



# TOWN OF HALTON HILLS OFFICIAL PLAN

**ADOPTED MARCH 2008 | CONSOLIDATED DECEMBER 31, 2020**



# **TOWN OF HALTON HILLS**

## **OFFICIAL PLAN**

**APPROVED MARCH 2008 | CONSOLIDATED DECEMBER 31, 2020**

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## PREAMBLE

## INTRODUCTION

This document comprises the 2008 Town of Halton Hills Official Plan, consolidated to January 2017. The Plan repeals and replaces the Town of Halton Hills Official Plan as adopted by Town Council in 1982.

## ORGANIZATION OF THE PLAN

This document consists of three components:

- **Part I**  
The PREAMBLE, which does not constitute part of the Official Plan;
- **Part II**  
The TOWN OF HALTON HILLS OFFICIAL PLAN, comprised of text and Schedules A1-A17, B1, B2, H2, H3, H4-1, and H4-2, constitutes the operative part of the document; and,
- **Part III**  
The APPENDICES, which do not constitute part of the Official Plan, but provide additional information to assist in implementation of this Official Plan.

## LOCATION

This Official Plan affects all lands within the boundary of the Town of Halton Hills.

## BASIS

The first Halton Hills Official Plan was adopted in 1982 and approved with modifications and deferrals by the Province in 1985. Subsequent to the approval of the Official Plan, Secondary Plans were approved in 1987 for the Georgetown West and Georgetown South Planning Districts. A Municipal Housing Statement was completed in 1991. Subsequently, a comprehensive review of the residential and commercial land use policies for the communities of Acton and Georgetown was completed in 1993 with the approval of the Urban Area Study and a series of implementing Official Plan Amendments. In 1998, the Town completed the Industrial Strategy.

Other initiatives in support of the Town's long range planning program included the preparation of detailed land use policies for the Premier Gateway Employment Area, Secondary Plans for Norval and Glen Williams, a Municipal Housing Statement Update, the Residential Care Facilities Study, and the Adult Entertainment Study. All of the aforementioned initiatives have been specific to an area or issue. None of these amendments involved a major review of the goals of the 1982 Official Plan on a comprehensive basis.

The 1982 Halton Hills Official Plan included a policy commitment that the Official Plan will undergo a comprehensive review within five years to measure the achievement of the Plan's policies against its goals, and to revise its goals, policies and methods of implementation

where necessary. Town Council authorized the undertaking of a comprehensive review of the Official Plan with the approval of Report No. PD-99-125 in November 1999. Given that the Official Plan that was in effect at that time was adopted in 1982, a comprehensive review was justified on the basis of the age of the document.

Other factors that led to the review included:

- revisions to the Planning Act and the release of the 1996 Provincial Policy Statement;
- updates to the Niagara Escarpment Plan;
- a new Regional Official Plan (1995) as well as a 5 year review of that document;
- completion of a Community Strategic Plan in 1999;
- growth pressures resulting from Halton Hills' location in the Greater Toronto Area; and,
- community concerns regarding the protection and enhancement of the Town's environmental resources.

Recommended program objectives for the Official Plan Review included:

- to develop the Official Plan with a community based approach;
- to prepare the Official Plan so that it provides guidance for a twenty year period (approximately 2021);
- to address the environment, quality of life, and economic potential of Halton Hills as key elements of the Official Plan;
- to use a watershed basis and ecosystem approach;
- to update and consolidate the Secondary Plans in concert with the Official Plan review; and,
- to develop user friendly, plain language format for the Official Plan with clear mapping.

The Official Plan program was formally initiated in May of 2000. The program was based, in part, on the Community Strategic Plan that established a clear vision of the kind of future that the Town wanted to achieve. This vision was developed through a focused strategic plan process where the public, community leaders, stakeholders, staff and elected representatives actively engaged in dialogue about the choices and challenges that were likely to face the community over the following twenty years.

The Official Plan program was also reliant on the findings of the Silver Creek Subwatershed Study, the Rural Study, the Commercial Policy Review, the Urban Design Study and the Municipal Housing Statement Update. Public workshops were also held in the key topic areas of Growth Management, Environment and Economic Development. Discussion Papers were prepared regarding the aforementioned topic areas along with Housing to provide policy options for public and agency consideration.

The aforementioned studies and discussion papers served as a basis for agency and public input to the planning process including detailed input from a Technical Advisory Committee made up of agency representatives and a Steering Committee comprised of community residents. Various staff reports summarized the main policy direction that was incorporated into the Draft Official Plan dated April 2004.

On April 17, 2004, Council authorized the release of the Draft Official Plan, dated April 2004, for formal public and agency comments. The draft document was subject to extensive agency and public review, including three public open houses. The consultation process generated thirty-six written submissions. This correspondence was incorporated along with a staff response/recommendation into a document entitled Submissions Matrix dated February 2005. The recommendations contained in the Submissions Matrix, provided the basis for the Draft Official Plan, dated May 2005. The Draft Official Plan was also updated to reflect the Province's Greenbelt Plan and the 2005 Provincial Policy Statement.

A statutory public meeting was held on Tuesday, June 28, 2005. Staff received thirty-eight written submissions on the revised Draft Official Plan, dated May 2005. Correspondence received before the deadline was incorporated verbatim along with a staff response/recommendation into the document entitled Official Plan Program Submissions Matrix, dated June 2006. The recommendations contained in the Submissions Matrix as well as other input including comments received from the Region of Halton, provided the basis for this Official Plan, which was adopted by Council on September 18, 2006. This Official Plan came into force upon approval by Halton Region on March 28, 2008, save and except for seven deferrals.

## DEFERRALS

As noted above, this Town of Halton Hills Official Plan came into force upon approval by Halton Region on March 28, 2008, save and except for seven deferrals. The status of each of these deferrals is outlined below:

- Deferral 1 (D1) has been lifted from Schedule A1 as it was not carried forward in Regional Official Plan Amendment No. 38 (ROPA 38), which incorporates the results of Sustainable Halton – Halton Region's growth management and land use response to the Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan, and Provincial Policy Statement.
- Deferral 2 (D2) has been lifted from Schedule A1 as it was not carried forward in Regional Official Plan Amendment No. 38 (ROPA 38), which incorporates the results of Sustainable Halton – Halton Region's growth management and land use response to the Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan, and Provincial Policy Statement.
- Deferral 3 (D3) has been lifted from Schedule A1 as it was not carried forward in Regional Official Plan Amendment No. 38 (ROPA 38), which incorporates the results of Sustainable Halton – Halton Region's growth management and land use response to the Growth Plan for the Greater Golden Horseshoe, Greenbelt Plan, and Provincial Policy Statement.

- Deferral 4 (D4) has been lifted from Schedule A2 as it was removed through the approval of Official Plan Amendment No. 23 (Dufferin Acton Quarry Expansion).
- Deferral 5 (D5) applies to the definition of Significant Woodland, as defined in Section G13.7 (Glossary) of this Official Plan, as it relates to lands shown on Schedule A2 of this Official Plan.
- Deferral 6 (D6) applies to the definition of Significant Woodland, as defined in Section G13.7 (Glossary) of this Official Plan, as it relates to lands shown on Schedule A2 of this Official Plan.
- Deferral 7 (D7) has been lifted from Schedule A2 to reflect a Decision of the Ontario Municipal Board.

## 2010 OFFICIAL PLAN REVIEW

Between March 28, 2008 and January 1, 2017, the Town of Halton Hills Official Plan was amended by several Official Plan Amendments, many of which were initiated as part of the 2010 Official Plan Review. The amendments that resulted from the 2010 Official Plan Review were categorized into three categories, and are summarized below:

### Category 1: Growth Plan Conformity Amendments

- Official Plan Amendment No. 7 (OPA 7) implemented the GO Station Secondary Plan, which included land use policies pertaining to the Georgetown Major Transit Station Area, as identified in the Growth Plan for the Greater Golden Horseshoe.
- Official Plan Amendment No. 9 (OPA 9) implemented the recommendations of the Town's Intensification Opportunities Study, which included delineation of the Built Boundary, minimum intensification targets for the area within the Built Boundary, and mapping of intensification areas.
- Official Plan Amendment No. 10 (OPA 10) implemented Sustainable Halton as set out in Regional Official Plan Amendment No. 38 (ROPA 38), which included the 2031 planning horizon, revised population and employment targets, minimum density targets for Designated Greenfield Areas, and designation of the *Future Residential/Mixed Use Area* and Phases 1B and 2B of the Premier Gateway Employment Area.

### Category 2: Amendments Arising from Town-initiated Studies

- Official Plan Amendment No. 5 (OPA 5) implemented the recommendations of the Town's Community Improvement Plan, which included designation of a Community Improvement Project Area and eight Community Improvement Project Sub-Areas;
- Official Plan Amendment No. 6 (OPA 6) implemented the recommendations of the Acton Downtown Area Land Use Study, which included revision of the boundary and sub-area designations for the *Acton Downtown Area*, and introduction of the *Downtown Redevelopment Sub-Area*, *Downtown Residential/Office Sub-Area*, and *Downtown Medium Density Residential/Commercial Sub-Area*; and,



- Official Plan Amendment No. 14 (OPA 14) implemented the recommendations of the School Site Land Use Planning Study, which included the introduction of policies that preserve school sites for their intended educational purposes in consideration of their importance as community hubs and neighbourhood gathering places.
- Official Plan Amendment No. 15 (OPA 15) implemented the recommendations of the Stand-Alone Aggregate Related Uses Study, which included land use policies pertaining to aggregate related uses, asphalt plants, concrete batching plants, aggregate transfer stations, outdoor storage uses, and contractors' establishments.
- Official Plan Amendment No. 19 (OPA 19) implemented the recommendations of the Green Development Standards Study, which included sustainable development practices through enhanced performance related to energy conservation, water conservation, air quality, waste management, transportation, community design, natural environment, innovation and communication.

### Category 3: Amendments Arising from ROPA No. 38 – Rural and Environmental Policy Matters

- In March 2016, the Town initiated the Agricultural and Natural Heritage Systems Review, which will further amend the Town's Official Plan to achieve conformity with Halton Region's Official Plan, as it relates to the *Agricultural Area*, *Mineral Resource Extraction Area*, Rural Clusters, the Natural Heritage System within the Agricultural/Rural Area, and the Greenbelt *Protected Countryside Area* (as required).

## 2017 OFFICIAL PLAN CONSOLIDATION

This 2017 consolidation of the 2008 Town of Halton Hills Official Plan incorporates Official Plan Amendments Nos. 1-15, 17-21, and 23-28, save and except for certain matters which have not yet been approved by Halton Region or the Ontario Municipal Board, as identified below. Figure 1 (in the Preamble) identifies the areas on Schedules A1, A2, A3, A3-1, A8, A17, B1, and B2 that are currently pending approval. Official Plan Amendments No. 16 is currently awaiting approval by Halton Region and has not been integrated into this Official Plan Consolidation.

### Official Plan Amendment No. 10

Official Plan Amendment No. 10 (OPA 10) was originally adopted by Town Council in June 2010. Modifications to OPA 10 were adopted by Town Council in June 2014 and March 2016 respectively. OPA 10 as modified was approved by Halton Region on February 3, 2017, after which it was subsequently appealed to the Ontario Municipal Board. By way of Decisions issued on February 1, 2018 and May 1, 2019 (see Case No. PL170219) OPA 10 was approved and is in full force and effect, save and except for section D3.5.4.4.3 – Comprehensive Planning, which remains under appeal on a site specific basis. The text in this Plan highlighted in yellow and area identified on Figure 1 (in the Preamble) reflect this site specific matter.

### Official Plan Amendment No. 15

All text in this Plan highlighted in blue has been appealed to the Ontario Municipal Board as part of Official Plan Amendment No. 15 (OPA 15), and therefore is not in force. OPA 15 was adopted by Town Council in March 2013.

Official Plan Amendment No. 21

All text in this Plan highlighted in pink and areas identified on Figure 1 (in the Preamble) are part of Official Plan Amendment No. 21 (OPA 21). OPA 21 has not yet been approved by Halton Region, and therefore is not in force. OPA 21 was adopted by Town Council in July 2014.

Appeal of the 2008 Town of Halton Hills Official Plan

All text in this Plan highlighted in green has been appealed to the Ontario Municipal Board, and therefore is not in force.

OPA No.	Description of Official Plan Amendment	By-law No.	Date of Town Council Adoption	Date of Halton Region Approval	Inclusion in this Plan?
1	Norval Secondary Plan	2006-0108	18 September 2006	7 March 2008	Yes
2	Glen Williams Secondary Plan	2006-0108	18 September 2006	7 March 2008	Yes
3	Menkes Georgetown Estates	2008-0080	14 July 2008	13 August 2008	Yes
4	79 Main Street North	2008-0134	8 December 2008	6 January 2009	Yes
5	Community Improvement Plan	2010-0027	12 April 2010	Exempt	Yes
6	Acton Downtown Area Land Use Policy Review	2012-0023	6 March 2012	Exempt	Yes
7	Georgetown GO Station Area Secondary Plan	2010-0055	11 May 2010	19 August 2011	Yes
8	13383 Fourth Line	2010-0041	26 April 2010	Exempt	Yes
9	Intensification Areas and Policies	2010-0056	11 May 2010	9 February 2015	Yes
10	Provincial Growth Plan Conformity	2010-0077	28 June 2010	Awaiting Regional Approval	Yes
11	Automotive Commercial Uses	2012-0068	27 August 2012	Exempt	Yes
12	Esquesing Developments Limited	2011-0069	11 July 2011	20 July 2012 (OMB Approval)	Yes

<b>OPA No.</b>	<b>Description of Official Plan Amendment</b>	<b>By-law No.</b>	<b>Date of Town Council Adoption</b>	<b>Date of Halton Region Approval</b>	<b>Inclusion in this Plan?</b>
13	11410 Trafalgar Road, 12995 17 Side Road	2013-0058	N/A	23 September 2013 (OMB Approval)	Yes
14	School Site Land Use Planning Study	2011-0101	12 December 2011	Exempt	Yes
15	Standalone Aggregate Related Uses Study	2013-0011	18 March 2013	Awaiting OMB Approval	Yes
16	Re-designation of Former Aggregate Extraction Sites	2013-0012	18 March 2013	Awaiting Regional Approval	No
17	Churchill Valley Estates	2013-0040	8 July 2013	15 August 2013	Yes
18	CRAFT Development Corporation	2014-0010	N/A	28 January 2014 (OMB Approval)	Yes
19	Green Development Standards Study	2014-0045	7 July 2014	Exempt	Yes
20	Revised Norval Secondary Plan	2014-0020	14 April 2014	Exempt	Yes
21	GTA West Corridor Protection	2014-0050	7 July 2014	Awaiting Regional Approval	Yes
22	Mature Neighbourhoods Character Study	2017-0032	May 29, 2017	Exempt	Yes
23	Dufferin Acton Quarry Expansion	2015-0032	6 July 2015	11 October 2016 (Joint Board Approval)	Yes
24	Memorial Arena Lands	2015-0025	6 July 2015	Exempt	Yes
25	16 Adamson Street North	2015-0042	24 August 2015	Exempt	Yes
26	Minor Revisions to the Official Plan	2016-0070	12 December 2016	Exempt	Yes
27	224 Maple Avenue	2016-0001	11 January 2016	Exempt	Yes
28	8, 10, 12 Lindsay Court & 13758, 13764 Highway 7	2016-0019	N/A	8 April 2016 (OMB Approval)	Yes

<b>OPA No.</b>	<b>Description of Official Plan Amendment</b>	<b>By-law No.</b>	<b>Date of Town Council Adoption</b>	<b>Date of Halton Region Approval</b>	<b>Inclusion in this Plan?</b>
29	193, 195, 197 Mountainview Road North and 111, 115 John Street (Georgetown)	2016-0073	December 12, 2016	Exempt	Yes
30	Additional 75 ha to Urban Area (Premier Gateway Phase 1B lands)	2018-0034	June 11, 2018	Pending	No
31A	Premier Gateway Phase 1B1 Secondary Plan	2018-0035	June 11, 2018	Pending	No
31B	Premier Gateway Phase 1B2 Secondary Plan	2018-0036	June 11, 2018	Pending	No
32	Vision Georgetown Secondary Plan	2018-0048	July 9, 2018	Pending	No
33	25 James Street (Georgetown)	2018-0039	July 9, 2018	Exempt	Yes
34	Glen Williams Mature Neighbourhoods Study	2019-0017	April 15, 2019	Exempt	Yes
35	Cannabis Cultivation and Processing	2019-0034	July 8, 2019	Exempt	Yes
36	284 Queen Street East (Acton)	2019-0038	July 8, 2019	Exempt	Yes
37	Destination Downtown Secondary Plan	2019-0050	September 9, 2019	Exempt	No
38	Accessory Dwelling Units	2019-0049	September 9, 2019	Exempt	Yes
39	12144 Steeles Avenue (Esquesing)	2020-0001	January 20, 2020	Exempt	Yes
40	Hold for Intensification Study	---	---	---	No
41	42 Mill Street, (Georgetown)	2020-0027	May 25, 2020	Exempt	Yes