

Schedule 3 – Official Plan Amendment



BY-LAW NO. 2023-00XX

A By-law to adopt Amendment No. 52 to the Official Plan of the
Town of Halton Hills, 8079 Eighth Line (Premier Gateway
Employment Area)
Part of Lot 1, Concession 9, Esquesing,
Town of Halton Hills, Regional Municipality of Halton
(File: D09OPA22.001)

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, R.S.O. 1990, c.P.13, as amended;

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

AND WHEREAS on June 19, 2023, Council for the Town of Halton Hills approved Report No. PD-2023-042, dated May 19, 2023, in which certain recommendations were made regarding amending the Town of Halton Hills Official Plan to permit commercial, entertainment and hospitality uses as well as a range of employment uses on lands municipally known as 8079 Eighth Line (Premier Gateway Employment Area).

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

1. That Amendment No. 52 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, R.S.O. 1990, c.P.13, as amended, regarding the appeal process.

BY-LAW read and passed by the Council for the Town of Halton Hills this 19th day of June, 2023.

MAYOR – ANN LAWLOR

CLERK – VALERIE PETRYNIAK

OFFICIAL PLAN AMENDMENT No. 52

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 Schedules and text constitutes Amendment No. 52 to the Official Plan for the Town of Halton Hills.

**AMENDMENT NO. 52 TO THE OFFICIAL PLAN
OF THE TOWN OF HALTON HILLS**

The attached text and Schedule constitute Amendment No. 52 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 2023-00XX in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13, as amended;

THE CORPORATION OF THE TOWN OF HALTON HILLS

MAYOR – Ann Lawlor

TOWN CLERK – Valerie Petryniak

PART A – THE PREAMBLE

PURPOSE OF THE AMENDMENT

This Amendment is intended to facilitate the development of commercial, entertainment and hospitality uses, including a waterpark, hotel, convention centre, spa, restaurants, and a flying theatre on lands municipally known as 8079 Eighth Line (Premier Gateway Employment Area) in the Town of Halton Hills. A range of Prestige Industrial employment uses would also be permitted.

The subject lands are currently designated Phase 2B Employment Area and Greenlands under the Town of Halton Hills Official Plan. Lands that fall within the Phase 2B Secondary Plan Area are intended to have the future land use designation determined through a Secondary Plan exercise.

The Amendment changes the Official Plan designation on the portion of the property west of the Sixteen Mile Creek Tributary (fronting Eighth Line) from Phase 2B Employment Area to Phase 1B Employment Area with refined Greenlands limits also being identified. The Amendment further:

- changes the designation of the developable portion of the property to a site-specific Prestige Industrial Area designation to allow for the range of commercial, entertainment and hospitality uses, including a waterpark, hotel and convention centre, in addition to the employment uses currently allowed under the Prestige Industrial Area designation; and,
- designates the portion of the property containing wetlands and the watercourse to Natural Heritage System.

The small portion of land on the east side of the existing natural heritage system will remain as being identified as Phase 2B Employment Area and is not subject to this amendment.

LOCATION AND SITE DESCRIPTION

The subject property is municipally known as 8079 Eighth Line (Premier Gateway Employment Area). The lands are generally located northeast of Steeles Avenue and Eighth Line and have an approximate area of 19 hectares (47 acres), 250 metres of frontage along Steeles Avenue and 320 metres of frontage along Eighth Line. The lands are currently vacant.

Surrounding land uses to the subject property include:

To the North:	Single detached dwellings (immediately abutting to the north-west) and agricultural lands.
To the East:	Agricultural lands across the tributary of Sixteen Mile Creek (which are considered future employment lands within the Premier Gateway Employment Area Phase 2B Secondary Plan)
To the South:	Hornby Presbyterian Cemetery, natural heritage features, the Toronto Premium Outlet Mall and vacant employment lands
To the West:	Vacant employment lands across Eighth Line which are part of the Phase 1B Secondary Plan and currently subject to planning applications proposing 3 industrial warehouses (Prologis lands)

BASIS FOR THE AMENDMENT

The following planning and land use considerations have been identified and are considered appropriate to provide for the change to include the subject lands within the Phase 1B Employment Area and to permit a range of commercial, entertainment and hospitality uses, in addition to Prestige Industrial Area land use permissions:

1. The Amendment would implement the general intent of the Minutes of Settlement endorsed by the Ontario Land Tribunal (OLT) that permit the subject lands to

pursue land use permissions to allow development to occur within the pre-2021 planning phase (i.e., as part of the Phase 1B Secondary Plan instead of the Phase 2B Secondary Plan);

2. It has been determined that the proposed commercial, entertainment and hospitality uses would be considered a Major Employment Use in the context of the Minutes of Settlement;
3. The range of studies submitted, including an Employment Analysis and Scoped Needs Assessment, have been reviewed and demonstrated that comprehensive planning considerations have been addressed; and,
4. Natural heritage protection has been addressed through the preparation of a Scoped Sub-watershed Study and it has generally been demonstrated that the proposed commercial, entertainment and hospitality uses, as well as general Prestige Industrial uses, can be accommodated on the subject lands.

PART B – THE AMENDMENT

All of this part of the document consisting of the following Schedules and text constitutes Amendment No. 52 to 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 identifying the portion of the lands municipally known as 8079 Eighth Line generally proposed for development, as Phase 1B Employment Area by colour-coding this portion of the property with the corresponding colour, as shown on Schedule ‘1’ to this amendment.
2. That Schedule A8 – Premier Gateway Employment Area Land Use Plan is hereby amended by refining the limits of the Greenlands designation and refining the location of the Watercourse on the lands municipally known as 8079 Eighth Line by colour-coding the portion of the property with the corresponding colours, as shown on Schedule ‘1’ to this amendment.
3. That Schedule A8 – Premier Gateway Employment Area Land Use Plan is hereby amended by classifying the portion of the lands municipally known as 8079 Eighth Line that will be identified as Phase 1B Employment Area and Greenlands by extending the solid orange line around the lands, as shown on Schedule ‘1’ to this amendment.
4. That Schedule A8 – Premier Gateway Employment Area Land Use Plan is hereby amended by removing the HPBATS/GTA West Corridor Protection Area overlay from the portion of the subject lands that will be identified as Phase 1B Employment Area and Greenlands, as shown on Schedule ‘1’ to this amendment.
5. That Schedule H5 – Premier Gateway Employment Area Phase 1B Employment Area Lot 1 & 2 Land Use Plan is hereby amended by adding most of the lands municipally known as 8079 Eighth Line to Schedule H5 and by designating the portion of the subject lands generally proposed for development as Prestige Industrial Area and by identifying the entire subject lands as Special Policy Area 1 by colour-coding this portion of the property with the corresponding colour as shown in Schedule ‘2’ to this amendment and by adding reference to Special Policy Area in the legend of Schedule H5.
6. That Schedule H5 – Premier Gateway Employment Area Phase 1B Employment Area Lot 1 & 2 Land Use Plan is hereby amended by designating the portion of the lands municipally known as 8079 Eighth Line intended for natural heritage protection as Natural Heritage System and Watercourse by colour-coding this portion of the property with the corresponding colours as shown in Schedule ‘2’ to this amendment.
7. That Section H5.7.1, Prestige Industrial Area, of the Official Plan for the Town of Halton Hills is hereby amended by adding a new subsection, which shall read as follows:

“H5.18 SPECIAL POLICY AREAS

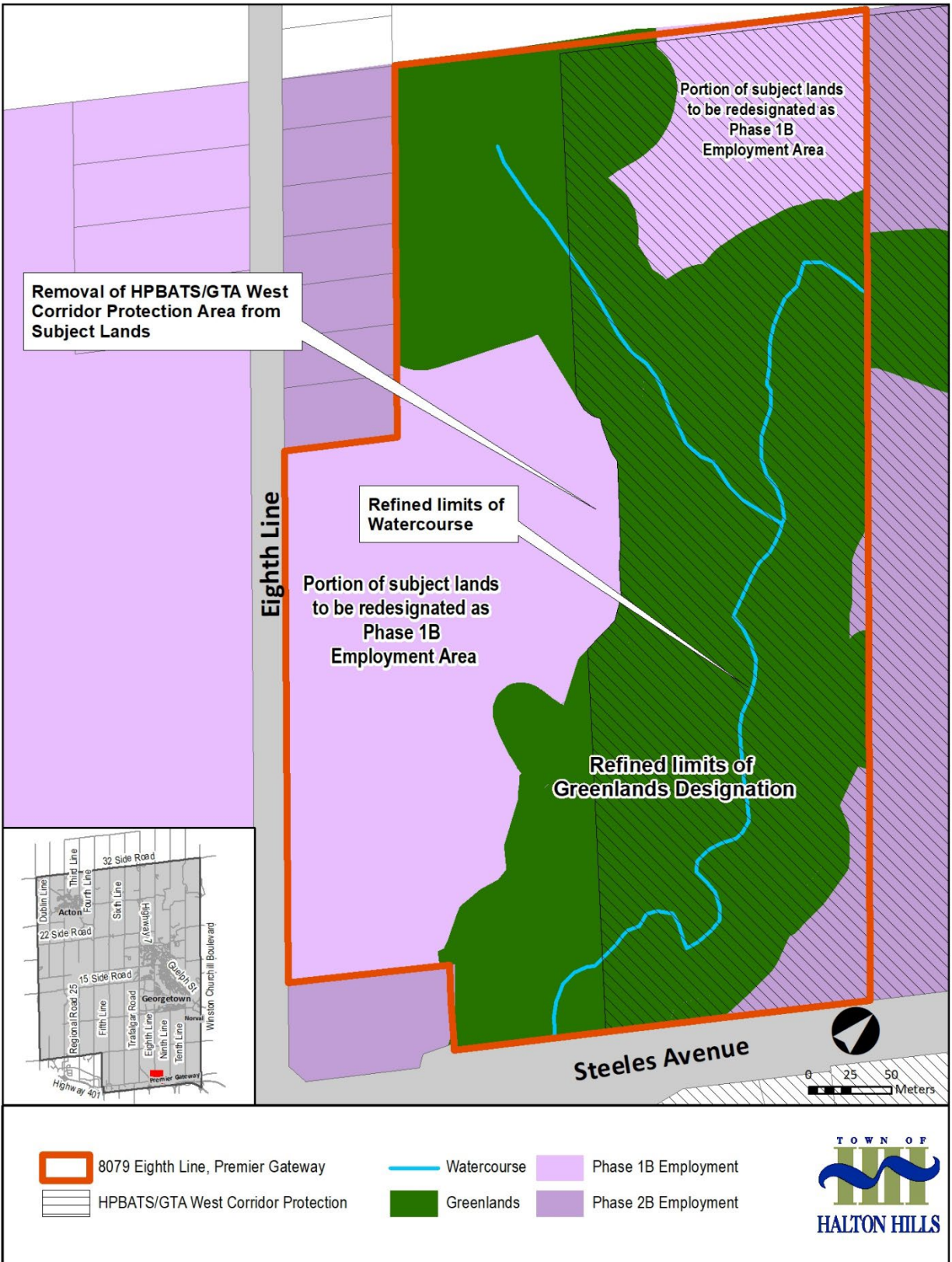
Special Policy Areas apply to those lands within the Prestige Industrial Area that are subject to a land use policy that is specific to a property or area. All other relevant policies of this Plan are applicable unless otherwise modified or exempted by the provisions applicable to each Special Policy Area.

H5.18.1 Special Policy Area 1

1. Special Policy Area 1 shall only apply to the portion of lands designated as Prestige Industrial Area.
2. The following additional uses are permitted and prioritized for the lands designated as Prestige Industrial Area and identified as Special Policy Area 1:
 - a) hotels including full-service hotels with conference and exhibition facilities including accessory food services, restaurants and retail uses;
 - b) conference and exhibition facilities; and,
 - c) indoor waterpark consisting of waterpark slides, pools and wave pools and other water related entertainment structures that may also include outdoor waterpark facilities, accessory office space, accessory retail and food services, accessory outdoor storage, and maintenance buildings.
3. That the following uses are also permitted only on the same property and ancillary to one or more of the uses permitted under Policy H5.18.1.2:
 - a) place of entertainment, including:
 - (i) amusement rides and structures;
 - (ii) games of skill or chance excluding those regulated by the Province of Ontario as a gambling establishment;
 - (iii) retail directly associated with a place of entertainment;
 - (iv) e-sport and e-gaming activities;
 - (v) go-carting;
 - (vi) office uses accessory to the place of entertainment;
 - (vii) miniature golf;
 - (viii) theatres and cinemas but excluding stand alone multi-plex cinemas that predominantly feature new release movies;
 - (ix) food services associated with another place of entertainment use.
 - b) spa and wellness centre with associated outdoor pools, saunas, steam rooms and/or buildings, accessory food services, etc.;
 - c) Full-service restaurants.
4. That notwithstanding Policy H5.7.1.6 a hotel, or the portion of a building containing the hotel if the hotel is contained within the same building as another use permitted in Policies H5.18.1.2 and H5.18.1.3 is permitted to have a maximum height of eight storeys. Policy H5.7.1.8.3 in its entirety shall continue to apply to all non-hotel land uses. Appropriate transitions and buffering will be provided in accordance with the Urban Design Guidelines where heights more than 3-storeys are proposed adjacent to residential and institutional uses.
5. Any use permitted under Section H5.7.1.3 and H5.7.1.4 shall only be permitted at such time that the Town deems appropriate. A holding provision in the implementing zoning by-law may be utilized to implement this policy. A Holding Provision in the implementing Zoning By-law may be utilized to implement this policy.

6. Industrial uses noted under Section H5.7.1.3(b) shall only be permitted at such time that intersection improvements at Eighth Line and Steeles Avenue associated with the Eighth Line Environmental Assessment have been completed or that the East/West Collector Road intended between Eighth Line and Trafalgar Road (as shown on Schedule H5) has been completed and is open for public travel, or that a Transportation Impact Study (TIS) has been prepared demonstrating that the existing road network and intersections can satisfactorily accommodate truck traffic and turning movements to the satisfaction of the Town of Halton Hills and the Region of Halton A Holding Provision in the implementing Zoning By-law may be utilized to implement this policy.
7. The following policy shall apply to uses permitted under Section H5.7.1.3:
 - a) Any proposed development must demonstrate how it contributes to meeting a minimum density target of 25 employees per hectare. The average number of employees per hectare across the net area of land designated Prestige Industrial Area within the Premier Gateway Employment Area can be considered as part of the analysis needed to satisfy this policy.
 - b) To fulfill the vision and guiding principles of the Secondary Plan, which encourage a variety of higher density employment uses, prior to considering any application, Council shall be satisfied that:
 - i) the development provides a land use which contributes to achieving the required density targets as prescribed by Provincial and Regional Policy;
 - ii) the development is planned to encourage shared use of land, secondary uses such as office spaces, efficient use of multi-storey buildings (full or partial), and to maximize the space to encourage higher employment densities;
 - iii) elements of the public realm which will serve both employees and the community alike will be improved as a condition of development/redevelopment; and,
 - iv) low density development such as warehousing / storage does not preclude intensification in the future. Therefore, a plan must be submitted that demonstrates how the site and buildings could transition to higher density employment uses in keeping with the Town's objective to pursue investment that generates the greatest community benefits, including a higher number of jobs per sq. ft. of gross floor area.

SCHEDULE 1 to OPA No. 52



SCHEDULE 2 to OPA No. 52

