

Schedule 3 – Draft Official Plan Amendment (as Submitted by the Applicant)



BY-LAW NO. 2022-

A By-law to adopt Amendment No. xx to the Official Plan of the Town of Halton Hills, 8079 Eighth Line, Part of Lot 1, Concession IX, former Township of Esquesing, in the Town of Halton Hills
(File: xxx.xxx)

WHEREAS the Council of the Corporation of the Town of Halton Hills, is empowered to enact this By-law by virtue of the provisions of the Planning Act, 1990, R.S.O., c.p. 13, as amended;

AND WHEREAS the Regional Municipality of Halton, as the approval authority, has exempted this Official Plan Amendment from their approval;

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. That Amendment No. xx to the Official Plan of the Town of Halton Hills, being the attached text and schedules is hereby approved;
2. That the Town Clerk is hereby authorized to circulate the Official Plan Amendment as provided for by the Planning Act regulating the appeal process.

BY-LAW read and passed by the Council for the Town of Halton Hills this xx day of xx, 2022.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES
OFFICIAL PLAN AMENDMENT No. xx

TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

PART A: **THE PREAMBLE** does not constitute part of this Amendment

PART B: **THE AMENDMENT** consisting of the following Schedule and Text constitutes
Amendment

**AMENDMENT NO. xx TO THE OFFICIAL PLAN
OF THE TOWN OF HALTON HILLS**

The attached text and schedules constitute Amendment No. xx to the Official Plan of the Town of Halton Hills, which was adopted by the Council of the Town of Halton Hills by By-law 2020-_____ in accordance with the provisions of the Planning Act, 1990. R.S.O., c.P. 13, as amended;

THE CORPORATION OF THE TOWN OF HALTON HILLS

MAYOR – R. Bonnette

CLERK – S. Jones

PART A – THE PREAMBLE

PURPOSE OF THE AMENDMENT

The purpose of this Amendment is intended to redesignate the lands known as 8079 Eighth Line (“subject lands”) to “Phase 1B Employment Area” and permit additional uses within the Premier Gateway Employment Area for the Town of Halton Hills. The amendment is for the purposes of an integrated recreational/entertainment development consisting of a water park, hotel and conference centre as well as industrial/non-residential uses.

Under the Town of Halton Hills Official Plan the subject lands are currently designated *Phase 2B Employment Area*.

The approved policies for the Official Plan do not allow certain uses within the proposed development. The Amendment proposes to add a new Special Exemption to allow the proposed development, as shown in Schedule 1 attached to and forming part of this By-Law.

LOCATION AND SITE DESCRIPTION

The subject site is legally described as Part of Lot 1, Concession IX, former Township of Esquesing, in the Town of Halton Hills and is municipally known as 8079 Eighth Line. The subject lands are located north east of Steeles Avenue and Eighth Line. The lot has an approximate area of 19 hectares (47 acres) and has roughly 250 metres of frontage along Steeles Avenue and 320 metres of frontage along Eighth Line.

Surrounding land uses to the property include:

- To the North: Agricultural Uses
- To the East: Agricultural Uses
- To the West: Eighth Line, Rural Residential, Employment
- To the South: Steeles Avenue, Toronto Premium Outlets

The subject lands are currently vacant.

PART B – THE AMENDMENT

All of this part of the document consisting of the following Schedule and Text constitutes Amendment No. xx of the Official Plan for the Town of Halton Hills.

DETAILS OF THE AMENDMENT

The Official Plan for the Town of Halton Hills is amended as follows:

1. That Schedule A8 – Premier Gateway Employment Area Land Use Plan is hereby amended by making the lands “Phase 1B Employment Area” and marking with a number “x” and adding a solid red line around the lands shown in Schedule ‘1’ to this amendment, municipally known as 8079 Eighth Line.
2. That Section D6.4.4, of the Official Plan for the Town of Halton Hills is hereby amended by adding a new subsection, which shall read as follows:

“D6.4.4.4.x Special Policy Area x

That an integrated recreational/entertainment development consisting of a water park, hotel, and conference centre (with ancillary uses) as well as additional industrial/non-residential uses be permitted.

That permitted uses on the subject lands be limited to:

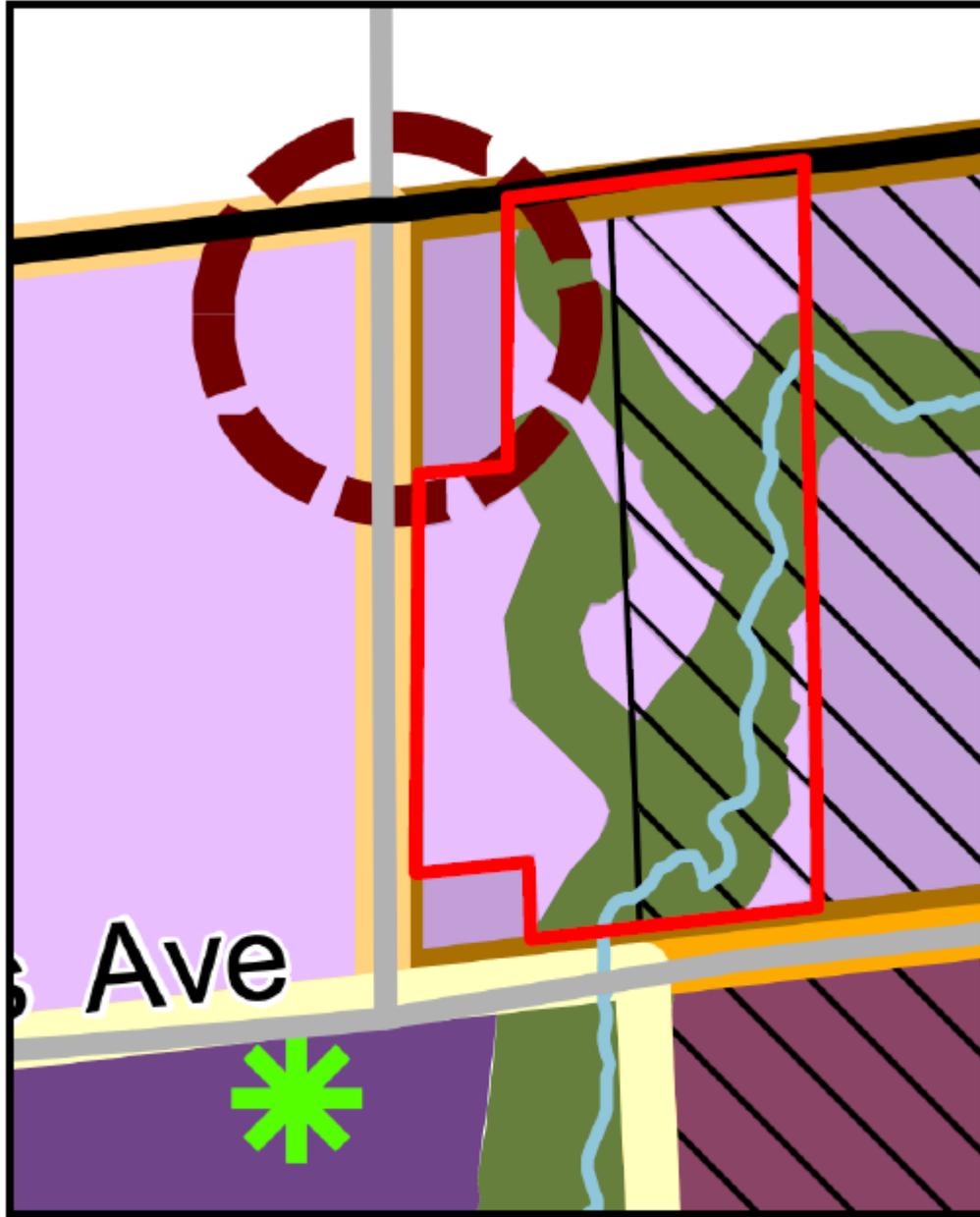
- a) **Place of entertainment, including:**
 - **amusement rides and structures**
 - **waterpark slides, wave pools and other water related entertainment structures;**
 - **games of skill or chance;**
 - **retail directly associated with the place of entertainment park use;**
 - **e-sport and e-gaming;**
 - **go-certing;**
 - **office uses directly associated with the theme park use;**
 - **outdoor storage areas associated with the maintenance and operation of the theme park;**
 - **maintenance buildings and facilities associated with the maintenance and operation of the theme park;**
 - **parking for patrons and employees;**
 - **water, sanitary and stormwater management facilities; and,**
 - **landscaping, buffering, berms, fences, signage, internal private streets and parking may be used on the boundary edges to create an appropriate transition to neighbouring development**
- b) **Full service hotels including full service hotels with conference and exhibition facilities;**

- c) **Conference and exhibition facilities;**
- d) **Take out restaurants provided they are incorporated into larger developments and are ancillary to the primary use;**
- e) **Retail commercial uses not exceeding individual areas 2,750 square metres in floor space and a total area of up to 10,000 square metres in total retail spaces;**
- f) **Theatres, cinemas and similar places of entertainment but not an adult entertainment establishment;**
- g) **Spa, Wellness Centres with associated outdoor pools;**
- h) **Miniature Golf;**
- i) **Tree-top climbing and Zip Line Adventure Park;**
- j) **Drive-through Service Facility**
- k) **Business and professional offices in free standing buildings;**
- l) **Industrial uses within wholly enclosed buildings, such as manufacturing, assembling, processing, fabricating, warehousing, wholesaling and distribution facilities;**
- m) **Research and development facilities;**
- n) **Printing and associated service establishments;**
- o) **Industrial malls, containing one or more of the permitted uses in this designation;**
- p) **Computer, electronics and data processing facilities;**
- q) **Full-service restaurants;**
- r) **Two or more full-service restaurants which may be developed in a "campus" development, subject to a comprehensive site development plan in order to achieve well-designed and integrated development; including:**
 - **Integrated internal circulation and parking areas;**
 - **coordinated access points, in order to minimize the number of access points to abutting roads;**
 - **compatible building design and location;**
 - **complementary landscaping; and,**
 - **Consistent signage and lighting facilities**

That future zoning by-law amendment applications be considered before the completion of the Scoped Sub-Watershed Study for the subject lands.

That future zoning by-law amendment and site plan approval applications be considered before the Phase 2B Employment Area Secondary Plan is completed and is in full force and effect."

SCHEDULE 1 to OPA No. xx



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|  Phase 1B Employment Area |  Existing Rural Residential Concentration |
|  Phase 2B Employment Area |  Special Policy Area |
|  Prestige Industrial Area |  HPBATS/GTA West Corridor Protection Area |
|  Gateway Area |  Town of Halton Hills Boundary |
|  Major Parks and Open Space Area |  Urban Boundary |
|  Private Open Space Area |  Waterbody |
|  Greenlands |  Watercourse |
|  Employment Phase 1A |  Community Park |
|  Employment Phase 1B |  Building with Historic Significance |
|  Employment Phase 2A (Regional Phasing 2021-2031) |  Stormwater Management Pond |
|  Employment Phase 2B (Regional Phasing 2021-2031) |  Potentially Unstable Slopes |