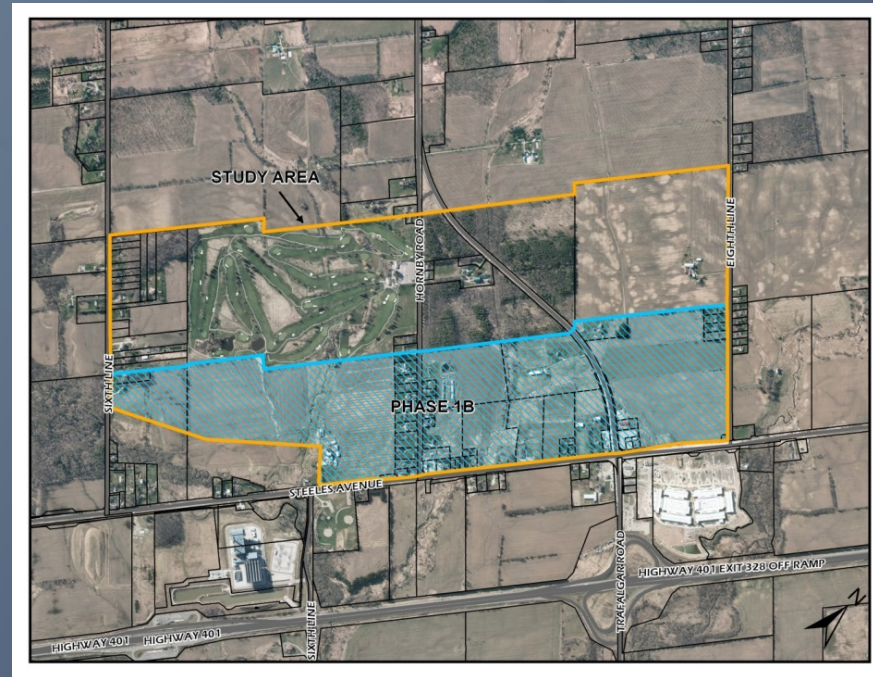


Premier Gateway Phase 1B Employment Area

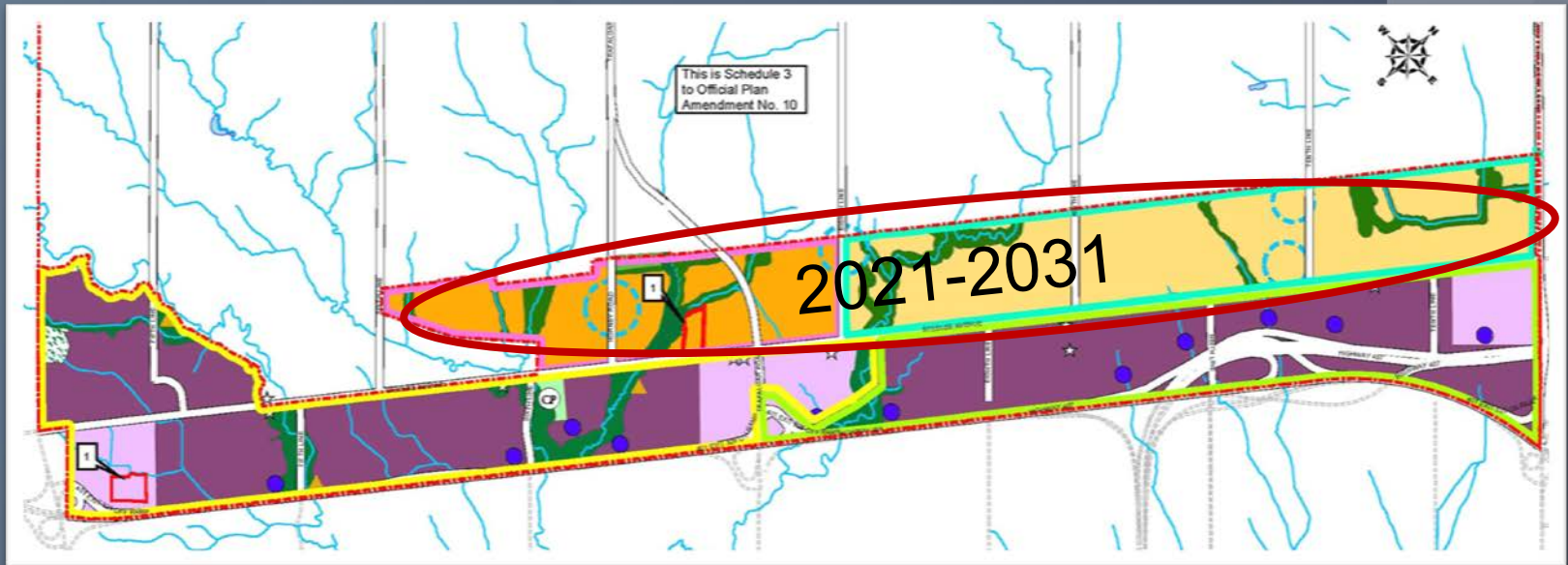


Integrated Planning Project



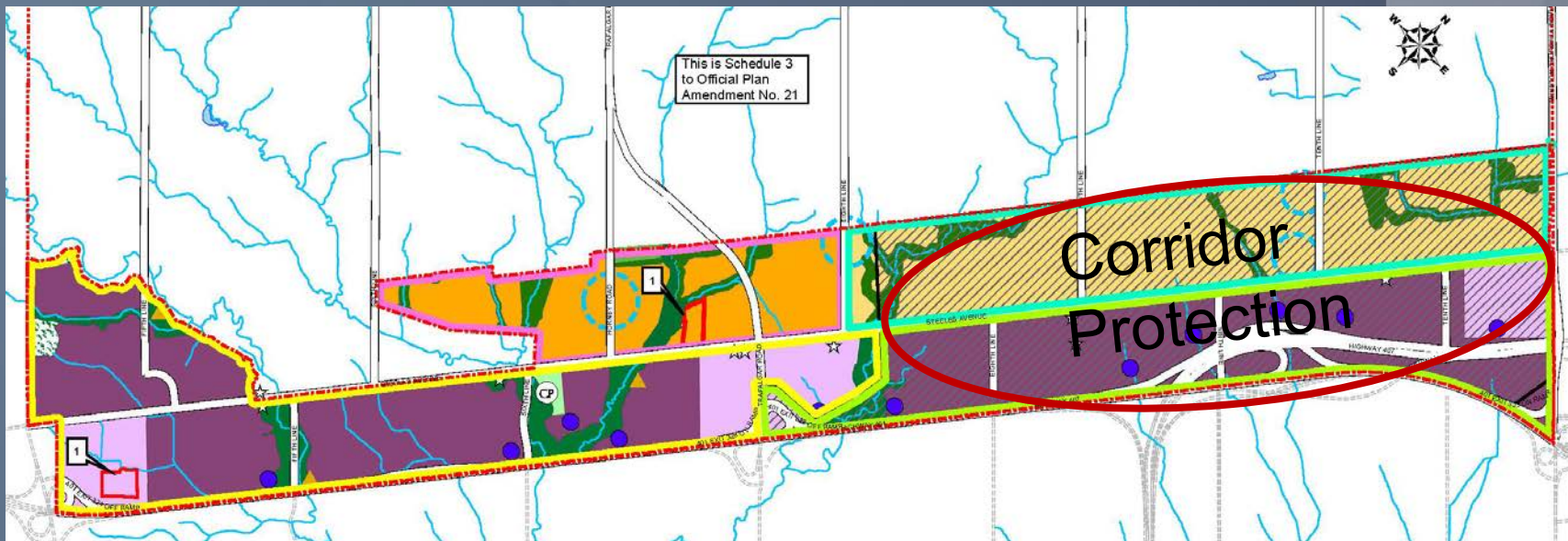
Background/Planning Context

- 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.



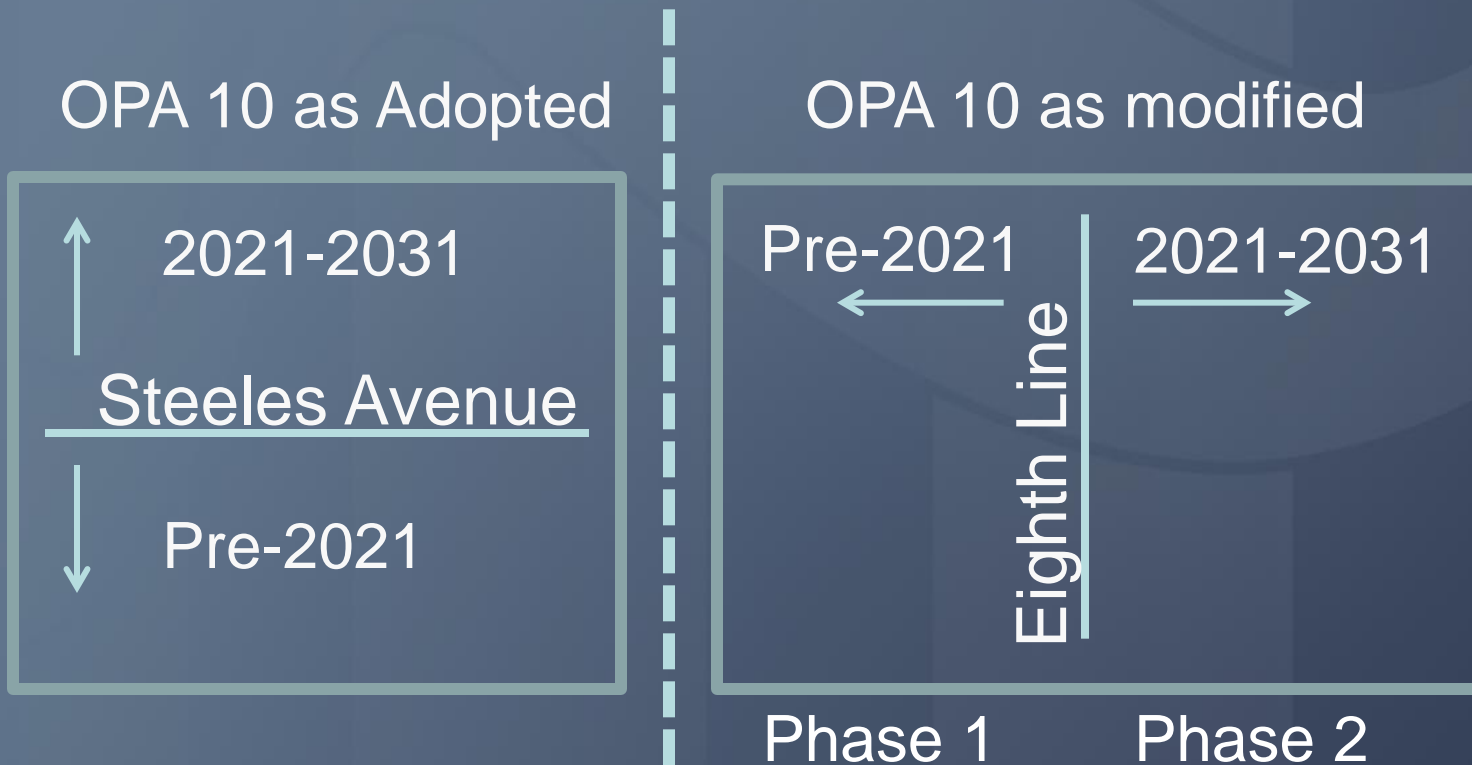
Background/Planning Context

- 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

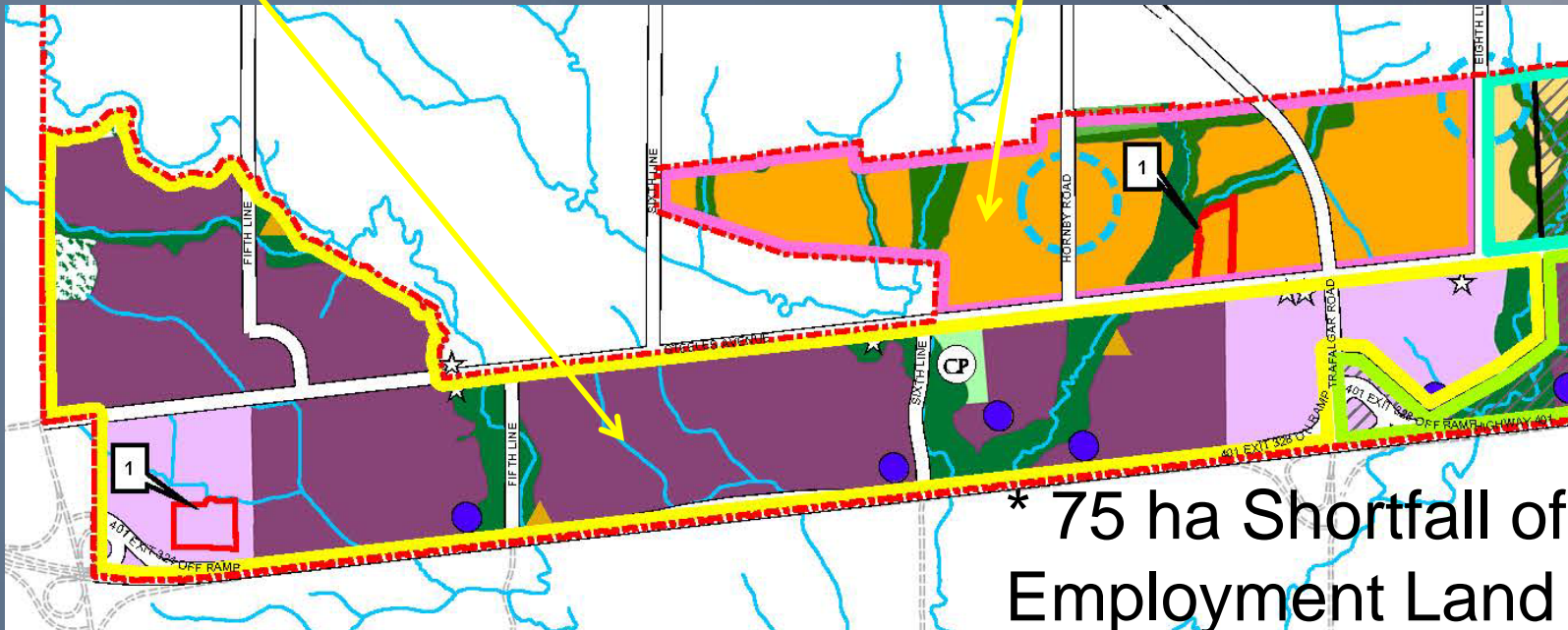


Background/Planning Context

- Re-Phasing – OPA 10

Phase 1A
Pre-2021 – Under
Development

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

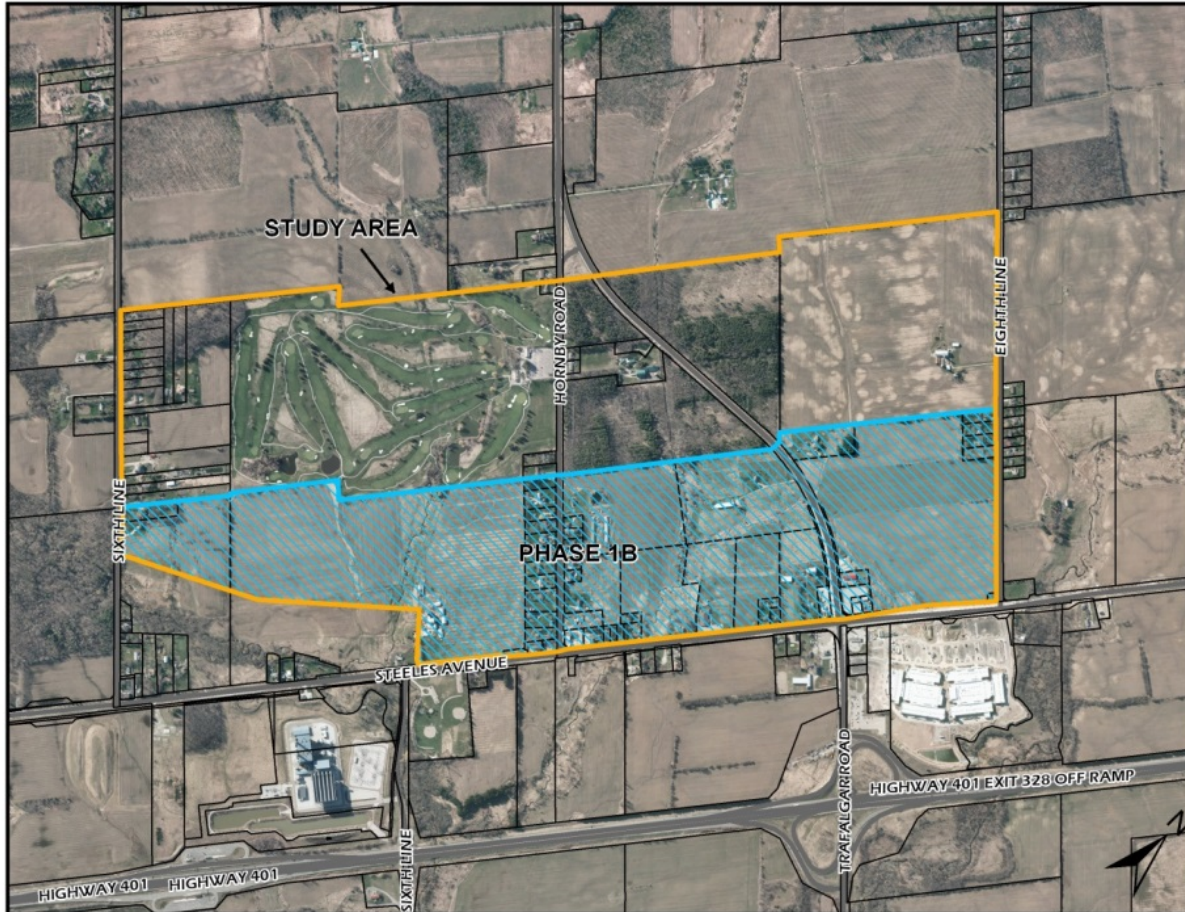


Study Background

- 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.
- 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



Integrated Planning Project

- Two main components:
 Planning Study & Scoped Subwatershed Study
- The study will also fulfill Phases 1 and 2 of the Environmental Assessment Act for transportation, water and waste water planning.
- Deliverables Include:
 - A Secondary Plan for Phase 1B area (to include up to 75 ha of additional land)
 - Scoped Subwatershed Study
 - 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

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



Community Engagement

- Will include:
 - Newspaper Ads
 - Website
 - Contact List/Email Notification
 - 3 Public Open Houses/Workshops
 - Steering Committee
 - Includes 3 area residents, and 2 landowners, Mayor & Ward Councillors, Town & Regional Planning Staff, Heritage Halton Hills and Sustainability Committee reps.
 - Statutory Public Meeting



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.



Land Use Compatability Analysis

Purpose:

- To review the potential impacts of employment uses on existing residential clusters in the study area.
- Consideration will be given to noise, dust, light, odour, air quality and vibration impacts of new employment uses on the existing residential uses.
- The study will make recommendations to minimize and mitigate conflict by introducing greater setbacks, berming, landscaping, road alignments etc.



Your Input is Important

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