

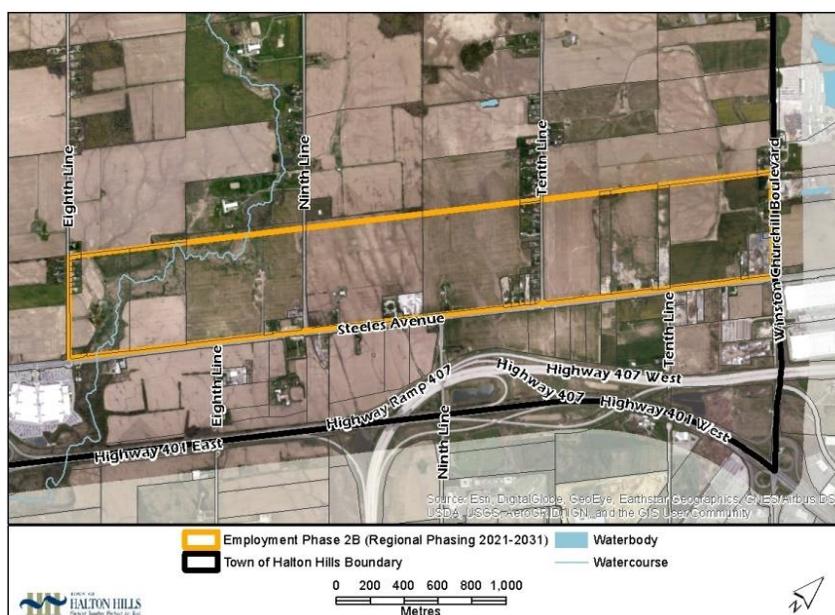
Town of Halton Hills Premier Gateway Phase 2B Employment Area: Integrated Planning Study Notice of Study Commencement

Study Purpose and Area

The Town of Halton Hills is initiating the Premier Gateway Phase 2B Employment Area Integrated Planning Project (also referred to as a Secondary Plan). The Premier Gateway Phase 2B has an area of approximately 257 hectares (635 acres) and is located north of Steeles Avenue, between Eighth Line and Winston Churchill Boulevard. The Study Area is illustrated in the map below.

The Regional Official Plan identifies the Premier Gateway as an Employment Area where development is expected to occur during the 2021 to 2031 planning horizon. These lands are included in the Urban Area in the Regional Official Plan and identified to be serviced with municipal water and wastewater services.

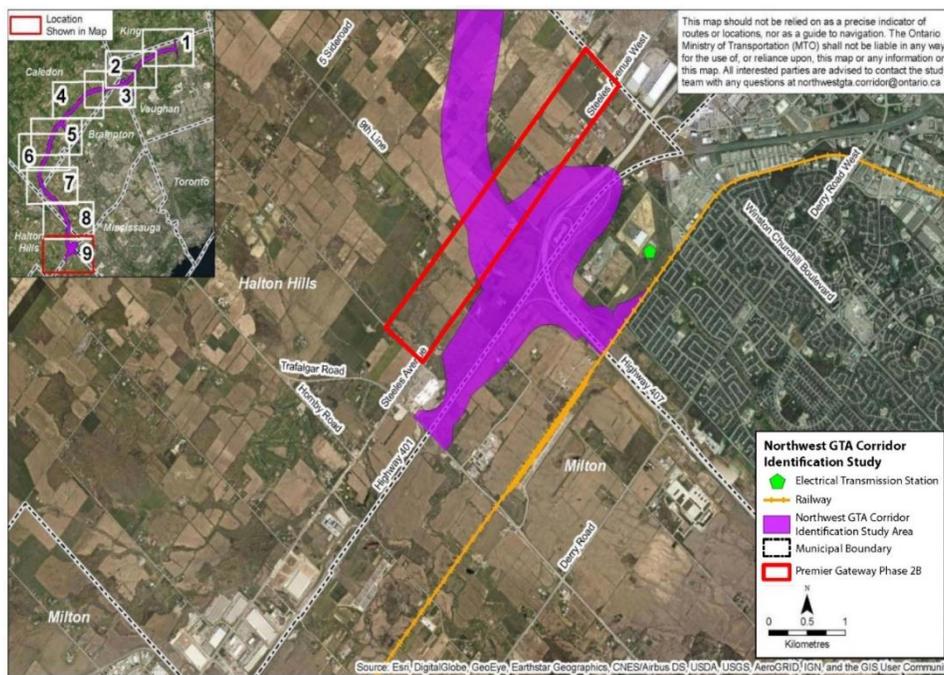
As is required by the Town's Official Plan, the Phase 2B Integrated Planning Study will include the completion of a Secondary Plan, a Scoped Subwatershed Study and other background studies to better understand the opportunities and constraints to development in the area. The purpose of the Secondary Plan is to develop appropriate land use designations and policies for the Phase 2B Employment Area, building off of the key recommendations of the Scoped Subwatershed Study and other background studies.



The Study is being carried out in accordance with the requirements of the *Planning Act*. Transportation and water and wastewater servicing master plans and the Scoped Subwatershed Study, are being carried out in accordance with the requirements of Phases 1 and 2 of the Municipal Class Environmental Assessment process, which is an approved process under the *Environmental Assessment Act*.

The Ministry of Transportation (MTO) is currently undertaking the GTA West Transportation Corridor Environmental Assessment. The Premier Gateway Phase 2B lands are currently frozen for development until the process has progressed to a point where confirmation is provided on what lands are/are not required for the transportation corridor. MTO has released a draft Technically Preferred Route and Focused Analysis Area. Based on that information, it is anticipated that a portion of the lands within the Study Area (approximately 20 ha) will be permanently precluded from development in order to accommodate the multi-modal corridor. The Focused Analysis Area

(approximately 48 ha) will likely need to be excluded from the Secondary Plan exercise since the MTO has indicated that properties within the Focused Analysis Area could be directly impacted by the GTA West Transportation Corridor, ancillary uses or if refinements are made to the Technically Preferred Route (TPR). The draft TPR is a 250 metre wide alignment reserved for the future GTA West Transportation Corridor. In Halton Hills, the proposed TPR heads south west from Winston Churchill Boulevard and 5 Side Road, crossing Ninth Line and connecting to the 401/407 Highway interchange. For more information on the GTA West Transportation Corridor visit <https://www.gta-west.com>.



Community Consultation

Community consultation and engagement is a key part of the preparation of the Secondary Plan, the related transportation and servicing master plans, and the Scoped Subwatershed Study. Public information sessions will be held throughout the study process, with the initial session anticipated in November 2020.

If you would like to be added to our notification list, have any questions or if you wish to receive additional information, please contact planning@haltonhills.ca or 905-873-2600, ext. 2900.

YOUR INVOLVEMENT IS IMPORTANT!

Visit the Study Webpage <https://www.haltonhills.ca/en/residents/premier-gateway-phase-2b.aspx> to access information about the Study and provide your input.

Melissa Ricci, MCIP, RPP
Sr. Planner - Policy
Town of Halton Hills
1 Halton Hills Drive
Georgetown, ON
L7G 5G2
Email: mricci@haltonhills.ca
Tel: 905-873-2601 ext. 2302

Bronwyn Parker, MCIP, RPP
Director of Planning Policy
1 Halton Hills Drive,
Halton Hills, ON,
L7G 5G2
Email: bparker@haltonhills.ca
Tel. 905-873-2600, ext. 2253

Note: Information will be collected in accordance with the Freedom of Information Act. With the exception of personal information, all comments will become part of the public record.