

CD.17.MIL (Milton)  
CD.11.HAL (Halton Hills)

**DATE:** June 12, 2001

**TO:** Chairman and Members of the Planning and Development Committee

**FROM:** Thomas S. Mokrzycki, Commissioner of Planning and Building

**SUBJECT:** **Update on Planning Initiatives in Halton Region**  
**MEETING DATE: July 3, 2001**

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**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. Three recent planning initiatives in Halton Region: the *Report on the Urban Separator Study and East Milton 407 Parkway Belt (Ninth Line) Corridor (Town of Milton); Town of Oakville Zoning By-law Review - Industrial Zoning Component (Town of Oakville)*; and the *Report on the Halton Hills Official Plan Review Progress Update (Town of Halton Hills)* are addressed in this report.

**Urban Separator Study and East Milton 407 Parkway Belt (Ninth Line) Corridor Study - Town of Milton**

On March 27, 2001 Council for the Town of Milton considered a planning staff report to address Milton Council's request to consider future development of the Highway 407/Ninth Line area and adopted the following recommendation:

*"That the Region of Halton be advised that the Town of Milton requests that the land use designations and related uses for the Milton agricultural urban separator area between the Mississauga, Oakville and Milton Urban Areas be re-examined during the Region of Halton's current Official Plan Review, in response to the proposed CN Intermodal Project, Ninth Line alternative land use applications, Region of Halton Golf Course Study, potential sale of ORC lands in the Ninth Line Corridor, Parkway Belt West Plan Amendments and the extension of Hwy.407 and related interchanges."*

Since the approval of the Region of Halton Official Plan in 1995, and Town of Milton Official Plan in 1997, there has been ongoing pressure for urban development of certain lands within the Town of Milton. These include: the Ninth Line Corridor Area lands, the CN Intermodal Area - 344 ha (850 acres) of prime agricultural land west of the Halton Landfill Site, the Agricultural/Parkway Belt West Area, and the potential Town of Milton/City of Mississauga boundary adjustments, in part due to the potential sale of the ORC lands located between Highway 407 and Ninth Line.

Town of Milton and Region of Halton staff have worked together on the Urban Separator/Ninth Line Corridor Area issue and concluded that there is sufficient "urban" land designated in the Town to accommodate growth to the year 2021 and that the need to add more land will be considered during each five-year review of the Halton Region Official Plan. However, the issue of development in these areas continues, fuelled by various proposals, including the CN Intermodal project. Town staff have been able to maintain a policy position which supports an agricultural designation as the primary use for this area. It was intended that this issue be revisited during the next Region of Halton Official Plan Review scheduled for 2008-2010. However, Milton staff are now of the opinion that land use within the Urban Separator/Ninth Line Corridor Area must be addressed in a

comprehensive and public consultative manner and have recommended that, in accordance with the above recommendation, this issue be addressed during the Region of Halton's current Official Plan Review. Through this review, local and Regional staff will be able to confirm whether land use changes at both levels are necessary. Mississauga staff will continue to monitor the situation and provide input, as required, and subsequently will report on the matter.

#### **Town of Oakville Zoning By-law Review - Industrial Zoning Component (Town of Oakville)**

On October 16, 2000, Planning and Development Committee considered an information report from the Commissioner of Planning and Building titled "Update on Planning Initiatives in Halton Region" which discussed a report on the draft Official Plan and Zoning By-law amendments concerning industrial lands in the Town of Oakville. The amendments are intended to move the Town to an "employment-based" policy approach similar to the City of Mississauga. The existing Official Plan and Zoning framework comprised of three existing Official Plan designations and seven Zoning By-law categories, is replaced, respectively, by one "Employment" designation and three broader more simplified zoning categories.

On May 30, 2001, Oakville Council considered the final staff recommendations concerning this review with some modifications. Generally, the overall change in approach was supported by Town Council and the community. Some site specific concerns were raised by property owners mainly over loss of use permissions, eg. loss of existing retail or outside storage. Oakville Council also directed staff to amend the provisions concerning waste processing and transfer facilities. Oakville staff proposed prohibiting these facilities within 300 metres (984 ft.) of a residential zone (whether the residential zone is within Oakville or a neighbouring municipality). Oakville

Council, however, amended this zoning provision to extend the distance separation to 800 metres (2 625 ft.) for a "hazardous waste" facility and also added a distance separation of 800 metres (2 625 ft.) from a residential zone (whether the residential zone is within Oakville or a neighbouring municipality) for "Nightclubs". For Mississauga residents, the effect of these provisions is to prohibit hazardous waste facilities and nightclubs in Oakville from locating within 800 metres (2 625 ft.) of a residential zone in Mississauga.

### **Halton Hills Official Plan Review Progress Update - Town of Halton Hills**

On March 6, 2001 Council of the Town of Halton Hills considered an information report on the progress of the Town's Official Plan Review Program.

The Town of Halton Hills approved the commencement of the Town's Official Plan Review in January 2000 establishing a two-year work program. A Technical Advisory Committee and a Project Steering Committee were established and various other internal and consultant studies including a subwatershed study for Silver Creek, a rural development study, an urban design study, and a commercial study were identified as being complementary to the Official Plan Review program.

Based on the work to date, the timelines previously established for the program have been modified to include the addition of a discussion paper on Tourism. Additional internal work which will contribute to the development of draft Official Plan policies include; area Secondary Plans, a Municipal Housing Statement and a Home Occupation Study. External work that needs to be considered includes: the Niagara Escarpment Plan Review, Region of Halton Five Year Official Plan Review, the Northwest Brampton Urban Boundary Review and the Norval By-pass Environmental Assessment. Other modifications to the work

program have been made to coincide with on-going consultant studies. The Official Plan Program is scheduled for completion in June 2002.

Halton Hills staff have been finalizing a work plan and study agreement with CVC staff on the Official Plan Subwatershed Study. CVC staff will lead the consultant work, which is due for completion in June. A request for \$100,000.00 in funding under the Green Municipal Enabling Fund (GMEF), was submitted to the Federation of Canadian Municipalities (FCM).

Steering and Technical Advisory Committee meetings have taken place to provide information on watershed planning and growth management, and discuss issues of interest. Public participation opportunities and communication initiatives are to be determined by a Communications Working Group which includes members from key community groups. Focus group meetings with community and stakeholder groups are being planned relating to the Silver Creek subwatershed and will also occur at the end of each of the three study phases. A newsletter has been distributed to provide an update on the project and solicit the views of the community and digital mapping is being prepared as the basis for the new Official Plan schedules.

**CONCLUSION:**

Ongoing interest in urban development of the Urban Separator/Parkway Belt lands within the Town of Milton resulted in a planning staff report to study the future development of the Highway 407/Ninth Line area. Town of Milton and Region of Halton staff have worked together on the Urban Separator/Ninth Line Corridor Area issue and concluded that there is sufficient "urban" land designated in the Town to accommodate growth to the year 2021. The need to add more land will be considered during each five-year review of the Halton Region Official Plan. Consequently, the Town of Milton has formerly requested that the land use designations and related

uses for the Milton agricultural urban separator area between the Mississauga, Oakville and Milton Urban Areas be re-examined during the current Region of Halton's Official Plan Review.

The Town of Oakville has prepared Official Plan and Zoning By-law amendments which are intended to move the Town to an "employment-based" policy approach similar to the City of Mississauga. The new Official Plan and Zoning framework will have fewer more simplified categories.

The Town of Halton Hills recently reported on the status of the Town's Official Plan Review, which is about half way complete. A Technical Advisory Committee and a Project Steering Committee are on-going and various internal and consultant studies including a discussion paper on Tourism, area Secondary Plans, a Municipal Housing Statement and a Home Occupation Study are proceeding or planned.

Public participation opportunities and communication initiatives include additional Steering and Technical Advisory Committee meetings, focus group meetings at the end of each of the three study phases and a newsletter. The Official Plan Program is scheduled for completion in June 2002.

**RECOMMENDATION:**

That the report titled "*Update on Planning Initiatives in Halton Region*", dated June 12, 2001 from the Commissioner of Planning and Building be received for information.

Original Signed By:  
Thomas S. Mokrzycki  
Commissioner of Planning and Building