

Strategic Priority Committee

Growth and Infrastructure

Thriving Economy

Growth and Infrastructure Committee



THRIVING ECONOMY

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THRIVING ECONOMY		
Initiative	Project Lead	May 2025 Update
Work to expedite the delivery of water and wastewater services in the Premier Gateway Employment Area	CSE – Economic Development	Spring 2025: Halton Region anticipates that they will issue the Notice of Completion and file the Project File Report for public review. 2026: Anticipated start of construction for wastewater pumping station.
Continually provide Invest Ontario, Invest in Canada, and Provincial Ministry of Economic Development, Job Creation, and Trade with sites that are ready for investment	CSE – Economic Development	Ongoing. A new Property Search Option will be available when the new Invest Halton Hills website is launched that links to the Provincial Zoom Prospector Tool.
Pre-zone Phase 2B Employment Lands	PD – Planning Policy	A Settlement Hearing for the OLT appeal has been scheduled for May 7, 2025. Following a resolution of the appeal the work for the work related to the pre-zoning will re-commence.
Update and implement Economic Development & Tourism and Foreign Direct Investment (FDI) Strategies and prepare implementation plan.	CSE – Economic Development	No update.
Guelph Street Corridor Study and Recommendations (Mayor's Priorities)	PD – Planning Policy	Technical work relating to transportation and servicing is currently ongoing A Public Notice seeking volunteers to join the Guelph Street Corridor Revitalization Committee was sent out in April 2025.
Implement Town-BIA MOUs to support downtown vibrancy	CSE – Economic Development	No update.
Launch the Halton Hills Agricultural Roundtable and support the development and delivery of their workplan and priorities (including diversification and agri-tourism objectives)	CSE – Economic Development	Ongoing. The next meeting of the Agricultural Roundtable is scheduled for June 24, 2025.
Encourage mixed-use development with a full range of housing types (linked to targets assigned to TOHH)	PD – Planning Policy	Technical work is currently ongoing. Cultural Heritage, Commercial Needs, and Agriculture Draft Discussion Papers currently under internal review. Draft Public Engagement Strategy has been finalized with a report going to Council for approval in May 2025. A Public Open House has been scheduled for June 26, 2025. A Council Workshop is anticipated to take place in September 2025.
Develop Housing Action Plan (OP Linkage)	PD – Planning Policy	The Housing Needs Assessment (Phase 1) is complete and was approved in March 2025. The Draft Housing Strategy (Phase 2) is currently under internal review.



Thriving Economy

Expedite development of employment lands

Supporting Action, Project or Initiative:	Work to expedite the delivery of water and wastewater services in the Premier Gateway Employment Area
Lead Department:	Community Services
Division:	Economic Development
Description and Status Summary	
Since 2021, Town staff have been working collaboratively with Halton Region staff to expedite the delivery of water and wastewater services to the eastern portion of the Premier Gateway Employment Area (east of Eighth Line). This is a key initiative as it will facilitate the development of the Phase 2A and 2B Employment Areas and other planned employment lands expanded through ROPA 49, resulting in significant non-residential assessment, municipal tax revenue and local jobs.	
Committee Review	
November 2024: A question on the status of servicing the Premier Gateway Employment Area was asked by a Committee Member. A sufficient response outlining the status of the servicing infrastructure was provided to the Committee Member by the CAO and Strategic Priority Champion.	
Timing	Mostly complete. In July 2024, a Municipal Class Environmental Assessment was commenced for the required wastewater pumping station and the first Public Information Centre (PIC) concluded on November 23, 2024.
Funding	Integrated into existing staff workplans. 2025 FUNDING UPDATE: N/A
Staffing	The project is managed through the Business Concierge Program, in collaboration with the cross-departmental Strategic Economic Development Team (SEDТ).
Linkages	Business Concierge Program, Economic Development and Tourism Strategy, Foreign Direct Investment Strategy, Long Range Financial Plan, Official Plan Review, Current/Future Secondary Plans.
Risks	Lack of shovel ready employment lands in the short-term; Lack of progress in diversifying the local economy; Lack of competitiveness and lost investments to other municipalities; Lack of alignment with the Town's 'Open for Business' approach; Reduced non-residential assessment and municipal tax revenues; Inability to promote and market the Town as a prime investment destination; Inadequate positioning of Halton Hills for future economic growth in new employment areas; Inability to implement Council's Thriving Economy Strategic Plan priority.

Outcomes	Timeline for Regional service delivery tentatively reduced by 4 years (2027 vs. 2031); increase in development activity will contribute non-residential assessment growth, increased tax revenue, development charges, permits, development approval applications, and cash-in-lieu of parkland; creation of new local jobs
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Implementation Support:

Council Report:	ADMIN-2021-0006 - Business Concierge Program – Status Update, Launch and Implementation
Approved Strategy:	Economic Development and Tourism Strategy (2021-2026); Foreign Direct Investment Strategy (2020); Business Concierge Program (2021)
Capital Project:	N/A



Thriving Economy

Expedite development of employment lands

Supporting Action, Project or Initiative:	Continually provide Invest Ontario, Invest in Canada, and Provincial Ministry of Economic Development, Job Creation, and Trade with sites that are ready for investment
Lead Department:	Community Services
Division:	Economic Development
Description and Status Summary	
<p>This project includes ongoing active engagement with key stakeholders in Canada's Foreign Direct Investment (FDI) network. To promote local economic development, staff submitted five prime Halton Hills investment sites through Invest Ontario's (IVO's) Zoom Prospector tool, ensuring that key stakeholders are aware of local development opportunities. Staff also submitted local photography to IVO, which is now featured on the organization's website. Also in 2024, staff showcased Halton Hills as a prime investment destination through Invest in Canada's (IIC) InfoZone initiative - which unifies FDI promotion by centralizing information sharing, investment insights, brand promotion and regional expertise through a central portal. There will be further opportunities to promote Halton Hills through InfoZone and IIC in 2025 and beyond.</p>	
Committee Review	
<p>February 2025: Request from Committee Member to include Provincial Economic Investment Opportunities Tour of Halton Hills updates within Strategic Objective. The potential tour initiative was brought forward through a Council Motion on October 28, 2024, and a formal invite to the Province was sent on December 20, 2024.</p>	
Timing	As part of promoting the Town to the Province and through the Council Motion, on January 22, 2025, Economic Development staff met with the Provincial Strategic Partnerships team to discuss the potential tour as well as the Town's value proposition, employment areas, major active and upcoming investments and vacant development land. The discussions were paused to allow for the conclusion of the Provincial election (February 27, 2025) and Cabinet selection. Town staff is currently re-engaging with Provincial staff to further discuss the potential tour.
Funding	Any funds required for this initiative (e.g. marketing collateral, photography, etc.) utilize the existing Capital Budget account 1100-10-1803 - Economic Investment Attraction Fund. 2025 FUNDING UPDATE: Capital Budget account 1100-10-1803 - Economic Investment Attraction Fund (EIAF) was funded with \$75,000 through the 2025 Budget and will be utilized, as needed.
Staffing	Staff time is being allocated as part of 2024 and 2025 Work Programs.
Linkages	Business Concierge Program, Economic Development and Tourism Strategy, Foreign Direct Investment Strategy, Long Range Financial Plan

Risks	Lack of competitiveness and lost investments to other municipalities; Lack of alignment with the Town's 'Open for Business' approach; Reduced non-residential assessment and tax revenues; Inability to promote and market the Town as a prime investment destination; Inadequate positioning of Halton Hills for future economic growth in expanded employment areas; Inability to implement Council's Thriving Economy Strategic Plan priority; reduced funding for Economic Investment Attraction Fund.
Outcomes	Expedite the development of vacant employment lands; Ability to attract domestic and foreign investment from companies looking to develop or lease; Gain economic and competitive advantage over regional municipalities

Implementation Support:

Council Report:	N/A
Approved Strategy:	Foreign Direct Investment Strategy (2020); Business Concierge Program (2021); Economic Development and Tourism Strategy (2021-2026).
Capital Project:	1100-10-1803 Economic Investment Attraction Fund. Staff recommended funding for the Economic Investment Attraction Fund has been reduced by \$20,000 for 2025 which will reduce the delivery of investment attraction projects.



Thriving Economy

Expedite development of employment lands

Supporting Action, Project or Initiative:	Pre-zone Phase 2B Employment Lands
Lead Department:	Planning & Development
Division:	Planning Policy
Description and Status Summary	
Prepare a zoning by-law amendment to pre-zone the lands within the Premier Gateway Phase 2B Employment Area.	
Committee Review	
Timing	The Phase 2B Secondary Plan is currently under appeal. Pre-zoning work is ongoing at the staff level as needed, pending successful resolution of the ongoing OLT appeals.
Funding	Funding not identified. Work as required is ongoing at the staff level. 2025 FUNDING UPDATE: N/A
Staffing	Draft Zoning By-law prepared by consultant that worked on the Premier Gateway Phase 2B Secondary Plan. Additional work to finalize the ZBA is being allocated through staff time as part of 2024 and 2025 Work Programs.
Linkages	Phase 2B Secondary Plan
Risks	Delays in development on Phase 2B Employment Lands and associated lost/delayed non-residential assessment and municipal tax revenue.
Outcomes	Expedited development of Phase2B Employment lands as Zoning By-law Amendments will largely not be required.

Implementation Support:

Council Report:	PD-2023-049 - Premier Gateway Phase 2B Secondary Plan. A report has not been brought to Council relating to this specific initiative.
Approved Strategy:	Phase 2B Secondary Plan; Economic Development and Tourism Strategy; Foreign Direct Investment Strategy
Capital Project:	7000-22-1802 Prmr Gtway Ph2B Secondary Plan



Thriving Economy

Attract and retain businesses that align with town's priorities

Supporting Action, Project or Initiative:	Update and implement Economic Development & Tourism and Foreign Direct Investment (FDI) Strategies and prepare implementation plan.
Lead Department:	Community Services
Division:	Economic Development
Description and Status Summary	
Completion of updates to the Economic Development & Tourism and Foreign Direct Investment (FDI) Attraction Strategies, and accompanying Implementation Plans. Implementation of both existing strategies is now largely completed and both strategies are in need of an update to maximize alignment with Council's Strategic Plan and provide a modern roadmap to continue to grow non-residential assessment, municipal tax revenue, balance the residential to non-residential assessment ratio, and expand local job opportunities.	
Committee Review	
Timing	An update of the strategies is planned and preliminary in-house work will begin in Q3 2025. Consulting assistance may be required in 2026 or beyond. These updates are pending available resources and/or funding for consulting fees. Reduced funding for the Economic Investment Attraction Fund may also delay the projects.
Funding	If led in-house by the Economic Development Officer, supplementary consulting fees would utilize the existing Capital Budget account 1100-10-1803 Economic Investment Attraction Fund. Without the staff resource, if relying on consultants, the strategies are delayed significantly to 2031 - 1100-10-2201 Economic Development & Tourism Strategy Update (\$100,000) and 1100-22-0103 Foreign Direct Investment Strategy Update (\$80,000). 2025 FUNDING UPDATE: The requested Staff Resource (Economic Development Officer) was not approved through the 2025 Budget. Capital Funding may be requested for consultant assistance in 2026.
Staffing	The in-house update of both strategies, to provide a roadmap for the Town's Thriving Economy priorities, will not be able to proceed in 2025 without the Economic Development Officer.
Linkages	Economic Development and Tourism Strategy, Foreign Direct Investment Strategy, Long Range Financial Plan, Capital Forecast, Official Plan Review, Current/Future Secondary Plans.
Risks	Lack of competitiveness and lost investments to other municipalities; Lack of alignment with the Town's 'Open for Business' approach; Inability to promote and market the Town as a prime investment destination; Inadequate positioning of Halton Hills for future economic growth in new employment areas; Inability to implement Council's Thriving Economy Strategic Plan priority.

Outcomes	Modern and effective roadmap for the Town's continued focus on building a thriving economy, based on best practices, emerging trends, target sectors, target markets, changing economic conditions, tourism, etc.
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Implementation Support:

Council Report:	ADMIN-2020-0006 - Final Foreign Direct Investment (FDI) Attraction Strategy; ADMIN-2021-0002 - 5-Year Economic Development and Tourism Strategy (2021-2026)
Approved Strategy:	Economic Development and Tourism Strategy (2021-2026); Foreign Direct Investment Strategy (2020);
Capital Project:	1100-10-1803 Economic Investment Attraction Fund; 1100-10-2201 Economic Development & Tourism Strategy Update; 1100-22-0103 Foreign Direct Investment Strategy Update



Thriving Economy

Promote redevelopment and growth of commercial areas

Supporting Action, Project or Initiative:	Guelph Street Corridor Study and Recommendations [Mayor's priorities]
Lead Department:	Planning & Development
Division:	Planning Policy
Description and Status Summary	
The Guelph Street Corridor Secondary Plan Project will formulate recommendations for a preferred Land Use Plan and provide direction regarding tools such as a proposed policy framework to incentivize redevelopment and intensification along the Guelph Street Corridor.	
Committee Review	
Mayor's priority project. CIP linkage was incorporated into this initiative.	
Timing	Project Duration: Fall 2024 to Winter 2025. The consulting team has been selected. A Project Kick-Off Meeting took place on January 17, 2025. A meeting between internal TOHH team members to discuss the project took place on February 11, 2025.
Funding	Approved Capital Budget of \$300,000 for consulting fees. 2025 FUNDING UPDATE: N/A
Staffing	Consultant working on Study. Staff time is being allocated as part of 2024 and 2025 Work Programs.
Linkages	Linked to Thriving Economy, Infrastructure and Asset Management, Natural Areas and Heritage, and Safe and Welcoming Pillars of Council's Strategic Plan; Economic Development and Tourism Strategy; Community Improvement Plan (CIP)
Risks	Delayed development and lost ability to capitalize on intensifying this important corridor.
Outcomes	Increased number of development applications; intensification and beautification of a main thoroughfare through Georgetown; increase in residential and non-residential tax assessment growth and revenues.

Implementation Support:

Council Report:	PD-2024-051 - Guelph Street Corridor Secondary Plan Terms of Reference; PD-2024-092 - Award of 2024-058-P Consulting Services for the Guelph Street Corridor Secondary Plan.
Approved Strategy:	N/A
Capital Project:	TBD once contract is awarded



Thriving Economy

Promote redevelopment and growth of commercial areas

Supporting Action, Project or Initiative:	Implement Town-BIA MOUs to support downtown vibrancy
Lead Department:	Community Services
Division:	Economic Development
Description and Status Summary	
Approved by Council, the Memorandums of Understanding (MOUs) between the Town and the Downtown Acton Business Improvement Area (BIA) and the Georgetown Central Business Improvement Area (BIA) will enhance collaboration and streamline processes. The MOUs formalize the long-standing collaboration between the Town and the BIAs, and will support economic prosperity, downtown vibrancy, visitor spending, small business viability, community activity, and help advance BIA priorities.	
Committee Review	
Timing	<p>The Memorandum of Understanding (MOU) was executed between Mayor, Town Clerk and Downtown Acton BIA on January 23, 2025.</p> <p>The Memorandum of Understanding (MOU) was executed between Mayor, Town Clerk and Downtown Georgetown BIA on January 30, 2025.</p>
Funding	<p>The MOUs addressed funding requests related to the removal of annual charges for snow plowing and street furniture maintenance (pending 2025 budget approval), and the provision of fee waivers for special events. Any new/expanded BIA projects having a Town budget and/or staff impact, need to be submitted by the BIAs to the Town for consideration in advance of Council's review of the annual budget.</p> <p>2025 FUNDING UPDATE: Public Works Funding for the snow plowing shortfall (\$9,500) and maintenance of street furniture (\$5,500) approved through the 2025 Budget</p>
Staffing	Staff time is being allocated as part of 2025 and 2026 Work Programs.
Linkages	Linked to Thriving Economy and Safe and Welcoming Communities Pillars of Council's Strategic Plan. The BIAs enhance downtown vibrancy, community activity, and economic prosperity, which are key elements contributing to a thriving local economy.
Risks	If the MOUs are not fully implemented, downtown vibrancy will not be maximized – resulting in less visitor spending and potential negative impacts on the local small business community.
Outcomes	Continued strengthening of relationships between the Town and the BIAs; streamlining of BIA requests; optimized resource allocation; alignment with Town priorities, enhanced downtown vibrancy, and thriving local economy

Implementation Support:

Council Report:	CSE-2024-006 - MOUs between the Town of Halton Hills and Downtown Acton Business Improvement Area, and Georgetown Central Business Improvement Area.
Approved Strategy:	Economic Development and Tourism Strategy; Community Improvement Plan (CIP)
Capital Project:	No associated Capital Project. It is expected that any budget requirement for implementation would be contributed by the BIAs and/or requested by the BIAs for Council's consideration as part of the annual budget process.



Thriving Economy

Support agricultural business viability

Supporting Action, Project or Initiative:	Launch the Halton Hills Agricultural Roundtable and support the development and delivery of their workplan and priorities (including diversification and agri-tourism objectives)
Lead Department:	Community Services
Division:	Economic Development
Description and Status Summary	
<p>The Halton Hills Agricultural Roundtable serves as an advisory body to Council and Town staff, facilitating 2-way dialogue on matters that influence the viability of agricultural operations in Halton Hills. The Agricultural Roundtable is focused on policy matters and actions related to enhancing agriculture's short and long-term economic viability, diversification, agri-tourism, environmental matters and infrastructure. It also addresses broader regional factors that influence the agricultural sector, such as climate change, land use planning, and macro-economic conditions.</p>	
Committee Review	
<p>CIP linkage was incorporated into this initiative.</p>	
Timing	<p>The Agricultural Roundtable will continue to meet quarterly until the end of the Council term. The first meeting of the Agricultural Roundtable took place on November 7, 2024. The latest meeting was held on April 4, 2025.</p>
Funding	<p>There is no budget assigned to the Agricultural Roundtable.</p> <p>2025 FUNDING UPDATE: There is no budget assigned to the Agricultural Roundtable. The requested Staff Resource (Economic Development Officer) was not approved through the 2025 Budget.</p>
Staffing	<p>Town staff will continue to provide logistical and information sharing support to the Agricultural Roundtable to facilitate meaningful discussion. To fully support the Agricultural Roundtable, staff recommended an Economic Development Officer. Among other responsibilities, this position was to transfer the Agricultural Services terminated by Halton Region, including no longer having the Agricultural Liaison and sunsetting the Halton Regional Advisory Committee, post Bill 23. Without the Economic Development Officer, no transition of agricultural services will be possible and no ability to support the Agricultural Roundtable with the development and implementation of any new agricultural services, programs (e.g. Simply Local), strategies, liaison role, subject matter expertise and rapid response to agricultural inquiries, organization partnerships, workshops, events, industry supports, grants, data collection, analysis & reporting, etc.</p>
Linkages	<p>Linkage to the Thriving Economy and Natural Areas and Heritage Pillars of the Strategic Plan. The Roundtable supports the viability of agricultural businesses, enhances biodiversity, and preserves built and natural heritage features. Also linked to the termination of Halton Region's Economic Development and Agricultural Services functions.</p>
Risks	<p>Without transition of Halton Region's Agricultural Services and Economic Development Services, no ability to provide full support to the Agricultural Roundtable.</p>

Outcomes	Short and long-term economic viability of the local agricultural sector; Strengthened industry connections between farming operations and local food and beverage businesses; Increased agricultural revenues; Increased agriculture and food and beverage sector employment; Expanded agri-tourism opportunities; Agricultural sector diversification; Meaningful discussions between the Town and agriculture sector.
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Implementation Support:

Council Report:	Staff will report to the Council annually to provide updates on the Agricultural Roundtable's activities and progress.
Approved Strategy:	Economic Development and Tourism Strategy; Community Improvement Plan (CIP)
Capital Project:	No associated Capital project



Thriving Economy

Advance residential intensification, where planned

Supporting Action, Project or Initiative:	Encourage mixed-use development with a full range of housing types (linked to targets assigned to TOHH)
Lead Department:	Planning & Development
Division:	Planning Policy
Description and Status Summary	
As part of the Official Plan Review, the Housing Strategy will include an analysis of factors such as housing demand, feasibility, locational differences, and other factors influencing the creation of new housing. The strategy will then outline a series of key actions the Town can consider increasing and broadening housing supply, enhance housing choices, and expedite housing development to support the creation of complete communities. A Growth Capacity analysis will also be completed to corroborate growth projections.	
Committee Review	
Timing	Project Duration: Fall 2024 to Summer 2026. The consulting team has been selected for the Official Plan Review project. A Project Kick-Off Meeting took place on November 25, 2024.
Funding	Approved Capital Budget of \$570,000 for consulting fees. 2025 FUNDING UPDATE: N/A
Staffing	Consultant working on study. Staff time is being allocated as part of 2024, 2025 and 2026 Work Programs.
Linkages	Linked to Thriving Economy, Infrastructure and Asset Management, Natural Areas and Heritage, and Safe and Welcoming Pillars of Council's Strategic Plan.
Risks	Delayed development of new housing and delays in meeting Provincial Housing Targets.
Outcomes	Increase in development applications; increase in residential and non-residential tax assessment growth and revenues; new opportunities for housing in Halton Hills.

Implementation Support:

Council Report:	PD-2024-048 - Official Plan Review Draft Terms of Reference; PD-2024-087 - Award of 2024-014-P Consulting Services for the Town's Official Plan Review
Approved Strategy:	Town of Halton Hills Official Plan
Capital Project:	OP Review Project- 7000-22-0001 Official Plan



Thriving Economy

Advance residential intensification, where planned

Supporting Action, Project or Initiative:	Develop Housing Action Plan (OP Linkage)
Lead Department:	Planning & Development
Division:	Planning Policy
Description and Status Summary	
As part of the Official Plan Review, the Housing Strategy will provide a comprehensive assessment of the macro and micro economic conditions affecting housing development in the Town. This will include an analysis of factors such as housing demand, feasibility, locational differences, and other factors influencing the creation of new housing. The strategy will then outline a series of key actions the Town can consider increasing and broadening housing supply, enhance housing choices, and expedite housing development to support the creation of complete communities.	
Committee Review	
Timing	The project is underway as part of the Official Plan Review and will be completed by end of Q1 2025.
Funding	Capital Budget for consulting already approved in the amount of \$70,000 through 1100-22-2201 Affordable Housing Action Plan (Community Services). Currently available and will be used by Planning & Development as needed. 2025 FUNDING UPDATE: N/A
Staffing	Consultant working on study. Staff time is being allocated as part of 2024 and 2025 Work Programs.
Linkages	Linked to Thriving Economy, Infrastructure and Asset Management, Natural Areas and Heritage, and Safe and Welcoming Pillars of Council's Strategic Plan.
Risks	Delayed development of new housing and delays in meeting Provincial Housing Targets. This could also impact federal funding associated with the requirement to submit a Housing Needs Assessment.
Outcomes	Increase in development applications, increase in residential tax assessment growth and revenues. New opportunities for housing in Halton Hills

Implementation Support:

Council Report:	PD-2024-048 - Official Plan Review Draft Terms of Reference; PD-2024-087 - Award of 2024-014-P Consulting Services for the Town's Official Plan Review
Approved Strategy:	Town of Halton Hills Official Plan
Capital Project:	1100-22-2201 Affordable Housing Action Plan; OP Review Project- 7000-22-0001 Official Plan