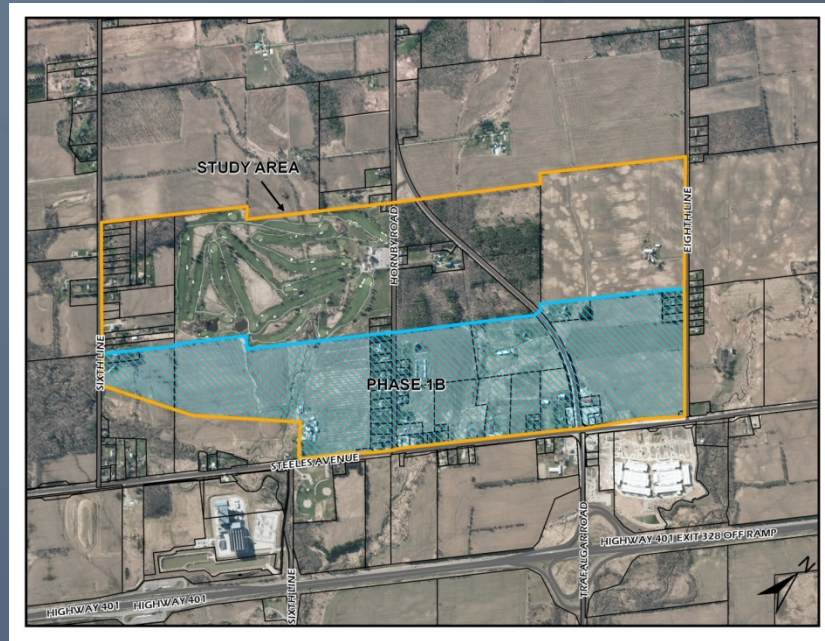


# Premier Gateway Phase 1B Employment Area



## Integrated Planning Project

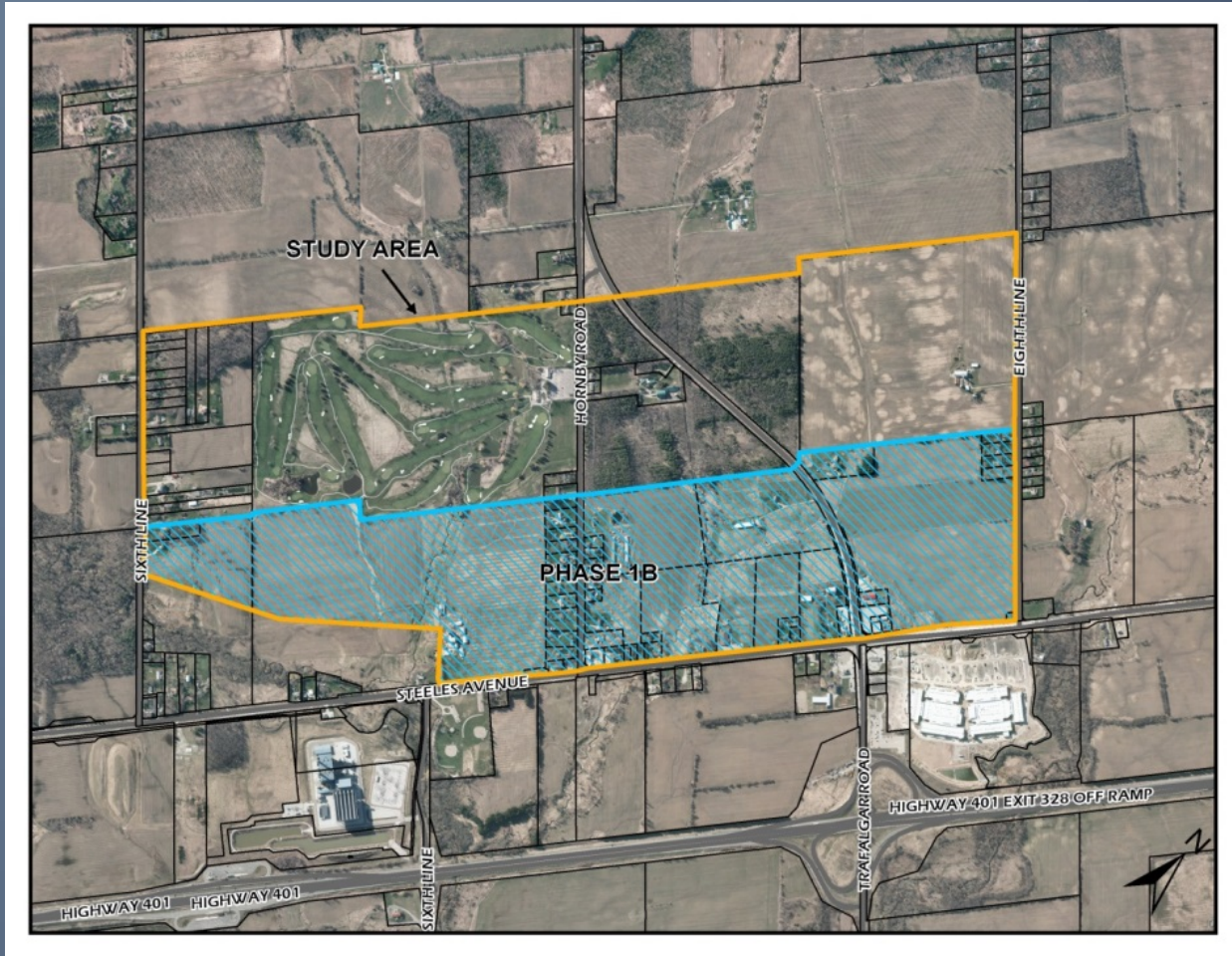


# Study Background

- Secondary Planning Study to develop land use policies, designations, and zoning for Phase 1B lands.
  - Intend to also identify and include up to 75 ha (180 acres) of additional employment land to replace total land lost to corridor protection.
  - Development of lands has been re-phased for 2021 time horizon.
- Consultant Team led by Macaulay Shiomi Howson Ltd. with Amec Foster Wheeler, Brook McIlroy and other sub consultants.
- Timeframe: 24-36 months to complete (December 2017).



# Study Area



# Study Phases

Completed

Phase 1 –  
Project  
Initiation

Project Charter

Work Program

Project Initiation

Underway

Phase 2A –  
Existing  
Conditions

Background  
Conditions

Identify Location  
of up to 75 ha of  
Additional  
Employment  
Land

Initiation of  
ROPA/OPA to  
add Additional  
Land to Urban  
Area

Underway

Phase 2B –  
Scoped  
Subwatershed  
Study

Scoped  
Subwatershed  
Study

Phase 3 –  
Planning  
Study

Supporting  
Studies

Phase 4 –  
Land Use  
Planning

4A -  
Recommended  
Land Use Option

4B - Preferred  
Land Use Plan

Phase 5 –  
Secondary  
Plan

5A - Draft OPA,  
ZBA, Urban  
Design  
Guidelines

5B - Final  
Approval of Plan  
& Amendments



# Deliverables

- Deliverables Include:
  - Regional & local Official Plan Amendments to add additional 75 ha or portion thereof to Urban Area
  - A Secondary Plan for area (which includes the additional 75 ha of land or portion thereof)
  - Zoning By-law amendment to zone the lands in accordance with Secondary Plan
  - Scoped Subwatershed Study for the Study Area
  - Urban Design Guidelines for the Secondary Plan Area



# Committees

- Technical Advisory Committee
  - Town, Region, Conservation Halton, MTO, Halton Hills Hydro, MNR
- Steering Committee
  - Mayor Bonnette, Councillors Lewis (Chair) & Brown
  - Councillor Somerville as alternate
  - Citizen Reps: Erik Kowal, Ken Lawday, John Roskam
  - Land Owner Reps: David Vrhovnik, Bert Arnold
  - HHH: Amy Douglas
  - Sustainability: Linda Bischoff



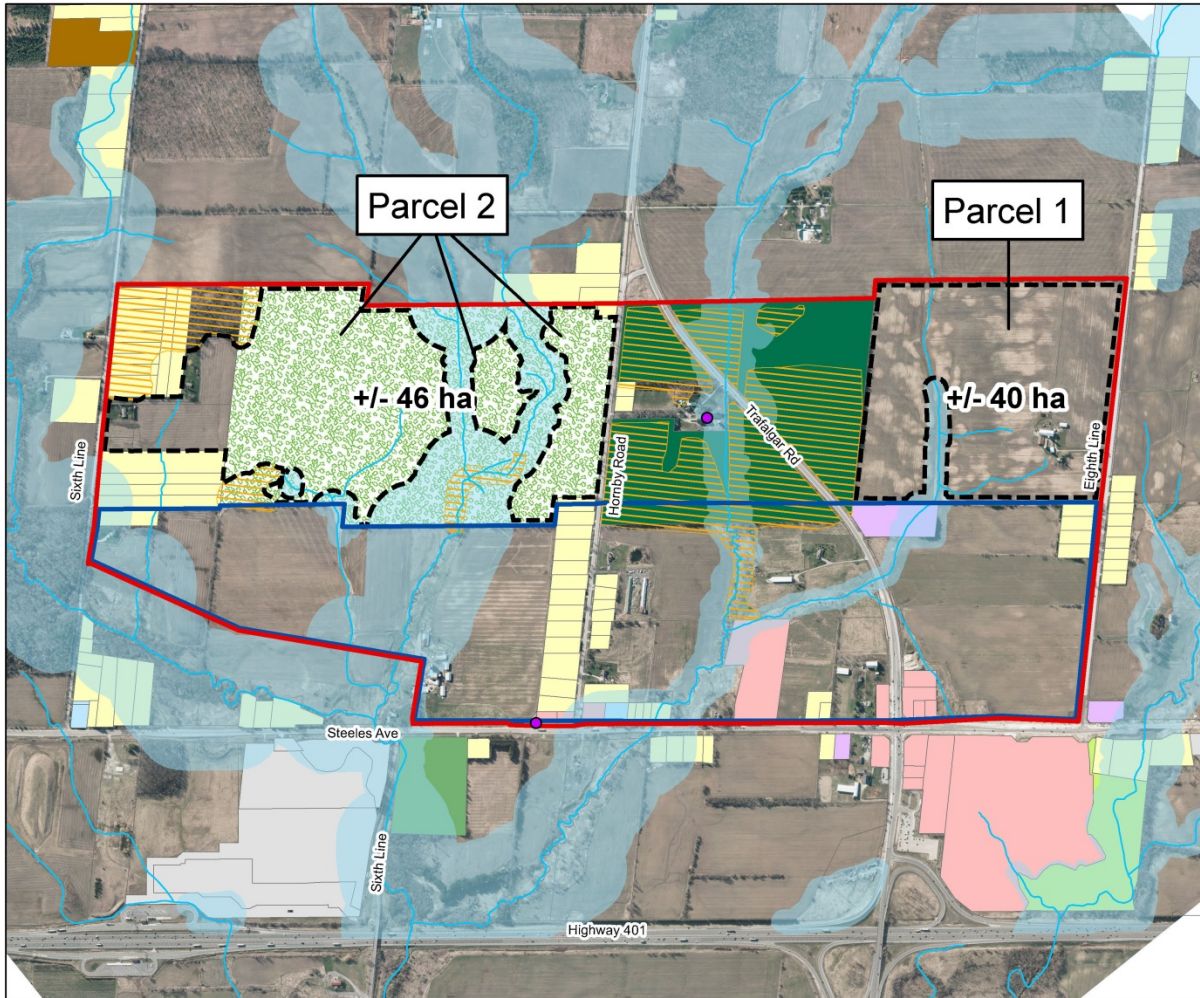


# Community Engagement

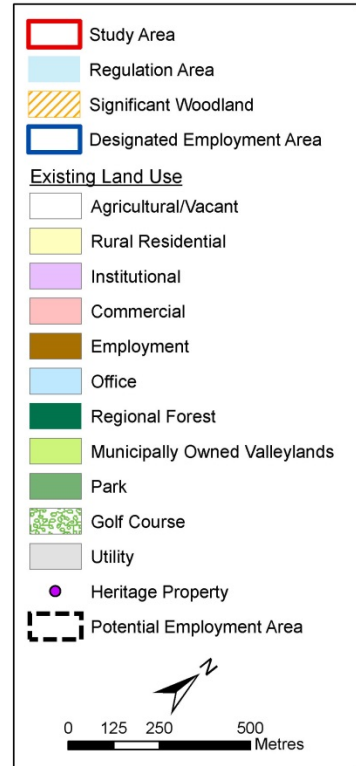
- 1<sup>st</sup> Public Open House was held on November 26<sup>th</sup> at Hornby Glen
  - Presented Background Report
  - 75-80 people in attendance
  - Boards, Priorities Exercise & Presentation
  - Identified options for location of additional 75 ha.
- Public Comments/Concerns:
  - Environmental Feature Mapping
    - More vs. Less
  - Ongoing Concerns with Region of Halton
    - Wells, servicing, traffic, construction
  - Support for Study
    - Land owners with development interests
  - Residential Property Owner Concerns
    - Loss of rural/hamlet lifestyle and living adjacent to Employment Uses
  - “Expropriation” and being forced to move
    - Explained that this is not the case.
  - 4 written comments received following meeting



# Background Report



Town of Halton Hills  
Premier Gateway Phase 1B  
Employment Area Secondary Plan  
Background Study  
MAP 13  
POTENTIAL ADDITIONAL  
EMPLOYMENT LAND AREA



November 2015





# Planning Considerations

- GTA West Delay
  - Suspension of process until Spring 2016
- 75 ha of Additional Employment Lands
  - Where and how much?
    - Preliminary environmental review to be completed in January 2016
    - Information needed to propose location of up to 75 ha
- Scoped Subwatershed Study
  - Working with Conservation Halton and the Region of Halton to refine the Regional Natural Heritage System



# Planning Considerations

- Land Use Compatibility Analysis
  - OPA 10 policies recognize existing residential uses/concentrations
  - Minimize and mitigate conflict through: setbacks, landscaping, berming, permitted uses, road configuration etc.
- Vision for Phase 1B Area
  - Prestige Industrial/Office Park vs. Logistics/Warehousing
  - Urban Design Guidelines to consider and develop vision.
- Transportation & Servicing
  - Future road configuration, access points and entrances
  - Region of Halton to focus on this area for water and sewer – Area Servicing Plan



# Next Steps

- Council Workshop – February 1, 2016
  - Presentation of Background Report
- Scoped Subwatershed Study
  - Characterization Report (Draft) – February 2016
- Report To Council- March 2016
  - Background Report and recommended location of additional 75 ha
- Phase 3 - Detailed Planning Studies
  - Now underway: Agricultural Impact Study, Transportation Study, etc.
- Next Open House – June 2016
  - Draft Land Use Option
  - Workshop format



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