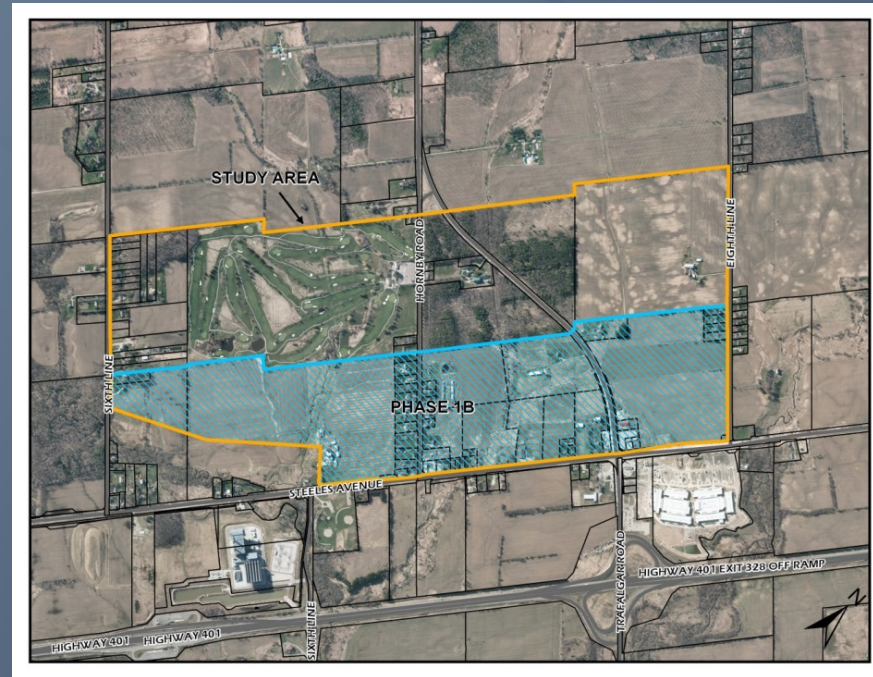


Premier Gateway Phase 1B Employment Area

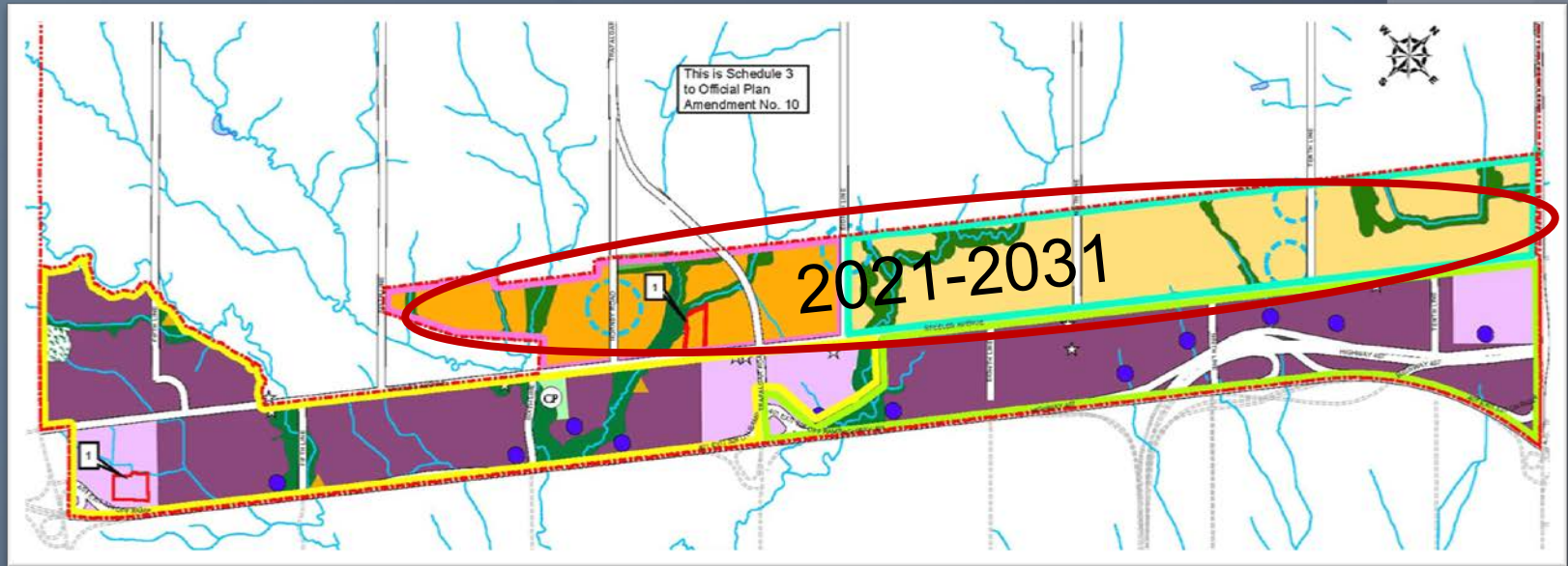


Integrated Planning Project



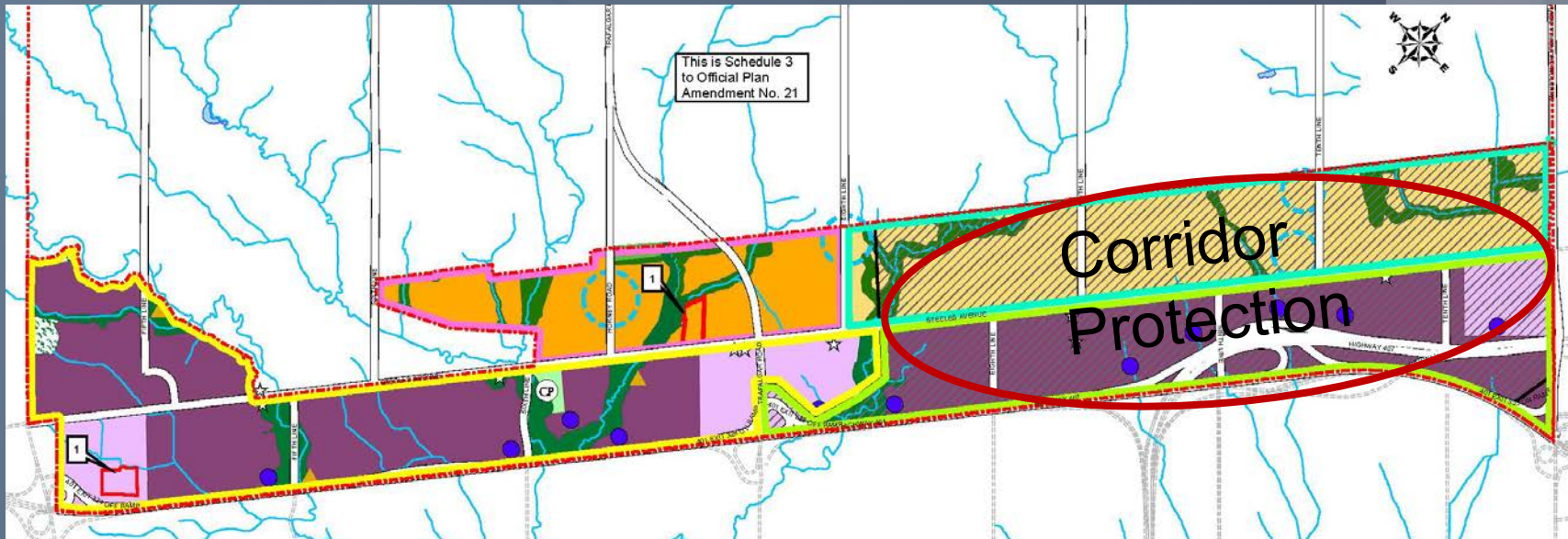
Background/Planning Context

- Sustainable Halton (ROPA 38) & OPA 10 - June 2010
 - 340 gross hectares (840 acres) of additional employment lands designated in Halton Hills as 2021-31 supply.
 - Added to the Premier Gateway Employment Area – north side of Steeles Ave.



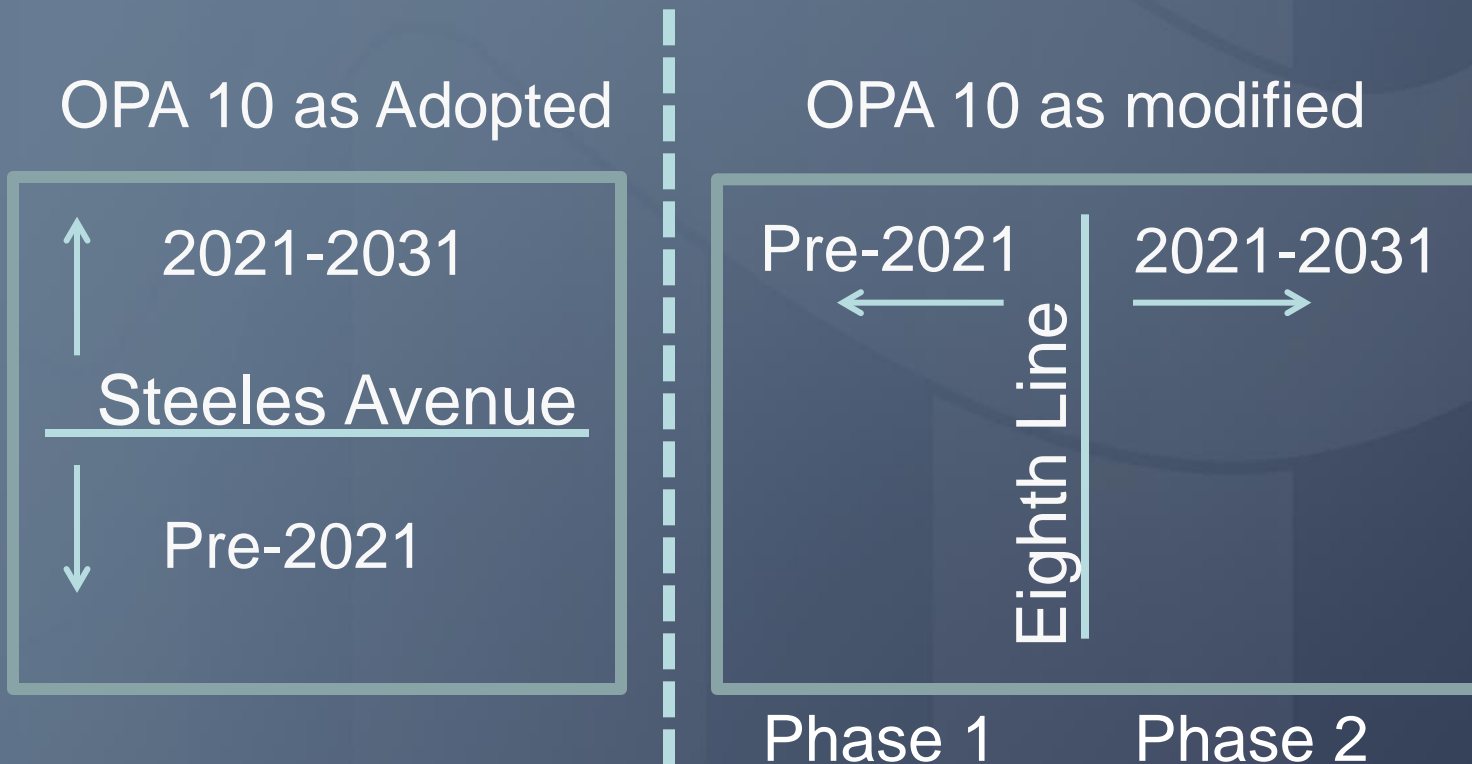
Background/Planning Context

- Corridor Protection – GTA West
 - Region and Town Implement Corridor Protection for GTA West (ROPA 43 and OPA 21) – July 2014
 - Land east of Eighth Line unavailable for development - North and South side of Steeles Ave. (pending completion of GTA West EA)



Background/Planning Context

Development Phasing Summary

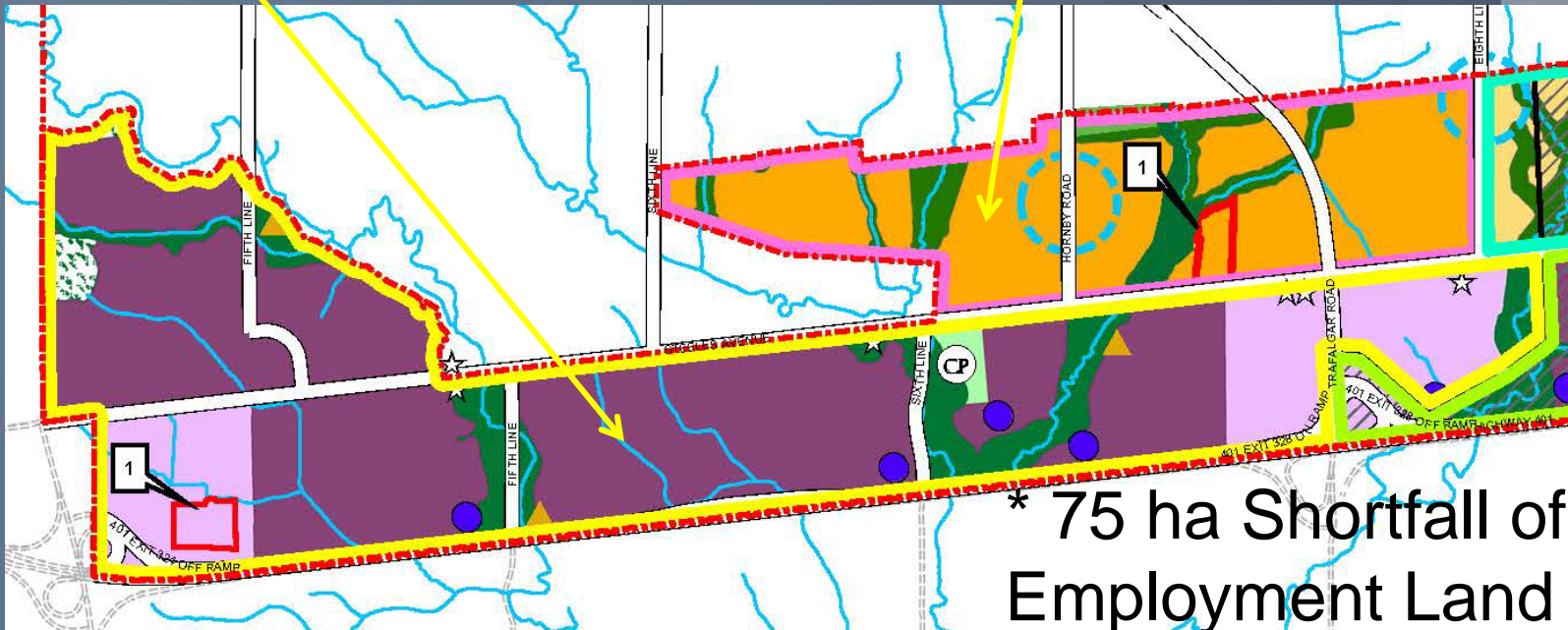


Background/Planning Context

- Re-Phasing – OPA 10

Phase 1A
Pre-2021 – Under
Development

Phase 1B*
Re-phased to pre-2021;
Subject to Secondary
Planning

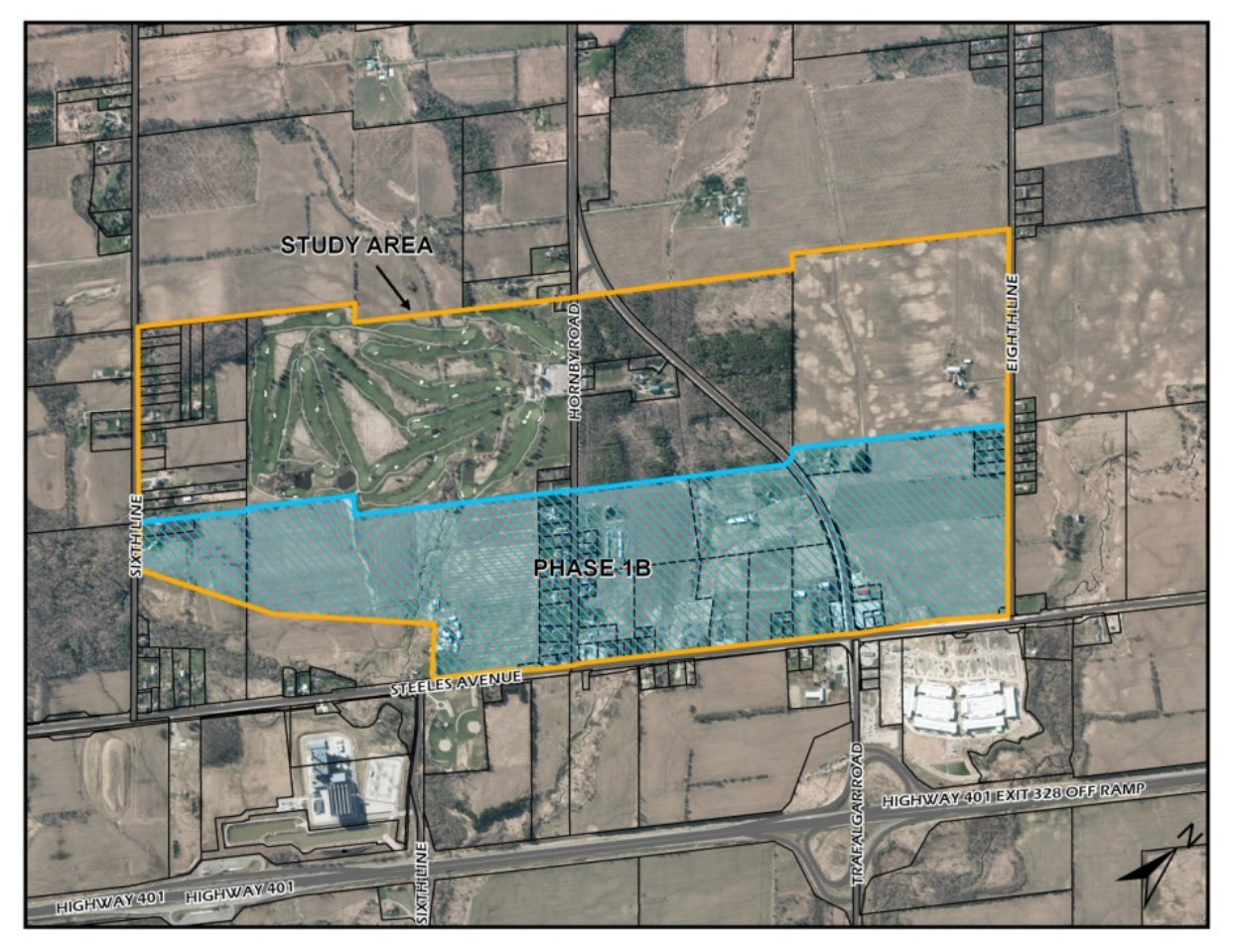


Integrated Planning Project

- Town to undertake Secondary Planning Study to develop land use policies, designations, and zoning for Phase 1B lands.
 - Will also identify and include up to 75 ha (180 acres) of additional employment land to replace total land lost to corridor protection.
- \$650,000 approved and allocated for the project.
- Town to hire a Consulting Team.
- Timeframe: 24-36 months to complete.



Study Area

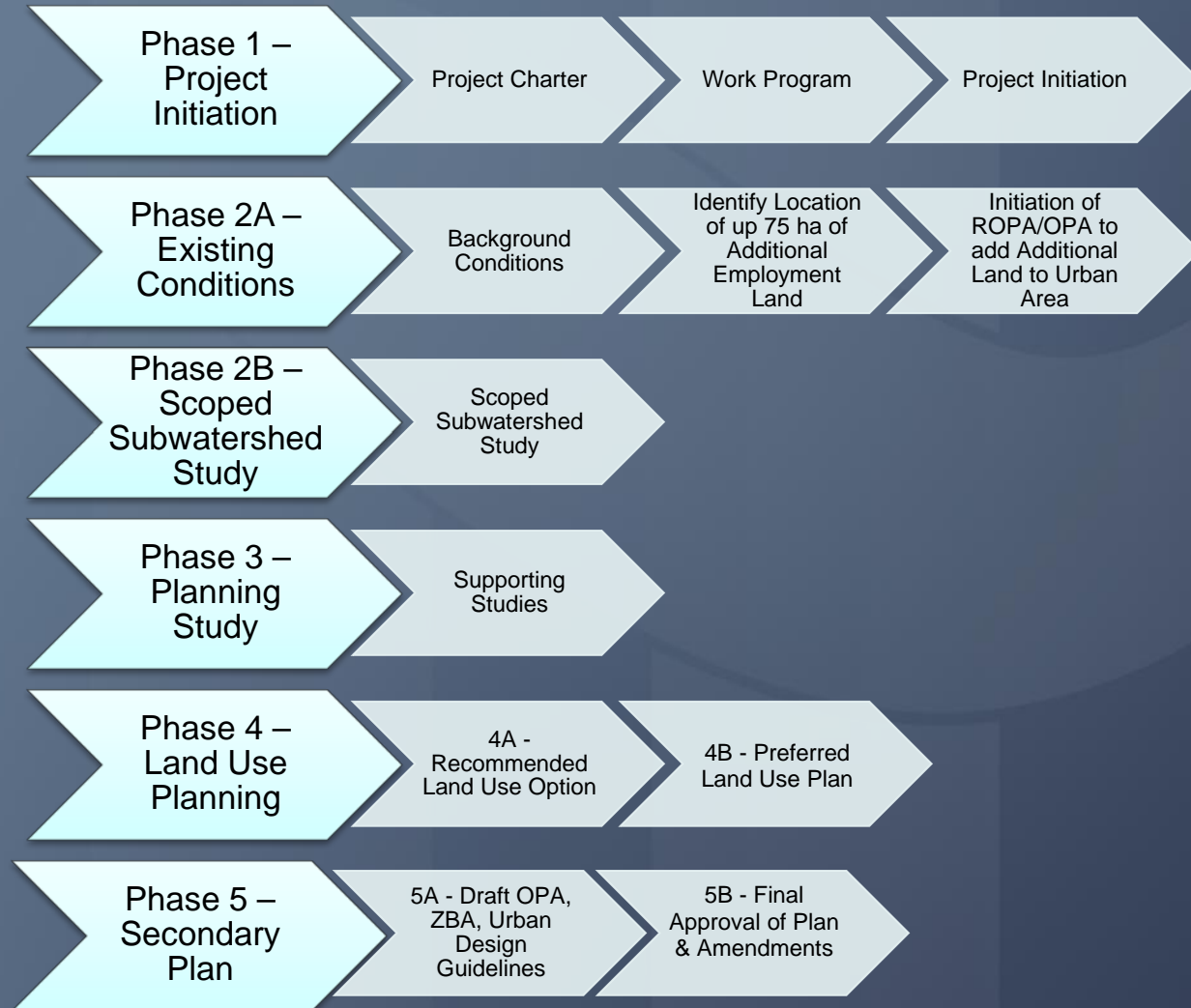


Terms of Reference for Project

- Terms of Reference have been prepared for Council's consideration and approval.
- Deliverables Include:
 - Scoped Subwatershed Study
 - A Secondary Plan for Phase 1B area (to include up to 75 ha of additional land)
 - Regional & local Official Plan Amendments to add the additional 75 ha (or portion thereof) to Urban Area
 - A Zoning By-law Amendment to zone the lands in accordance with the Secondary Plan
 - Urban Design Guidelines



Study Phases



Community Engagement

- Will include:
 - Newspaper Ads
 - Newsletter
 - Website
 - Email Notification
 - 3 Public Open Houses/Workshops
 - Steering Committee
 - Statutory Public Meeting
 - Other Engagement Strategies (i.e. Social Media)



Supporting Studies

- Transportation/Traffic Study
- Heritage Impact Assessment
- Functional Servicing Plan
- Urban Design Study
- Agricultural Impact Assessment
- Fiscal Impact Analysis
- Supportive Commercial Uses Assessment
- Land Use Compatibility Analysis



Scoped Subwatershed Study

Purpose:

- To ensure protection of natural heritage system and hydrological functions.
 - Detailed study to determine the limits of development
 - Confirm/refine the Regional Natural Heritage System
 - To make preliminary stormwater management recommendations
 - Study will be integrated with the land use planning process
- It is intended that further detailed study will be required at the development phase.
 - Subwatershed Impact Studies and Functional Servicing Studies for the specific drainage areas.



Next Steps

- Request for Proposals – Closing Date: February 26, 2015
- Interviewing of Consultants – March
- Report to Council authorizing hiring of Consultant – April
- Initiation of Project – April

