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(Halton Hills)

DATE: March 30, 2004

TO: Chairman and Members of the Planning and Development Committee

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

SUBJECT: **Growth Management - Halton Hills Official Plan Program**
MEETING DATE: April 19, 2004

ORIGIN: Planning and Building Department

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

On February 2, 2004, the Council for the Town of Halton Hills adopted the report "Growth Management - Halton Hills Official Plan Program". It is the final report prepared as part of the Town's Official Plan Review Program to provide Town Council and the public with recommended policies to address anticipated future growth pressures.

The report reflects the support of Town Council for Halton Region Official Plan policies, directing that the Town's urban boundaries remain fixed. Further, it recommends that the Town of Halton Hills (see Exhibit 1) continue to use the 2021 planning horizon for the new draft Official Plan consistent with Halton Region's approach and the approved Terms of Reference for the Town's Official Plan Program. These issues are deferred until the next Official Plan Review and the next *Halton Urban Structure Review*. Halton Region has determined that there is an adequate supply of land for residential and employment uses until 2021.

The report recommends that comprehensive Growth Management policies be incorporated into the new Halton Hills Official Plan that complement and are consistent with the establishment of new urban areas, advocated by the policies in the Halton Region Official Plan.

The purpose of the report was as follows:

- *To summarize Greater Toronto Area (GTA) and Regional population and employment forecasts;*
- *To provide an overview of the Provincial and Regional framework related to growth management;*
- *To provide an overview of the Halton Region Directions One report and its implications for the Town of Halton Hills Official Plan program;*
- *To summarize the various urban boundary expansion requests received;*
- *To summarize the preliminary findings contained in the Town's Growth Management and Economic Development Discussion Papers as they relate to the urban boundary expansion requests; and,*
- *To outline a recommended growth management framework for inclusion in the new draft Halton Hills Official Plan.*

The population and employment forecasts assume the GTA will continue to be viewed as an attractive place to reside and do business. The GTA population and employment forecasts are in turn distributed to various Regions based on a series of assumptions. Halton Region's population is projected to increase to 610,000 persons by 2021 from 375,000 in 2001. Employment is forecasted to reach 308,000 in 2021 from 189,000 in 2001.

Within this context, Halton Hills is projected to grow to 61,300 persons by 2021 from 48,200 in 2001. These projections are based on the assumption that: all development applications in process will be approved, all potential infill housing will be realized, there is adequate servicing, and, that household size (persons per unit) is on the decline. As a result, any requirement for additional number of units could only be accommodated in the Town's medium and high density categories as a result of the Town's fixed land supply for low density housing.

With respect to employment projections, employment growth has increased since the Halton Urban Structure Plan was prepared. Employment is projected to increase from 15,860 in 2001 to 29,400 by 2021. *As employment concentrates in the west and as Mississauga begins to exhaust its land supply, there will be an increased focus on employment in Halton.* Another change with respect to the employment market is an increase in employment densities which means that less land is required to meet forecasted employment growth.

The report also outlined the Province's position, identified in the *Strategic Transportation Directions Paper for Central Ontario*, for the need of a new north-south high capacity transportation corridor in the vicinity of the Brampton and Halton Hills municipal border. The Town of Halton Hills recognizes the potential major land use impacts; states that this review is not the appropriate time to evaluate the need for a north-south corridor; and, that the best mechanism to assess the land use impacts would be through the next review of the *Halton Urban Structure Review*.

Transportation and Works staff have already reported to General Committee on December 10, 2003, on the MTO/Brampton North-South Transportation Corridor Study, and will continue to monitor on-going studies on the north-south transportation corridor, as well as studies prepared by Halton Region that impact the City's western boundary.

Finally, the report outlined the following internal and external factors that could impact the future of Halton Hills:

- *2031 GTA population and employment forecasts, including the update that is currently being undertaken and the distribution of that growth in a regional context;*
- *The manner in which the Central Ontario Smart Growth Panel's recommendations are addressed by the new Provincial Government including potential revisions to the Provincial Policy Statement;*
- *The future transportation network in the Western GTA;*
- *The urban expansion pressures that are starting to be felt by the Town;*
- *The timing for the next Halton Urban Structure Plan review; and,*
- *Local planning considerations including managing growth to preserve Halton Hills' small town and agricultural/rural character and securing a balanced ratio of residential to industrial/commercial growth.*

The above issues transcend the Halton Hills municipal boundaries and are, therefore, best addressed through the next *Halton Urban Structure Plan Review*. As part of this exercise, the Town would provide input on the various scenarios for accommodating additional population and employment growth that is forecasted beyond the 2021 planning horizon.

Impacts on Mississauga

Halton Hills urban boundaries remaining fixed for the purpose of the current Halton Hills Official Plan Program and that the report recommends that the Town of Halton Hills continues to use a 2021 planning horizon for the new draft Official Plan results in no

major impacts on Mississauga. Halton Region has determined that it has an adequate supply of land for residential and employment uses until 2021.

CONCLUSION:

The "Growth Management - Halton Hills Official Plan Program" was released to facilitate public input into a recommended policy context to address growth pressures that the Town is anticipating to face in the future. The report will be used as a basis for the new Official Plan. As the Review moves forward, staff will monitor the proposed policies and report to City Council. None of the proposals discussed in the report would have an unfavourable impact on Mississauga.

RECOMMENDATION:

That the report titled "Growth Management - Halton Hills Official Plan Program", dated March 30, 2004 from the Commissioner of Planning and Building be received for information.

Original Signed By: _____
Edward R. Sajecki
Commissioner of Planning and Building