

**BY-LAW NO. 2026 - ____**

A By-law to adopt Amendment No. ____ to the Official Plan of the
 Town of Halton Hills,
 Part of Lots 21 and 22, Concession 11 (Esquesing)
 Town of Halton Hills, Regional Municipality of Halton
 (File: D09OPA26.0XX)

WHEREAS the Council of the Corporation of the Town of Halton Hills is empowered to enact this By-law by virtue of the provisions of the Planning Act, R.S.O. 1990, c. P.13, as amended;

AND WHEREAS on [Insert Date], Council for the Town of Halton Hills approved Report No. PD-____-____, dated [Insert Date], in which certain recommendations were made regarding amending the Town of Halton Hills Official Plan to permit an agricultural severance on lands municipally known as Part of Lots 21 and 22, Concession 11, Town of Halton Hills (Esquesing).

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. That Amendment No. ____ to the Official Plan of the Town of Halton Hills, being the attached text and schedule, is hereby approved;
2. That the Town Clerk is hereby authorized to circulate the Official Plan Amendment as provided for by the Planning Act, R.S.O. 1990, c. P.13, as amended, regarding the appeal process.

BY-LAW read and passed by the Council for the Town of Halton Hills this ____ day of _____, 2026.

 MAYOR – ANN LAWLOR

 CLERK – VALERIE PETRYNIAK

OFFICIAL PLAN AMENDMENT No. ____
TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

PART A: **THE PREAMBLE** does not constitute part of this Amendment

PART B: **THE AMENDMENT** consisting of the following Schedules and text constitutes Amendment No. ____ to the Official Plan for the Town of Halton Hills.

DRAFT

**AMENDMENT NO. __ TO THE OFFICIAL PLAN
OF THE TOWN OF HALTON HILLS**

The attached text and Schedules constitute Amendment No. __ to the Official Plan of the Town of Halton Hills, which was adopted by the Council of the Town of Halton Hills by By-law 2026-_____ in accordance with the provisions of the Planning Act, R.S.O. 1990, c. P.13, as amended;

THE CORPORATION OF THE TOWN OF HALTON HILLS

MAYOR – Ann Lawlor

TOWN CLERK – Valerie Petryniak

DRAFT

PART A: THE PREAMBLE does not constitute part of this Amendment

1. Purpose of the Amendment

The purpose of this Amendment is to modify the policies of the Town of Halton Hills Official Plan as they apply to the Sheridan Nurseries lands, more particularly described in the Amendment, to permit the creation of agricultural parcels approximately 80 hectares (200 acres) in size containing the existing Sheridan Nurseries horticultural operations.

The Amendment recognizes the long-standing agricultural and horticultural operations on the subject lands and provides for a site-specific policy to facilitate a severance for the purposes of succession planning and transfer of ownership. The Amendment does not introduce new non-agricultural uses and/or residential development and maintains the agricultural function of the proposed severed and retained lands.

2. Location

The lands affected by this Amendment are located on the east side of Tenth Line, south of 22 Sideroad and west of Winston Churchill Boulevard in the Town of Halton Hills, Regional Municipality of Halton, as shown on Schedules "1" and "2" of this Amendment.

The subject lands comprise approximately 160 hectares (400 acres) and are presently occupied by the Sheridan Nurseries agricultural operation which includes nursery production areas and associated buildings and structures. The subject lands have frontage on Tenth Line, Winston Churchill Boulevard and 22 Sideroad.

3. Basis of the Amendment

Sheridan Nurseries has operated on the subject lands for more than a century and is a significant agricultural and horticultural business within Halton Hills and the Region. The current owners are pursuing succession planning to facilitate the sale and continuation of existing business operations.

The Amendment will facilitate the creation of separate agricultural parcels containing horticultural operations and planting areas. The parcels to be severed and retained would each be approximately 80 hectares (200 acres) in size and remain in agricultural production. The existing residential dwellings will remain with one dwelling per parcel. No additional residential building lots are proposed. The proposed severance meets the general criteria for new lots under Section F1.2.1 of the Plan.

The Amendment is appropriate and represents good planning for the following reasons:

- The Amendment supports the continued viability of an established agricultural and horticultural use.
- The Amendment maintains a substantial agricultural land base in active agricultural production.
- The Amendment does not create additional residential lots or introduce non-agricultural uses.
- The Amendment is consistent with the Provincial Planning Statement, 2024 respecting lot creation for agricultural uses.
- The Amendment conforms to the Greenbelt Plan (2017) lot creation policies and the minimum lot size of 40 hectares (100 acres) for agricultural severances within prime agricultural areas.
- The Amendment conforms with the objectives and policies of the Region of Halton Official Plan.
- The Amendment satisfies the general criteria for consents in the Town of Halton Hills Official Plan and maintains the protection of agricultural lands and support for agricultural businesses.

PART B – THE AMENDMENT

All of this part of the document consisting of the following Schedules and text constitutes Amendment No. __ to the Official Plan for the Town of Halton Hills.

DETAILS OF THE AMENDMENT

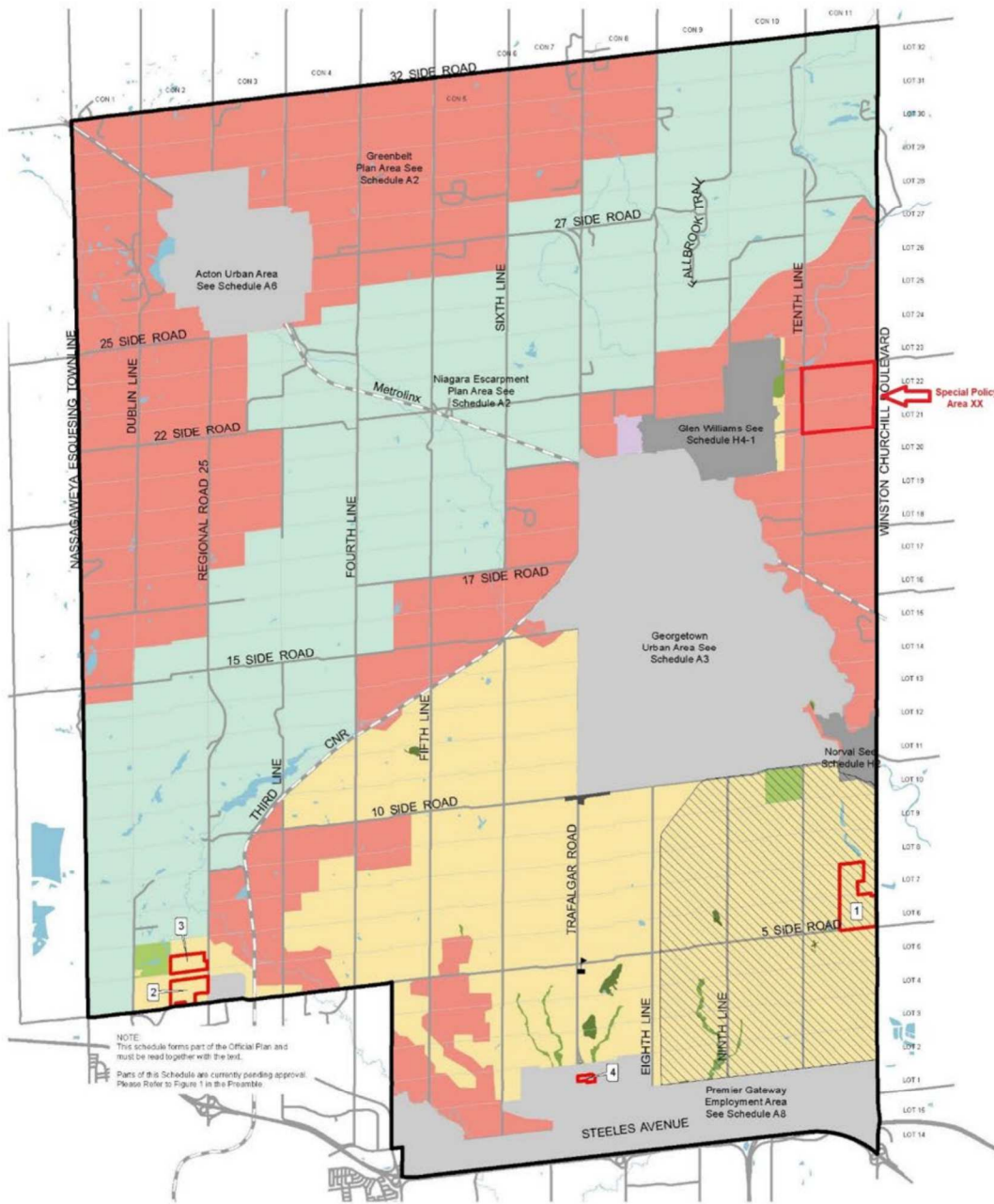
The Official Plan for the Town of Halton Hills is amended as follows:

1. That Schedule A1 – Land Use Plan and Schedule A2 – Greenbelt Plan are hereby amended by marking with a number “XX” and adding a solid red line around the lands shown in Schedules “1” and “2” to this Amendment, municipally known as Part of Lots 21, and 22 Concession 11, Town of Halton Hills (Esquesing); and,
2. That Section E2, Protected Countryside Area, of the Official Plan for the Town of Halton Hills is hereby amended by adding a new subsection, which shall read as follows:

“E2.8 Special Policy Area XX

“Notwithstanding Policies E1.4.1 and F1.2.2 of the Official Plan, agricultural lots of a minimum size of approximately 80 hectares (200 acres) are permitted to be created through the consent (severance) application process within the Protected Countryside Area designation on lands described as Part of Lots 21, and 22 Concession 11, Town of Halton Hills (Esquesing) as shown on Schedules “1” and “2”, and identified as Special Policy Area XX, as shown on Schedules A1 and A2 of this Plan.”

SCHEDULE 1 to OPA No. __



NOTE:
This schedule forms part of the Official Plan and
must be read together with the land.
Parts of this Schedule are currently pending approval.
Please Refer to Figure 1 in the Foreword.

**Environmental & Open Space
Areas**
Greenlands A
Greenlands B
Private Open Space Area

Urban Areas
Urban Area
Major Institutional Area
General Employment Area
(Regional Phasing 2021-2031)

Agricultural/Rural Area
Hamlet
Rural Cluster
Niagara Escarpment Plan
Agricultural Area
Protected Countryside Area

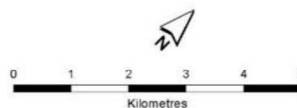
Town of Halton Hills Boundary
Special Policy Area
HPBATS/GTA West Corridor
Protection Area
Waterbody
Watercourse
Railway Line
School

APRIL 30, 2024

CONSOLIDATION

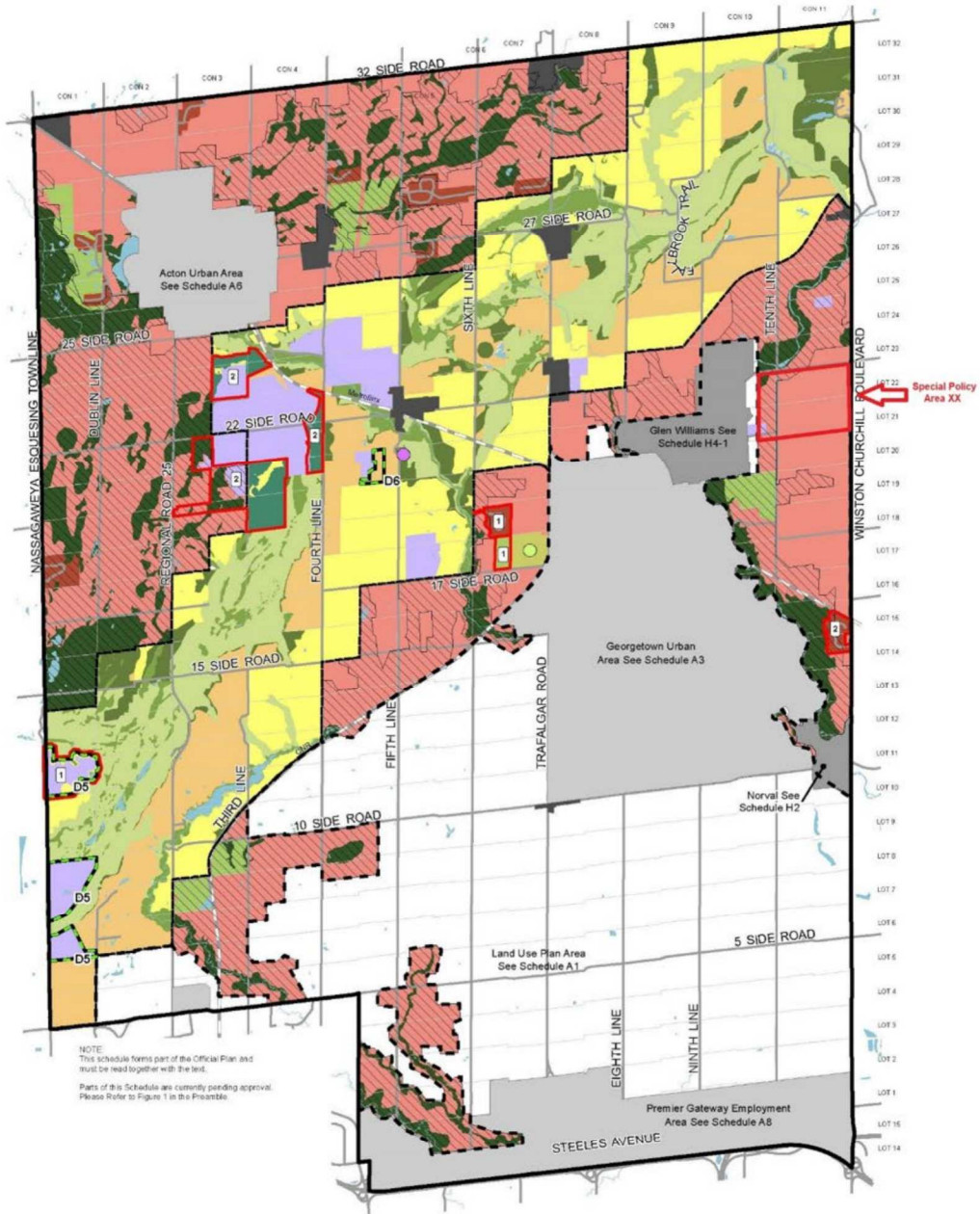


Town of Halton Hills Official Plan



**SCHEDULE A1
LAND USE PLAN**

SCHEDULE 2 to OPA No. __



- | | | | | |
|--|--|---|--|---|
| Environmental & Open Space Areas
Greenlands A
Greenlands B
Greenlands
Greenbelt Greenlands Area | Major Parks and Open Space Area
Private Open Space Area
Escarpment Natural Area
Escarpment Protection Area
Escarpment Rural Area
Mineral Resource Extraction Area | Agricultural/Rural Area
Hamlet
Rural Cluster
Protected Countryside Area
Country Residential Area | Town of Halton Hills Boundary
Special Policy Area
Natural Heritage System Overlay
Niagara Escarpment Plan Area
Greenbelt Plan Boundary
Deferral | Waterbody
Watercourse
Railway Line
Town Park
Community Park |
|--|--|---|--|---|

APRIL 30, 2024

CONSOLIDATION



Town of Halton Hills Official Plan



**SCHEDULE A2
GREENBELT PLAN**