is no longer a Rural Cluster Area.
63)	New Item	E4.1g) Objectives	Is modified by deleting the section in its entirety.	To delete an objective related to Hornby which is no longer a Rural Cluster Area.
64)	New Item	E4.2 Location	Is modified to delete the reference to " <u>Hornby</u> ".	To make a minor correction.
65)	50	E4.2 Location	Is modified by correcting the reference in the description of the modification from " <u>Section E3.4.2</u> " to " <u>Section E4.2</u> ".	To make a minor correction.
66)	New Item	E4.6.1 Special Policy Area 1	Is modified by deleting the reference to " <u>Schedule A14</u> " and replacing it with " <u>Schedule A13</u> ".	To update a cross-reference.
67)	New Item	E4.6.2 [as renumbered from E4.6.3]	Is modified by deleting " <u>Special Policy Area 3</u> " and replacing it with " <u>Special Policy Area 2</u> ".	To update a cross-reference.
68)	New Item	E4.6.3 [as renumbered from E4.6.4]	Is modified by deleting " <u>Special Policy Area 4</u> " and replacing it with " <u>Special Policy Area 3</u> " and by deleting the reference to " <u>Schedule A10</u> " and replacing it with " <u>Schedule A9</u> ".	To update a cross-reference.
69)	New Item	E4.6.4 [as renumbered from E4.6.5]	Is modified by deleting " <u>Special Policy Area 5</u> " and replacing it with it with " <u>Special Policy Area 4</u> " and by deleting the reference to " <u>Schedule A12</u> " and replacing it with " <u>Schedule A11</u> ".	To update a cross-reference.
70)	New Item	F9 Public and Quasi-Public Uses	Is modified by deleting the words " <u>401-407 Employment Corridor Area</u> " and replacing them with " <u>Premier Gateway Employment Area</u> ".	To update a cross-reference.
71)	New Item	F10.2 General Phasing Criteria	Is modified by deleting the period "i;" at the end of sub-section g) and adding a semi-colon ";", deleting the period "i;" At the end of h) and adding " <u>, and</u> " and adding a new sub-section i) that reads: <u>"the proposal contributes to achieving the density targets of this Plan and the Regional Phasing set out in Section F10.4"</u>	To conform to the phasing policies of the Regional Official Plan.
72)	57	F10.4 General Phasing Policies	Is deleted in its entirety and replaced with the following: <u>"F10.4 GENERAL PHASING POLICIES</u> <u>F10.4.1 Regional Phasing of the Urban Area</u> <u>The phasing of development shall be in accordance with the Regional Phasing identified in Table F10 and subject to other relevant policies of this Plan and the Regional Official Plan.</u> <u>Development within the Future Residential/Mixed Use Area shown on Schedule A3, the Premier Gateway Employment Area Phase 2 shown on Schedule A8, and the Mansewood area</u>	To conform to the phasing policies of the Regional Official Plan.

Region No.	OPA 10 Item No.	Section No.	Modification	Explanation of Modification																														
			<p>shown on Schedule A1 of this Plan is to be phased over the 2021 to 2031 period in accordance with Table F10.</p> <p>Table F10 Regional Phasing</p> <table border="1"> <thead> <tr> <th></th> <th>2012-2016</th> <th>2017-2021</th> <th>2022-2026</th> <th>2027-2031</th> </tr> </thead> <tbody> <tr> <td>Units in Designated Greenfield Area</td> <td>672</td> <td>847</td> <td>3,936</td> <td>3,773</td> </tr> <tr> <td>Low Density Units</td> <td>623</td> <td>751</td> <td>2,205</td> <td>2,402</td> </tr> <tr> <td>Medium & High Density Units</td> <td>49</td> <td>96</td> <td>1,731</td> <td>1,371</td> </tr> <tr> <td>Units Inside the Built Boundary</td> <td>517</td> <td>917</td> <td>2,056</td> <td>2,087</td> </tr> <tr> <td>Employment</td> <td>787</td> <td>2,192</td> <td>9,420</td> <td>9,606</td> </tr> </tbody> </table> <p>F10.4.2 Joint Infrastructure Staging Plan</p> <p>It is the intent of this Plan that the Town participate with the Region, the School Boards, and Provincial human service agencies, in the preparation of a Joint Infrastructure Staging Plan based on the population and employment forecast contained in Section A1A of this Plan to ensure infrastructure and human services to support growth is planned and financing is in place before it is required."</p>		2012-2016	2017-2021	2022-2026	2027-2031	Units in Designated Greenfield Area	672	847	3,936	3,773	Low Density Units	623	751	2,205	2,402	Medium & High Density Units	49	96	1,731	1,371	Units Inside the Built Boundary	517	917	2,056	2,087	Employment	787	2,192	9,420	9,606	
	2012-2016	2017-2021	2022-2026	2027-2031																														
Units in Designated Greenfield Area	672	847	3,936	3,773																														
Low Density Units	623	751	2,205	2,402																														
Medium & High Density Units	49	96	1,731	1,371																														
Units Inside the Built Boundary	517	917	2,056	2,087																														
Employment	787	2,192	9,420	9,606																														
73)	New Item	G2.1 Amendments to the Plan	Is modified by deleting the word "2024" and replacing it with "2031".	To revise a reference to the planning horizon of the Plan.																														
74)	58	G2.3 Growth Management	Is modified by adding the words "In July 2011, the Region subsequently adopted Regional Official Plan Amendment No. 39, establishing Regional phasing of residential and employment development by Local Municipality within the Built Boundary and the Designated Greenfield Area to the 2031 planning horizon." after words "from the multi-faceted work program." and by deleting the words "401/407 Employment Corridor" after the words "contiguous to the" and replacing them with "Premier Gateway Employment Area".	To add a reference to Regional phasing and update terminology.																														
75)	59	G2.3 Growth Management	Is modified by deleting the words "save and except for the moderate expansion to the Hamlet of Glen Williams flowing from the results of the Glen Williams Integrated Planning Project" after the words "are prohibited".	To remove a reference to Hamlet expansions.																														

Region No.	OPA 10 Item No.	Section No.	Modification	Explanation of Modification
76)	62	G3.1j) Secondary Plans and More Detailed Plans	Is modified by adding the word " <u>compact</u> ," after the word "mixed-use".	To achieve conformity with Section 77(5) of the Regional Official Plan.
77)	62	G3.1l) Secondary Plans and More Detailed Plans	Is modified by re-lettering subsection " <u>l</u> " to " <u>k</u> " and adding the words " <u>the provision of local parks and open space</u> ;" after the words "land uses" so the section reads as follows: " <u>k</u>) establish the location, types and density of residential and employment lands that contributes to the creation of healthy communities through: the appropriate mix and density of housing; strengthening live-work relationships through the balance of residential and employment land uses; <u>the provision of local parks and open space</u> ; and promoting active transportation and the use of public transit;"	To make a minor correction and achieve conformity with Section 77(5) of the Regional Official Plan.
78)	62	G3.1m) Secondary Plans and More Detailed Plans	Is modified by re-lettering subsection " <u>m</u> " to " <u>l</u> ".	To make a minor correction.
79)	62	G3.1n) Secondary Plans and More Detailed Plans	Is modified by re-lettering subsection " <u>n</u> " to " <u>m</u> " and adding the words " <u>and the Regional Phasing in Section F10.4</u> " after the words "Section D6.2" so that it reads as follows: " <u>m</u>) establish overall development density for the area, and for areas within the Designated Greenfield Area, how this density will contribute to achieving the minimum development density specified in Section D6.2 <u>and the Regional Phasing in Section F10.4</u> of this Plan."	To make a minor correction and achieve conformity with Section 77(5) of the Regional Official Plan.
80)	63	G3.1i) Secondary Plans and More Detailed Plans	Is modified by adding the words " <u>, including the requirement for compliance with the Minimum Distance Separation formulae where an agricultural operation is outside the Urban Area</u> " after the words "based on Regional Guidelines".	To achieve conformity with Section 77(5) of the Regional Official Plan.
81)	New Item	G13.2 Interpretation of Land Use Designation Boundaries	Is modified by deleting the words " <u>and the 401/407 Employment Corridor</u> ".	To make a minor correction.
82)	New Item	G13.7 Accessory Apartment	Is modified to read as follows: "Means a self-contained apartment within a single- <u>detached</u> , <u>or</u> semi-detached, <u>or</u> <u>townhouse</u> dwelling unit."	To achieve conformity with Provincial Legislation and the Regional Official Plan.
83)	78	G13.7	Is modified by adding a second	To achieve conformity with Section

Region No.	OPA 10 Item No.	Section No.	Modification	Explanation of Modification
		Development Density	<p>sentence, "<u>Areas of the Greenlands System are excluded from the calculation of this density.</u>" so that the definition now reads:</p> <p>"Means the number of residents and jobs combined per gross hectare. <u>Areas of the Greenlands System are excluded from the calculation of this density.</u>"</p>	227.1 of the Regional Official Plan.
84)	64	Schedule A1	Is modified by deleting the reference to " <u>401/407 EMPLOYMENT AREA - SEE SCHEDULE A8</u> " and replacing it with " <u>PREMIER GATEWAY EMPLOYMENT AREA SEE SCHEDULE A8</u> " as shown on Attachment #1 to this Decision.	To update a cross-reference.
85)	64	Schedule A1	Is modified by revising the boundary of the Premier Gateway Employment Area and designating the area north of Steeles Road between Hornby Road and Trafalgar Road as Greenlands and Agricultural Area and adding a Special Policy Area (SPA 4) as shown on Attachment #1 to this Decision.	To conform to the Urban Area designation in the Regional Official Plan and to designate certain lands outside of this area.
86)	64	Schedule A1	Is modified by revising the boundary of the Georgetown Urban Area as shown on Attachment #1 to this Decision.	To conform to the Urban Area designation in the Regional Official Plan.
87)	64	Schedule A1	Is modified by revising the Legend to identify the General Employment Area as subject to Regional Phasing by adding an asterisk and the words " <u>** REGIONAL PHASING 2021 - 2031</u> " as shown on Attachment #1 to this Decision.	To address conformity with the Regional Official Plan.
88)	65	Schedule A2	Is modified by deleting the reference to " <u>401/407 EMPLOYMENT AREA - SEE SCHEDULE A8</u> " and replacing it with " <u>PREMIER GATEWAY EMPLOYMENT AREA SEE SCHEDULE A8</u> " as shown on Attachment #2 to this Decision.	To update a cross-reference.
89)	65	Schedule A2	Is modified to revise the Georgetown Urban Area boundary as shown on Attachment #2 to this Decision.	To conform to the Urban Area designation in the Regional Official Plan.
90)	65	Schedule A2	Is modified by revising the boundary of the Premier Gateway Employment Area as shown on Attachment #2 to this Decision.	To conform to the Urban Area designation in the Regional Official Plan.
91)	66	Schedule A3	Refused.	Since the time Town Council adopted OPA 10, other modifications to Schedule A3 have been approved. As worded, Item No. 66 of OPA 10 would delete these subsequent modifications. To avoid this, Item No. 66 of OPA 10 is refused and the intended modifications made to Schedule A3 through OPA 10 are shown on the most recent base map (as amended by OPA No. 9) as set out in the modifications which follow.

Region No.	OPA 10 Item No.	Section No.	Modification	Explanation of Modification
92)	New Item	Schedule A3	Is modified to include lands known as Southwest Georgetown (bounded by Trafalgar Road, Fifteen Side Road, Eighth Line (Main Street), and Tenth Side Road) within the Urban Area and to designate said lands as shown on Attachment #3 to this Decision.	To conform to the Urban Area designation in the Regional Official Plan.
93)	New Item	Schedule A3	Is modified to include lands known as Southeast Georgetown (bounded by Tenth Line, Tenth Side Road and the Hamlet of Norval) within the Urban Area and to designate said lands as shown on Attachment #3 to this Decision.	To conform to the Urban Area designation in the Regional Official Plan.
94)	New Item	Schedule A3	Is modified to include the Stewarttown Hamlet and an expansion to it (bounded by the existing urban area, 15 Side Road, the CN railway line, and the Black Creek within the Protected Countryside Area of the Greenbelt Plan) within the Urban Area and to designate said lands as shown on Attachment #3 to this Decision.	To conform to the Urban Area designation in the Regional Official Plan.
95)	New Item	Schedule A3	Is modified to revise the Urban Boundary as shown on Attachment #3 to this Decision.	To conform to the Urban Area designation in the Regional Official Plan.
96)	New Item	Schedule A3	Is modified by removing references to "GREENLANDS A" and "GREENLANDS B" and adding references to "GREENLANDS", "FUTURE RESIDENTIAL/MIXED USE AREA*" and "REGIONAL PHASING 2021 - 2031" in the Legend as shown on Attachment #3 to this Decision.	To update the legend as required.
97)	New Item	Schedule A3	Is modified to replace the Greenlands A and Greenlands B designations with a single tier Greenlands designation throughout the Georgetown Urban Area, to modify the limits of the Greenlands designation within Residential Special Policy Area 5 to reflect the limits approved in the 2008 Halton Hills Official Plan, rather than as approved in OPA 9, and to modify the limits of the Greenlands designation within the Stewarttown area as shown on Attachment #3 to this Decision.	To achieve conformity with the Regional Natural Heritage System policies of the Regional Official Plan within Urban Areas.
98)	New Item	Schedule A3-1	Is modified to revise the Georgetown Urban Area boundary as shown on Attachment #4 to this Decision.	To conform to the Urban Area designation in the Regional Official Plan.
99)	New Item	Schedule A3-1	Is modified to revise the Greenlands designation so that it is consistent with the designation as depicted on Schedule A3 as shown on Attachment #4 to this Decision.	To achieve conformity with the Regional Natural Heritage System policies of the Regional Official Plan within Urban Areas.
100)	New Item	Schedule A4	Is modified to replace the Greenlands A and Greenlands B designations with a single tier Greenlands designation throughout the Georgetown Downtown Area and to modify the limits of the	To conform to the Regional Natural Heritage System designation of Regional Official Plan within urban areas, and to correct Greenlands mapping amended through OPA No. 9.

Region No.	OPA 10 Item No.	Section No.	Modification	Explanation of Modification
			Greenlands designation to accurately show it within the Downtown Redevelopment Sub-Area approved through OPA No. 9 as shown on Attachment #5 to this Decision.	
101)	New Item	Schedule A4	Is modified by removing references to "GREENLANDS A" and "GREENLANDS B" and adding a reference to "GREENLANDS" in the Legend as shown on Attachment #5 to this Decision.	To update the legend as required.
102)	New Item	Schedule A6	Is modified to replace the Greenlands A and Greenlands B designations with a single tier Greenlands designation throughout the Acton Urban Area as shown on Attachment #6 to this Decision.	To achieve conformity with the Regional Natural Heritage System policies of the Regional Official Plan within Urban Areas.
103)	New Item	Schedule A6	Is modified by removing references to "GREENLANDS A" and "GREENLANDS B" and adding a reference to "GREENLANDS" in the Legend as shown on Attachment #6 to this Decision.	To update the legend as required.
104)	New Item	Schedule A7	Is modified to replace the Greenlands A designation with a single tier Greenlands designation throughout the Acton Downtown Area as shown on Attachment #7 to this Decision.	To achieve conformity with the Regional Natural Heritage System policies of the Regional Official Plan within Urban Areas.
105)	New Item	Schedule A7	Is modified by removing a reference to "GREENLANDS A" and adding a reference to "GREENLANDS" in the Legend as shown on Attachment #7 to this Decision.	To update the legend as required.
106)	69	Schedule A8	Is modified by deleting the title "401/407 Employment Area" and replacing it with a new title "Premier Gateway Employment Area" as shown on Attachment #8 to this Decision.	To update the title of the Schedule.
107)	69	Schedule A8	Is modified by relabeling the Special Policy Area "4" located northeast of Hornby Road and Steeles Avenue to Special Policy Area "2" as shown on Attachment #8 to this Decision.	To rename a Special Policy Area.
108)	69	Schedule A8	Is modified by deleting the "Future Employment Area" designation and replacing it with the "Phase 1B Employment Area" designation west of Eighth Line and with the "Phase 2B Employment Area" designation east of Eighth Line as shown on Attachment #8 to this Decision.	To redesignate certain lands within the Premier Gateway Employment Area.
109)	69	Schedule A8	Is modified by deleting the hatched area described as the "Second Phase of Development In The 401/407 Employment Area".	To remove the depiction of development phasing that is no longer applicable.
110)	69	Schedule A8	Is modified by showing the employment area phasing for Phase 1A, Phase 1B,	To show the development phasing of the Premier Gateway Employment Area.

Region No.	OPA 10 Item No.	Section No.	Modification	Explanation of Modification
			Phase 2A, and Phase 2B and identifying those areas subject to Regional Phasing 2021-2031 with an asterisk as shown on Attachment #8 to this Decision.	
111)	69	Schedule A8	Is modified by updating the Legend as shown on Attachment #8 to this Decision.	To update the legend as required.
112)	71	Schedule A9	Is modified by relabeling Special Policy Area "4" to Special Policy Area "3" as shown on Attachment #9 to this Decision.	Correction of SPA cross-reference.
113)	New Item	Schedule A10	Is modified by renumbering Schedule A11 – Ballinafad from "A14" to "A10" as shown on Attachment #9 to this Decision.	Renumbering.
114)	New Item	Schedule A11	Is modified by renumbering Schedule A12 – Bannockburn from "A12" to "A11" as shown on Attachment #9 to this Decision.	Renumbering.
115)	New Item	Schedule A12	Is modified by renumbering Schedule A13 – Crewsons Corners from "A13" to "A12" as shown on Attachment #9 to this Decision.	Renumbering.
116)	New Item	Schedule A13	Is modified by renumbering Schedule A14 – Henderson's Corners from "A14" to "A13" as shown on Attachment #10 to this Decision.	Renumbering.
117)	New Item	Schedule A13	Is modified by relabeling Special Policy Area "3" to Special Policy Area "2" as shown on Attachment #10 to this Decision.	Correction of SPA cross-reference.
118)	New Item	Schedule A14	Is modified by renumbering Schedule A16 – Limehouse from "A16" to "A14" as shown on Attachment #10 to this Decision.	Renumbering.
119)	New Item	Schedule A15	Is modified by renumbering Schedule A17 – Silvercreek from "A17" to "A15" as shown on Attachment #10 to this Decision.	Renumbering.
120)	New Item	Schedule A16	Is modified by renumbering Schedule A18 – Terra Cotta from "A18" to "A16" as shown on Attachment #10 to this Decision.	Renumbering.
121)	73	Schedule A17	Is modified by removing the following designations from being depicted on the Schedule and listed in the Legend: Greenlands A, Greenlands B, Private Open Space, Agricultural Rural Area, Major Institutional Area, General Employment Area, and Special Policy Area, and further by removing the "School" symbol from being depicted on the Schedule and listed in the Legend as shown on Attachment #11 to this Decision.	To remove certain designations and a symbol from being depicted on the Schedule and to update the Legend as required.
122)	73	Schedule A17	Is modified by deleting the reference to	To update a cross-reference.

Region No.	OPA 10 Item No.	Section No.	Modification	Explanation of Modification
			" 401/407 EMPLOYMENT AREA SEE SCHEDULE A8 " and replacing it with " PREMIER GATEWAY EMPLOYMENT AREA SEE SCHEDULE A8 " as shown on Attachment #11 to this Decision.	
123)	73	Schedule A17	Is modified by revising the Georgetown Urban Area boundary as shown on Attachment #11 to this Decision.	To conform to the Urban Area designation in the Regional Official Plan.
124)	73	Schedule A17	Is modified by revising the boundaries of the Premier Gateway Employment Area and the Future Strategic Employment Areas and by depicting the Future Strategic Employment Area with hatching instead of a solid colour as shown on Attachment #11 to this Decision.	To conform to Map 1C of the Regional Official Plan.
125)	73	Schedule A17	Is modified by adding the word " Overlay " after the words "Future Strategic Employment Area" in the Legend and by adding a corresponding note that reads as follows: " * Note: The Future Strategic Employment Areas are not land use designations. Refer to Section D7 of this Plan. " as shown on Attachment #11 to this Decision.	To add a note regarding the Future Strategic Employment Areas and the relevant policies of the Plan.
126)	74	Schedule B1	Refused.	Since the time Town Council adopted OPA 10, other modifications to Schedule B1 have been approved. As worded, Item No. 74 of OPA 10 would delete these subsequent modifications. To avoid this, Item No. 74 of OPA 10 is refused and the intended modifications made to Schedule B1 through OPA 10 are shown on the most recent base map (as amended by OPA No. 9) as set out in the modifications which follow.
127)	New Item	Schedule B1	Is modified by deleting the reference to " 401 CORRIDOR " and replacing it with " PREMIER GATEWAY " and further by revising the boundary of this area as shown on Attachment #12 to this Decision.	To update terminology and conform to the Urban Area designation in the Regional Official Plan.
128)	74	Schedule B1	Is modified by adding references to the " TOWN OF HALTON HILLS BOUNDARY ", " URBAN BOUNDARY " and " RURAL CLUSTER BOUNDARY " in the Legend as shown on Attachment #12 to this Decision.	To add certain references to the Legend.
129)	New Item	Schedule B1 & Schedule B2	Is modified to include lands known as Mansewood (at the northeast corner of Regional Road 25 and 5 Side Road) within the Urban Area as shown on Attachment #12 and Attachment #13 to this Decision.	To conform to the Urban Area designation in the Regional Official Plan.
130)	New Item	Schedule B1	Is modified to include lands known as Southwest Georgetown (bounded by Trafalgar Road, Fifteen Side Road, Eighth Line (Main Street), and Tenth Side Road) within the Urban Area as	To conform to the Urban Area designation in the Regional Official Plan.

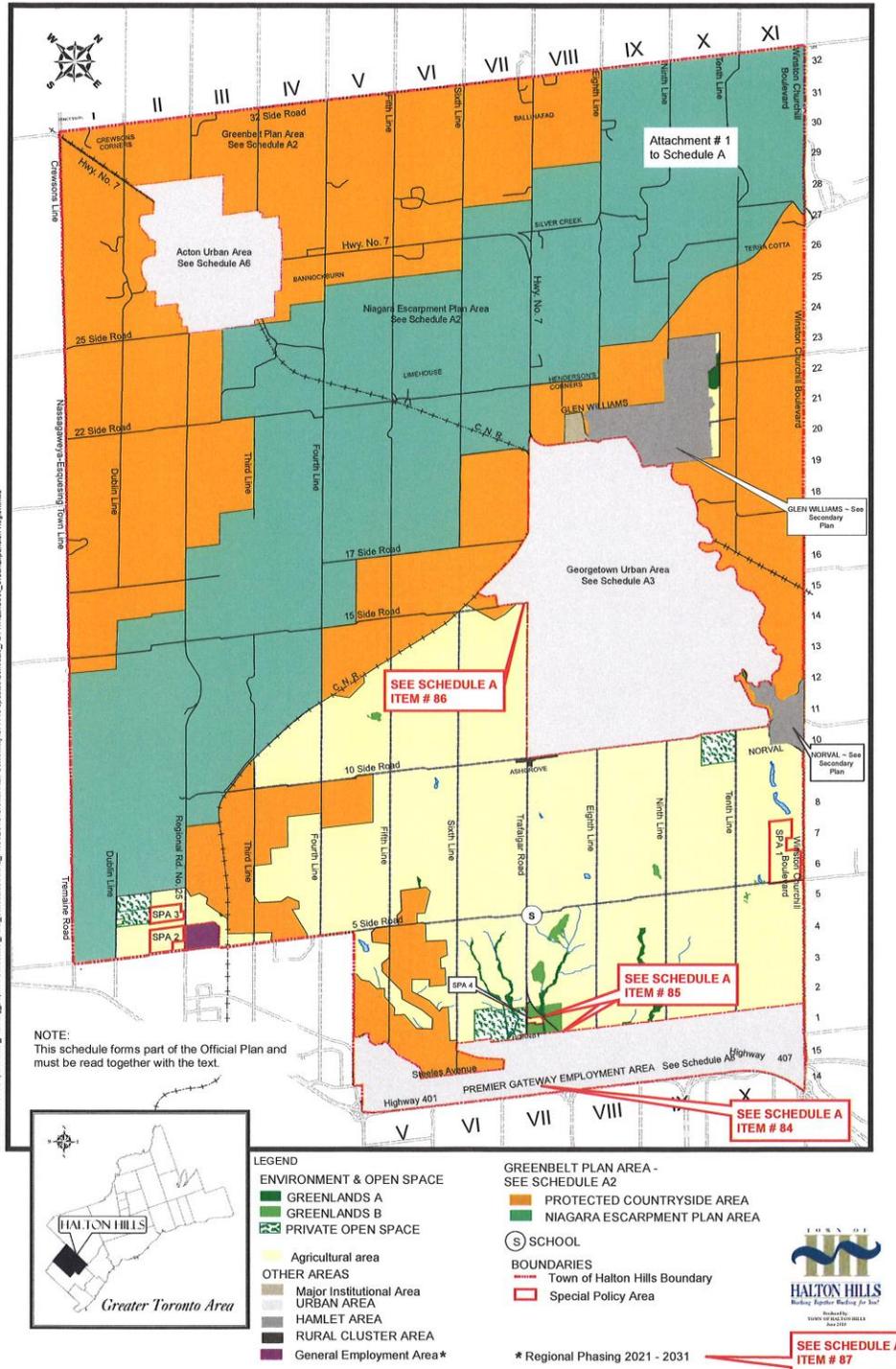
Region No.	OPA 10 Item No.	Section No.	Modification	Explanation of Modification
			shown on Attachment #12 to this Decision.	
131)	New Item	Schedule B1	Is modified to include the Stewarttown Hamlet and an expansion to it (bounded by the existing urban area, 15 Side Road, the CN railway line, and the Black Creek within the Protected Countryside Area of the Greenbelt Plan) within the Urban Area as shown on Attachment #12 to this Decision.	To conform to the Urban Area designation in the Regional Official Plan.
132)	New Item	Schedule B1	Is modified to include lands known as Southeast Georgetown (bounded by Tenth Line, Tenth Side Road and the Hamlet of Norval) within the Urban Area as shown on Attachment #12 to this Decision.	To conform to the Urban Area designation in the Regional Official Plan.
133)	New Item	Schedule B1	Is modified to revise the Urban Boundary as shown on Attachment #12 to this Decision.	To conform to the Urban Area designation in the Regional Official Plan.
134)	75	Schedule B2	Is modified to revise the Georgetown Urban Area boundary as shown on Attachment #13 to this Decision.	To conform to the Urban Area designation in the Regional Official Plan.
135)	75	Schedule B2	Is modified by deleting the reference to "401-CORRIDOR" and replacing it with "PREMIER GATEWAY" and by revising the boundary of this area as shown on Attachment #13 to this Decision.	To update terminology and conform to the Urban Area designation in the Regional Official Plan.
136)	75	Schedule B2	Is modified by adding references to the "TOWN OF HALTON HILLS BOUNDARY", the "URBAN BOUNDARY" and the "RURAL CLUSTER BOUNDARY" in the Legend as shown on Attachment #13 to this Decision.	To add certain references to the Legend.
137)	New Item	H3.3a)	Is modified to read as follows: "Section B1A Greenlands <u>within Existing Urban Areas</u> ;"	To achieve conformity with the Regional Official Plan.
138)	New Item	H.3.3.2 Section Heading	Is modified by changing the heading from " <u>Greenlands-A</u> " to " <u>Greenlands</u> ".	To achieve conformity with the Regional Official Plan.
139)	New Item	H3.3.2a)	Is modified by deleting the letter 'A' after the word "Greenlands".	To achieve conformity with the Regional Official Plan.
140)	New Item	H3.3.2c)	Is modified by deleting the letter 'A' after the word "Greenlands".	To achieve conformity with the Regional Official Plan.
141)	New Item	H3.3.2c)[ii]	Is modified by deleting the letter 'A' after the word "Greenlands".	To achieve conformity with the Regional Official Plan.
142)	New Item	H3.3.2	Is modified by adding a new section as follows: " <u>d) Regional Natural Heritage System</u> <u>Notwithstanding the policies pertaining to the Greenlands System contained in Section 3.3.2 of this Plan, the Greenlands designation within the Georgetown GO Station</u>	To achieve conformity with the Regional Official Plan.

Region No.	OPA 10 Item No.	Section No.	Modification	Explanation of Modification
			<u>Area is subject to the policies contained in Sections 115.2, 115.3, 115.4(2), 116, 116.1, 117.1, 118(1.1), 118(2), 118(3), 118(4), 118(5) through 118(13), 139.11, 139.12, Map 1G and the applicable definitions of the Regional Official Plan which are hereby incorporated by reference into this Plan.</u>	
143)	New Item	H3.6.3c)[vii]	Is modified by deleting the letter 'A' after the word "Greenlands".	To achieve conformity with the Regional Official Plan.
144)	New Item	H3.8	Is modified by deleting the letter 'A' after the word "Greenlands".	To achieve conformity with the Regional Official Plan.
145)	New Item	Schedule H3.2	Is modified by deleting the letter 'A' after the word "Greenlands" in the Legend as shown on Attachment #14 to this Decision.	To achieve conformity with the Regional Official Plan.

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**
- ENVIRONMENT & OPEN SPACE
 - GREENLANDS A
 - GREENLANDS B
 - PRIVATE OPEN SPACE
 - OTHER AREAS
 - 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

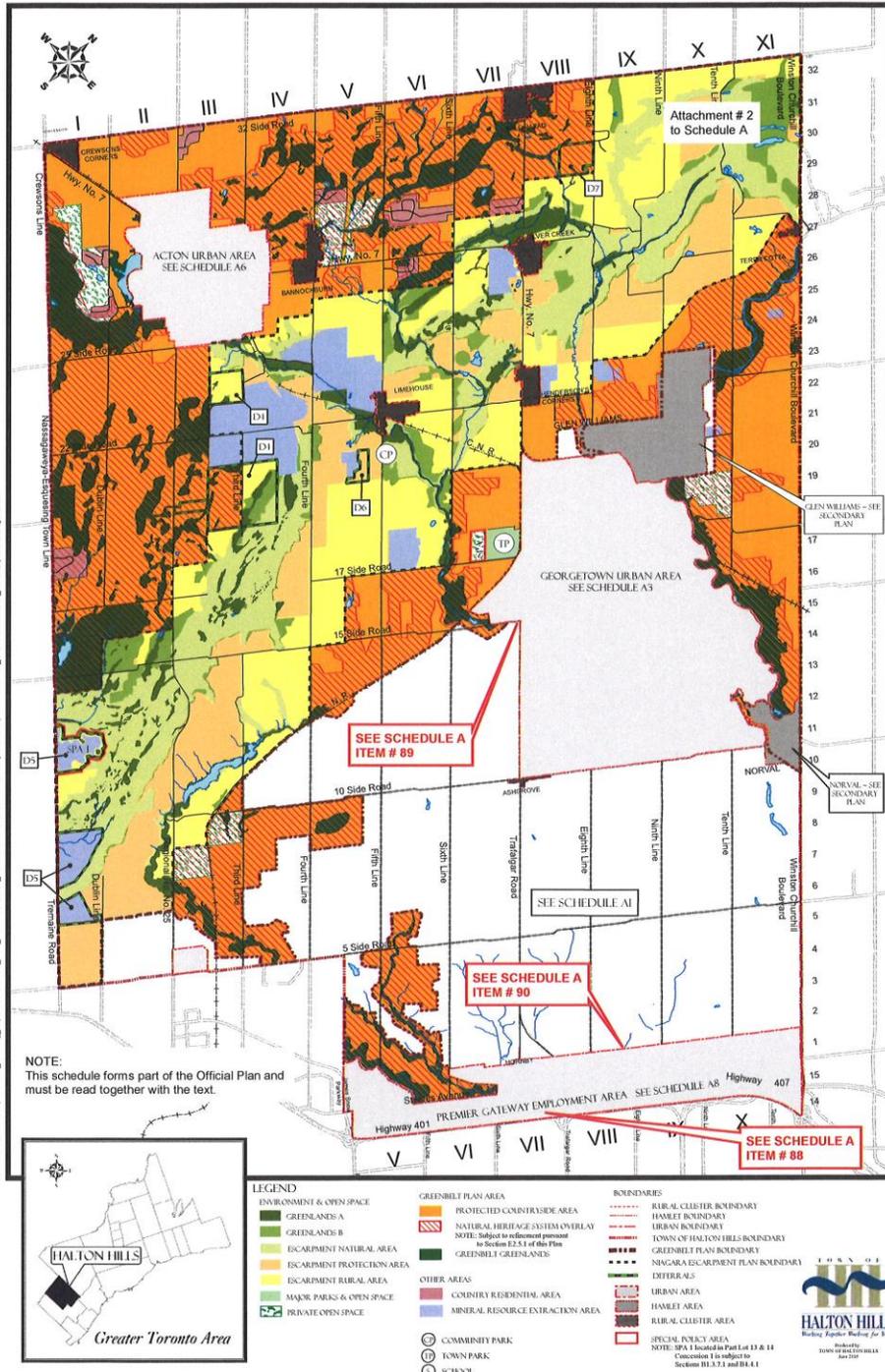


SEE SCHEDULE A ITEM # 87

* Regional Phasing 2021 - 2031

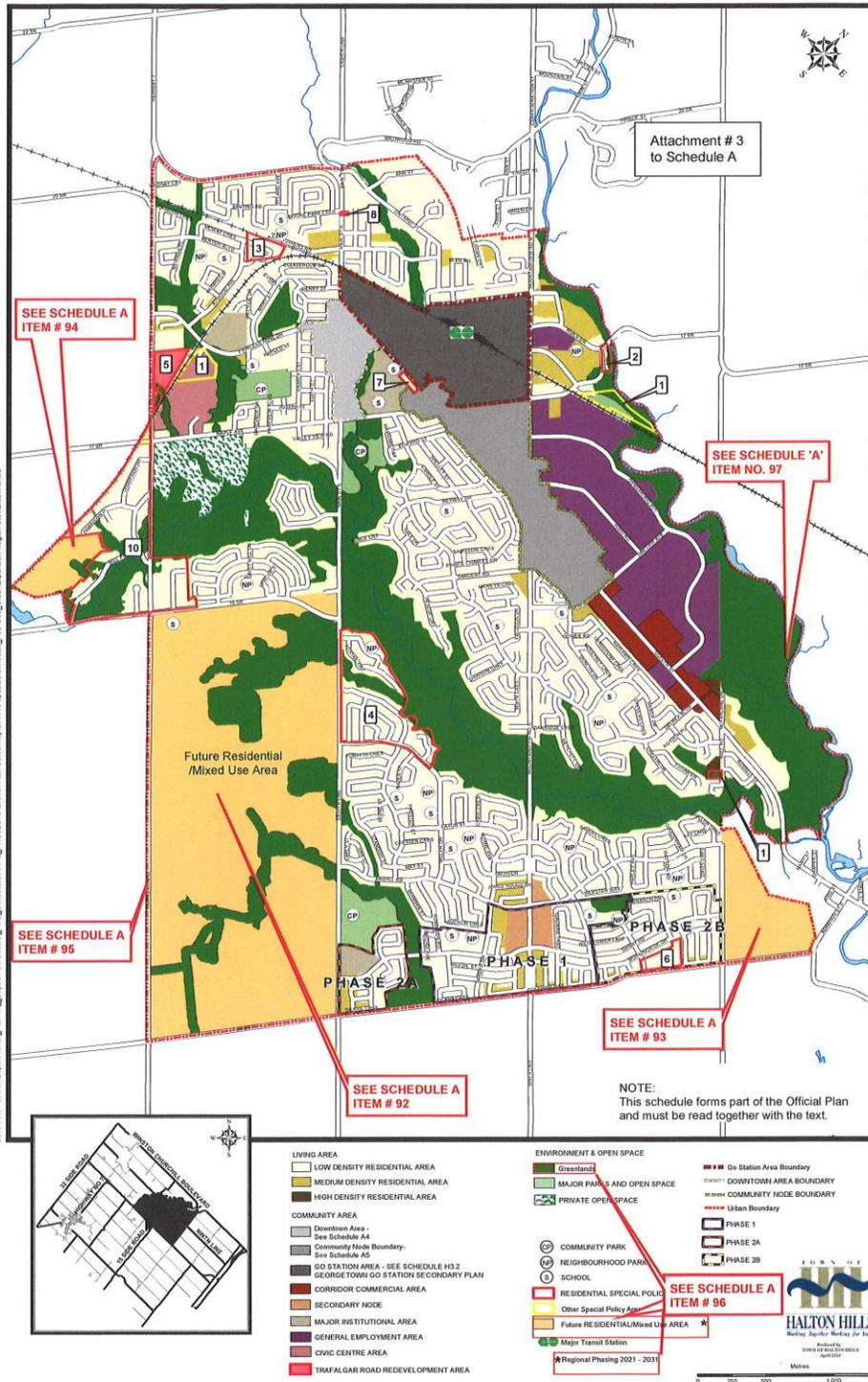
SCHEDULE A2

TOWN OF HALTON HILLS OFFICIAL PLAN
GREENBELT PLAN



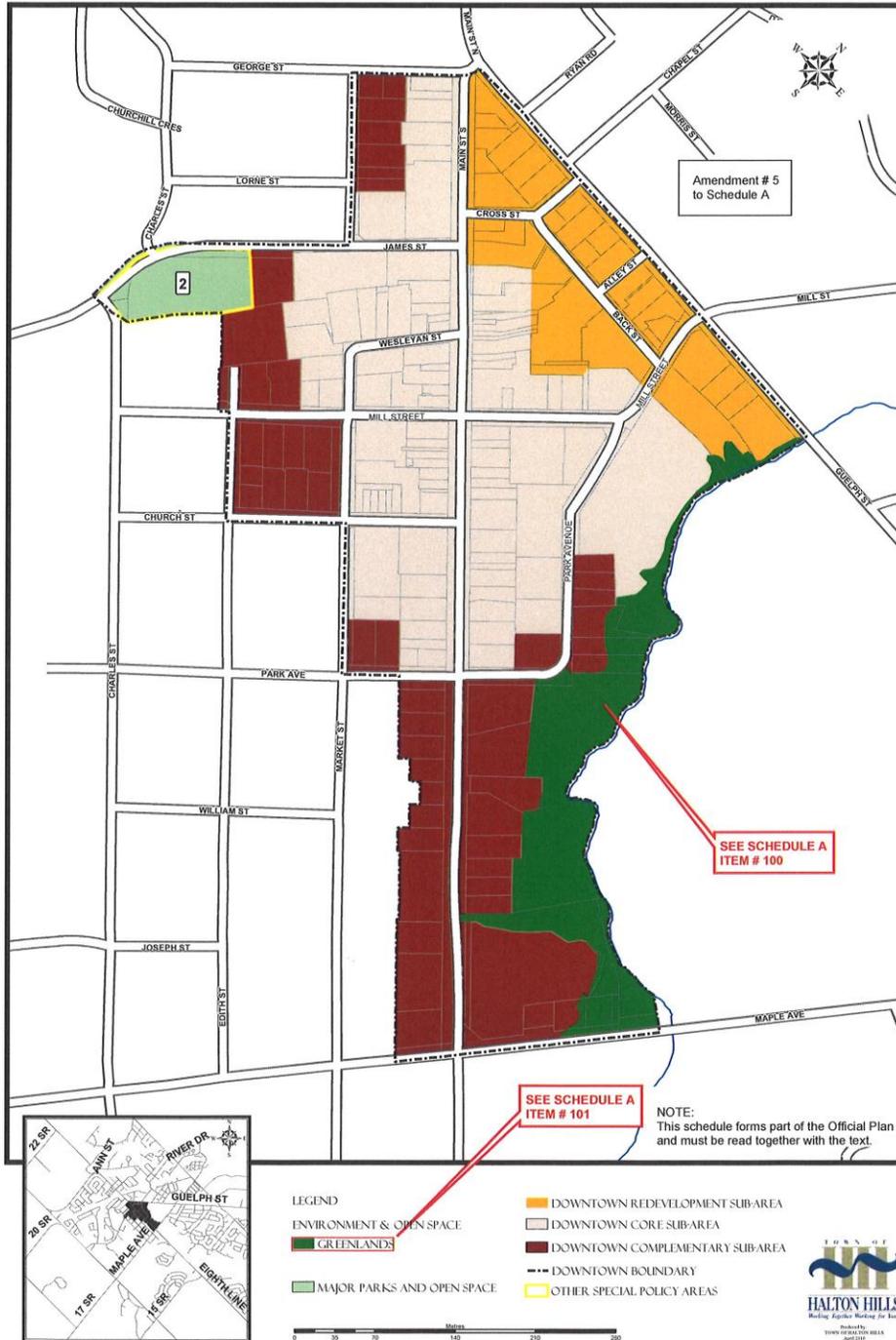
SCHEDULE A3

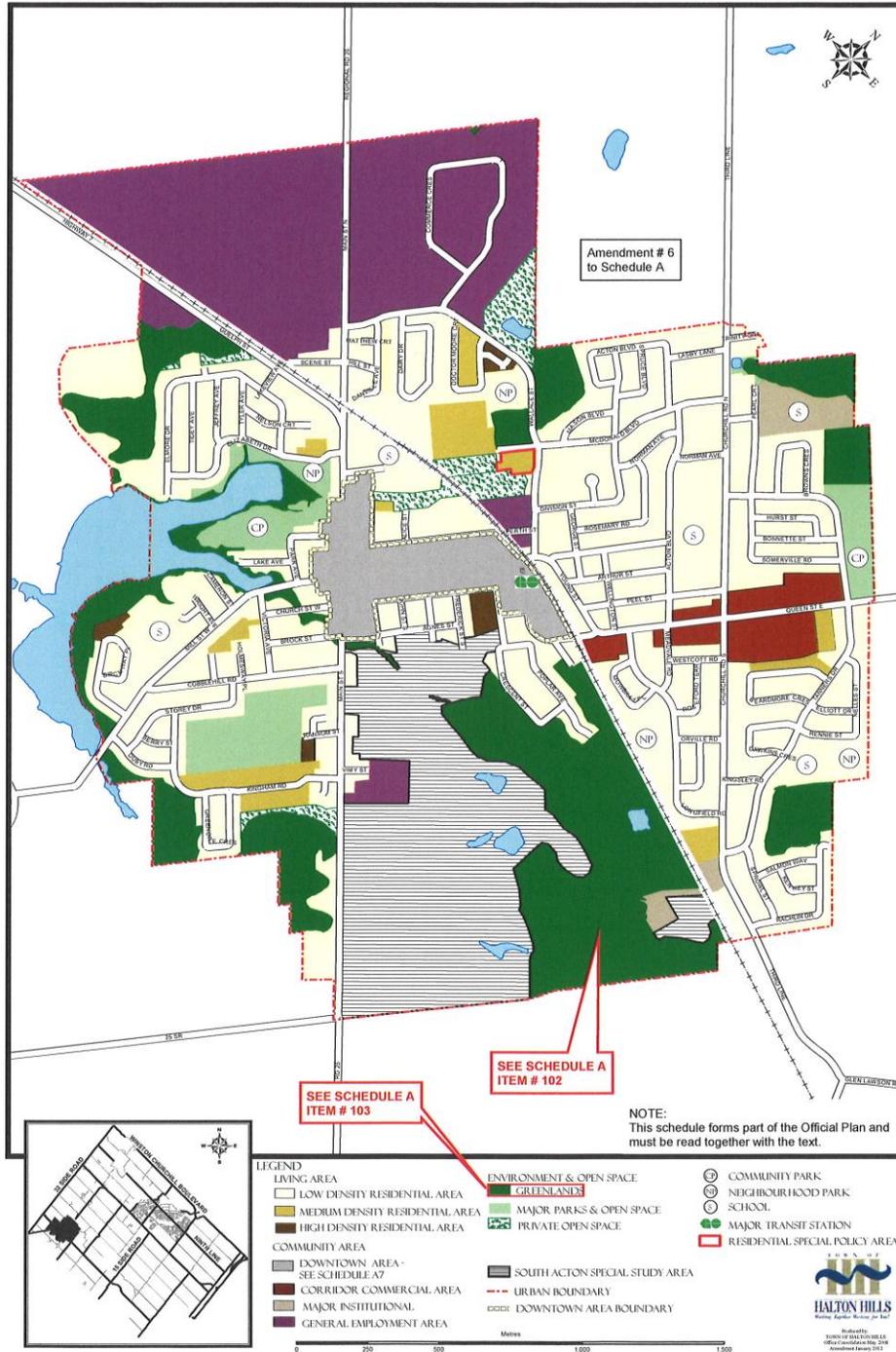
TOWN OF HALTON HILLS OFFICIAL PLAN
GEORGETOWN LAND USE



SCHEDULE A4

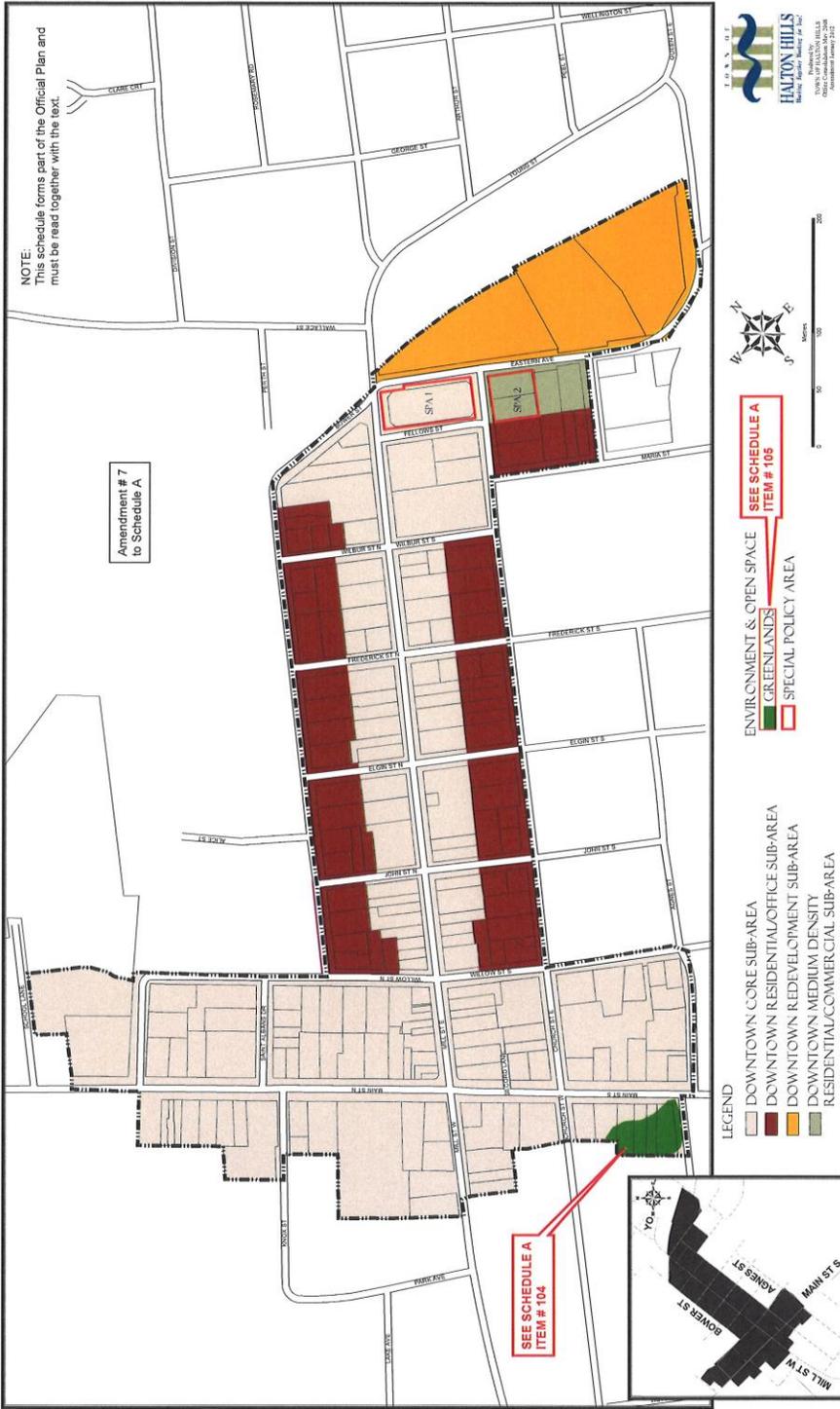
TOWN OF HALTON HILLS OFFICIAL PLAN
 GEORGETOWN DOWNTOWN AREA





ACTON DOWNTOWN AREA

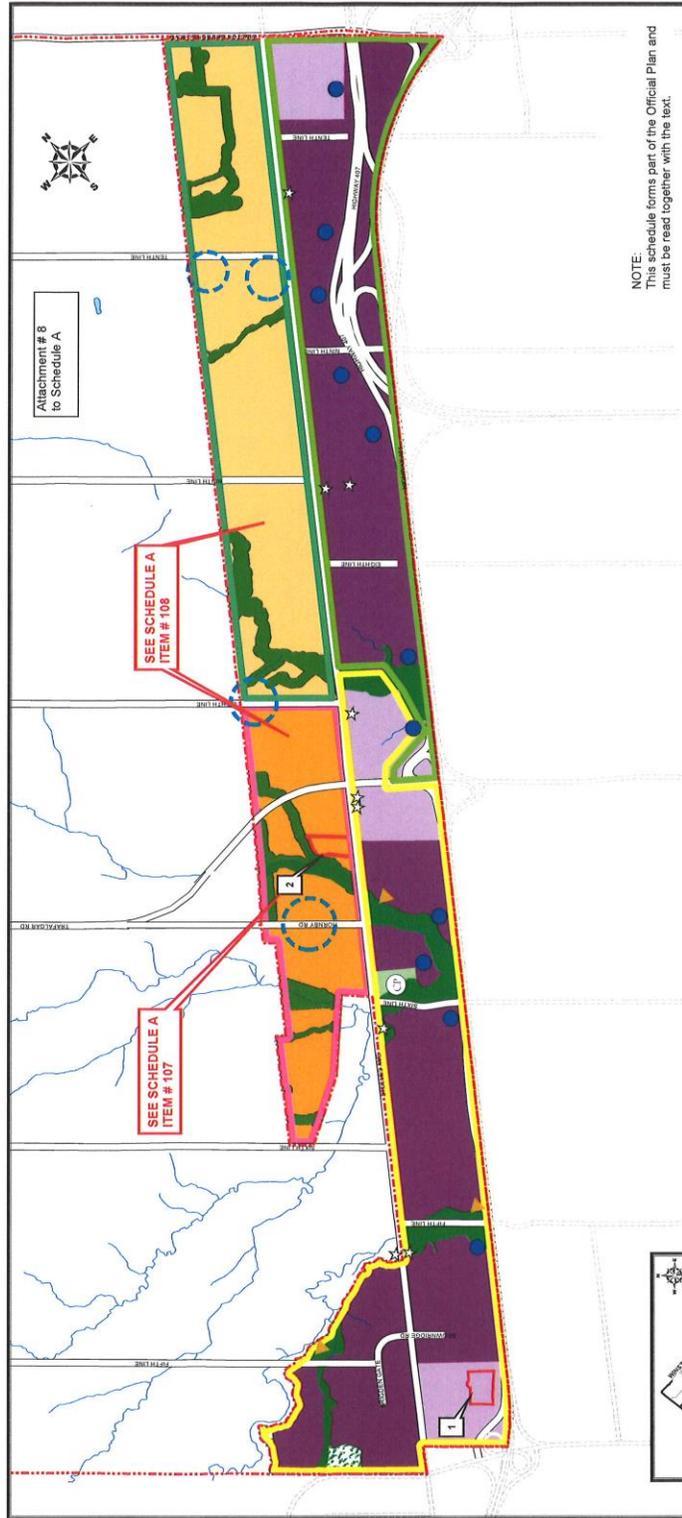
TOWN OF HALTON HILLS OFFICIAL PLAN
SCHEDULE A7



TOWN OF HALTON HILLS OFFICIAL PLAN
SCHEDULE A8

SEE SCHEDULE A
ITEM # 106

PREMIER GATEWAY EMPLOYMENT AREA



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

SEE SCHEDULE A
ITEM # 110

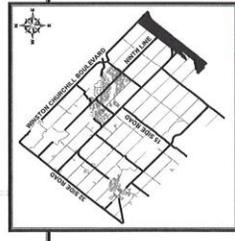
EMPLOYMENT AREA PHASING

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

* REGIONAL PHASING, 2021 - 2031

LEGEND

<ul style="list-style-type: none"> EMPLOYMENT AREA GATEWAY PRESTIGE INDUSTRIAL PHASE 1B EMPLOYMENT AREA PHASE 2B EMPLOYMENT AREA ENVIRONMENT & OPEN SPACE MAJOR PARKS & OPEN SPACE PRIVATE OPEN SPACE GREENLANDS 	<ul style="list-style-type: none"> COMMUNITY PARK STORMWATER MANAGEMENT POND POTENTIALLY UNSTABLE SLOPE BUILDING WITH HISTORIC SIGNIFICANCE TOWN OF HALTON HILLS BOUNDARY URBAN BOUNDARY SPECIAL POLICY AREA EXISTING RURAL RESIDENTIAL CONCENTRATIONS
---	--

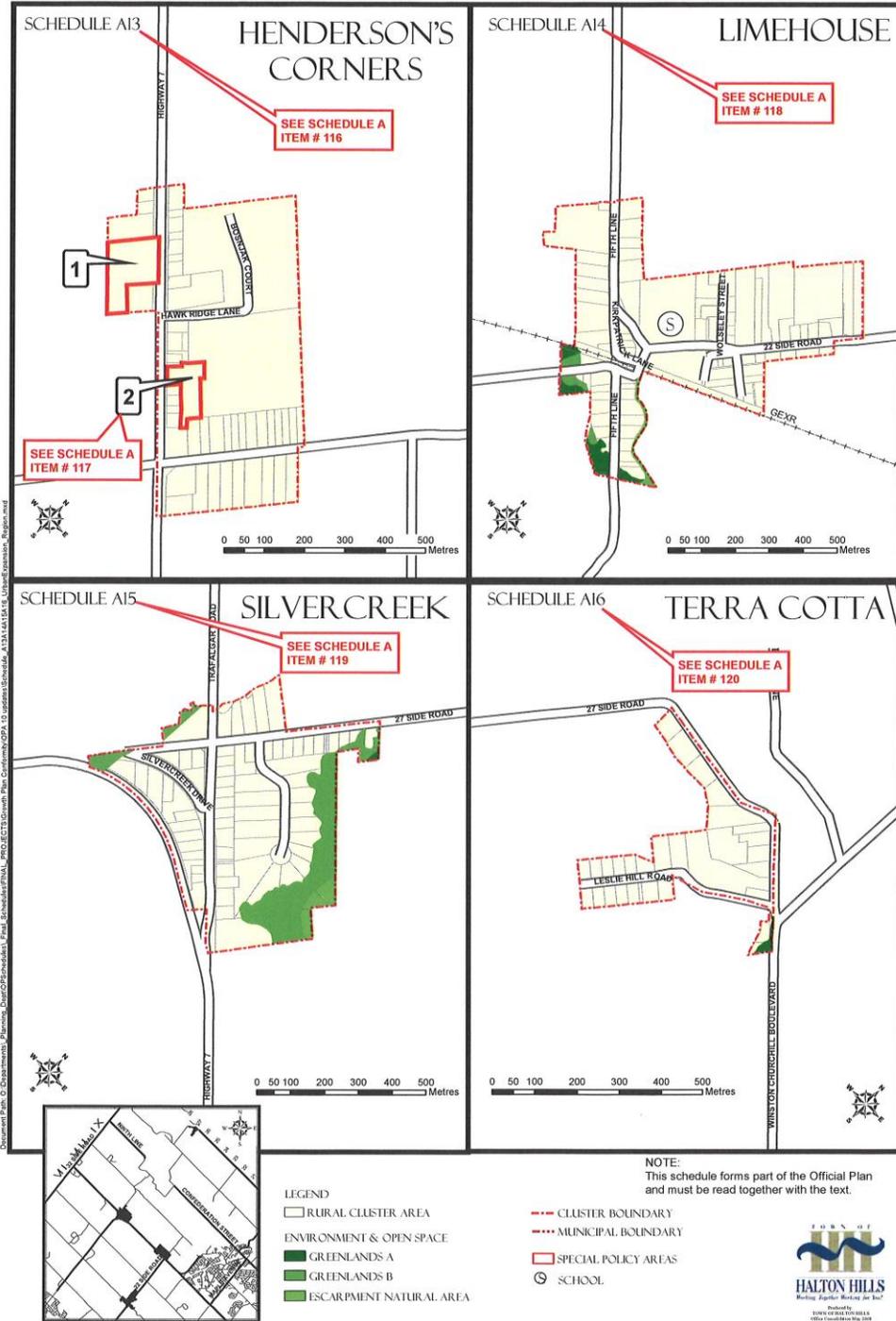


SEE SCHEDULE A
ITEM # 111

SCHEDULES A13, A14, A15 AND A16

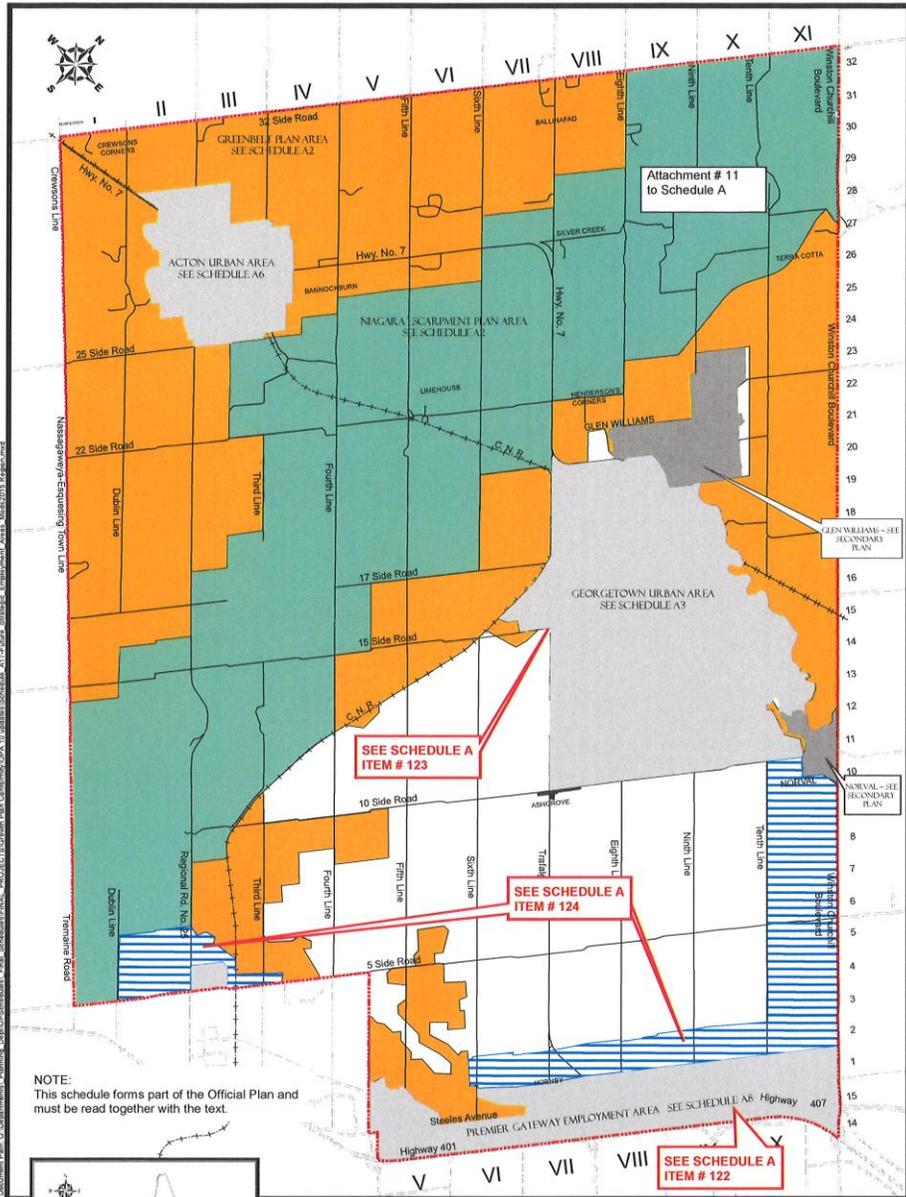
Attachment # 10
to Schedule A

TOWN OF HALTON HILLS OFFICIAL PLAN
RURAL CLUSTERS



SCHEDULE A17

TOWN OF HALTON HILLS OFFICIAL PLAN
FUTURE STRATEGIC EMPLOYMENT AREAS



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



LEGEND	
	URBAN AREA
	HAMLET AREA
	RURAL CLUSTER AREA
	GREENBELT PLAN AREA - SEE SCHEDULE A2
	PROTECTED COUNTRYSIDE AREA
	NIAGARA ESCARPMENT PLAN AREA
	FUTURE STRATEGIC EMPLOYMENT AREA OVERLAY
	TOWN OF HALTON HILLS BOUNDARY
	BOUNDARIES

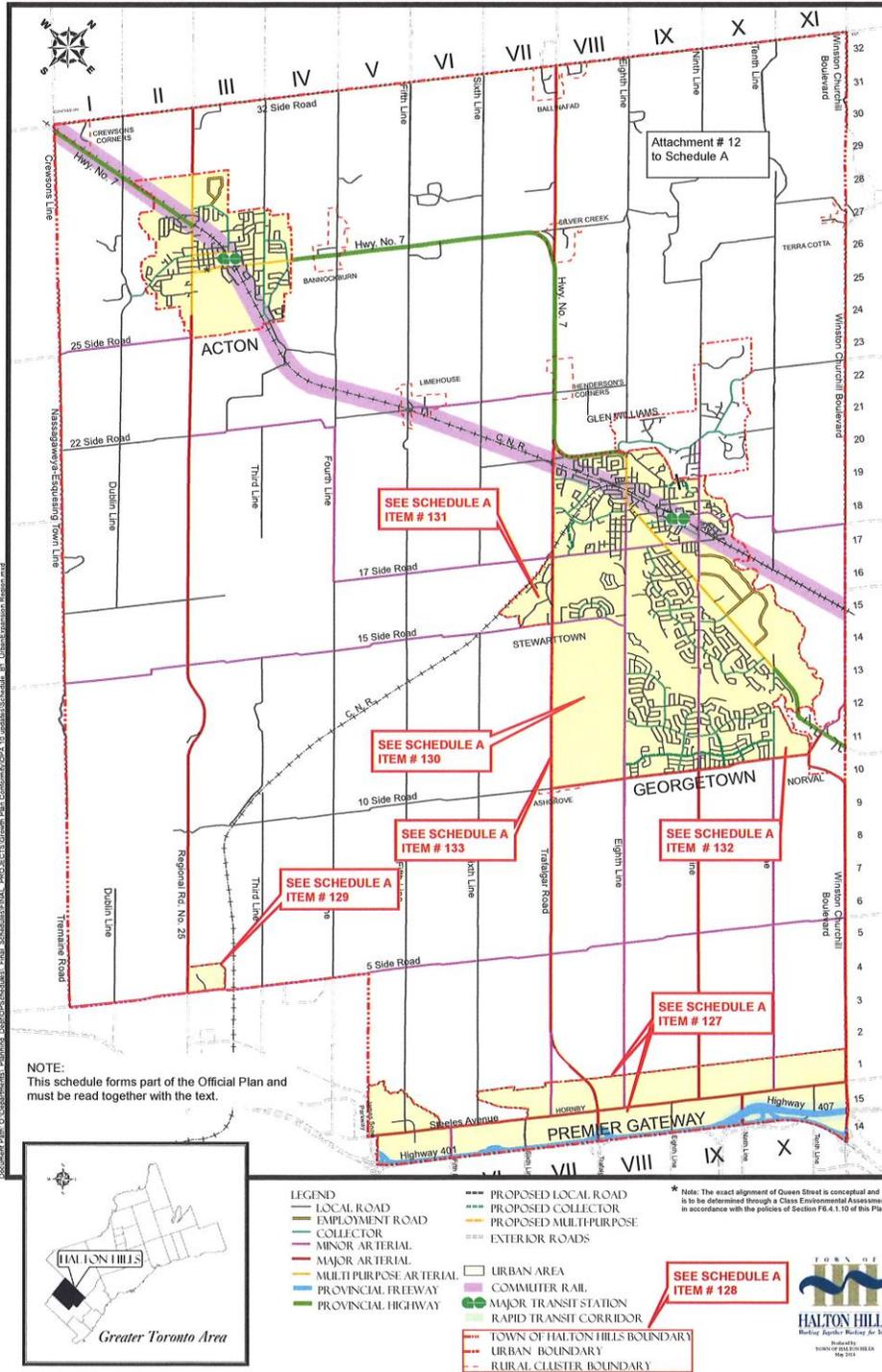
* Note:
 The Future Strategic Employment Areas are not land use designations. Refer to Section D7 of this Plan.



SEE SCHEDULE A
 ITEM # 121

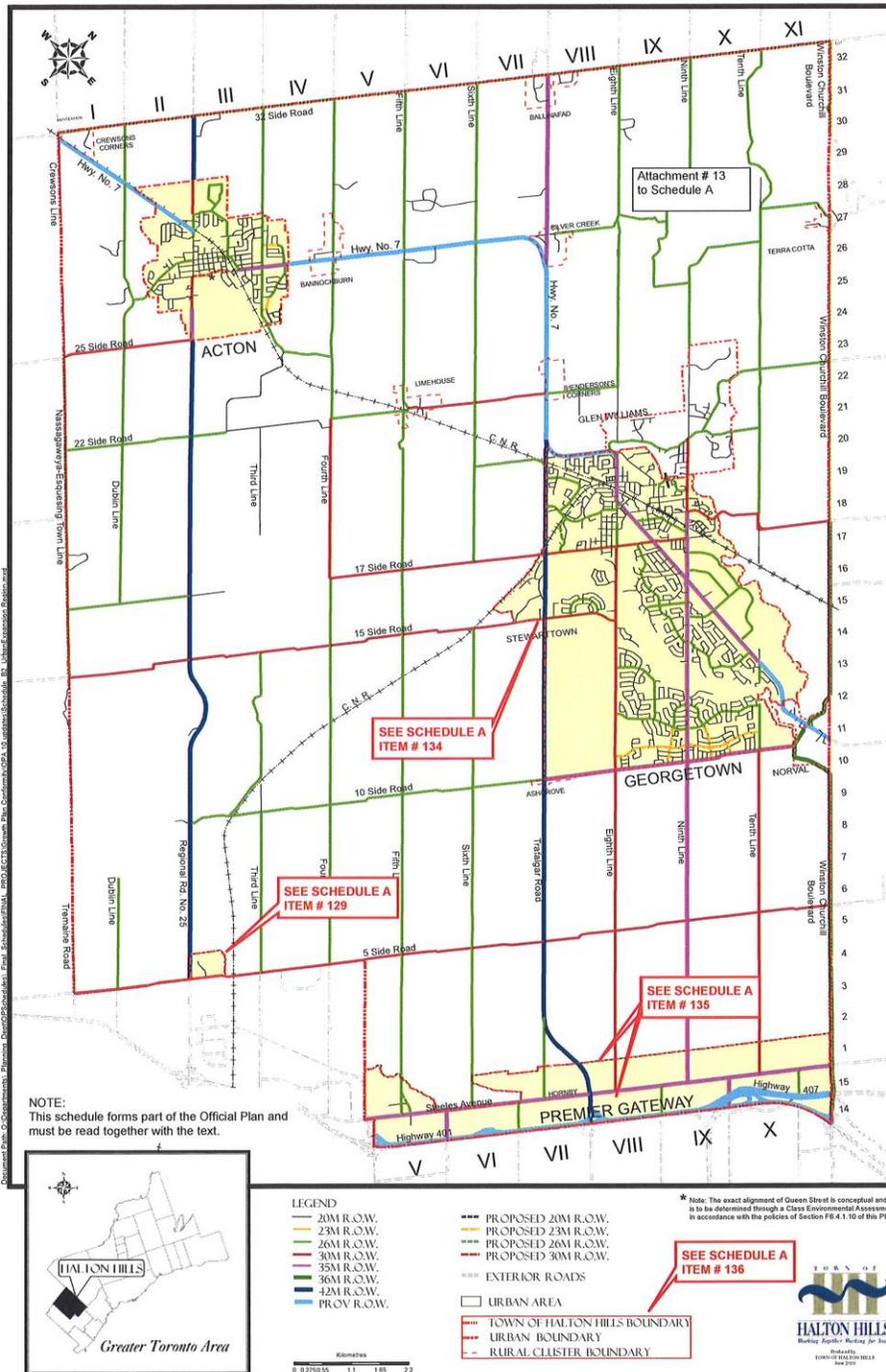
SEE SCHEDULE A
 ITEM # 125

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



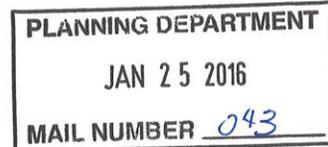
SCHEDULE B2

TOWN OF HALTON HILLS OFFICIAL PLAN
RIGHT OF WAY CLASSIFICATIONS





Appendix 2 to PI-02016-0013



Legislative & Planning Services
 Planning Services
 1151 Bronte Road
 Oakville, ON L6M 3L1
 Fax: (905) 825-8822

January 21, 2016

Mr. John Linhardt
 Executive Director of Planning & Chief Planning Official
 1 Halton Hills Drive
 Halton Hills, ON L7C 5C2

A handwritten signature in blue ink that reads "John".

Dear Mr. Linhardt:

**Re: Proposed Decision on Halton Hills OPA 21 – Halton Peel Boundary Area
 Transportation Study / GTA West Corridor Protection**

I am writing to you on behalf of Halton Region regarding the approval of the Town's Official Plan Amendment No. 21 (OPA 21), *Halton Peel Boundary Area Transportation Study / GTA West Corridor Protection*.

As the Region's representative it is my responsibility to ensure that OPA 21 conforms to the Regional Official Plan (ROP), is consistent with the Provincial Policy Statement (2014), and conforms to applicable Provincial plans and legislation. To that end, this letter provides a background on OPA 21, Regional staff's comments, and the next steps towards approval.

Background

OPA 21 was adopted by Town Council through By-law No. 2014-0050 in June 2014 and forwarded, along with the required supporting documents, to the Region for approval. It implements a corridor protection area in Halton Hills that protects a defined 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).

OPA 21 corresponds to Regional Official Plan Amendment No. 43 (ROPA 43), *Halton Peel Boundary Area Transportation Study / Greater Toronto Area West Corridor Protection* which implements protection policies for the same corridor and re-phases certain impacted employment lands. The re-phasing of the Premier Gateway Employment Area lands impacted by corridor protection is dealt with through the Region's decision on the Town's Official Plan Amendment No. 10.

Conclusions

Regional staff has reviewed OPA 21 and is of the opinion that it conforms to the Regional Official Plan and ROPA 43, is consistent with the Provincial Policy Statement (2014), and conforms to other Provincial plans and policies.

Certain administrative changes have been made to the Schedules modified by OPA 21 as a result of their modification through other amendments (i.e. OPA 9 and 10) since the adoption of OPA 21. The

The Regional Municipality of Halton

HEAD OFFICE 1151 Bronte Road, Oakville, Ontario L6M 3L1 • Tel: 905-825-6000 • Toll free: 1-866-442-5866 • TTY: 905-827-9833 • www.halton.ca



base mapping used for the Schedules to OPA 21 has been updated as described and shown on Schedule A attached to this letter.

Next Steps

It is my understanding that you will be preparing a report to Town Council advising them of my proposed decision on OPA 21. The Town should be satisfied that adequate public consultation has been provided in the consideration of the proposed modifications. I will await Town Council's response to my letter before issuing the Notice of Decision. I will remind you that should Town Council not support my decision, under Regional By-law No. 19-09 which grants my approval authority, I am required to refer the matter to Regional Council for a final decision.

If you have any questions, please contact Dan Tovey, Manager of Planning Policy at ext. 7208.

Sincerely,

Ron Glenn, MCIP RPP
Director of Planning Services and Chief Planning Official

cc: Dan Tovey, Manager, Planning Policy
Perry Vagnini, Senior Planner, Planning Policy
Owen McCabe, Planner, Planning Policy

OPA 21 – SCHEDULE A**Town of Halton Hills Official Plan Amendment No. 21 (OPA) – Administrative Note**

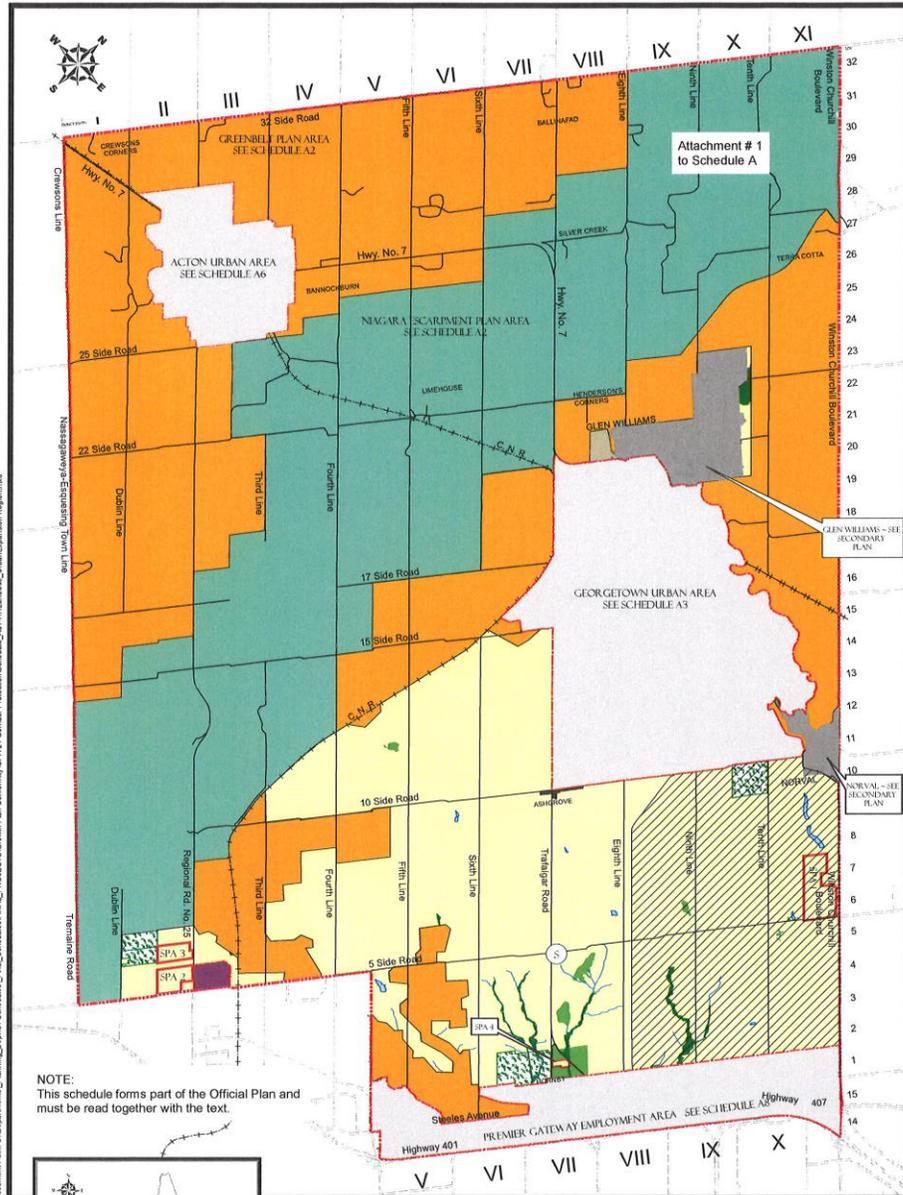
The base mapping used for the Schedules to OPA 21 has been updated to include modifications made through other amendments to the Town's Official Plan that have come into force and effect since the adoption of OPA 21. The Schedules have also been updated to include the modifications made through Town Council's adoption of OPA 10 in July 2010 and, in some cases, further modified by Halton Region as the approval authority for OPA 10.

The Region's Decision for OPA 21 only pertains to the approval of the modifications to Schedules A1, A3, A8 and B1 made through Items 2, 3, 4, and 5 of OPA 21, respectively. These modifications, with the updated base mapping as described above, are attached to this Decision as follows:

- Attachment #1 – Schedule A1;
- Attachment #2 – Schedule A3;
- Attachment #3 – Schedule A8; and
- Attachment #4 – Schedule B1.

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.

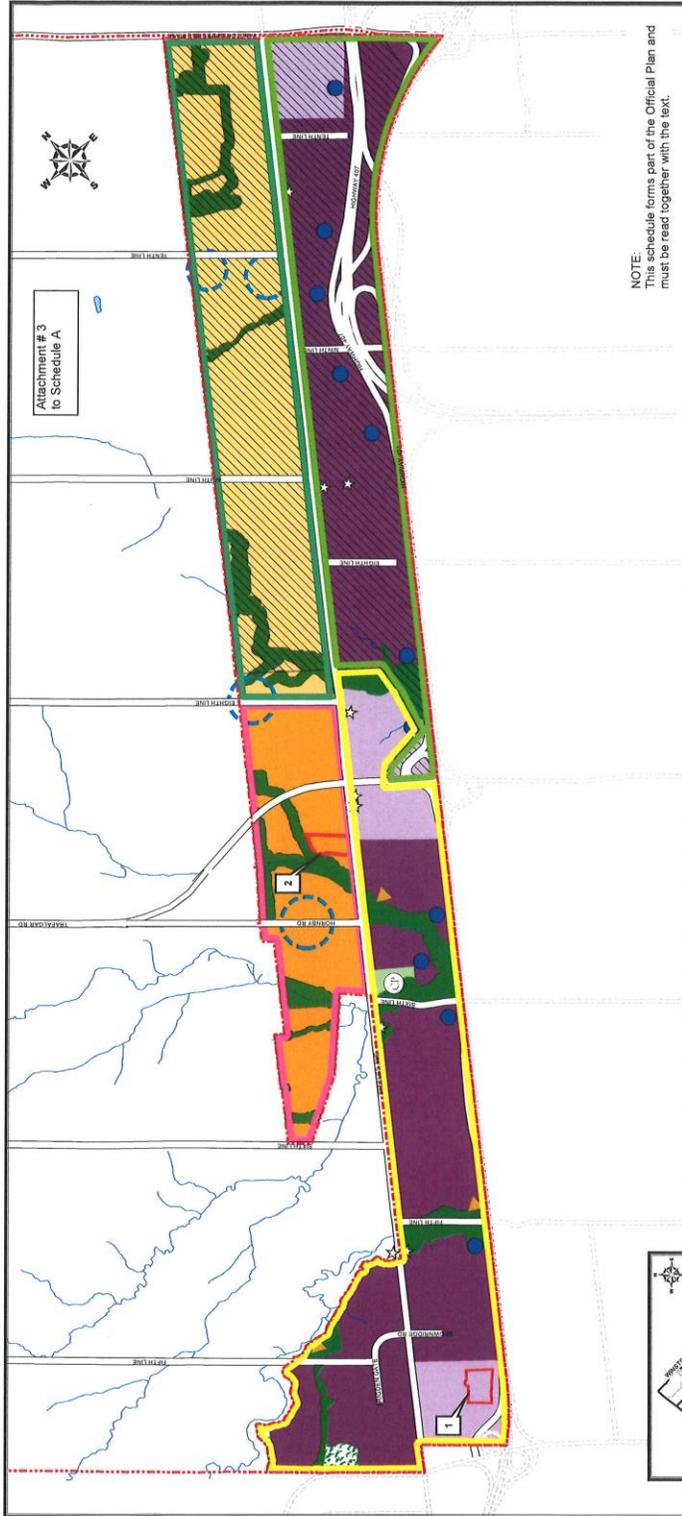


- | | |
|--|--|
| <p>ENVIRONMENT & OPEN SPACE</p> <ul style="list-style-type: none"> GREENLANDS A GREENLANDS B PRIVATE OPEN SPACE <p>AGRICULTURAL AREA</p> <ul style="list-style-type: none"> AGRICULTURAL AREA <p>OTHER AREAS</p> <ul style="list-style-type: none"> MAJOR INSTITUTIONAL AREA URBAN AREA HAMLET AREA RURAL CLUSTER AREA GENERAL EMPLOYMENT AREA* | <p>GREENBELT PLAN AREA - SEE SCHEDULE A2</p> <ul style="list-style-type: none"> PROTECTED COUNTRYSIDE AREA NIAGARA ESCARPMENT PLAN AREA <p>SCHOOL</p> <ul style="list-style-type: none"> SCHOOL <p>BOUNDARIES</p> <ul style="list-style-type: none"> TOWN OF HALTON HILLS BOUNDARY SPECIAL POLICY AREA HPBATS/GTA WEST CORRIDOR PROTECTION AREA <p>* REGIONAL PHASING 2021 - 2031</p> |
|--|--|



PREMIER GATEWAY EMPLOYMENT AREA

TOWN OF HALTON HILLS OFFICIAL PLAN
SCHEDULE A8



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

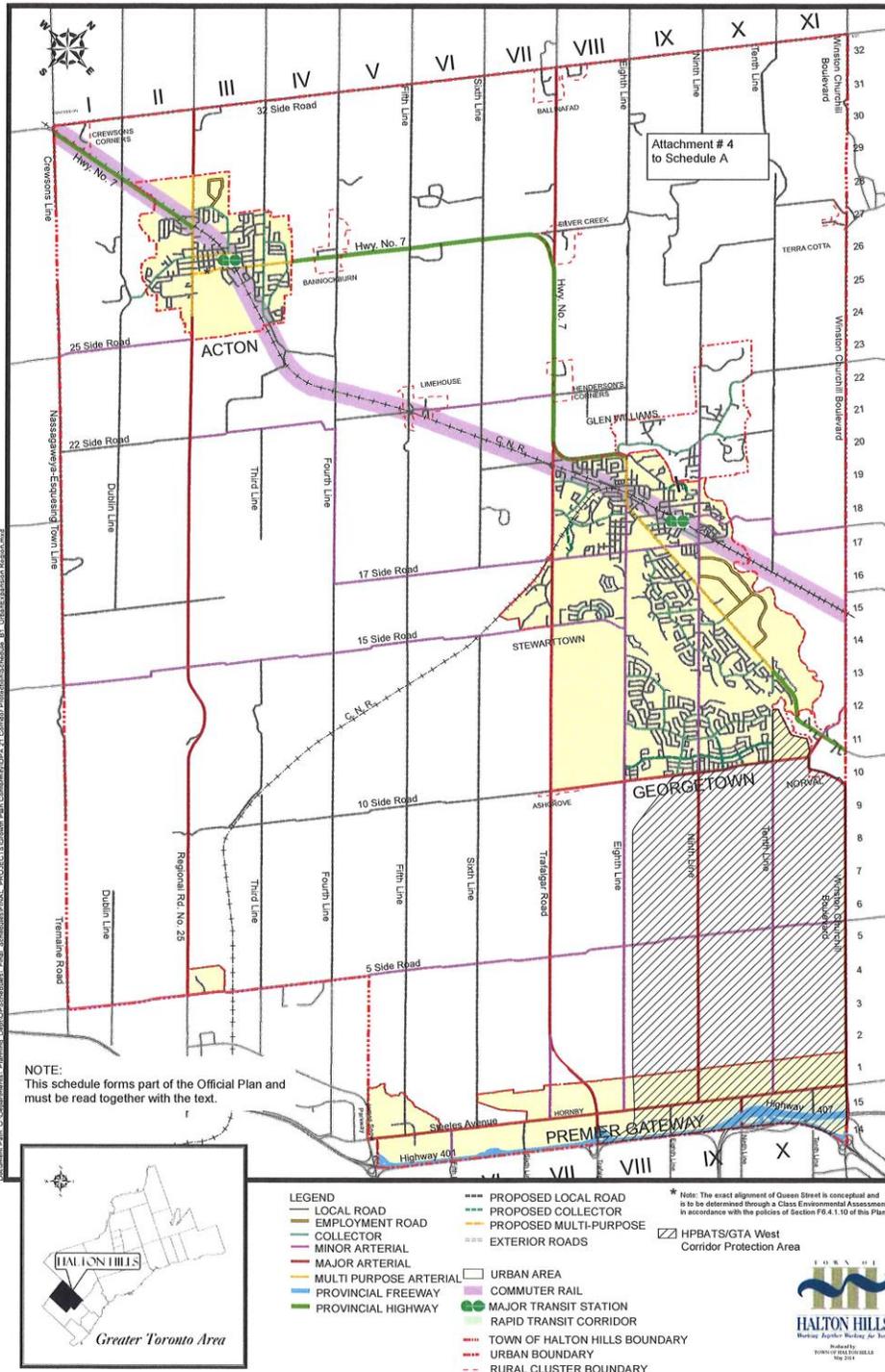
- LEGEND**
- EMPLOYMENT AREA
 - GATEWAY
 - PRESTIGE INDUSTRIAL
 - PHASE 1B EMPLOYMENT AREA
 - PHASE 2B EMPLOYMENT AREA
 - ENVIRONMENT & OPEN SPACE
 - MAJOR PARKS & OPEN SPACE
 - PRIVATE OPEN SPACE
 - GREENLANDS
 - COMMUNITY PARK
 - STORMWATER MANAGEMENT POND
 - POTENTIALLY UNSTABLE SLOPE
 - BUILDING WITH HISTORIC SIGNIFICANCE
 - TOWN OF HALTON HILLS BOUNDARY
 - URBAN BOUNDARY
 - SPECIAL POLICY AREA
 - EXISTING RURAL RESIDENTIAL CONCENTRATIONS
 - HRBATSGTA WEST CORRIDOR PROTECTION AREA
 - EMPLOYMENT AREA PHASING
 - PHASE 1A
 - PHASE 1B
 - PHASE 2A*
 - PHASE 2B*

* REGIONAL PHASING 2021 - 2031

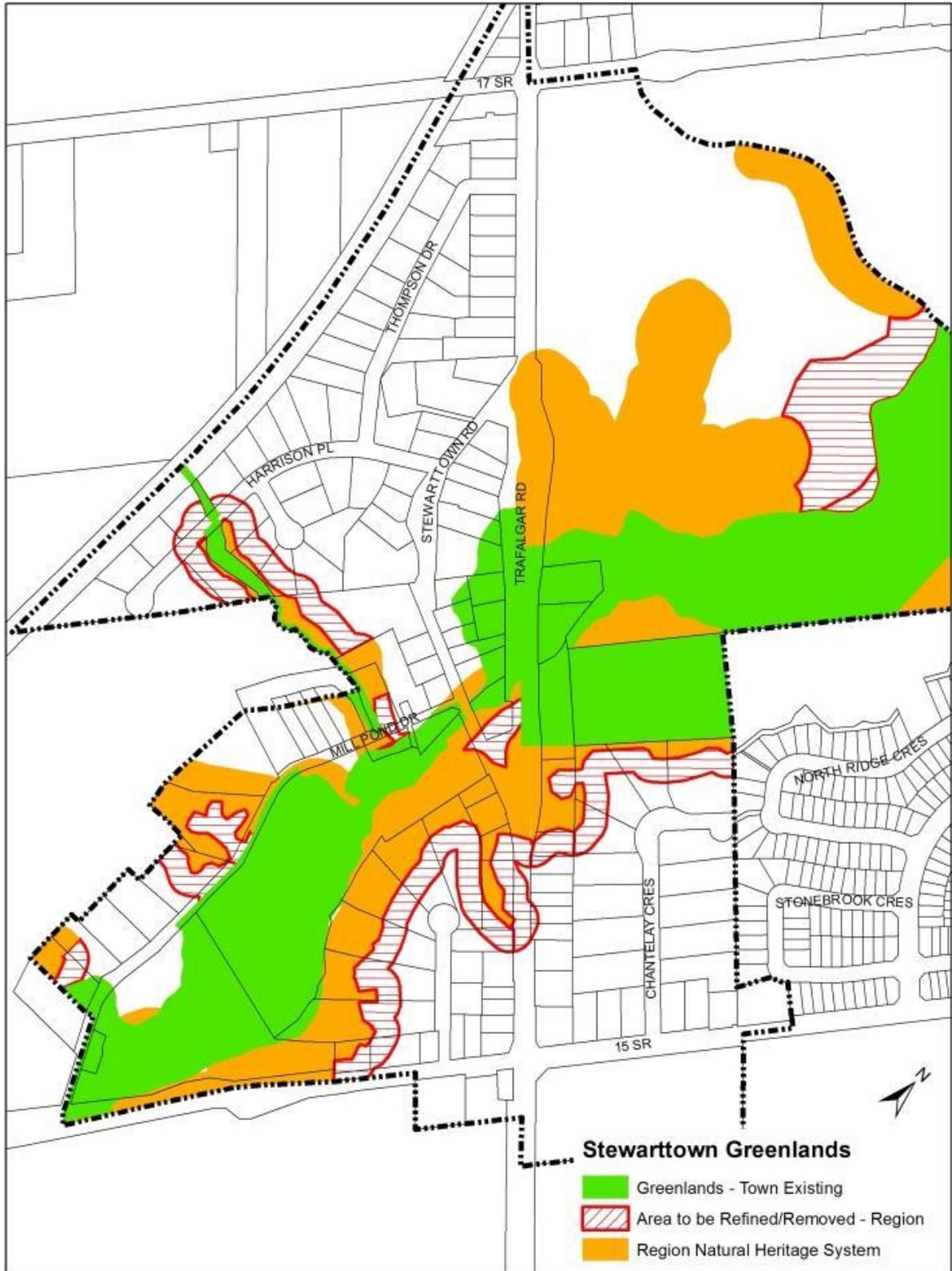


SCHEDULE B1
FUNCTIONAL PLAN OF MAJOR TRANSPORTATION FACILITIES

Town of Halton Hills Official Plan



Appendix 3 to PI-02016-0013



Document Path: O:\Departments\Planning_Depth\OPSchedules\Stewarttown\Greenlands - Enhancement Areas.mxd