

CD.11.HAL
(Halton Hills)

DATE: June 8, 2004

TO: Chairman and Members of the Planning and Development Committee

FROM: Edward R. Sajecki, Commissioner of Planning and Building

SUBJECT: **Draft Town of Halton Hills Official Plan Review**
MEETING DATE: June 28, 2004

ORIGIN: Planning and Building Department

COMMENTS: This report is part of the ongoing program to update City Council on significant planning initiatives in adjacent municipalities.

On April 8, 2004 The Town of Halton Hills Council passed the following:

THAT Report No. PD-2004-0017 dated April 8, 2004, regarding the Draft Town of Halton Hills Official Plan dated April 2004 be received;

AND FURTHER THAT Council authorize the release of the Draft Halton Hills Official Plan dated April 2004 for formal public and agency comments;

AND FURTHER THAT the public consultation program identified in this report be approved;

AND FURTHER THAT the draft Halton Hills Official Plan dated April 2004 be posted on the Town's website;

AND FURTHER THAT a copy of Report No. PD-2004-0017 be forwarded to the Region of Halton, and members of the public and agencies requesting notification on the Town's Official Plan Review.

Review Process

The draft Official Plan is the result of a series of studies, discussion papers, several meetings with the Official Plan Steering and Technical Committees, workshops and open houses that have taken place since 2001.

The Town of Halton Hills (see Exhibit 1) will be holding three public open houses prior to the end of June on the draft document and request that all comments be received by July 30, 2004. This will allow staff to make the appropriate changes in time to hold the statutory public meeting in October, 2004.

Draft Official Plan

The Town of Halton Hills is made up of three (3) urban areas and a large rural landscape comprised of farmlands, natural heritage areas and a number of rural settlement areas of varying size. *The Official Plan directs the majority of new residential and employment growth to the urban areas, where lands are available for development on full municipal services.*

The Official Plan ensures that Halton Hills is consistent with the *Best Planning Estimates* prepared by Halton Region, indicating enough urban land to 2021 to accommodate expected employment and residential growth.

These Best Planning Estimates indicate that the Town of Halton Hills will have a population of 70,000 people in 2021, which is an increase of approximately 20,000 from 2001. In addition to residential growth, employment growth is also expected, with the number of jobs in the Town expected to increase to 29,410 in 2021.

The Official Plan encourages the development of a new 401-407 Employment Corridor for a range of industrial, office, commercial and institutional uses on full municipal services. The corridor is defined by the three main tributaries of the Sixteen Mile Creek watershed system.

Halton Hills has projected future housing requirements between 7,500 and 7,900 new units between 2001 and 2021, based on a housing mix of 65-70% low density (single and semi-detached), 15-20% medium density (row housing) and 15-20% high density (apartments). These projections are based on the assumption that all potential infill housing will be realized, there is adequate servicing and household factor size will remain relatively the same.

Impacts on Mississauga

The Town of Halton Hills urban boundary being fixed and the continuation of a 2021 planning horizon for the Official Plan Review results in no significant impacts on Mississauga. Halton Region has determined that it has adequate supply of land for residential and employment uses until 2021.

CONCLUSION:

The Draft Town of Halton Hills Official Plan was released to facilitate public input into the new Official Plan. As the Review moves forward, staff will monitor the proposed policies and report to City Council.

RECOMMENDATION:

That the report titled "Draft Town of Halton Hills Official Plan Review" dated June 8, 2004 from the Commissioner of Planning and Building be received for information.

Original Signed By: _____

Edward R. Sajecki

Commissioner of Planning and Building

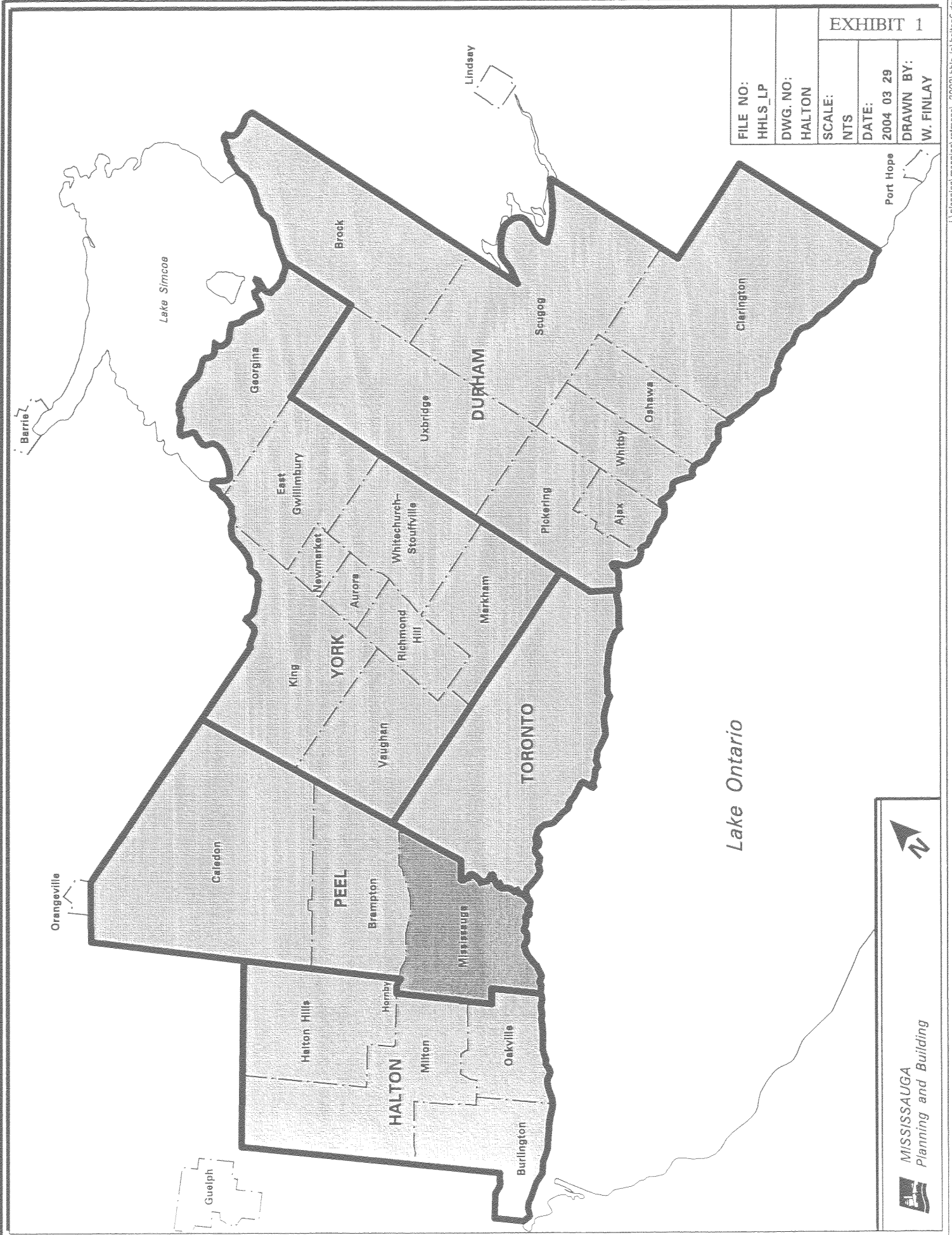


EXHIBIT 1			
FILE NO:	HHLS_LP	DWG. NO:	HALTON
SCALE:	NTS	DATE:	2004 03 29
DRAWN BY:	W. FINLAY		

