

PREMIER GATEWAY PHASE 1B SECONDARY PLAN STUDY



Preferred Land Use Concept

March 27, 2017

Preferred Land Use Concept Report

- Key recommendations of Planning Report (P&I-2017-0018) are as follows:
- Endorsement of the Preferred Land Use Concept in principle as basis for preparation of Draft Secondary Plan
- Preferred Land Use Concept subject to refinement based on the completion of the Scoped Subwatershed Study, other supporting studies and further public input.
- Request that the Region of Halton initiate the Area Servicing Plan Study for the area.
- Planning Staff to initiate an Official Plan Amendment to add the identified 75 ha of land to the Urban Area.
- Request that the Region of Halton initiate a corresponding Regional Official Plan Amendment for the 75 ha.



Study Area



Purpose of the Study

- To plan the Study Area for future Employment Uses
- More Specifically:
 - 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.
 - A Scoped Subwatershed Study is also being undertaken concurrently in support of the Study.

“Employment Uses” may include: Warehousing, Manufacturing, Office Uses, Supporting Commercial Uses (hotel, restaurants etc.)



Study Phases

Completed

Phase 1 –
Project
Initiation

Project Charter

Work Program

Project Initiation

Completed

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

Ongoing

Phase 2B –
Scoped
Subwatershed
Study

Scoped
Subwatershed
Study

Nearing
Completion

Phase 3 –
Planning
Study

Supporting
Studies

Current
Phase

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

*Phase 4

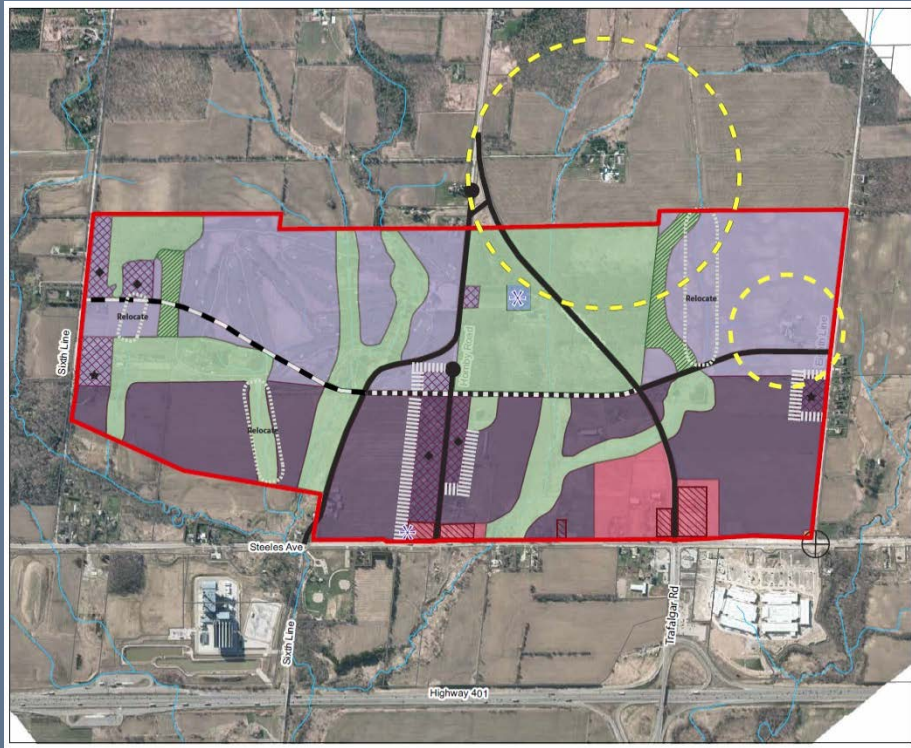


Public Meeting June 22, 2016

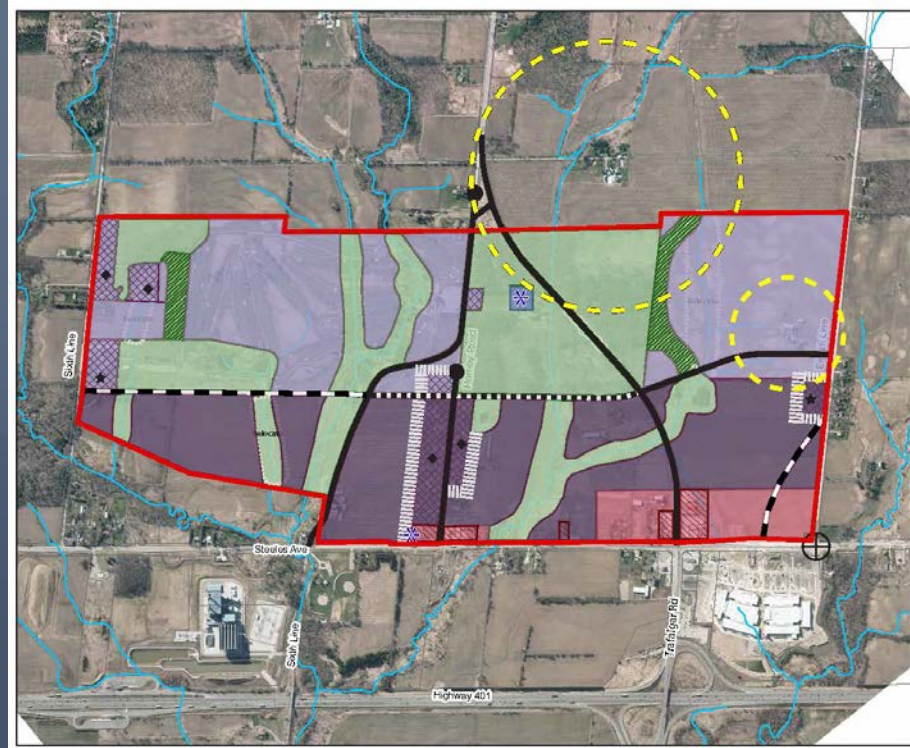
- Public Open House and Workshop held to:
 - Provide an update of the work undertaken to date
 - Obtain feedback on concept plan options



Public Meeting June 22, 2016



Land Use Option 1



Land Use Option 2

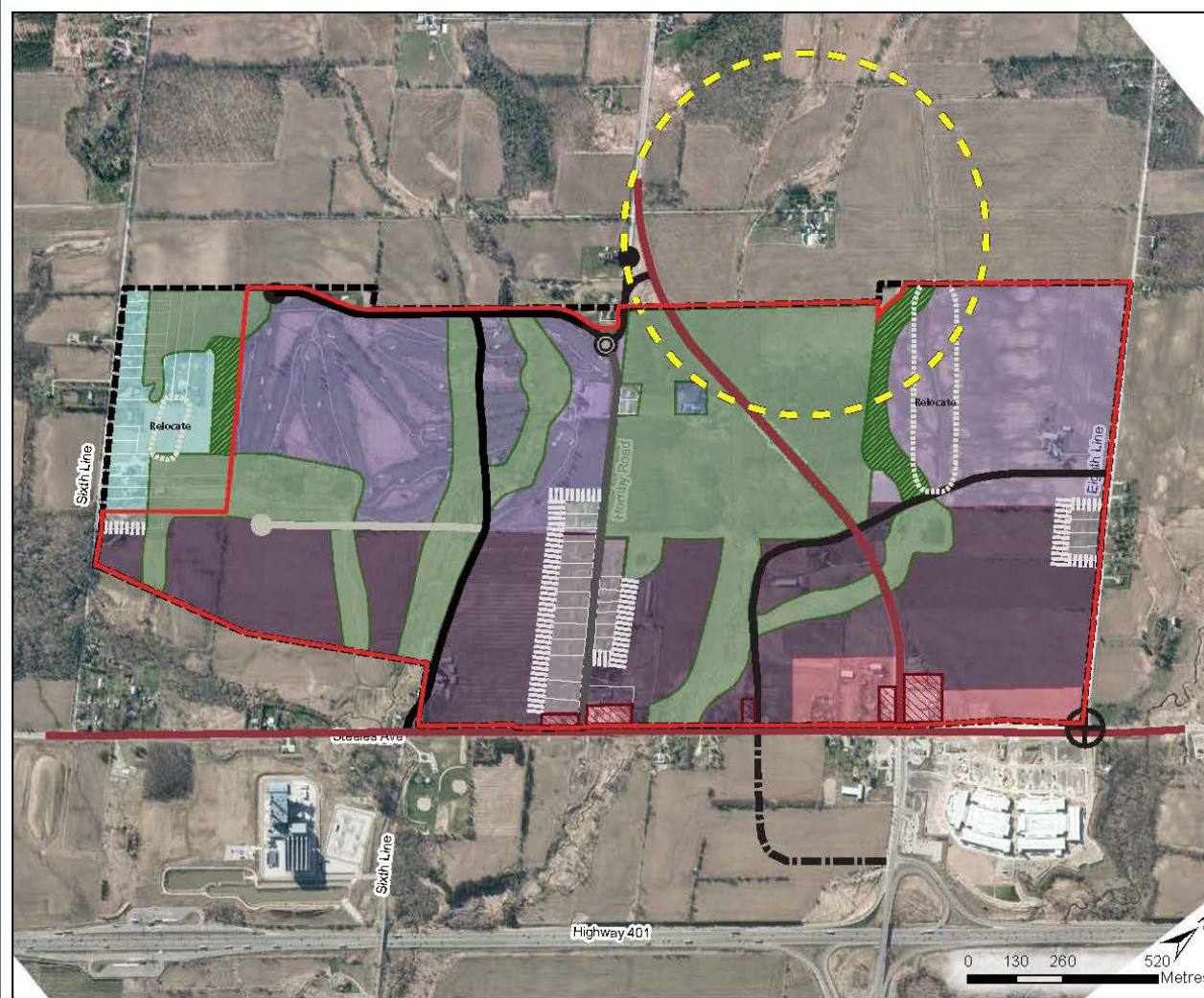


Draft Concept Development

- A Draft Concept was developed in Fall 2016
 - Input from residents, developers and agencies has been considered and balanced with goals of Secondary Plan Project.
 - Scoped Subwatershed Study work also provided input.
- Concept reviewed with:
 - Technical Advisory Committee – January 23, 2017
 - Steering Committee – January 25, 2017



Draft Concept: January 2017



Town of Halton Hills Premier Gateway Secondary Plan DRAFT

FOR PURPOSES OF DISCUSSION
WITH TAC/STEERING COMMITTEE

-  Study Area
-  Secondary Plan Area
-  Preliminary Natural Heritage System
-  Natural Heritage System with Special Policy Area
-  Proposed Relocated Drainage Feature
-  Employment
-  Employment which permits Existing Residential
-  Proposed Employment (maximum 75ha)
*Subject to separate Regional and Local Official Plan Amendment
-  Proposed Employment which permits Existing Residential
-  Future Strategic Employment
*subject to pending Municipal Comprehensive Review
-  Supportive Commercial
-  Existing Commercial
-  Cemetery
-  Collector Roads
-  Arterial Roads
-  Local Road (location to be determined at time of development)
-  Potential Road Option Outside Study Area
-  Hornby Road traffic calming and mitigation measures to be determined
-  Roundabout
-  Intersection alignment subject to further Study
-  Buffer for existing residential uses
-  Minimum Distance Separation (MDS)

This Draft Land Use Concept is provided for discussion purposes and will be subject to change. When finalized it will form the basis for detailed land use designations and policies in the Secondary Plan

Date: January 2017



Neighbourhood Meetings

- Met directly with residents to discuss their concerns and answer questions.
- Presented the draft Land Use Concept and received feedback.
- Meetings Held:
 - 8th Line – February 23, 2017
 - 6th Line – March 2, 2017
 - Hornby Road – March 9, 2017



Preferred Land Use Concept

- Input received from consultation with TAC, Steering Committee and residents considered in development of Recommended Concept.
- Comments received from/on behalf of developers also considered.
 - Hornby Glen Golf Course
 - UPS
 - Glenn Schnarr & Associates
 - Rock Ella Farms Ltd. & PAZ Properties

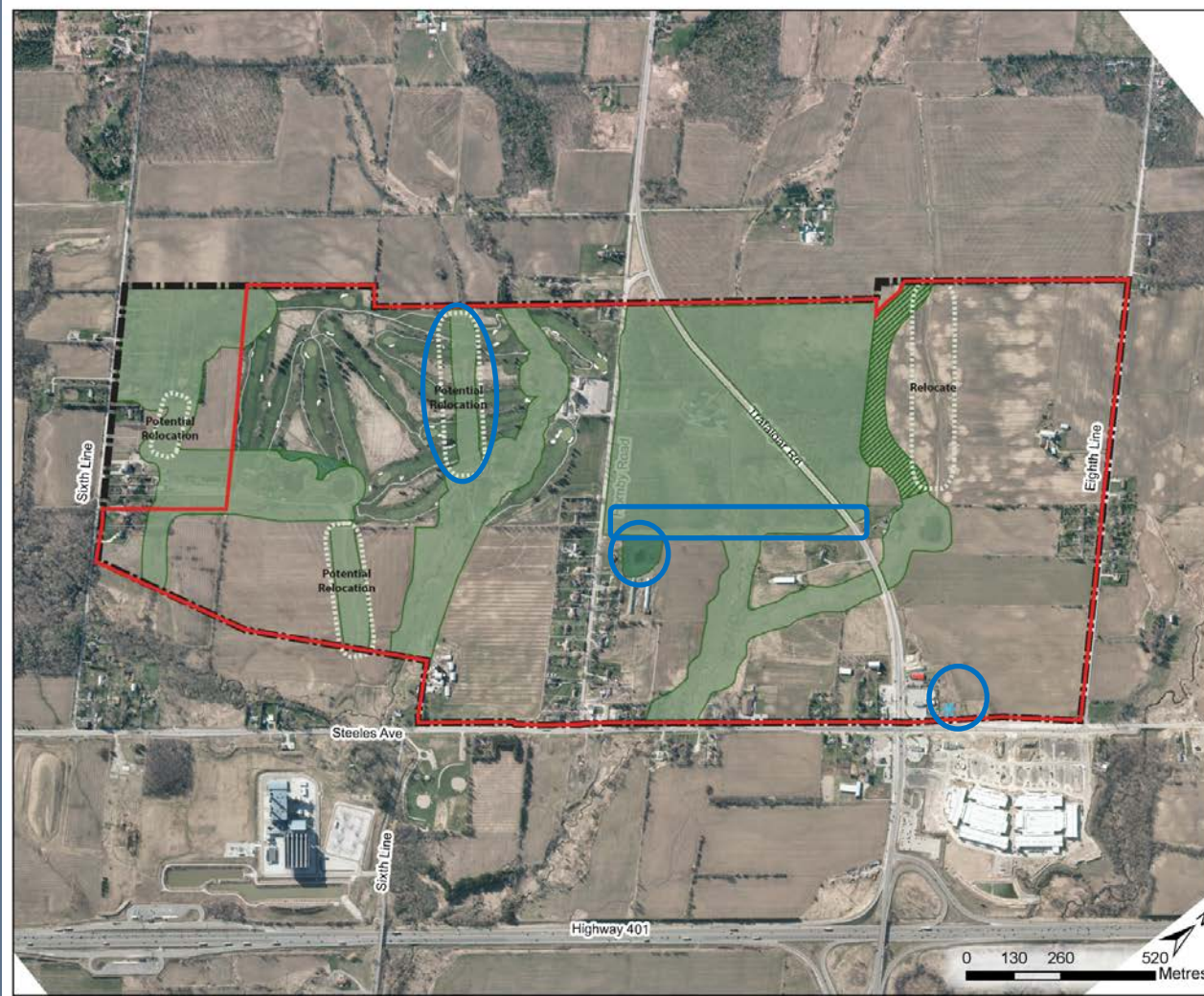


Preferred Land Use Concept







- Preferred Land Use Concept presented in Report PDS-2017-0018 for Council's consideration.
- Preferred Land Use Concept is a key milestone in project.
 - Region to commence Area Servicing Plan (municipal water & wastewater) for area.
 - Region and Local Official Plan Amendments to be initiated to include 75 ha into Urban Area.
 - Plan will serve as basis for Secondary Plan policy development going forward.



Natural Heritage



Town of Halton Hills Premier Gateway Secondary Plan Preferred Land Use Concept

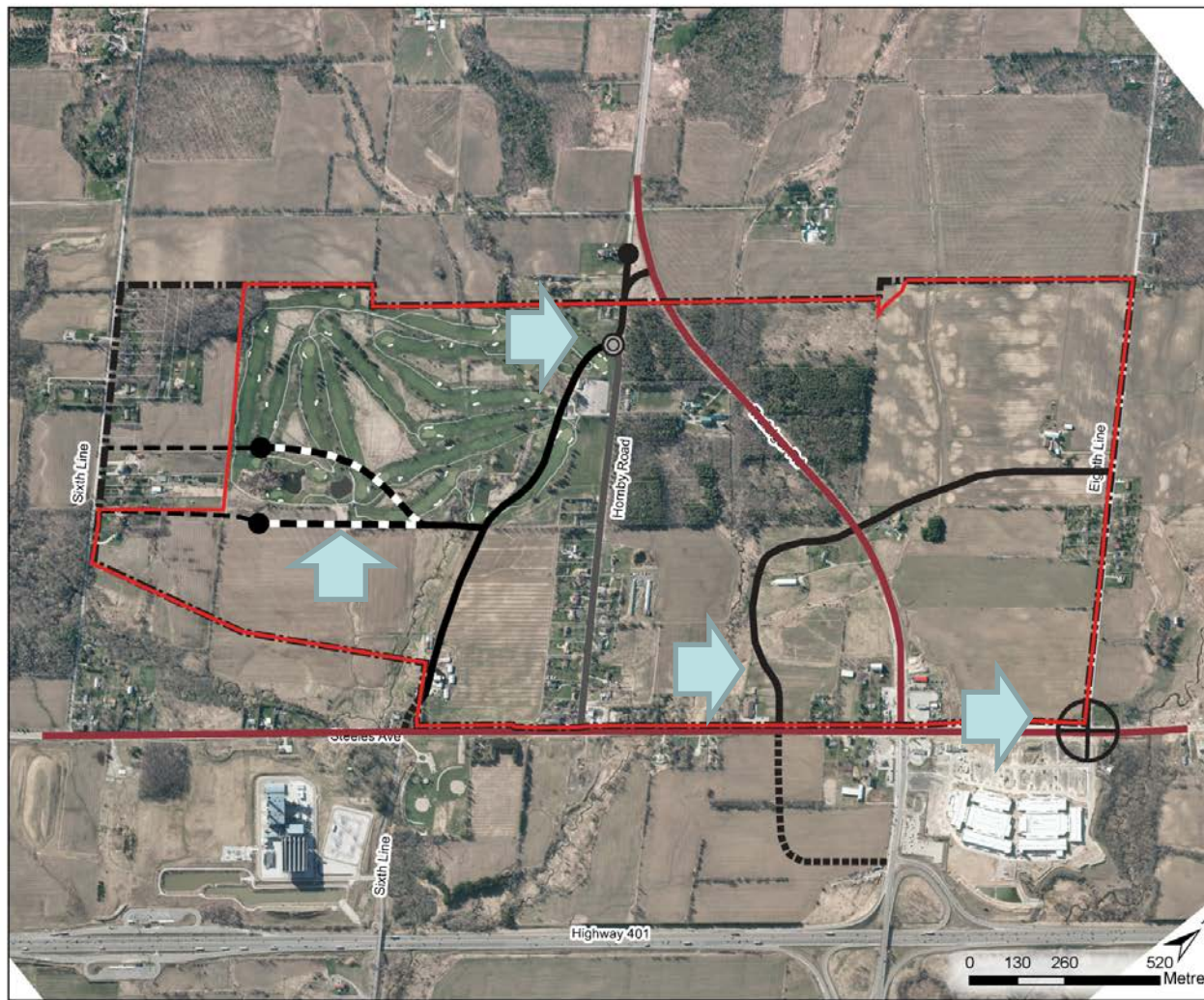
-  Study Area
-  Secondary Plan Area
-  Preliminary Natural Heritage System
*Subject to refinement through Subwatershed Study
-  Proposed Relocated Drainage Feature
-  Enhancement Area
-  Wetland to be replicated as an Enhancement Area in Natural Heritage System

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Road Network



Town of Halton Hills
Premier Gateway
Secondary Plan
Preferred Land Use Concept

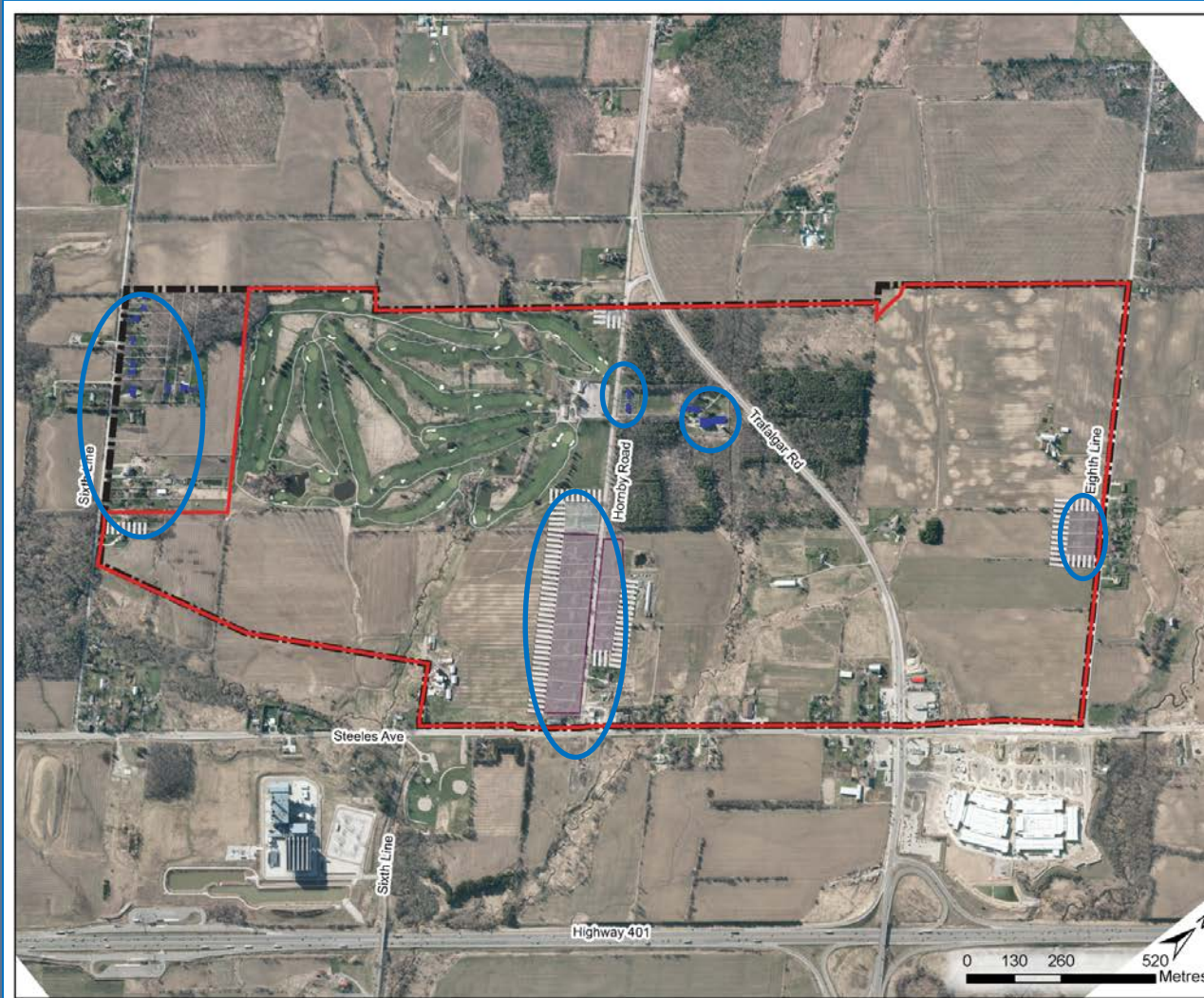
- Study Area
- Secondary Plan Area
- Collector Roads
- Arterial Roads
- Road Alignment Options (one to be built)
- Need for Extension to Sixth Line subject to Area Transportation Study
- Potential Road Option Outside Study Area
- Hornby Road traffic calming and mitigation measures to be determined
- Roundabout
- Intersection alignment subject to further Study

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Existing Residential



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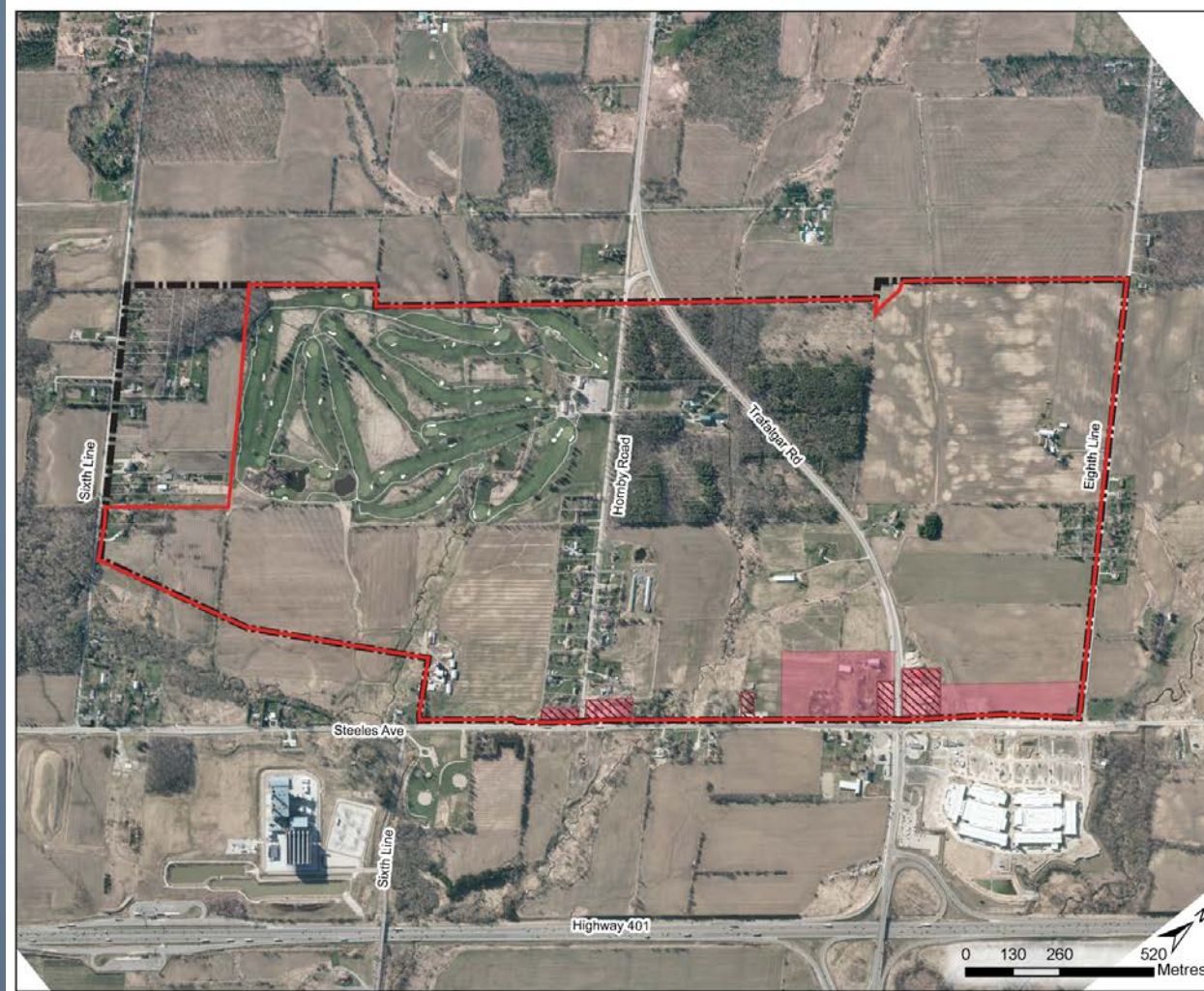
-  Study Area
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-  Employment which permits Existing Residential
-  Proposed Employment which permits Existing Residential
-  Existing Buildings Subject to Further Study of Natural Heritage System
-  Buffer for existing residential uses

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Supportive Commercial



Town of Halton Hills
Premier Gateway
Secondary Plan
Preferred Land Use Concept

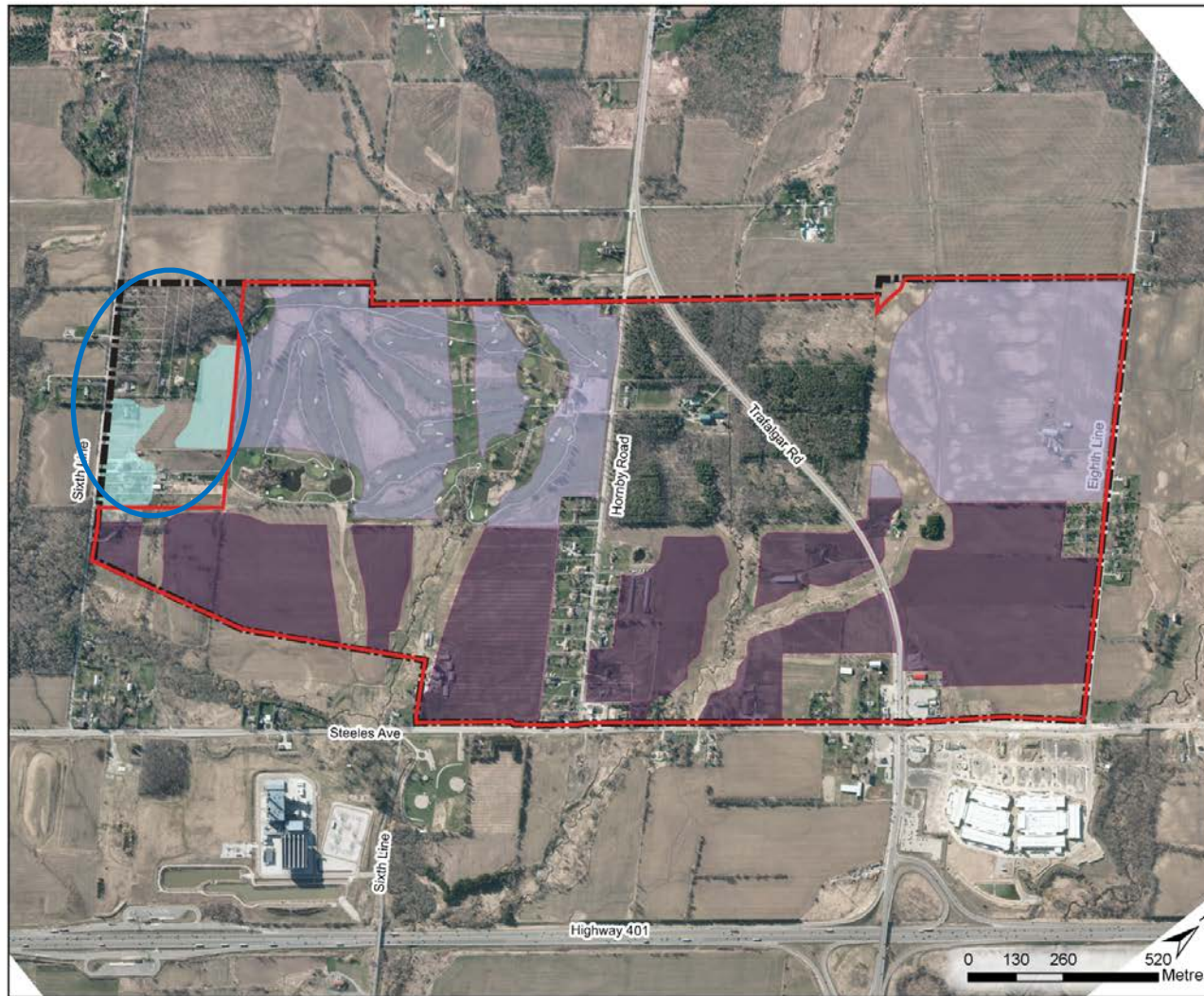
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-  Supportive Commercial
-  Existing Commercial

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Employment Lands



Town of Halton Hills Premier Gateway Secondary Plan Preferred Land Use Concept

- Study Area
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- Employment
- Proposed Employment (maximum 75ha)
*Subject to separate Regional and Local Official Plan Amendment
- Future Strategic Employment
*Subject to pending Municipal Comprehensive Review

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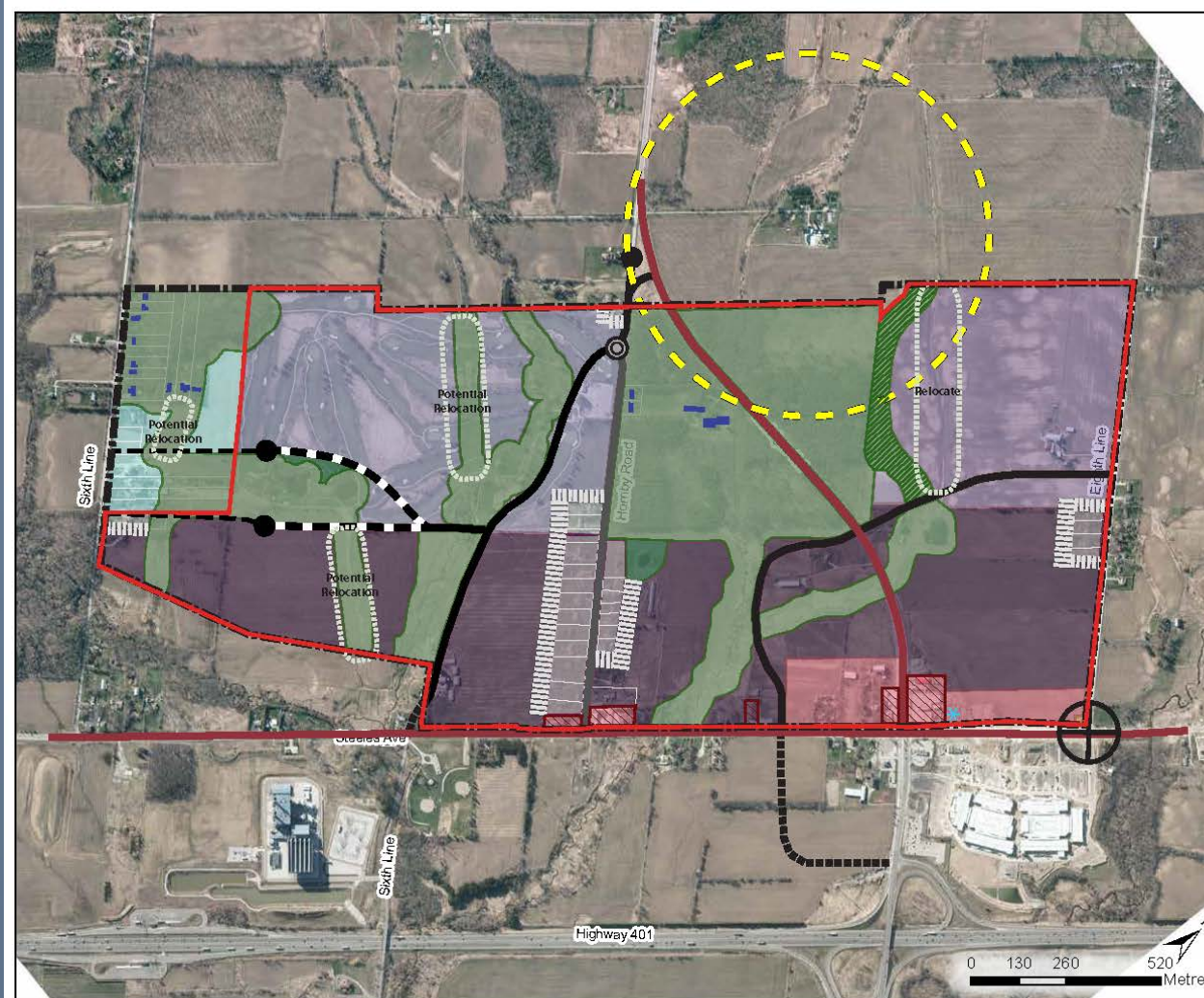


Employment Lands

- 75 ha of additional land in Lot 2 to replace the total land lost to corridor protection.
- After addressing natural heritage system and roads, have more than 75 ha in Lot 2
- Recommended 75 ha excludes residential along Sixth Line given fragmentation, difficulty of assembly and need to buffer residential - larger contiguous blocks of land better in attracting employment uses
- Golf course interested in redeveloping.



Preferred Land Use Concept



Town of Halton Hills Premier Gateway Secondary Plan Preferred Land Use Concept

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Next Steps

- Completion of supporting studies and Scoped Subwatershed Study
- Commence Area Servicing Plan based on land use concept
- OPA to be initiated for additional 75 ha
- Request Region to initiate ROPA for 75 ha
- Prepare draft Secondary Plan
- Open House on draft Secondary Plan before summer



QUESTIONS?

