

8079 Eighth Line – Official Plan Amendment

May 29, 2023 – Council Meeting
File No. PD-2023-042

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Agenda

- Introduction
- Milestones and Length of Process
- Subject Lands
- Proposed Development
- Planning Policy
- Technical and Background Studies
- Staff Recommendation and Response

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Introduction

- Gilbach (Halton Hills) Inc. is looking to advance the development of the subject lands to be in keeping with the Premier Gateway Employment Area. Corbett Land Strategies Inc. is the land use planning consultant acting on their behalf.
- An Official Plan Amendment (OPA) has been submitted to permit an entertainment and hospitality complex and establish employment generating uses.
- Only an OPA is being advanced at this time. Applications for Zoning By-law Amendment and Site Plan application will be submitted in the future, following a decision on the OPA.

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MILESTONES AND LENGTH OF PROCESS

Milestone	Date
Scoped Sub-Watershed Terms of Reference Approval and Project Initiation	Early 2019
Pre-Consultation Meeting	June 10, 2021
OPA Application Submission	March 9, 2022
OPA Application Deemed Complete	March 30, 2022
OPA First Submission Comments	April/May/June 2022
OPA Public Meeting	June 13, 2022
OPA Second Submission	December 2022
OPA Second Submission Comments	April 2023
Council Meeting and Recommendation Report	May 29, 2023

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Subject Lands

Municipal Address: 8079 Eighth Line

- Consists of agricultural areas, natural heritage, Sixteen Mile Creek.

Area: 19 ha / 47 acres

Surrounding Uses:

- North: Residential, Agricultural
- East: Sixteen Mile Creek, Future Employment
- South: Future Employment, Sixteen Mile Creek, Toronto Premium Outlets
- West: Future Employment



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Subject Lands – 19 ha / 47 acres

Natural Heritage System – 11.27 ha / 27.86 ha

Easement Expropriate Lands – 0.5 ha / 1.23 acres

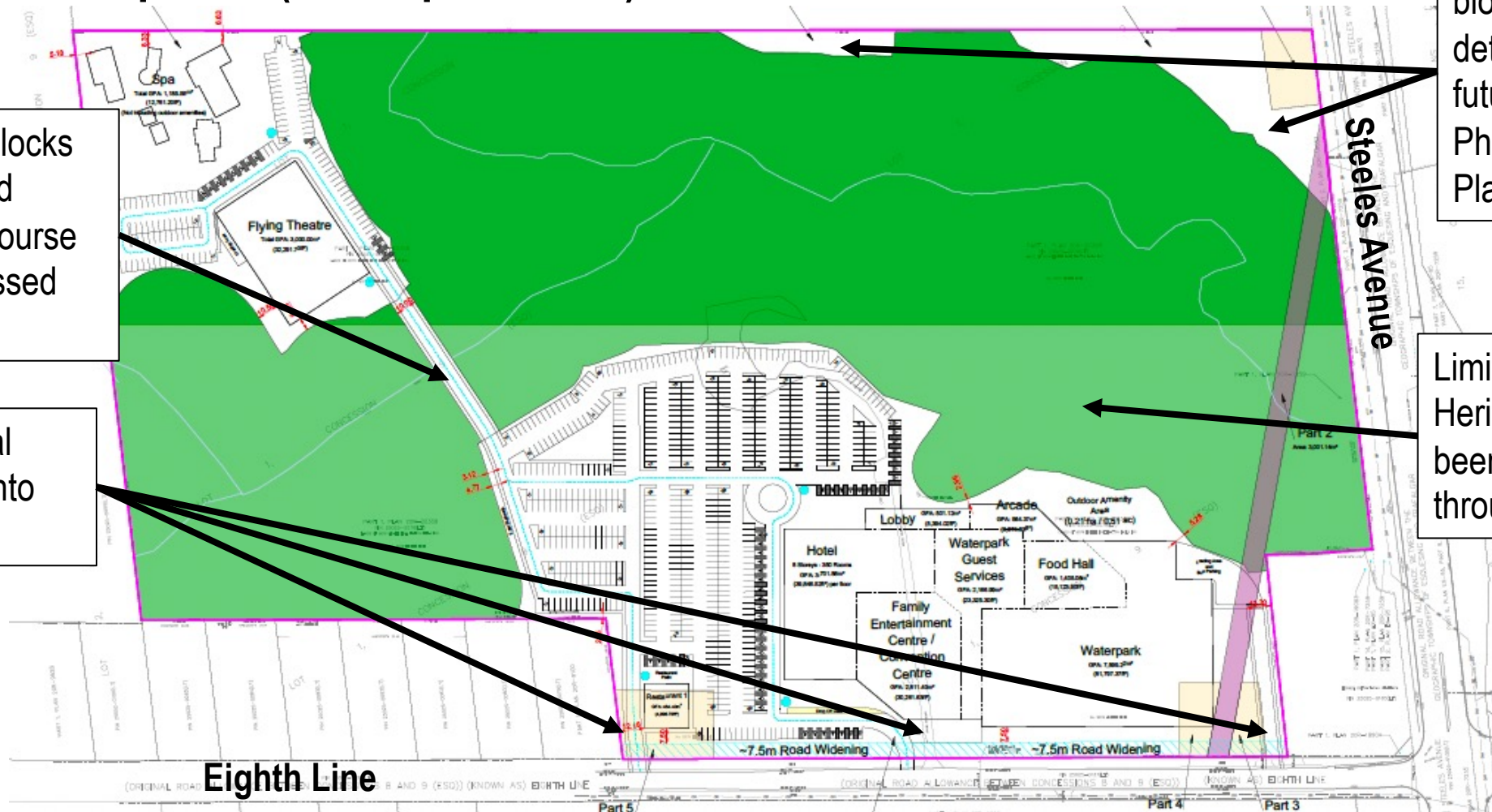
Developable Lands – 7.23 ha / 17.9 acres



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Proposed Development (Conceptual Plan)



Development blocks to be connected through watercourse crossing, assessed through SSWS

3 conceptual accesses onto Eighth Line.

Use of development blocks to be determined through future planning and Phase 2B Secondary Plan.

Limits of Natural Heritage System have been confirmed through SSWS.

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Proposed Development

- The following conceptual development options were considered which assessed preliminary land use, transportation and infrastructure impacts.
- *Development Concepts*
 1. *Industrial Warehouse*
 - 215,000 sq. ft. including office space, two accesses from Eighth Line, associated parking and loading at the rear.
 2. *Office Building*
 - 150,000 sq. ft. 1-storey building including parking to the side and rear.
- These concepts were intended to assess and confirm the appropriateness of the other uses proposed within the Draft OPA.

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Proposed Development

- An Official Plan Amendment (OPA) has been submitted to redesignate the subject lands from ‘Phase 2B Employment Area’ to “Prestige Industrial Area” under the Phase 1B Secondary Plan.
- The OPA is also looking to apply a “Special Policy Area” to permit a range of uses and provisions to ensure the delivery of an employment generating development, including (amongst others):
 - Place of Entertainment including amusement rides;
 - Full-service hotels;
 - Conference centre;
 - Theatres;
 - Industrial Uses;
 - Research and development;

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Technical and Background Studies

- In support of the OPA, technical studies have been completed and submitted which have assessed the envisioned development, including:
 - Scoped Sub-Watershed Study
 - Functional Servicing and Stormwater Management Report; and,
 - Traffic Impact Study.

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Technical and Background Studies – Scoped Sub-Watershed Study

- Jennifer Lawrence and Associates, alongside a team of consultants, have advanced the SSWS.
- The SSWS has been prepared in collaboration with a Sub-watershed Technical Advisory Committee (SWTAC) consisting of the Town of Halton Hills, Region of Halton and Conservation Halton.
- The SSWS has been approved by the Region and endorsed by Conservation Halton on March 23, 2023

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Technical and Background Studies – Functional Servicing and Stormwater Management Report

- C.F. Crozier & Associates Inc. has prepared a water and sanitary strategy in accordance with the Town of Halton Hills and Halton Region requirements and standards.
- Water demand for the proposed development can be provided by a connection to the planned watermain on Eighth Line.
- Stormwater storage is proposed to consist of underground cisterns and surface storage.
- The detailed analysis and final municipal servicing strategy will be outlined in the Scoped Area Servicing Plan to be submitted in the future Zoning By-Law Amendment application.

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Technical and Background Studies – Traffic Impact Study

- C. F. Crozier & Associates was retained to evaluate transportation related impacts of the proposed development. The report was prepared in accordance with approved Terms of Reference from the Town, Region and MTO.
- The report assessed the greatest trip generation of the waterpark/hotel which was found to be able to function within the planned transportation network.
- A constraint analysis (prepared for the 2nd submission) assessed the industrial and office development concepts and confirmed that all non-waterpark/hotel uses would generate less trips.
- Additional analysis on maneuverability, parking, sight distance and vehicle circulation will be conducted within a further TIS to be prepared in support of a future ZBA.

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Staff Recommendation and Response

- Staff are recommending the adoption of a Local Official Plan Amendment, on the basis that the application is consistent with the PPS, conforms or does not conflict with all applicable Provincial plans, conforms with the Region of Halton Official Plan and the Town of Halton Hills Official Plan (as amended), has regard for matters of Provincial interest, and represents good planning.
- Client has been working well with the Town, Region and Conservation Halton on OPA and SSWS over past 4 years.
- Client is not in agreement with recently proposed density requirements.
- Client is continuing to work with the Town to achieve a solution and is confident will to do so ahead of Draft OPA adoption at the June Council meeting.
- Recommendation is for Council to approve Draft OPA with modifications which remove holding and density provision requirements.

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Thank you