

Town of Halton Hills/ Premier Gateway Employment Area

Public Meeting and Workshop #3, March 1, 2018

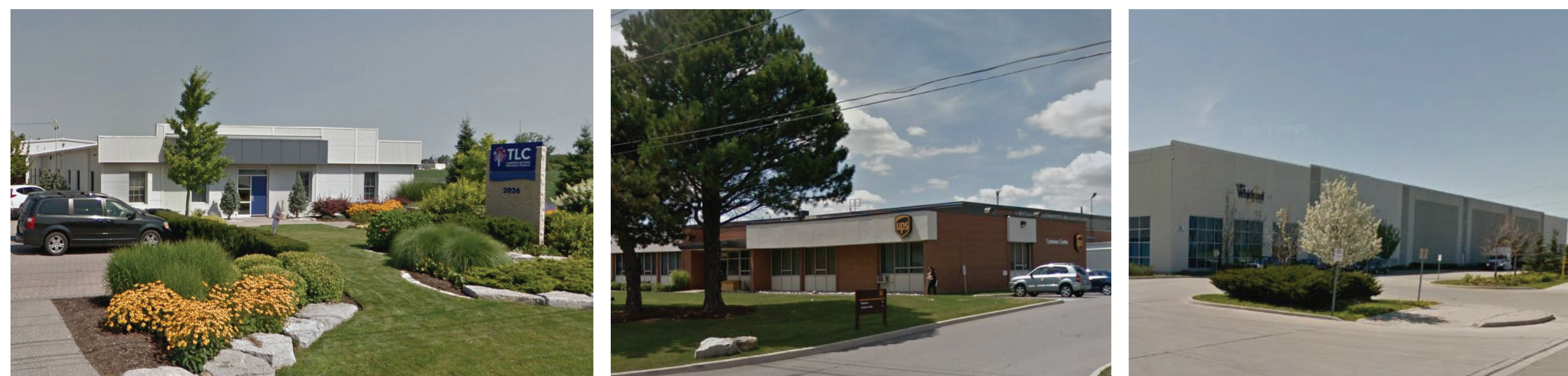
Phase 1B Draft Secondary Plan

1 ^{10 minutes} Land Use

The map below illustrates the draft land-use plan for the Secondary Plan Area.

In your groups, do you have any feedback on the core elements of the draft secondary plan such as the road patterns, location of business commercial uses, cultural heritage and natural heritage?

Sketch on the proposed plan or provide your groups comments in the space provided as appropriate.



Secondary Plan Area	Wetland and Headwater Drainage Feature See policies 9.24 and 9.42	Building with Historic Significance	Intersection alignment subject to further Study
Greenlands	Prestige Industrial Area	Stormwater Management Facility	Buffer for existing residential uses
Natural Heritage System	Proposed Prestige Industrial Area Amendment <small>*Subject to separate Regional and Local Official Plan Amendment</small>	Watercourse	Minimum Distance Separation (MDS)
Potential Relocated Drainage Feature	Residential Special Policy Area	Need for Extension to Sixth Line subject to Area Transportation Study	
Regulatory Floodplain Overlay	Business Commercial Area	Roundabout	
Enhancement Area	Cemetery		

SCHEDULE H5
Premier Gateway Employment
Phase 1B
DRAFT LAND USE PLAN



2 ^{10 minutes} Land Use Permissions

Introduction

The following Land-Use Permissions are identified within the draft Secondary Plan . With your group, please review and mark-up these permissions to reflect your recommendations.

The following uses are permitted in the Prestige Employment Area:

- Business and professional offices in free-standing buildings;
- Industrial uses, such as manufacturing, assembling, processing, fabricating, warehousing, wholesaling and distribution facilities located primarily within wholly enclosed buildings with limited, accessory outdoor storage that is appropriately screened;
- Computer, electronics and data processing facilities;
- Research and development facilities excluding those that produce biomedical wastes;
- Printing and associated service establishments; and,
- Industrial malls, containing one or more permitted uses.
- Secondary uses which include:
 - Limited retail sales of goods and materials made on site;
 - Post-secondary education;
 - Limited institutional facilities;
 - Motor vehicle service stations;
 - Legally existing uses and expansions or alterations thereto
 - Individual retail and service commercial uses not exceeding 750 sq m and total retail and service commercial space on individual sites not exceeding 2,500 sq m.
 - Take-out restaurants and convenience stores in industrial malls or office buildings.
 - Two or more full-service restaurants in a "campus" development

The following policies are proposed for the Residential Special Policy Area

- Lands may be zoned to permit the existing residential uses including home occupations
- Lands may be rezoned to permit the use of the existing residential dwelling for office or other uses compatible residential uses and the underlying employment designation
- New development abutting a residential building may require landscaping and other buffering

The following uses are permitted in the Business Commercial Area:

- Hotels including conference, exhibition and banquet facilities;
- Limited ancillary retail and service commercial uses not including major retail or supermarkets, specialty food stores, department stores, general merchandise, and fashion retailers;
- Banks and financial institutions and services;
- Motor vehicle service centres, but no new ones within 200 m of Steeles & Trafalgar intersection;
- Business and professional offices in free-standing buildings or as part of an industrial plaza;
- Printing and associated service establishments;
- Take-out restaurants incorporated into larger developments and ancillary to the primary use;
- Full service restaurants;
- Industrial malls;
- Uses that legally existed at the date of adoption

Do you have any comments on the land use policies related to the Employment or Business Commercial Area designation or the Residential Special Policy Area?

3 ^{10 minutes} Land Use Compatibility

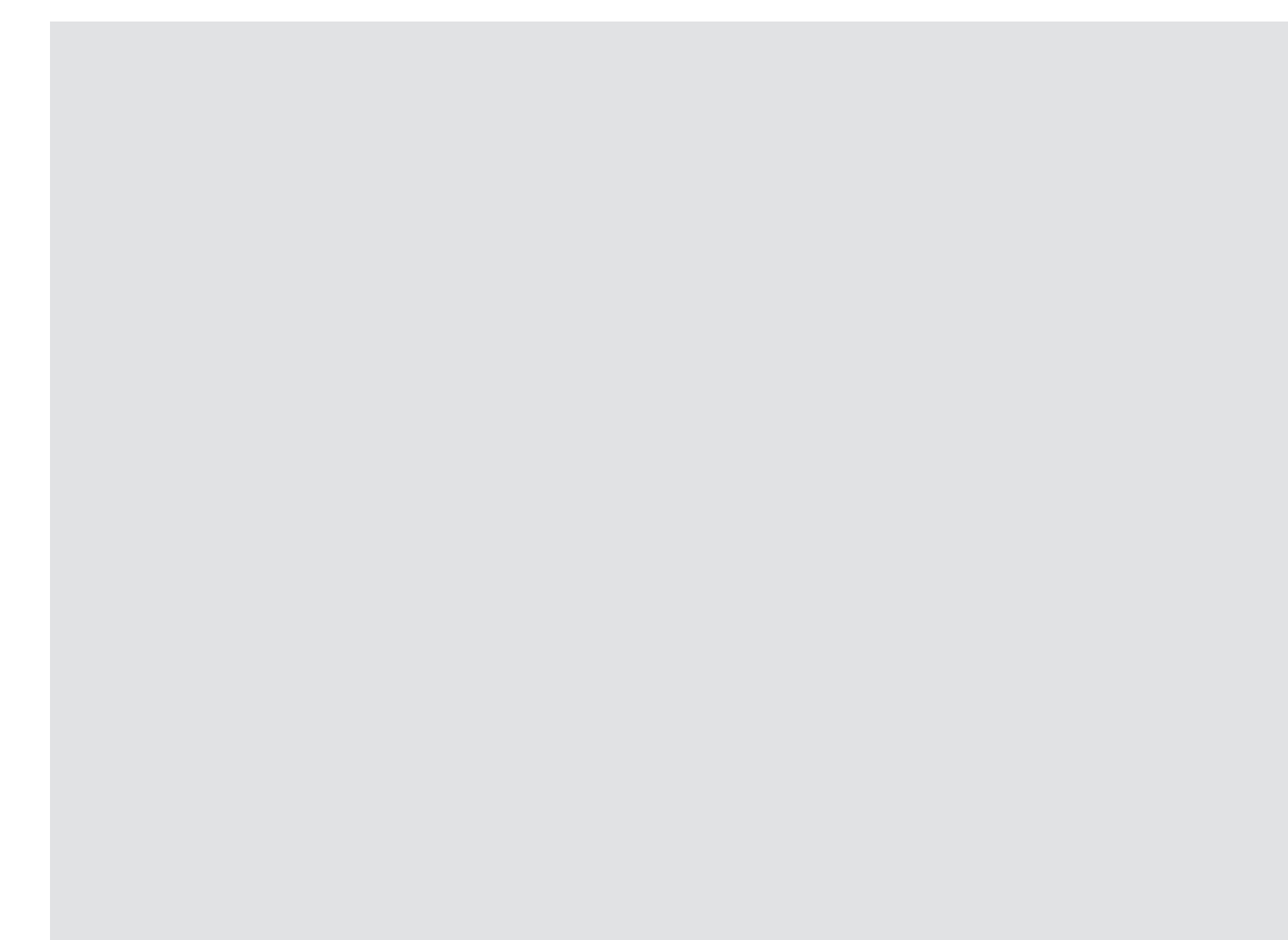
Introduction

The following recommendations for land use compatibility are identified within the draft Secondary Plan . With your group, please review and mark-up these considerations to reflect your recommendations.

3. Land Use Compatibility

- Need for buffering and/or mitigation must be addressed adjacent to existing residential uses
- A Noise and/or Vibration Impact Study will be required and will consider potential impacts and address mitigation measures through building design, setbacks and/or other measures such as berms and fencing

Do you have any comments on the land use policies related to land use compatibility?



4 ^{10 minutes} Development Approvals

Introduction

The following studies may be required before development can occur:

- Subwatershed Impact Study (may include further refinement of the Natural Heritage System)
- Servicing Study
- Stormwater Management Report
- Noise and/or Vibration Impact Study
- Transportation Impact Assessment

Do you have any comments on the additional studies need prior to development?

