

**Town of Halton Hills recommendations regarding Amendment No. 1 to the 2017 Growth Plan
(Report PLS-2019-0016)**

Comment Area/Theme	Town's recommendation	A Place to Grow policies
Settlement Area Boundary Expansions (SABEs) up to 40ha, outside of Municipal Comprehensive Review (MCR) process	To permit the SABEs outside of the MCR process and permit the Premier Gateway Lot 2 Replacement Employment lands (OPA 30 and OPA 31B) to be included	Town's recommendations were partially supported – SABEs up to 40ha outside of the MCR process are permitted. A special transition regulation supporting ROPA 47 (the Lot 2 Replacement Employment lands at the Regional level) has been proposed.
Reduced Intensification Targets from 60% to 50%	Town had no objection regarding the proposed intensification target recognizing that 50% was a minimum target	Halton's intensification target remained at 50%
Designated Greenfield Area (DGA) Density Targets reduced to 50 residents and jobs per ha	Town recommended that the DGA density target be set at 60 residents and jobs per ha, as the need to reduce the target to 50 residents and jobs per ha seemed unnecessary	Town's comments were not supported – Halton's minimum DGA density target has been set at 50 residents and jobs per ha
Major Transit Station Areas (MTSAs) – changes included establishing alternative targets, setting targets in advance of the MCR and clarification on range of MTSA boundaries	Town supported the majority of changes proposed and recommended support of establishing alternative targets in advance of the MCR process.	The majority of changes to this section were adopted.
Employment Areas – significant changes were proposed including the introduction of Provincially Significant Employment Zones (PSEZs) and removal of Prime Employment Areas; a one-time employment conversion window; flexibility for municipalities to set multiple density targets for employment areas; modified policies regarding locating and preserving employment areas adjacent to major goods movement corridors; policies requiring municipalities to retain space for a similar number of jobs during redevelopment of employment lands; clarification within existing office parks that	Town comments focussed on the introduction and mapping of the PSEZs, suggesting that all of Halton Hills' Premier Gateway Area employment lands (both north and south of Steeles Avenue) be included within PSEZs. In addition, given the extent of Future Strategic Employment Area lands that were included within PSEZs along the 407ETR corridor in Milton, the Town suggested that FSEAs should either be excluded from PSEZs or alternatively, that the Town's FSEAs along Highway 401, the 407ETR and proposed GTA West Corridor be included. Finally, the Town requested flexibility in policies	Town comments were partially supported . The Premier Gateway lands along both the north and south side of Steeles Avenue are now included within the PSEZ mapping; however, none of the Town's FSEA lands have been considered PSEZ whereas a significant amount of FSEA lands in the Town of Milton remain PSEZ. In addition, policies regarding the preservation of lands for manufacturing, warehousing and logistics near major goods movement corridors have remained.

limits non-employment uses, and a policy requiring municipalities to provide appropriate interface between employment areas and adjacent non-employment areas.	related to the preservation of lands for manufacturing, warehousing and logistics near major goods movement corridors.	
Rural Settlement Areas – proposed changes included a new definition of rural settlement; deletion of the undelineated built-up areas definition; exclusion of Rural Settlement Areas such as Glen Williams and Norval from the DGA and permitting the minor rounding out of rural settlements outside of the MCR process, subject to criteria.	The Town offered no concerns with the proposed changes given exclusion of Rural Settlement Areas from the DGA was considered logical and appropriate. In addition, the minor rounding provision did not apply to communities within the Greenbelt, including Norval, Ballinafad and Bannockburn.	The proposed changes made via Amendment No. 1 were incorporated into A Place to Grow.
Agricultural and Natural Heritage Systems – changes to these policies focussed primarily on the provincial mapping of the agricultural land base and Natural Heritage System, clarifying when the mapping will apply and that upper-tier municipalities can refine and implement the mapping in advance of the next MCR, after which further refinements to the mapping may only occur through a MCR.	The Town supported the changes proposed by Amendment No. 1, noting that should the province wish to retain the mapping, the proposed amendments were considered appropriate.	Town comments were supported as A Place to Grow confirms that refinement and implementation of the provincial agricultural land base and Natural Heritage System mapping can occur through the upper-tier MCR process.
Other policy matters	The Town provided comments on overall policy revisions in Proposed Amendment No. 1 including concerns regarding the deletion of key urban design policies; deletion of references to the Previous governments' Climate Change Strategy; a lack of policies regarding timely delivery of schools and a lack of policy revisions which would assist with providing affordable housing opportunities in Acton due to its location within the Greenbelt	Town comments were not supported . The changes proposed for these policy areas within Amendment No. 1 have effectively be entirely included within A Place to Grow.