

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

Premier Gateway Employment Lands Re-Phasing

to implement

Halton Peel Boundary Area Transportation Study/

GTA West Corridor Protection

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

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

**Modifications**

1. That all relevant sections of the amendment are hereby modified to delete all references to “401/407 Employment Corridor Area” and replace them with “Premier Gateway Employment Area.”
2. That Section D3.5 401/407 Employment Corridor Areas hereby modified by revising the heading to read “Premier Gateway Employment Area Phase 1”.
3. That Section D3.5 Premier Gateway Employment Area Phase 1 is hereby modified by replacing all references to “401/407 Employment Corridor Area” with “Premier Gateway Employment Area Phase 1”.
4. That Section D3.5.2 Location is hereby modified by deleting the first paragraph and replacing it with the following:

“The *Premier Gateway Employment Area Phase 1* is generally located on both the north and south sides of Steeles Avenue between the Town of Milton boundary and Eighth Line as shown on Schedule A8 of this Plan. Lands within the *Premier Gateway Employment Area Phase 1* are divided into six land use designations, as set out below:

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

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

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

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

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

Development within the *Premier Gateway Employment Area Phase 1* to the 2021 planning horizon shall occur in two sub-phases as illustrated on Schedule A8 to this Plan. 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 Section D3.5.4.4.3 of this Plan.”

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

**D3.5.4.4 Phase 1B Employment Area**

D3.5.4.4.1 Objectives

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

- a) to accommodate employment growth to the 2021 planning horizon;
- b) to provide for the continued development of the *Premier Gateway Employment Area* in order to enhance its development as a major employment area; and,
- c) to ensure that the urban design of the new development in the area enhances the area’s location as a gateway into the Town of Halton Hills, and is sensitive to the character of the area.

D3.5.4.4.2 Location

The *Phase 1B Employment Area* designation applies to an expansion to the *Premier Gateway Employment Area* north of Steeles Avenue, between the Greenbelt Plan boundary and Eighth Line, as shown on Schedule A8 of this Plan.

#### D3.5.4.4.3 Comprehensive Planning

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

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

The Terms of Reference for the Secondary Plan exercise shall include an evaluation of alternative locations to accommodate 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 Region Official Plan and this Plan, provided the total employment land supply to 2031, which underpins the employment distribution in Tables 1 and 2A of the Regional Official Plan, is not exceeded.

#### D3.5.4.4.4 Regional Natural Heritage System

Notwithstanding the policies pertaining to the Greenlands System contained in Section B1 of this Plan, the relevant Regional Natural Heritage System policies of the Regional Official Plan shall be applicable to the *Greenlands* designation within the *Phase 1B Employment Area* of this Plan.

#### D3.5.4.4.5 Existing Rural Residential Concentrations

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

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

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

#### D3.5.4.4.6 Special Policy Areas

##### a) **Special Policy Area 1**

A commercial operation with a maximum gross floor area of 1,861 square metres devoted to serving the horse/equestrian community, including the selling of commercial products, service, repair, and the making of related products is permitted on lands designated as *Phase 1B Employment Area* and identified as Special

Policy Area 1, as shown on Schedule A8 to this Plan.

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

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

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

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

#### “D6.4.3 General Development Policies

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

##### **D6.4.3.1 Public Utilities and Development Phasing**

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

Development within the *Premier Gateway Employment Area Phase 2* to the 2031 planning horizon shall occur in two sub-phases as illustrated on Schedule A8 to this Plan, and shall be in accordance

with Section F6.6 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.”

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

**D6.4.4 Land Use Designations**

**D6.4.4.1 Prestige Industrial Area**

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

**D6.4.4.2 Gateway Area**

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

**D6.4.4.3 Greenlands**

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

**D6.4.4.4 Phase 2B Employment Area**

D6.4.4.4.1 Objectives

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

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

D6.4.4.4.2 Location

The *Phase 2B Employment Area* designation applies to an expansion to the *Premier Gateway Employment Area* north of

Steeles Avenue, between Eighth Line and the City of Brampton boundary, as shown on Schedule A8 of this Plan.

#### D6.4.4.4.3 Comprehensive Planning

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

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

#### D6.4.4.4.4 Regional Natural Heritage System

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

#### D6.4.4.4.5 Existing Rural Residential Concentrations

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

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

- e) subject to the Secondary Plan process, these concentrations may be zoned to permit the



existing residential use and uses related to the residential use;

- f) through the Secondary Plan process, the Town may rezone the lands to permit the use of the existing residential dwellings for office or other uses that are compatible with both the adjacent residential uses, and uses permitted by the underlying employment designation;
- g) policies shall be incorporated into the Secondary Plan, which ensure the provision of landscape or other buffers between existing rural residential concentrations and future employment uses;
- h) through the Secondary Plan process, the development of a road network for the *Phase 2B Employment Area*, shall take into consideration the appropriateness of network solutions to address the existence of this residential concentration, including alternatives such as by-passes and cul-de-sacs.

15. That Section D6.4.6 Special Policy Areas is hereby modified by re-numbering it as Section D6.4.5.

16. That Section E1 Agricultural Area, Section E1.6 Special Policy Areas is modified by adding a new Section E1.6.4 Special Policy Area 4, as follows:

**“E1.6.4 Special Policy Area 4**

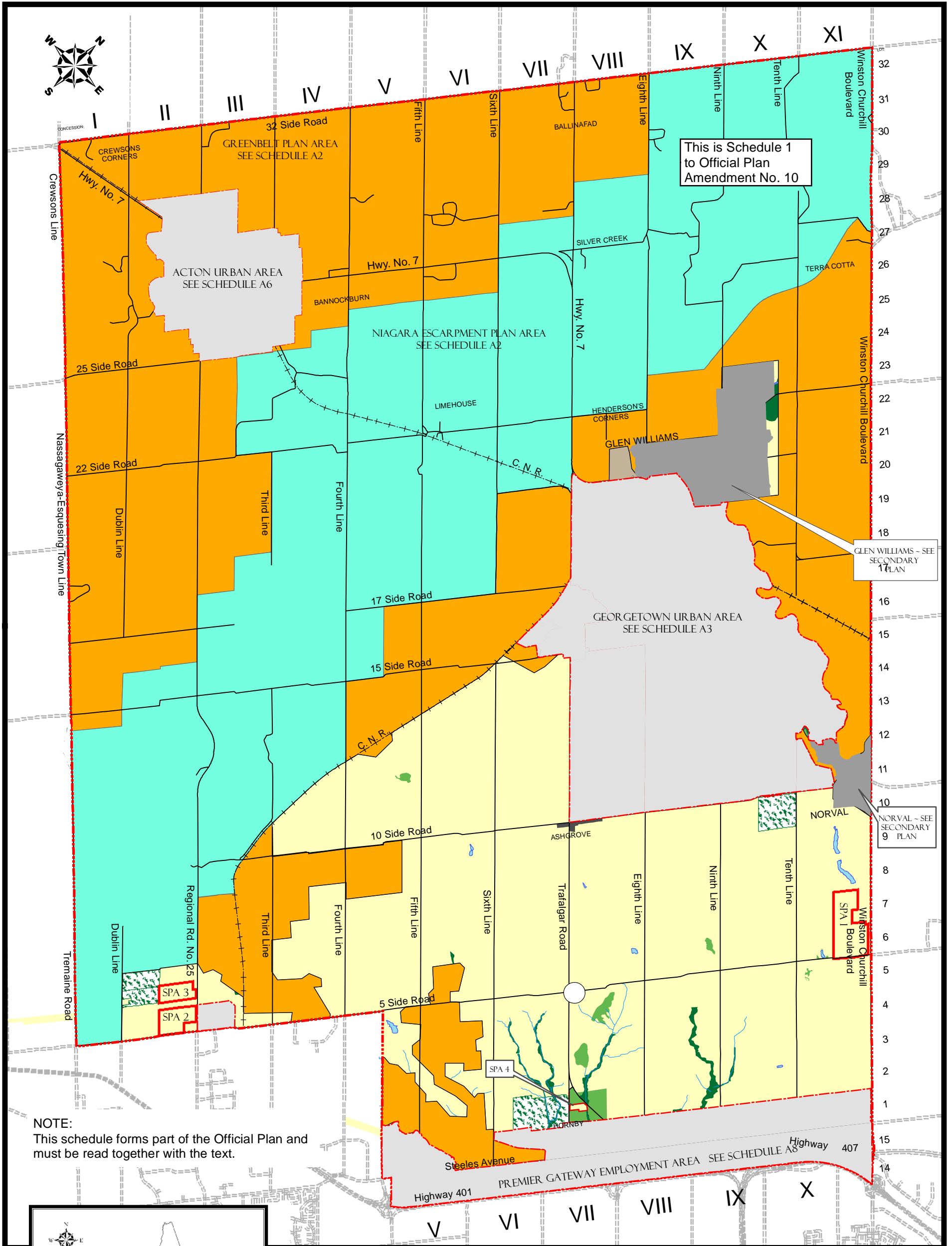
Permitted uses on lands designated as *Agricultural Area* and identified as Special Policy Area 4 as shown on Schedule A1 to this Plan, shall be limited to existing uses pending the completion of a secondary planning exercise for the *Phase 1B Employment Area* as specified in Section D3.5.4.4.3 of this Plan.

17. That Section E4.2 Location is hereby modified to delete the reference to “Hornby”.

18. That Schedule A1 – Land Use Planis hereby modified by deleting the reference “401/407 Employment Area – See Schedule A8” and replacing it with “Premier Gateway Employment Area – See Schedule A8”, revising the boundary of this area as shown on the attached Schedule “1”, and

designating the areas now outside of the Urban Area as *Greenlands and Agricultural Area* with a Special Policy Area overlay.

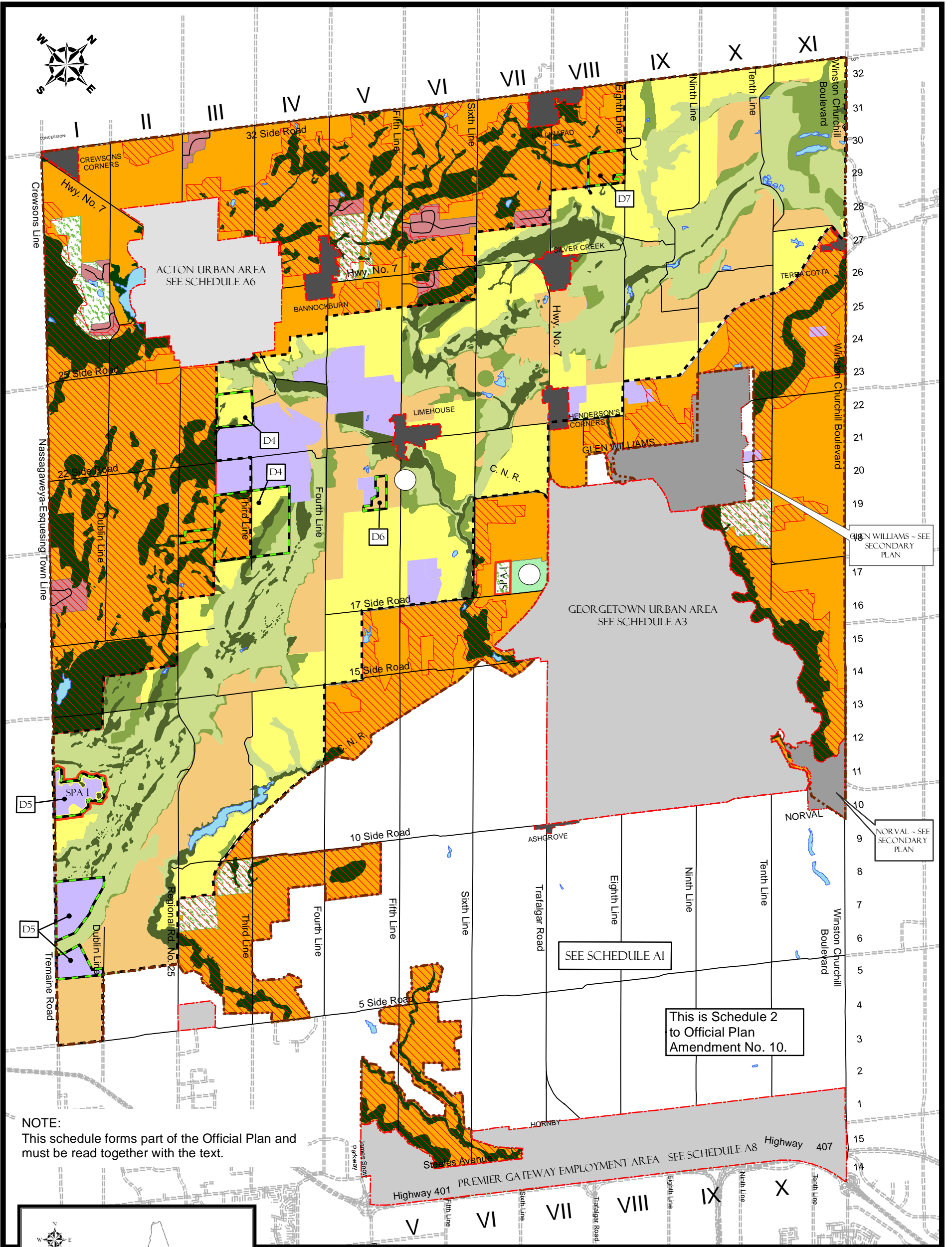
19. That Schedule A2 – Greenbelt Plan is hereby modified by deleting the reference “401/407 Employment Area – See Schedule A8” and replacing it with “Premier Gateway Employment Area – See Schedule A8”, and revising the boundary of this area as shown on the attached Schedule “2”.
20. That Schedule A8 – 401 Corridor Employment Areas hereby modified by deleting it and replacing it with an updated “Schedule A8 – Premier Gateway Employment Area” as shown on the attached Schedule “3”.
21. That Schedule B1 – Functional Plan of Major Transportation Facilities is hereby modified by deleting the reference to “401 Corridor” and replacing it with “Premier Gateway” and revising the boundary of this area as shown on the attached Schedule “4”.
22. That Schedule B2 – Right of Way Classifications is hereby modified by deleting the reference to “401 Corridor” and replacing it with “Premier Gateway” and revising the boundary of this area as shown on the attached Schedule “5”.



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



LEGEND	
	GREENLANDS A
	GREENLANDS B
	PRIVATE OPEN SPACE
	AGRICULTURAL AREA
	MAJOR INSTITUTIONAL AREA
	URBAN AREA
	HAMLET AREA
	RURAL CLUSTER AREA
	GENERAL EMPLOYMENT AREA
	PROTECTED COUNTRYSIDE AREA
	NIAGARA ESCARPMENT PLAN AREA
	SCHOOL
	TOWN OF HALTON HILLS BOUNDARY
	SPECIAL POLICY AREA
	GREENBELT PLAN AREA - SEE SCHEDULE A2
	PREMIER GATEWAY EMPLOYMENT AREA - SEE SCHEDULE A8



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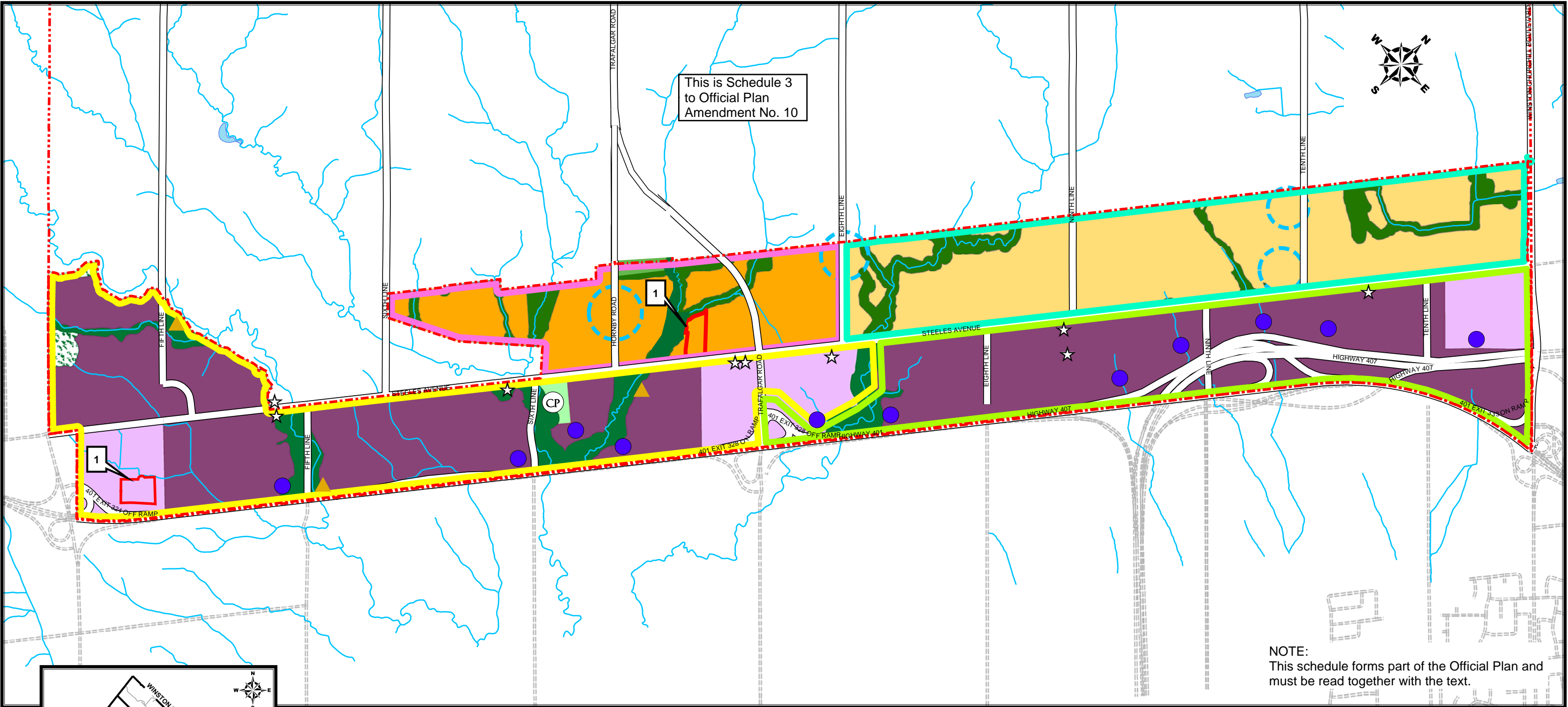
LEGEND

- ENVIRONMENT & OPEN SPACE
- GREENLANDS A
  - GREENLANDS B
  - ESCARPMENT NATURAL AREA
  - ESCARPMENT PROTECTION AREA
  - ESCARPMENT RURAL AREA
  - MAJOR PARKS & OPEN SPACE
  - PRIVATE OPEN SPACE

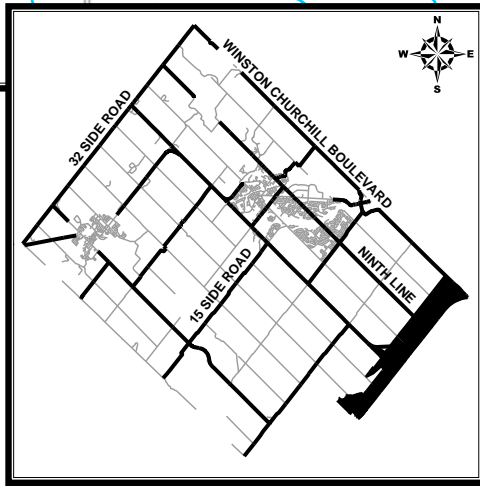
- GREENBELT PLAN AREA
- PROTECTED COUNTRYSIDE AREA
  - NATURAL HERITAGE SYSTEM OVERLAY  
NOTE: Subject to refinement pursuant to Section E2.5.1 of this Plan
  - GREENBELT GREENLANDS

- OTHER AREAS
- COUNTRY RESIDENTIAL AREA
  - MINERAL RESOURCE EXTRACTION AREA
  - COMMUNITY PARK
  - TOWN PARK
  - SCHOOL

- BOUNDARIES
- RURAL CLUSTER BOUNDARY
  - HAMLET BOUNDARY
  - URBAN BOUNDARY
  - TOWN OF HALTON HILLS BOUNDARY
  - GREENBELT PLAN BOUNDARY
  - NIAGARA ESCARPMENT PLAN BOUNDARY
  - DEFERRALS
  - URBAN AREA
  - HAMLET AREA
  - RURAL CLUSTER AREA
  - SPECIAL POLICY AREA  
NOTE: SPA 1 located in Part Lot 13 & 14 Concession 1 is subject to Sections B1.3.7.1 and B4.4.1



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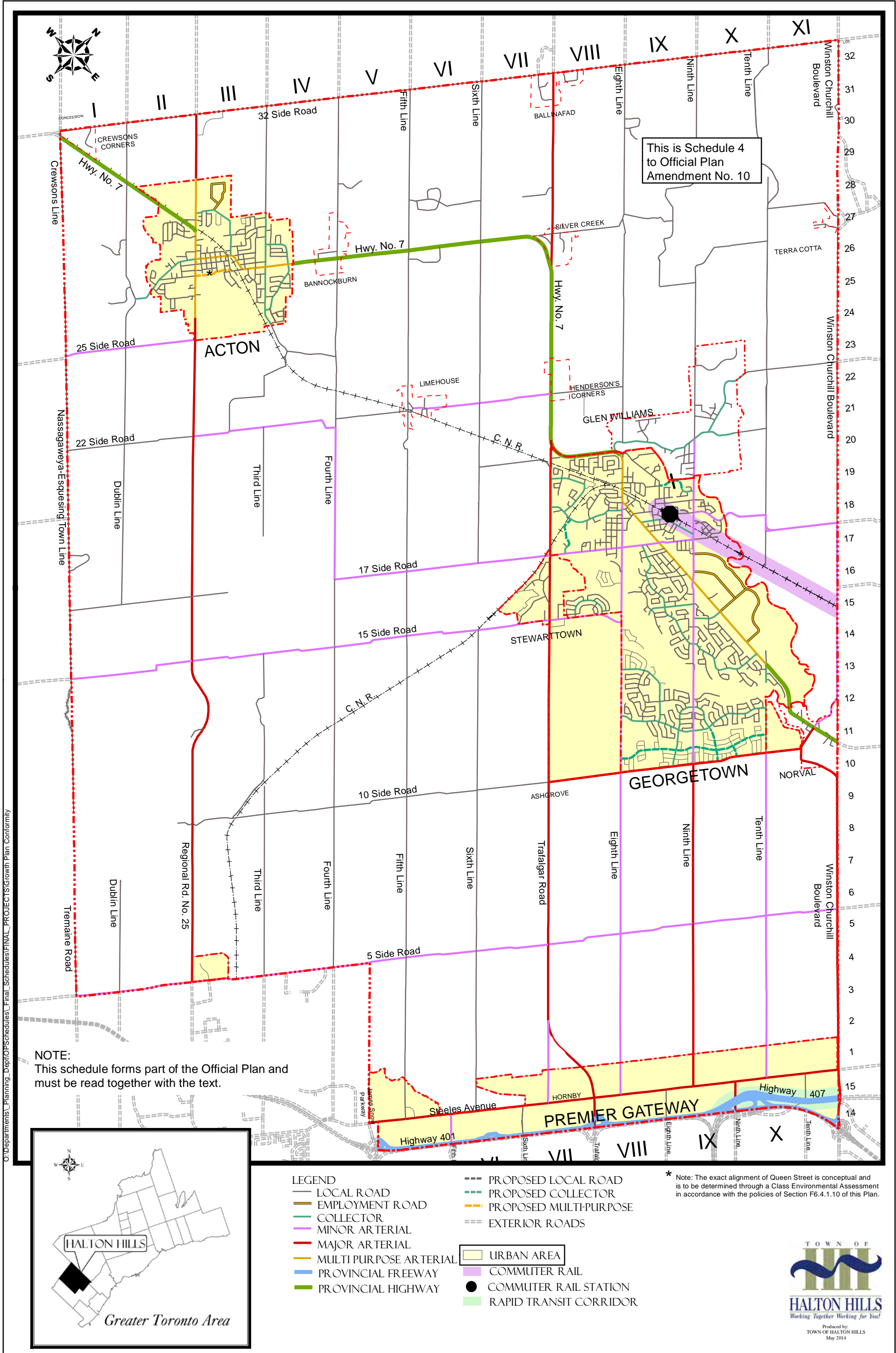
LEGEND

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

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

- EMPLOYMENT AREA PHASING**
- PHASE 1A
  - PHASE 1B
  - PHASE 2A
  - PHASE 2B

# FUNCTIONAL PLAN OF MAJOR TRANSPORTATION FACILITIES



This is Schedule 4 to Official Plan Amendment No. 10

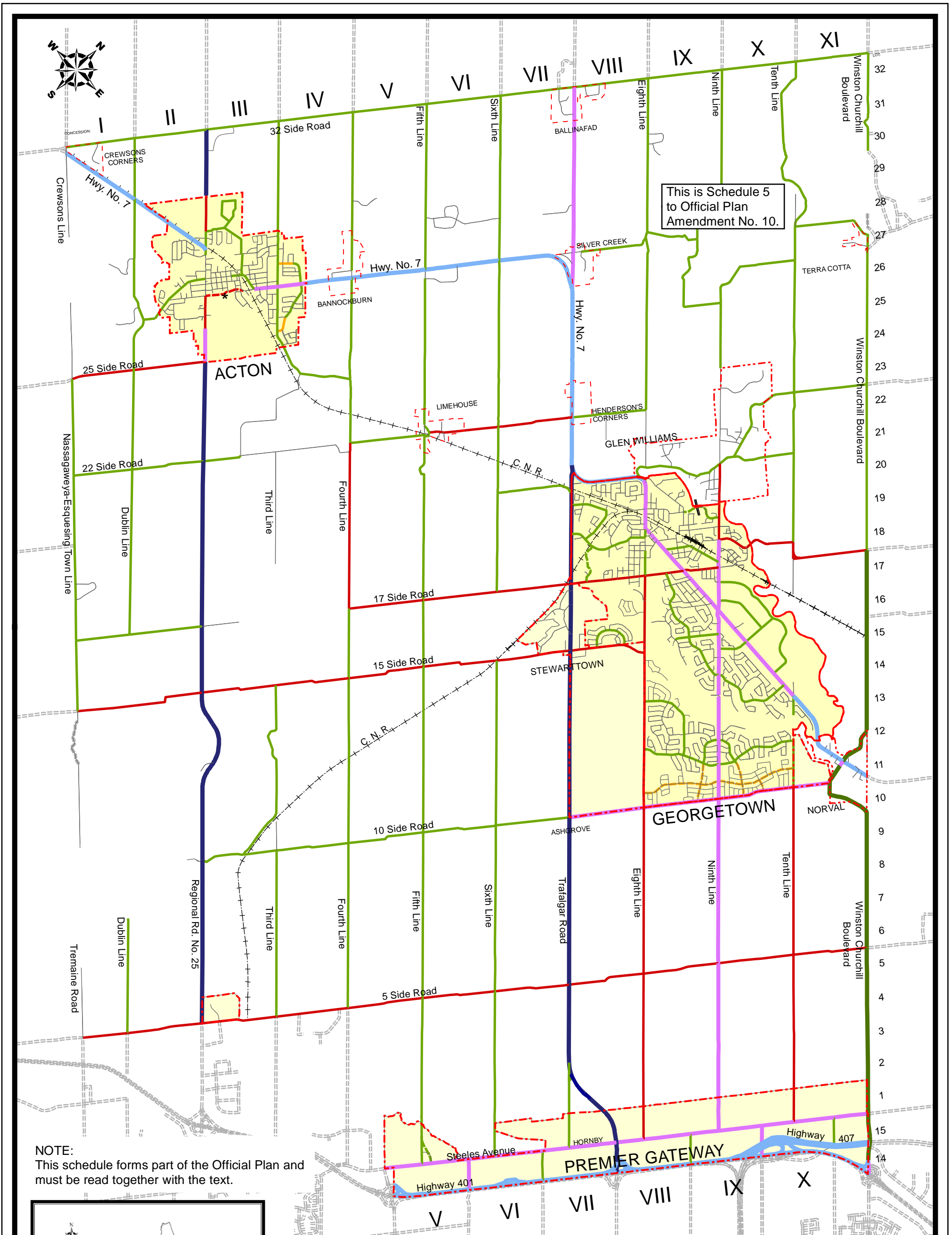
NOTE: This schedule forms part of the Official Plan and must be read together with the text.

\* Note: The exact alignment of Queen Street is conceptual and is to be determined through a Class Environmental Assessment in accordance with the policies of Section F6.4.1.10 of this Plan.

- |   |   |
|---|---|
| <p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>— LOCAL ROAD</li> <li>— EMPLOYMENT ROAD</li> <li>— COLLECTOR</li> <li>— MINOR ARTERIAL</li> <li>— MAJOR ARTERIAL</li> <li>— MULTI PURPOSE ARTERIAL</li> <li>— PROVINCIAL FREEWAY</li> <li>— PROVINCIAL HIGHWAY</li> </ul> | <ul style="list-style-type: none"> <li>--- PROPOSED LOCAL ROAD</li> <li>--- PROPOSED COLLECTOR</li> <li>--- PROPOSED MULTI-PURPOSE</li> <li>--- EXTERIOR ROADS</li> </ul> |
| <ul style="list-style-type: none"> <li>■ URBAN AREA</li> <li>■ COMMUTER RAIL</li> <li>● COMMUTER RAIL STATION</li> <li>■ RAPID TRANSIT CORRIDOR</li> </ul>  |   |



C:\Departments\Planning\_Dept\OTPS\Schedules\FINAL\_Schedules\FINAL\_PROJECTS\Growth Plan Conformity



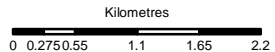
This is Schedule 5 to Official Plan Amendment No. 10.

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- LEGEND**
- 20M R.O.W.
  - 23M R.O.W.
  - 26M R.O.W.
  - 30M R.O.W.
  - 35M R.O.W.
  - 36M R.O.W.
  - 42M R.O.W.
  - PROV R.O.W.
  - PROPOSED 20M R.O.W.
  - PROPOSED 23M R.O.W.
  - PROPOSED 26M R.O.W.
  - PROPOSED 30M R.O.W.
  - EXTERIOR ROADS
  - URBAN AREA

\* Note: The exact alignment of Queen Street is conceptual and is to be determined through a Class Environmental Assessment in accordance with the policies of Section F6.4.1.10 of this Plan.



Produced by:  
TOWN OF HALTON HILLS  
June 2010