



BY-LAW NO. 2018-0035

A By-law to adopt Amendment No. 31A to the Official Plan of the Town of Halton Hills – Premier Gateway Employment Area Phase 1B Lot 1 Secondary Plan

WHEREAS on June 11, 2018, Council for the Town of Halton Hills adopted Report No. PLS-2018-0052, dated May 25, 2018, in which certain recommendations were made relating to the Premier Gateway Phase 1B Employment Area.

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. That Amendment No. 31A to the Official Plan of the Town of Halton Hills, being the attached text and schedules, is hereby adopted.
2. That the Town Clerk is hereby authorized and directed to make application to the Region of Halton for the approval of Amendment No. 31A to the Official Plan of the Town of Halton Hills.

BY-LAW read and passed by the Council for the Town of Halton Hills this 11th day of June, 2018.



MAYOR – RICK BONNETTE



CLERK – SUZANNE JONES

fen

AMENDMENT NO. 31A
TO THE OFFICIAL PLAN
FOR THE TOWN OF HALTON HILLS

Premier Gateway Employment Area
Phase 1B Lot 1 Secondary Plan

THE CORPORATION OF THE TOWN OF HALTON HILLS

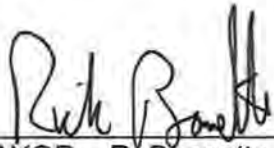
BY-LAW NO. 2018-0035

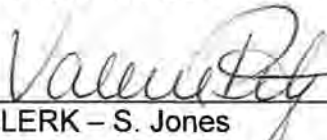
A By-law to adopt Amendment No. 31A to the Official Plan of the
Town of Halton Hills – Premier Gateway Employment Area
Phase 1B Lot 1 Secondary Plan

The Council of the Corporation of the Town of Halton Hills, in accordance with the provisions of the Planning Act, 1990, R.S.O., c.P. 13, as amended, hereby enacts as follows:

1. That Amendment No. 31A to the Official Plan of the Town of Halton Hills, being the attached text and schedules, is hereby adopted.
2. That the Town Clerk is hereby authorized and directed to make application to the Region of Halton for the approval of Amendment No. 31A to the Official Plan of the Town of Halton Hills.

BY-LAW read and passed by the Council of the Town of Halton Hills this 11th day of June, 2018.


MAYOR – R. Bonnette

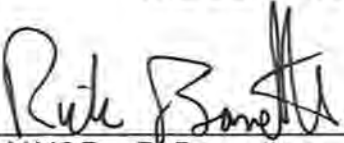

CLERK – S. Jones

for

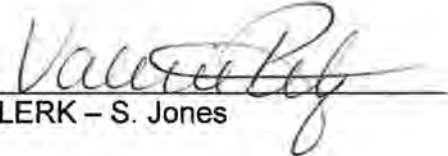
AMENDMENT NO. 31A TO THE OFFICIAL PLAN
OF THE TOWN OF HALTON HILLS

The attached text and schedules constitute Amendment No. 31A to the Official Plan of the Town of Halton Hills, which was adopted by the Council of the Town of Halton Hills by By-law 2018-0035 in accordance with the provisions of the Planning Act, 1990, R.S.O., c.P. 13, as amended:

THE CORPORATION OF THE TOWN OF HALTON HILLS.



MAYOR – R. Bonnette

for 

CLERK – S. Jones

AMENDMENT NO. 31A

TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

PART A – THE PREAMBLE does not constitute part of the Amendment.

PART B - THE AMENDMENT, consisting of the following text and schedules, constitutes Amendment No. 31A to the Official Plan for the Town of Halton Hills.

PART C – THE APPENDICES, does not constitute part of the Amendment, but is included for information purposes only.

Part A – The Preamble

1. Purpose of the Amendment

The purpose of this Amendment is to establish a Secondary Plan for the southern portion of the Premier Gateway Phase 1B Employment lands with appropriate land use designations and policies to facilitate the development of these lands for employment purposes. Although the Secondary Plan study encompassed and comprehensively studied lands both within Lot 1 and Lot 2, this amendment only applies to the lands in Lot 1 that are currently within the urban boundary. Lands within Lot 2 include 75 hectares of additional land for employment uses that are being added to the Town's Urban Area through Official Plan Amendment 30 and Regional Official Plan Amendment 47 to the Phase 1B Premier Gateway Employment Area. These additional lands are proposed to be added to replace the shortfall of employment lands within the Town to the 2021 planning horizon, as a result of lands being lost to corridor protection for the Northwest Greater Toronto Area Corridor Identification Study/ Halton-Peel Boundary Area Transportation Study. Due to the timing of incorporating the 75 hectares of land into the urban boundary, the Secondary Plan is being dealt with in two Official Plan amendments in order not to delay the development of lands within Lot 1.

2. Location

The lands affected by this Amendment generally include lands east of Sixth Line, west of Eighth Line, north of Steeles Avenue and south of No. 5 Side Road. The lands are intersected by Hornby Road and Trafalgar Road. The lands are identified as Lot 1, Part of Concession 7 and Concession 8.

3. Basis of the Amendment

It is an objective of the Halton Hills Official Plan to ensure that there are sufficient lands available for the creation of diverse employment opportunities and increased tax assessment at strategic locations throughout the Town to maintain and enhance the economic vitality of the Town. The Premier Gateway Employment Area Phase 1B Lot 1 Secondary Plan is a required step in the process of ensuring that there are appropriate lands available for employment growth within the Town during the 2021 planning horizon and that the lands have the appropriate planning documents in place to support their development.

In January 2015, Council approved the Terms of Reference for the Premier Gateway Phase 1B Employment Area Integrated Planning Project (Phase 1B Secondary Plan Project). The purpose of the project/secondary planning exercise is to develop a comprehensive Secondary Plan in support of the general policy framework provided by the Official Plan. The more detailed policies will guide new employment uses as well as address the interface between those new uses and the existing residential uses and the natural heritage system.

This study was undertaken as an integrated planning project, with two main components, the land use planning study (or Secondary Plan) and a Scoped Subwatershed Study. The study also fulfilled Phases 1 and 2 of the Environmental

Assessment process for transportation and water/wastewater services planning in the area. The Secondary Plan incorporates the recommendations of the Scoped Subwatershed Study including the provision of updated mapping of the natural heritage system.

The Secondary Plan Study provided for a public consultation process that included three public open houses and workshops, multiple meetings with various groups and individuals as well as the statutory public meeting to provide information and obtain public feedback. The public open houses/workshops included a drop in session, presentation, and detailed individual and group activities. The project website was also kept up to date throughout the project in order to communicate with stakeholders.

The study process also included a Technical Advisory Committee and Steering Committee which met throughout the study process. The Technical Advisory Committee included staff from relevant Town departments and agencies and the Steering Committee included members of Council, residents of the study area and developer/landowner interests.

This Official Plan Amendment and Official Plan Amendment 31B finalize the Study process. Updated Zoning By-law provisions and Urban Design Guidelines will provide further guidance for development within the area.

Part B – The Amendment

All of this part of the document entitled PART B – THE AMENDMENT, consisting of the following text and schedules, constitutes Amendment No. 31A to the Official Plan for the Town of Halton Hills.

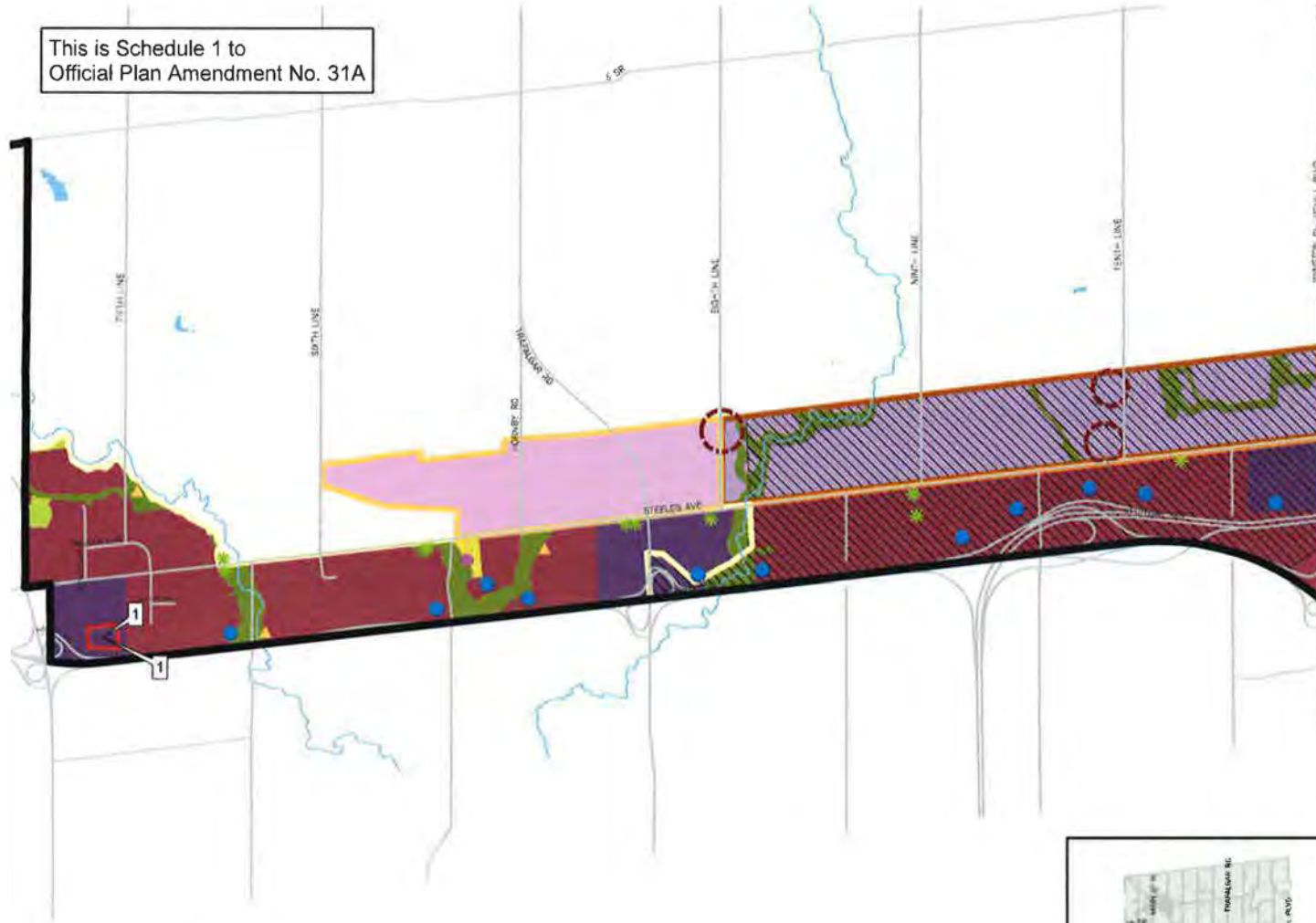
Details of the Amendment

1. That Schedule A8 – Premier Gateway Land Use Plan is amended as shown on Schedule 1 attached to and forming part of this Amendment No. 31A, by replacing the land use designations in the area identified as Phase 1B, within Lot 1 former Township of Esquesing, with a designation labeled in the Legend as “Phase 1B Lot 1 Area – See Section H5A”.
2. That Section H1 be amended by the addition of the following bullet point at the end of the existing section.
 - “Premier Gateway Employment Area Phase 1B Secondary Plan (Lot 1)”.
3. That Section D3.5.6.2 – Special Policy Area 2 is deleted.
4. That Section H, Secondary Plans is amended by adding the following new section, “H5A, Premier Gateway Phase 1B Lot 1 Secondary Plan”, to the Official Plan.

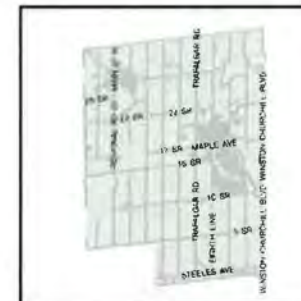
Implementation and Interpretation

This Official Plan Amendment shall be implemented and interpreted in accordance with the implementation and interpretation provisions set out in the Amendment and the relevant sections of the Official Plan.

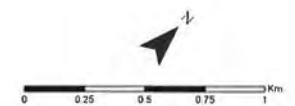
This is Schedule 1 to
Official Plan Amendment No. 31A



NOTE:
This schedule forms part of the Official Plan and
must be read together with the text.
Parts of this Schedule are currently pending approval.
Please Refer to Figure 1 in the Provisions.



- Phase 1B Lot 1 Area - See Section H5A
- Phase 2B Employment Area
- Prestige Industrial Area
- Gateway Area
- Major Parks and Open Space Area
- Private Open Space Area
- Greenlands
- Employment Phase 1A
- Employment Phase 1B
- Employment Phase 2A (Regional Phasing 2021-2031)
- Employment Phase 2B (Regional Phasing 2021-2031)
- Existing Rural Residential Concentration
- Special Policy Area
- HPRATS/GTA West Corridor Protection Area
- Town of Halton Hills Boundary
- Urban Boundary
- Waterbody
- Watercourse
- Community Park
- Building with Historic Significance
- Stormwater Management Pond
- Potentially Unstable Slopes



TOWN OF HALTON HILLS

**PREMIER GATEWAY
EMPLOYMENT AREA**

**PHASE 1B – Lot 1
SECONDARY PLAN**



June 2018

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PREMIER GATEWAY EMPLOYMENT AREA PHASE 1B LOT 1 SECONDARY PLAN

H5A.1 PURPOSE

The purpose of the Premier Gateway Employment Area Phase 1B Secondary Plan is to implement the policy directions that have been developed by the Town of Halton Hills, through a series of studies and public meetings. The Secondary Plan will establish a more comprehensive planning framework for the area in support of the general policy framework provided by the Official Plan. The more detailed policies will guide new employment uses as well as address the interface between those new uses and the existing residential uses and the natural heritage system. The Plan incorporates the recommendations of the Scoped Subwatershed Study including the provision of updated natural heritage system mapping. It integrates transportation system updates, servicing policies, and land use compatibility directions, and addresses cultural heritage resources and surrounding agricultural uses. It is also intended to ensure financial sustainability to meet the long-term strategic goals of the Town.

H5A.2 STRUCTURE OF THE SECONDARY PLAN

All of this part of the document, consisting of the following text and Schedule H5A constitutes Amendment No. 31A to the Official Plan for the Town of Halton Hills. The appendices contain additional information that supports the policies of this Plan but do not form an operative part of the Plan.

H5A.3 LOCATION

The Secondary Plan affects all lands as shown on Schedule H5A, which is generally bounded by:

- a) Steeles Ave to the south
- b) Eighth Line to the east
- c) Sixth Line and the boundary of the Greenbelt Plan to the west
- d) The northern limit of Lot 1, Concessions 7 and 8.

The Secondary Plan area contains approximately 147 hectares (363 acres) of land.

H5A.4 VISION STATEMENT

The Secondary Plan Area will be a high quality, comprehensively planned, prestige employment area that forms a key component of the Town's strategic gateway. It will diversify and enhance the Town's economic base and increase employment options. Visually attractive and sustainable development will enhance the stature of the area and improve resiliency. The natural heritage resources, which help to define the character of the area, will be protected, enhanced and where possible, restored. Access and connectivity will be improved, and attractive and comfortable streetscapes will encourage active transportation and support future public transit. Development will proceed based on full municipal services that meet the needs of businesses and existing residents.

H5A.5 GUIDING PRINCIPLES

- H5A.5.1 Provide for significant employment growth on full municipal services to create a dynamic, accessible, and economically competitive employment area that can accommodate large and small-scale employment uses, provide a broad range of job opportunities and expand the Town's assessment base.
- H5A.5.2 Encourage high quality built form, site design and landscape treatments with a strong visual identity in a sustainable environment that supports the area's gateway location. Ensure a consistent level of quality on both public and private lands with the highest quality of development at key locations.
- H5A.5.3 Establish urban design guidelines and other measures, including zoning regulations that provide specific direction on the creation of high quality development and an attractive public realm. Ensure consistency with development in the other phases of the Premier Gateway Employment Area to provide a cohesive and coordinated employment area. Recognize that individual areas may develop their own specific character but will conform to the general vision for the Employment Area.
- H5A.5.4 Work with the Region to ensure that the Trafalgar Road and Steeles Avenue intersection reflects its rôle as major gateway to Halton Hills that functions efficiently, provides a comfortable and engaging environment, and promotes a distinct visual presence and sense of arrival.
- H5A.5.5 Provide for a variety of employment uses including light industrial, office and research facilities as primary uses as well as accessory retail and service uses that meet the needs of existing and future businesses to function in a supportive environment. The permitted uses will reinforce a diversified economic base.

- HSA.5.6 Recognize that the Natural Heritage System within the Sixteen Mile Creek watershed is an important part of the community. Protect, enhance and where possible restore the natural heritage features and functions and connect the natural heritage systems with the Natural Heritage System within the Town, and the Provincial Greenbelt to the west and south.
- HSA.5.7 Respect the existing low density residential and institutional uses within and adjacent the Secondary Plan area and recognize their right to continue to exist but prohibit new residential uses and restrict institutional uses in order to create a stable operating environment for businesses. Allow the creation of office and home based businesses in existing residential uses. Provide for appropriate buffering to minimize impacts on sensitive land uses from adjacent employment uses, while recognizing that the primary and long term use of the area is for employment.
- HSA.5.8 Create a safe, efficient and integrated transportation network that provides public road access to all parcels, meets the needs of all modes of travel and promotes active transportation. The transportation system will facilitate connections to major transportation corridors as well as urban development areas within the Town to maximize connectivity to key markets and major areas of population.
- HSA.5.9 Establish an appropriate interface between new employment uses and adjacent existing agricultural areas to allow existing farming operations to continue to function effectively and efficiently.
- HSA.5.10 Recognize important existing cultural heritage resources and integrate them into future land use development through retention of heritage attributes that express the resource's cultural heritage significance.
- HSA.5.11 Ensure that the full urban infrastructure necessary to support the employment uses and to supply municipal services to existing residential uses is provided in a timely manner in advance of, or in conjunction with, new development.
- HSA.5.12 Ensure that development occurs in an orderly and phased manner in order to address the cost-effective and timely supply of major capital projects including municipal services and transportation network upgrades as the area develops.
- HSA.5.13 Promote sustainable site and building design and construction techniques to reduce energy and water consumption, encourage alternative modes of transportation, protect and enhance the natural environment, protect air and water quality, and improve waste management.
- HSA.5.14 Encourage a development framework that streamlines the approval process to facilitate development that takes advantage of the area's strategic location.

H5A.6 GENERAL POLICIES

The general policies of the Official Plan will apply to the Secondary Plan area, particularly:

- a) Part F General Development Policies, particularly F1 Subdivision of Land, F2 Urban Design, F6 Transportation, F7 Public Parkland, F8 Community Facilities and Services, and F10 Development Phasing Strategies; and,
- b) Part G Plan Implementation and Administration, particularly G3 Secondary Plans and More Detailed Plans, G8 Site Plan Control, and G12 Pre-Consultation and Complete Application Requirements.
- c) The planning horizon year for the employment land uses in this Plan is 2021 although the policies themselves are intended to address a 20 year time frame.

H5A.6.1 Employment Targets

H5A.6.1.1 The employment target for the Secondary Plan area at full build out is 2700 jobs.

H5A.6.1.2 In order to achieve this target, compact development within the *Prestige Industrial* and *Business Commercial Areas* will be encouraged. It will also be important to ensure that critical linkages such as access to markets, service providers, and available labour pools are maintained.

H5A.6.1.3 Any site-specific Official Plan or zoning by-law amendment to convert lands to non-employment uses including *major retail* uses is prohibited unless it is part of a Municipal Comprehensive Review that has been undertaken by the Region of Halton.

H5A.6.1.4 It is the policy of this Plan to prohibit new residential uses and *major retail* uses and to limit other non-employment uses, in the *Prestige Industrial Area* and *Business Commercial Area* designations, except:

- a) to recognize existing uses within the *Prestige Industrial Area* and *Business Commercial Area* as shown on Schedule H5A of this Plan;
- b) for institutional uses as a result of a detailed study that sets limits on, and establishes criteria for, such uses based on the following principles:
 - i) the use is small scale, and collectively such uses within the *Prestige Industrial Area* and/or *Business Commercial Area* designations do not change the character of that designation;
 - ii) the location and design of the use addresses land use compatibility in a manner based upon Regional Guidelines and the policies in section H5A.13;
 - iii) the use is located at the periphery of the Premier Gateway Employment Area; and,

- iv) such uses do not collectively displace employment from the *Prestige Industrial Area* and *Business Commercial Area* designations to an extent that the supply of land within the *Prestige Industrial Area* and *Business Commercial Area* designations are insufficient to meet the employment target contained in Tables A1A and F10 of this Plan.

H5A.7 LAND USE DESIGNATIONS

H5A.7.1 Prestige Industrial Area

- H5A.7.1.1 The Secondary Plan area is part of a larger Premier Gateway Employment Area that is located in close proximity to Highways 401 and 407 where other lands are also designated *Prestige Industrial Area* and are intended to form an economically competitive, high quality employment area. Industrial and business operations which can benefit from the area's good accessibility will be encouraged.
- H5A.7.1.2 Within the Secondary Plan where lands are identified as *Prestige Industrial Area* on Schedule H5A to this Plan, the predominant use of the land will be for employment uses. Development will be designed to reflect and enhance the prominent location of the area through the creation of well-designed and sustainable buildings, structures and landscaping in a visually attractive environment.
- H5A.7.1.3 The permitted uses within the *Prestige Industrial Area* will be limited to:
 - a) business and professional offices in free-standing buildings or as part of an industrial mall;
 - b) industrial uses, such as manufacturing, assembling, processing, fabricating, warehousing, wholesaling and distribution facilities located primarily within wholly enclosed buildings. Outdoor storage will not be permitted. For the purposes of this Secondary Plan, *trailer waiting spaces* are not considered outdoor storage;
 - c) computer, electronics and data processing facilities;
 - d) research and development facilities excluding those that produce biomedical wastes;
 - e) printing and associated service establishments; and,
 - f) industrial malls, containing one or more of the uses permitted in this designation.

New residential uses are prohibited. No use will be permitted that causes, or is likely to cause air pollution, offensive odours, ground or surface water pollution, or noise in excess of Provincial regulations or guidelines.

H5A.7.1.4 Permitted Secondary Uses

The following secondary uses may be permitted in the *Prestige Industrial Area*:

- a) administrative office uses accessory to, and located on the same lot as a permitted industrial use;
- b) limited commercial uses which are ancillary to the main permitted industrial uses, such as take-out or full-service restaurants, financial institutions, convenience stores, and commercial fitness centres. *Major retail uses* will not be permitted;
- c) commercial or trade school facilities;
- d) public parks and recreational facilities, in accordance with Section F7 (Parkland) of this Plan;
- e) limited private parks and recreational facilities;
- f) limited retail sales of goods and materials manufactured, or substantially assembled, on the premises;
- g) limited institutional and post-secondary education facilities in accordance with the requirements of Part H5A.6.1.4;
- h) motor vehicle service stations; and,
- i) uses that legally existed at the date of adoption of this Plan and expansions or alterations thereto which conform to the intent of this Plan and the implementing Zoning By-law.

H5A.7.1.5 Development Policy for Secondary Commercial Uses

The development of new secondary commercial uses will be limited to those uses that serve the *Prestige Industrial Area* and as noted in H5A.7.2.1, these uses will be encouraged to locate in the *Business Commercial Area*. Secondary commercial uses are subject to the following:

- a) Individual retail and service commercial uses will not exceed 400 sq m in total floor area within the *Prestige Industrial Area* unless they are located within a freestanding office building where they will be located on the ground floor and will not exceed 750 sq m in total floor area. The total retail and service commercial space on individual sites designated *Prestige Industrial Area* will not exceed 2000 sq m in total floor area.
- b) Full-service restaurants may be integrated into industrial malls and/or free-standing office buildings, or may be developed as free-standing buildings provided that the building design is consistent and compatible with the overall design of the adjacent development.

- c) Take-out restaurants and convenience stores will be integrated into industrial malls or free-standing office buildings.
- d) Two or more full-service restaurants may be developed in a “campus” development, subject to a comprehensive site development plan in order to achieve well-designed and integrated development, including:
 - i) integrated internal circulation and parking areas;
 - ii) coordinated access points, in order to minimize the number of access points to abutting roads;
 - iii) compatible building design and location;
 - iv) complementary landscaping; and,
 - v) consistent signage and lighting facilities.
- d) A high quality of building and landscaping design will be required for all commercial uses to ensure compatibility with adjacent development.

H5A.7.1.6 The maximum height of all buildings or structures within the *Prestige Industrial Area* will not exceed six storeys although this policy does not apply to signs, utility towers or other non-habitable structures. The greatest heights will be encouraged to locate adjacent to Steeles Avenue and Trafalgar Road. Where heights in excess of 3 storeys are proposed adjacent to residential and institutional uses, appropriate transitions and buffering will be provided in accordance with the Urban Design Guidelines.

H5A.7.1.7 The property at 8173 Trafalgar Road currently contains a residential treatment facility. The subject lands may be zoned to permit the existing use. Any new development or expansion of the existing facility will require rezoning which will be reviewed by the Town in the context of the Secondary Plan policies.

H5A.7.2 Business Commercial Area

H5A.7.2.1 The purpose of the *Business Commercial Area* is to provide services that are important to support the primary employment function of the *Prestige Industrial Area* and the gateway function of the area such as hotels, business and professional offices and limited commercial uses in easily accessible and central locations. Hotels are only permitted in the *Business Commercial Area* and while ancillary commercial uses are also permitted within the *Prestige Industrial Area* designation, they will be encouraged to locate in the *Business Commercial Area*. Development will be designed to reflect and enhance the visible location of the land within the *Business Commercial Area* through the creation of well-designed and sustainable buildings, structures and landscaping in a visually attractive environment. The designation of new *Business Commercial Area* sites will only be permitted as part of a Municipal Comprehensive Review undertaken by the Region of Halton.

HSA.7.2.2 Permitted Uses within *Business Commercial Area* are limited to:

- a) hotels including full service hotels with conference, exhibition and banquet facilities;
- b) business and professional offices in free-standing buildings or as part of an industrial mall;
- c) research and development facilities excluding those that produce biomedical wastes;
- d) limited retail and service commercial uses that are ancillary to and serve the main permitted industrial uses such as convenience stores and commercial fitness centres. Limited retail and service commercial uses do not include *major retail* or supermarkets, specialty food stores, department stores, general merchandise stores, and fashion retailers;
- e) banks and financial institutions and services;
- f) motor vehicle service stations, but no new ones will be permitted within 200 metres of the intersection of Steeles Avenue with Trafalgar Road;
- g) printing and associated service establishments;
- h) take-out restaurants subject to the policies in section HSA.7.2.3 c);
- i) full service restaurants;
- j) industrial malls, containing one or more of the uses permitted in this designation;
- k) automotive commercial uses excluding motor vehicle body shops and motor vehicle wreckers. A maximum of 20 percent of the land area within the Business Commercial designation may be permitted for automotive commercial uses and they may not be located in a campus style or adjacent to each other;
- l) uses that legally existed at the date of adoption of this Plan and expansions or alterations thereto, which conform to the implementing Zoning By-law.

HSA.7.2.3 Development within the *Business Commercial Area* is subject to the following:

- a) All individual retail and service commercial uses will not exceed 750 sq m in total floor area within the *Business Commercial Area* designation except for automotive dealerships which may have a total floor area not exceeding 1500 sq m. The total retail and service commercial space on individual sites designated *Business Commercial Area* will not exceed 2500 sq m in total floor area.
- b) Full-service restaurants may be integrated into industrial malls and/or free-standing office buildings, or may be developed as free-standing buildings provided that the building design is consistent and compatible with the overall design of the adjacent development.
- c) Take-out restaurants and convenience stores will be integrated into industrial malls or free-standing office buildings.

- d) Two or more full-service restaurants may be developed in a “campus” development, subject to a comprehensive site development plan in order to achieve well-designed and integrated development, including:
 - i) integrated internal circulation and parking areas;
 - ii) coordinated access points, in order to minimize the number of access points to abutting roads;
 - iii) compatible building design and location;
 - iv) complementary landscaping; and,
 - v) consistent signage and lighting facilities.
- e) Building and landscaping design will be required to meet the objectives of the Urban Design Guidelines to ensure appropriate design considerations along the Regional Major Arterial, Local Minor Arterial and Local Collector Road frontages.

HSA.7.2.4 The maximum height of any buildings or structures within the *Business Commercial Area* will not exceed six storeys except for hotels which may be permitted up to eight storeys. This policy does not apply to signs, utility towers or other non-habitable structures. Where heights in excess of 3 storeys are proposed adjacent to residential and institutional uses, appropriate transitions and buffering will be provided in accordance with the Urban Design Guidelines.

HSA.7.3 Residential Special Policy Area

HSA.7.3.1 The Residential Special Policy Area is an overlay to the *Prestige Industrial Area* designation. The lands in the Residential Special Policy Area on Schedule H5A will be developed in accordance with the underlying land use designation. The Residential Special Policy Area identifies locations where there are existing residential uses which might not redevelop in the short term. To recognize this situation, the following special policies will apply to those lands:

- a) The subject lands may be zoned to permit the existing residential uses including home occupations. Any new development will require rezoning which will be reviewed by the Town in the context of the Secondary Plan policies.
- b) In addition to the uses permitted in the underlying land use designation on Schedule H5A, the Town may rezone lands to permit the use of the existing residential dwelling, including additions to such dwellings, for office or other uses which are compatible with the adjacent residential uses and uses permitted by the underlying employment land use designation.
- c) Where development is proposed on lands abutting a building being used for residential purposes in the Residential Special Policy Area, the Town may require the provision of landscaping and other buffering on the boundary of the residential use in accordance with the provisions in section H5A.13.

H5A.7.4 Natural Heritage System

- H5A.7.4.1 The goal of the *Natural Heritage System* is:
- a) to protect areas which have been identified as having environmental significance or contain natural hazards including valleylands, wetlands, watercourses and other hazardous lands, based on the functional recommendations of the Premier Gateway Scoped Subwatershed Study, and
 - b) to ensure that the *Natural Heritage System* will be resilient to the impacts of the adjacent urban development and climate change by achieving enhanced ecological and hydrologic features and functions.
- H5A.7.4.2 The *Natural Heritage System* reflects the systems approach taken to ensure the protection, preservation and enhancement of the key features, buffers, linkages and enhancement areas and to maintain biological diversity. The *Natural Heritage System* is a critical component of a healthy community and helps to define the character of the area.
- H5A.7.4.3 Lands within the *Natural Heritage System* will be protected and enhanced over time, and the following uses may be permitted in accordance with the objectives of the Secondary Plan, other policies of this Plan and Conservation Halton Regulations:
- a) existing agricultural operations;
 - b) single detached dwellings on existing lots;
 - c) passive non-motorized recreational uses, such as nature viewing and pedestrian trail activities, only on publicly owned lands;
 - d) forest, wildlife and fisheries management;
 - e) archaeological activities;
 - f) essential transportation and utility facilities; and,
 - g) essential watershed management and flood and erosion control projects carried out or supervised by a public authority.
- H5A.7.4.4 Where any land within the *Natural Heritage System* designation is held under private ownership, this Plan will not be construed as implying that such areas are free and open to the general public. The Town will seek to obtain dedication of these lands through the development review process.
- H5A.7.4.5 Where new development is proposed on a site, part of which is designated *Natural Heritage System*, such lands shall not be considered acceptable as part of the dedication for park purposes as required by the Planning Act.
- H5A.7.4.6 The lands in the *Natural Heritage System* shown on Schedule H5A consist of the following Key Features and functions:
- 1) Key Features, which include:
 - a) significant habitat of endangered and threatened species,

- b) significant wetlands,
 - c) significant woodlands,
 - d) significant valleylands,
 - e) significant wildlife habitat,
 - f) significant areas of natural and scientific interest,
 - g) fish habitat,
- 2) Enhancements to the Key Features,
 - 3) Linkages,
 - 4) Buffers,
 - 5) Watercourses that are within Conservation Halton Regulation Limit or that provide a linkage to a wetland or a significant woodland, and
 - 6) Wetlands other than those considered significant.

The characterization of these features may be refined through the Subwatershed Impact Study identified in Section H5A.8

H5A.7.4.7 The *Natural Heritage System* may include additional lands beyond identified natural heritage features and their buffers, which are identified through an approved Subwatershed Impact Study as being a Key Feature and/or which provide additional enhancement to the system. These enhancements provide for increased ecological services such as wildlife habitat and movement opportunities, increased buffering to natural heritage features, and restoration opportunities including additional vegetation plantings.

H5A.7.4.8 The *Natural Heritage System* in the Secondary Plan area connects with the natural heritage system within the Town, and the Provincial Greenbelt to the west and south. This connectivity is important to support natural processes and provide corridors that allow species to move and adapt, thereby ensuring a healthy and resilient ecosystem that protects biodiversity for the long term.

H5A.7.4.9 Buffers for natural heritage features have been included within the *Natural Heritage System* illustrated on Schedule H5A, so additional buffers should not be required except where unmapped Key Features have been identified through an approved Subwatershed Impact Study and/or requirements to address any Endangered or Threatened species may be applicable. The following buffer widths are provided for general guidance but the final buffer widths, which may be smaller or larger, will be determined in the Subwatershed Impact Study based on an analysis of the feature sensitivity and proposed adjacent land uses.

- a) Watercourse Corridors:
Generally greater of 15 metres from the greatest hazard (Regional Storm flood plain, meander belt or stable top of bank) or 30 metres from the bankfull channel of cold, cool and warm water sportfish watercourses. Where a trail is planned, it may be located within the buffer subject to

section H5A.7.4.17. Notwithstanding any policies within this Plan, where stormwater management facilities are permitted under section H5A.7.4.3 f), they may be no closer than 15 m from the greatest watercourse hazard.

- b) Significant woodlands:
Generally 30 metres from the drip line. Where a trail is planned, it may be located within the buffer subject to section H5A.7.4.17.
- c) Wetlands:
Generally 30 metres from the wetlands limits. The size and significance of the wetland is subject to wetland delineation and the Ontario Wetland Evaluation System as part of the Subwatershed Impact Study.
- d) Significant wildlife habitat
Generally 30 metres from the boundary of the habitat unit.
- e) Significant habitat of threatened or endangered species
Generally 30 metres from the boundary of the habitat unit as determined by Ministry of Natural Resources and Forestry in accordance with provincial requirements under the Endangered Species Act, 2007.

H5A.7.4.10 Natural features and areas within the *Natural Heritage System* should be restored and enhanced, where feasible, and where areas are not in a natural state, they should be naturalized and planted with native, non-invasive species. The requisite planting and seeding plans will be established at the time of subdivision or site plan approval.

H5A.7.4.11 Watercourses and Headwater Drainage Features

H5A.7.4.11.1 The watercourses within the Secondary Plan area are part of the *Natural Heritage System* and as noted above, the corridor width will be determined as part of the Subwatershed Impact Study and will contain the watercourse, associated hazards and buffer.

H5A.7.4.11.2 The corridor widths for Headwater drainage features will be determined as part of the Subwatershed Impact Study.

H5A.7.4.11.3 Schedule H5A illustrates locations where regulated watercourses and headwater drainage features may be suitable for relocation. Where relocation occurs, the feature should be moved to an area where its form and function can be replicated and it is contiguous with other natural features where possible, in order to provide overall benefit to the natural heritage feature and the wildlife that use and inhabit them. Final determination as to whether the relocation is

appropriate will be determined through the Subwatershed Impact Study submitted as part of a development application and should be further supported by a Natural Channel Design Brief at the detailed design stage which will generally include:

- a) Details related to the natural channel design principles applied to the detailed design of the watercourse;
- b) Fluvial geomorphological analysis of the proposed watercourse design;
- c) Rationale for selection of plantings within the riparian zone and floodplain;
- d) Details regarding any enhancements proposed within the adjacent watercourse;
- e) Detailed hydrologic and hydraulic analyses of proposed watercourse and hydraulic structures to demonstrate impacts to floodplains, and freeboard under proposed conditions, maintenance of riparian storage post-development;
- f) Detailed groundwater analysis to demonstrate that the groundwater seepage function can be replicated in proposed condition
- g) Detailed assessment of impacts of proposed watercourse to aquatic habitat and fish species; and
- h) Detailed design of the drainage for proposed watercourse and corridor.

H5A.7.4.11.4 As shown on Schedule H5A, a headwater drainage feature which is located northeast of the Steeles Avenue and Trafalgar Road intersection is associated with a small wetland. The Subwatershed Impact Study prepared as part of the development application will further assess this feature in accordance with the management recommendations of the Scoped Subwatershed Study. As also identified in H5A.7.4.13.2, a determination will be made through the Subwatershed Impact Study as to whether to retain the headwater drainage feature and wetland in their current location with appropriate buffers or to relocate and replicate them in a different location addressing the requirements in H5A.7.4.11.3.

H5A.7.4.12 Woodlands

H5A.7.4.12.1 The Woodlands identified within the Secondary Plan area were considered significant at the time of the Scoped Subwatershed Study.

H5A.7.4.12.2 The Subwatershed Impact Study will identify or refine the boundaries of significant woodlands and implement measures to protect and enhance such significant woodlands including refining the width of buffer.

H5A.7.4.13 Wetlands

H5A.7.4.13.1 Wetlands within the Secondary Plan area were not identified as provincially significant at the time of the Scoped Subwatershed Study; however all wetlands may be subject to re-evaluation as part of the Subwatershed Impact Studies should circumstances change. Where wetlands exist, they have been incorporated into the *Natural Heritage System*.

H5A.7.4.13.2 As shown on Schedule H5A, a small wetland has been identified at the northeast corner of the Steeles Avenue and Trafalgar Road intersection which is associated with a headwater drainage feature. This wetland is regulated by Conservation Halton and will require a development setback based on delineation and evaluation in the Subwatershed Impact Study. Further, Conservation Halton regulations do not permit interference with wetlands including removal and replication. As noted in H5A.7.4.11.4, the Subwatershed Impact Study prepared as part of the development application will further assess this feature in conjunction with the headwater drainage feature in this location. A determination will be made through the Subwatershed Impact Study as to whether to retain the wetland in situ and protect it with appropriate buffers or to relocate and replicate it in a different location.

H5A.7.4.14 Significant Wildlife Habitat

H5A.7.4.14.1 Significant Wildlife Habitat has been identified within the Secondary Plan area and included in the *Natural Heritage System* resulting in an expansion of some areas beyond the boundaries of the Regional Natural Heritage System. Further assessment and mitigation requirements for Significant Wildlife Habitat are required in the Subwatershed Impact Study.

H5A.7.4.15 Species at Risk

H5A.7.4.15.1 Species at Risk were observed within the Secondary Plan area although habitats for those species noted are not considered optimal. Further assessment and mitigation requirements for Species at Risk habitat will be addressed through the Subwatershed Impact Study.

H5A.7.4.16 Road Crossings and Alignments

H5A.7.4.16.1 New roads are intended to be located outside of the *Natural Heritage System* and its associated buffers to the extent possible and to minimize road crossings in order to reduce impacts on the natural heritage features. The approach to be taken in addressing road locations will be to first avoid impacts if possible, and

then minimize, mitigate and finally compensate for any resulting impacts. Crossings and alignments within or in close proximity to the *Natural Heritage System* will need to be assessed through an Environmental Assessment, Subwatershed Impact Study, or an equivalent comprehensive study to address negative impacts. Best management practices to facilitate fish and wildlife passage through crossings and appropriate buffers from alignments will be addressed as part of the detailed design.

H5A.7.4.16.2 A new north-south road has been illustrated west of Hornby Road which may be located slightly outside of the Secondary Plan area within the Greenbelt Plan in order to align with Sixth Line south of Steeles Avenue. The alignment for this road will be determined through an Environmental Assessment, Subwatershed Impact Study or an equivalent comprehensive study taking into consideration the Greenbelt Plan policies and other applicable legislation. It will be located a minimum of 30 metres from the watercourse and 15 metres from associated natural hazards and measures to minimize impacts of this road will be addressed through the Environmental Assessment process, the Subwatershed Impact Study or equivalent comprehensive study.

H5A.7.4.16.3 As noted in section H5A.9.1.8, two options have been identified for proposed Collector Road 1 as partially shown on Schedule H5A and more fully shown in Appendix B. Only one of these options was considered necessary at the time of the Scoped Subwatershed Study. The preferred option, its alignment and measures to minimize impact will be determined as part of the Subwatershed Impact Study.

H5A.7.4.17 Trails

H5A.7.4.17.1 A trail system should be established along the edge of the *Natural Heritage System* where lands are being put into public ownership to allow public use and access and the trails will not negatively impact ecologically sensitive areas. Where possible, the trail system should be constructed at the start of development, to provide immediate access and connection with the natural environment, while discouraging the establishment of footpaths and ensure that proper regard is given to avoiding trespassing on private properties. For all trails proposed within *Natural Heritage System* buffers and enhancement areas, trail siting should be located close to the development side of the buffer to provide as much area as possible for naturalization plantings between the development and key natural heritage features. Adjacent landowners potentially affected by the trails will be consulted.

H5A.7.4.17.2 Fencing should be considered along the edge of the *Natural Heritage System* irrespective of ownership in order to restrict access from people and pets. Public

access to the key natural heritage features should be discouraged and trails should avoid the restored amphibian breeding habitat near Hornby Road, south of the Regional Forest, in order to protect this habitat from further disturbance impacts.

H5A.8 SUBWATERSHED STUDY

- H5A.8.1 The Premier Gateway Scoped Subwatershed Study was undertaken in conjunction with preparation of this Secondary Plan in order to characterize the terrestrial and aquatic ecology, stream systems and surface water and groundwater resources, refine the *Natural Heritage System*, assist with development of the land use plan, determine the impacts from development and address the associated requirements and opportunities for mitigation and management. All new development in the Secondary Plan area will generally comply with the recommendations of the Premier Gateway Scoped Subwatershed Study. No amendments to the Secondary Plan will be required to implement the recommendations of the Premier Gateway Scoped Subwatershed Study.
- H5A.8.2 A Subwatershed Impact Study will be required in support of a complete development application. The goal of the Subwatershed Impact Study will be to achieve a greater level of detail in the integration of land use, servicing, stormwater management and the *Natural Heritage System*. The study area for the Subwatershed Impact Study should be based on subcatchment areas but could be modified or consolidated subject to the approval of the Town, in consultation with Conservation Halton and the Region of Halton.
- H5A.8.3 Greater detail regarding the matters to be addressed by the Subwatershed Impact Studies is outlined in Appendix A and should be incorporated into the Terms of Reference for the Subwatershed Impact Study. The Terms of Reference will be refined on an individual basis and subject to the approval of the Town, in consultation with Conservation Halton and the Region of Halton.

H5A.9 TRANSPORTATION

The Secondary Plan area will provide an integrated, holistic, multi-modal transportation network that is well connected to other lands within the Premier Gateway Employment area, and provides easy access to major population areas within the Town as well as key transportation corridors. The transportation system is based on the work undertaken through the Secondary Plan Study process including the Premier Gateway West Scoped Area Transportation Study (ATS) Interim Report. The Premier Gateway West Scoped ATS was initiated to identify the local, Regional and Provincial transportation network improvements required to serve both the Premier Gateway Phase 1B Employment Area Secondary Plan and

other proposed development outside of the Secondary Plan area. An interim report has been completed that addresses development of lands within the secondary plan area. As part of the final Premier Gateway West Scoped ATS, the intersection of Steeles Avenue and Trafalgar Road will be reviewed along with other options to provide relief to this intersection. All future development will be tied to the provision of required infrastructure improvements. The Transportation policies of Section F6 of this Plan are applicable to the Secondary Plan area and in addition, the following policies apply:

H5A.9.1 Road Network

- H5A.9.1.1 The road system will provide for the safe and efficient movement of people and goods. Road right of way widths shown on Schedule B2 to this Plan, will be provided in accordance with Table F6 (Function of Transportation Facilities) of this Plan. The overall recommended road network for the Phase 1B Employment Area as a whole is shown in Appendix B for information purposes. The location and alignment of new collector and local roads as shown on Schedule H5A are conceptual, and subject to study as may be required by the Town and/or the Region but are necessary to ensure appropriate overall functioning of a transportation system that can support development of the area.
- H5A.9.1.2 All roadway and driveway spacings will conform to standard roadway engineering practices and will be approved by the respective roadway jurisdiction. The provision of additional local roads where deemed necessary, may be determined as part of the development approval process. The road network will be designed to augment the existing system, improve connectivity within the Secondary Plan area and to adjacent areas, provide opportunities to relieve pressure on key intersections, facilitate access to individual properties, and reduce driveway accesses onto arterial roads.
- H5A.9.1.3 As part of any development application, a Traffic Impact Study that is approved by the respective roadway jurisdiction may be required to demonstrate that adequate network capacity exists to accommodate the proposed development, the need for road and/or intersection improvements (such as traffic signals, turn lanes, access construction, illumination etc.) and the timing for such improvements.
- H5A.9.1.4 The Town will work with the Region of Halton to ensure that Trafalgar Road and Steeles Avenue function efficiently as major routes into and through the Secondary Plan area and that network improvements address the future capacity constraints at the intersection of Trafalgar Road and Steeles Avenue.
- H5A.9.1.5 The Trafalgar Road and Steeles Avenue intersection should be designed to reflect its role as major gateway to Halton Hills. As such, the intersection will include enhanced streetscape design, landscaping, signage and lighting.

- H5A.9.1.6 Future access to Steeles Avenue and Trafalgar Road will be restricted and/or controlled and will be based on a Traffic Impact Study that will require the approval of the Region of Halton in consultation with the Town. Alternatives to direct access to Regional Roads for existing driveways will be considered and where access to a Regional Road is required, safe solutions will be found. Access will be subject to Regional Access Management Guidelines.
- H5A.9.1.7 Given the future projected traffic volumes, it is anticipated that improvements will be required around the intersection of Steeles Avenue and Eighth Line. There are currently cemeteries located on both the northeast and northwest corners of this intersection and as a result, further analysis will be required to determine the most appropriate means to address future traffic volumes in this area.
- H5A.9.1.8 Two alternative east-west collector road options have been provided east of Sixth Line as illustrated in Appendix B. Only one of these alternatives will be built and the appropriate option will be determined when development applications are brought forward, taking into consideration the impacts on the *Natural Heritage System* as identified in section H5A.7.4.16.1.
- H5A.9.1.9 A new collector road is proposed to extend north from Sixth Line south of Steeles Avenue in order to provide access to the employment area while avoiding truck traffic on Hornby Road where there are existing residential uses. The intersection of Sixth Line South and Steeles Avenue is located slightly outside of the Secondary Plan area and on the north side of Steeles Avenue; it is located within the Greenbelt. As noted in section H5A.7.4.16.2, the alignment of this road will be subject to study.
- H5A.9.1.10 Truck traffic on Hornby Road north of Steeles Avenue should be restricted and traffic calming measures near existing residential uses may be considered.

H5A.9.2 Active Transportation

- H5A.9.2.1 Development will be based on facilitating the use of walking, cycling and lightly motorized modes of travel within the Secondary Plan area in order to assist the Town in achieving its environmental stewardship goals and to encourage increased activity levels regardless of age, fitness, or ability as a component of healthy living by those who live and work within the Town.
- H5A.9.2.2 The transportation system will be designed to maximize connectivity, safety and comfort for pedestrians, cyclists, those with accessibility issues and those using lightly motorized modes of travel both within the Secondary Plan area and between the Secondary Plan area and other activity areas within the Town.

H5A.9.2.3 The Town's Cycling Master Plan, which supports and promotes an increased level of cycling within the Town, has identified a two tiered cycling network that provides for both on-road opportunities such as bike lanes and off-road opportunities such as trails and multi-use paths.

H5A.9.2.4 The Region of Halton Active Transportation Master Plan also identifies regional cycling and walking networks. Within the Secondary Plan area, on-road Bike Lanes and multi-use trail have been identified on Steeles Avenue and a multi-use path has been identified on Trafalgar Road.

H5A.9.2.5 In addition to the infrastructure identified, Council will also:

- a) require the provision of sidewalks as new roads are created or existing roads are redeveloped in the Secondary Plan area;
- b) ensure the provision of safe and convenient on-site pedestrian connections and adequate bicycle storage facilities in the review of development applications;
- c) require barrier-free design of all new pedestrian facilities; and
- d) ensure that lands for bicycle, pedestrian and lightly motorized facilities are included with the land requirements for roads.

H5A.9.3 Transit

H5A.9.3.1 Although the Town does not have a full transit system, all development within the Secondary Plan area will be designed to promote transit supportive land use in order to facilitate its use when services are provided. Future transit stops should be designed to capture the majority of development within a 10-minute walk.

H5A.9.3.2 The Region of Halton has identified Trafalgar Road and Steeles Avenue as Transit Priority Corridors and the intersection of Trafalgar Road and Steeles Avenue as a Proposed Transit Node in their Mobility Management Strategy for Halton. As the Region undertakes further work, the form and function of the node and corridors may be updated.

H5A.9.4 Transportation Demand Management

H5A.9.4.1 In support of the creation of a multi-modal transportation system, the Town will actively work with developers and businesses to develop and implement Transportation Demand Management measures that aim to reduce motorized vehicular trips and promote the use of active transportation modes, car-sharing and/or carpooling, public transit when it becomes available, and travel during off-peak hours.

H5A.9.5 Parking

H5A.9.5.1 Surface parking will be minimized in order to reduce large expanses of hard surfaces and to encourage the use of alternative means of transportation. Where surface parking is provided, it should be appropriately landscaped and screened from the street in accordance with F.2.2.5, with clearly defined pedestrian connections between the parking area and the building entrances.

H5A.10 SERVICING

H5A.10.1 Functional Servicing Study

H5A.10.1.1 A Functional Servicing Study will be prepared as part of the subdivision or site plan approval process, which will generally include:

- a) Location and preliminary sizing of wastewater sewers;
- b) Location and preliminary sizing of storm sewers;
- c) Location and preliminary sizing of watermains;
- d) Preliminary site grading plan;
- e) Location and preliminary sizing of stormwater management facilities;
- f) Location where Low Impact Development Best Management Practices may be considered;
- g) Location and preliminary sizing of hydraulic structures (i.e. bridges and culverts);
- h) Preliminary channel grading plans and supporting analyses; and
- i) Assessment of riparian storage for existing channel and preliminary channel designs.

The report will be prepared to the satisfaction of the Town in consultation with the appropriate agencies in accordance with the policies in Section C8 and G12 of this Plan.

H5A.10.2 Municipal Water and Wastewater Services

H5A.10.2.1 All new development will occur on the basis of full municipal services. Background analysis has confirmed that the Region's water distribution system and wastewater collection system have sufficient capacity to support development within the Secondary Plan area. The Region of Halton is preparing a water and wastewater Area Servicing Plan to develop a detailed infrastructure plan for the Secondary Plan area. The Area Servicing Plan will set out the framework for infrastructure requirements for servicing the Secondary Plan area. Functional Servicing Studies in support of development applications will be prepared and reviewed in accordance with the Area Servicing Plan.

H5A.10.2.2 Existing houses in the area are currently serviced by individual water wells. Houses within the Secondary Plan area will be eligible for connection to full municipal services as part of the provision of municipal services to the employment area. The use of Best Management Practices to protect local aquifer and water supply wells will be required for all development within the Secondary Plan area.

H5A.10.3 Stormwater Management

H5A.10.3.1 The Stormwater Management Facilities shown on Schedule H5A represent the general locations for stormwater management facilities within the Secondary Plan Area. These locations are intended to maintain the supply of runoff to receiving systems and to minimize requirements for operation and maintenance by the Town. Stormwater Management Facilities will accommodate the ultimate Trafalgar Road and Steeles Avenue drainage. Notwithstanding the location of these designations, such facilities will be permitted in all designations, will be located and designed to the satisfaction of the Town and Conservation Halton, and should be integrated with the open space system. Final details including location and design criteria for stormwater management facilities, including Low Impact Development are to be determined through the Subwatershed Impact Study and Functional Servicing Study taking into account any proposed watercourse and headwater drainage feature alterations.

H5A.10.3.2 All new development will be supported by a Stormwater Management (SWM) report unless waived by the Town through a pre-consultation process. The purpose of the report is to demonstrate capability and compliance with the principles and criteria in the Scoped Subwatershed Study as well as the Subwatershed Impact Study. It will identify the specific stormwater management infrastructure to be implemented, and the details related to its design, maintenance and subsequent monitoring requirements.

H5A.10.3.3 In preparing stormwater management plans, a treatment train approach is recommended in order to address requirements for water quality, erosion control, flood control, thermal mitigation and water budget. Low Impact Development Best Management Practices such as bioswales/biofilters with underdrains, infiltration trenches, rain gardens and perforated pipes will be encouraged in addition to wet end of pipe facilities. Consideration will be given to minimizing the size of storm water management facilities through the use of such measures as roof top storage, parking lot storage, infiltration galleries, modified pond design standards, and other appropriate measure to the satisfaction of the Town and Conservation Halton in order to manage water budget and maintain groundwater recharge.

H5A.10.3.4 Stormwater management systems are prohibited in key natural heritage features, key hydrologic features and their associated vegetation protection zones except for those portions of the Protected Countryside within the Greenbelt Plan that define the major river valleys that connect the Niagara Escarpment and Oak Ridges Moraine to Lake Ontario. In those areas, naturalized stormwater management systems may be permitted within the vegetation protection zone of a significant valleyland, provided they are located a minimum of 30 metres from wetlands, seepage areas and springs, fish habitat, permanent and intermittent streams, lakes and significant woodlands and they are located outside of the vegetation protection zone of any other key natural heritage feature or key hydrologic feature. As noted in sections H5A.8.2 and H5A.10.1.1, the location and design for stormwater management facilities will be determined through the Subwatershed Impact Study and Functional Servicing Study.

H5A.10.4 Utilities

H5A.10.4.1 The Town will confirm with all utility providers that adequate servicing networks are, or will be established to serve the anticipated and existing development, and that these networks can be phased in a manner that is cost-effective and efficient.

H5A.11 AGRICULTURE

H5A.11.1 The full range of existing and new agricultural, agriculture-related, and secondary uses are permitted within the Secondary Plan Area until lands are developed in accordance with the policies in the Secondary Plan.

H5A.11.2 Nothing in this Plan will limit the ability of farmers to carry out normal and reasonable farm practices in accordance with the Farming and Food Production Protection Act. All new development, including development on existing lots of record, will be sensitive to existing agricultural uses and will be required to address Minimum Distance Separation One formula, as amended with respect to setbacks from agricultural operations.

H5A.12 CULTURAL HERITAGE

H5A.12.1 The Secondary Plan area was historically an agricultural area and it also provided transportation and automotive services around the Hornby historic settlement area and the intersection of Steeles Avenue and Trafalgar Road. The cultural heritage resources reflect that history.

H5A.12.2 It is an objective of the Town to conserve significant cultural heritage resources and to ensure that all new development and any site alteration conserves significant cultural heritage resources. They shall be maintained and integrated into new development, where appropriate and feasible. The Town will exercise the powers and apply the tools provided by legislation, particularly the Ontario Heritage Act, the Planning Act, the Environmental Assessment Act, the Building Code Act, and the Municipal Act in implementing and enforcing the cultural heritage policies of the Town.

H5A.12.3 The following properties within the Secondary Plan area are currently listed on the Town's Municipal Heritage Register and shown on Schedule H5A as locations of Cultural Heritage Value:

- Former Loyal Orange Lodge, 12927 Steeles Avenue;
- Wesleyan Cemetery, 8002 Eighth Line

They may be considered appropriate for municipal designation under the Ontario Heritage Act.

H5A.12.4 Other cultural heritage resources have been identified as candidates for conservation and are shown on Schedule H5A as locations of Cultural Heritage Value. These comprise:

- 8140 Hornby Road;
- 8156 Hornby Road;
- Former Hornby General Store, 12993 Steeles Avenue;
- Former Hornby School, 13029 Steeles Avenue; and
- 13571 Steeles Avenue.

The abovementioned cultural heritage resources retain historical and associative, design and architectural and/or contextual value. Council, with advice from its Municipal Heritage Committee, will consider whether they should be included on the Town's Municipal Heritage Register. They may also be considered appropriate for municipal designation under the Ontario Heritage Act.

H5A.12.5 In evaluating development applications, the Town:

- a) Will encourage the use or adaptive reuse of cultural heritage resources, or key components of such resources, whenever possible as part of the new development in situ, or on an alternate site; or
- b) May, where resources which are not designated and are not to be conserved, request the documentation of such resources in a cultural heritage report with a detailed property history, architectural description and photographic recording.

The Town may impose, as a condition of any development approvals, the implementation of appropriate measures to ensure the conservation of any affected

cultural heritage resources, and where appropriate, their integration into new development.

- H5A.12.6 The Town will require a Cultural Heritage Impact Statement (CHIS) be prepared in accordance with section F5.1.2 of this Plan to determine the resource's specific heritage significance and to establish appropriate conservation plans and/or mitigation measures be prepared where development or redevelopment is proposed:
- a) on, within, adjacent to, or in the immediate vicinity of any designated cultural heritage resource; or
 - b) on a property listed on the Town's Heritage Register.

The Town may require a Cultural Heritage Impact Statement (CHIS) be prepared in accordance with section F5.1.2 of this Plan to determine the resource's specific heritage significance and to establish appropriate conservation plans and/or mitigation measures for any development or redevelopment proposal that affects any of the cultural heritage resources mentioned above in policies H5A.12.3 and H5A.12.4.

- H5A.12.7 The conservation of cultural heritage resources should be integrated with the conservation strategies for natural heritage features and environmentally sensitive areas where appropriate.
- H5A.12.8 New development should achieve a compatible relationship with cultural heritage resources in their context (both those within and those adjacent to the Secondary Plan area) through consideration of such matters as, but not limited to, building height, massing, scale, setbacks, stepbacks, roof line and profile and architectural character and expression.
- H5A.12.9 The Town may take additional steps to recognize the heritage of Hornby, including:
- a) the use of interpretative plaques and displays; and
 - b) the commemoration of historic persons, families and events in the naming of public buildings, streets, parks and other public places.

H5A.13 LAND USE COMPATIBILITY

The Official Plan recognizes that residential and institutional uses are sensitive to noise, vibration, odour, dust or other emissions, particulates or contaminants from industrial, transportation and utility sources. Schedule H5A has identified that the need for buffering and/or mitigation must be addressed adjacent to existing residential uses. Where new facilities are proposed in proximity to existing sensitive uses, a proponent will be required to undertake the necessary impact analysis and implement, as a condition of approval, the appropriate

abatement measures, in accordance with Halton Region and Ministry of Environment and Climate Change guidelines. The potential for impacts (Air and Noise) associated with new facilities will be addressed by provincial permitting and review tools such as Environmental Compliance Approvals, Environmental Activity and Sector Registry, or Environmental Assessments.

H5A.13.1 Noise and Vibration

- H5A.13.1.1 Noise can be expected to vary significantly within the Secondary Plan area and will occur from both stationary sources (the employment and commercial land uses) and transportation sources within and in the vicinity of the Secondary Plan area.
- H5A.13.1.2 A Noise and/or Vibration Impact Study will be required in accordance with Ministry of Environment and Climate Change guidelines and Halton Region "Noise Abatement Guidelines" to the satisfaction of the Town and the Region and will address Environmental Protection Act requirements with respect to existing sensitive land uses. The Noise Impact and/or Vibration Study will consider potential impacts and address mitigation measures through building design, setbacks and/or other measures such as berms and fencing. The Study will be provided early in the site plan approval process to assist in determining the most efficient way to mitigate noise emissions. Changes such as building orientation can significantly affect noise impacts at nearby sensitive land uses and address applicable Ministry of Environment and Climate Change noise criteria without the need for other costly or operationally restrictive mitigation measures.
- H5A.13.1.3 Design measures to avoid queuing or traffic congestion such as strategic siting of entrances and exits and a reasonable setback from sensitive land uses may be required as part of site plan approval in order to limit nuisance effects associated with the truck traffic.

H5A.13.2 Air Quality

- H5A.13.2.1 Air quality studies will be required in support of Class II industrial development in accordance with Region of Halton and Ministry of Environment and Climate Change guidelines. Odour may be caused by discharges from a variety of sources including stationary sources such as buildings, outdoor sources, or fugitive sources such as equipment leaks. As a result, odour assessment, and odour management plans and control measures that are specific to the facility that is being proposed should be required at the Site Plan application stage to avoid odour release and off-site effects.

H5A.13.2.2 Effective fugitive dust management will be required in support of Class II industrial development in accordance with Ministry of Environment and Climate Change guidelines. A Best Management Plan outlining procedures and practices to prevent nuisance effects and deposition of fugitive dust should be prepared in support of development applications.

H5A.13.3 Other Compatibility Issues

H5A.13.3.1 All development applications will be required to identify means to minimize and mitigate light pollution and should consider International Dark Sky guidelines. The Town may consider developing a strategic lighting master plan that addresses both private lighting of facilities and municipal lighting of roadways and supporting facilities such as future transit stops in order to address:

- Light intrusion or light trespass of unwanted light onto adjacent properties and the *Natural Heritage System*;
- Timing of lighting; and
- Light intensity, spectrum, clutter and glare.

H5A.13.3.2 Construction activities can be a source of emissions and should be managed to control effects from these emissions, with consideration of scheduling, monitoring and mitigation.

H5A.13.3.3 Effective communication with residents during planning and construction phases will be encouraged and the Town may consider establishing a public liaison committee to encourage resident participation.

H5A.14 URBAN DESIGN

H5A.14.1 Urban Design Policies

H5A.14.1.1 The Secondary Plan area is intended to reflect its role as a high profile gateway into the Town from Highway 401 and to ensure that future development reflects high quality architectural and urban design standards. All development within the Secondary Plan area will address the Urban Design objectives and policies in section F2 of this Plan, which are intended to ensure an attractive public realm, a comfortable and engaging environment and a consistent level of quality on both public and private lands. The highest quality of development will occur at key locations, particularly at the Trafalgar Road and Steeles Avenue intersection, in order to promote a distinct visual presence and sense of arrival.

H5A.14.1.2 The zoning by-law and site plan approval process will assist in controlling development along Trafalgar Road and Steeles Avenue to ensure a high quality of site design. In particular:

- a) buildings will be designed to front on these roads;
- b) parking including the parking of transport trucks and trailers and delivery trucks regularly used in the business operation will be at least partially screened from these streets by berms and landscaping;
- c) the majority of service and loading facilities will be screened from these roads; and,
- d) safe and functional vehicular and pedestrian access will be provided.

H5A.14.1.3 Development standards, including zoning provisions and urban design guidelines, will be coordinated with the other phases of the Premier Gateway Employment Area in order to provide a cohesive built environment and an overall unified employment area.

H5A.14.1.4 Development will support sustainable site and building design and construction practices.

H5A.14.2 Urban Design Guidelines

H5A.14.2.1 Urban Design Guidelines will be prepared to establish a planning framework that will help the Town achieve its goal to create a dynamic, accessible, and economically competitive employment area that includes sustainable development practices. The Urban Design Guidelines will focus on the creation of unique, well connected gateway to the Town that includes high quality streetscape design and urban design which is supportive of transit and active transportation.

H5A.14.2.2 The Urban Design Guidelines will be based on the following principles:

- a) Enhancing Natural Features and mitigating impacts;
- b) Achieving a Strong Visual Identity for Trafalgar Road and Steeles Avenue;
- c) Developing Nodes at the Gateway Locations;
- d) Ensuring a High Quality of Built Form and Landscape Development;
- e) Providing Flexible Development to Accommodate Evolving Needs;
- f) Encouraging the Protection and Adaptive Reuse of Heritage Elements; and
- g) Encouraging the Construction of Sustainable Buildings.

H5A.14.2.3 The Urban Design Guidelines will address matters related to site plan design, built form design, and environment and open space.

H5A.15 SUSTAINABLE DEVELOPMENT

- H5A.15.1 This Plan is intended to facilitate development by addressing such matters as: energy conservation; water conservation and quality; natural environment; air quality; waste management; communication; and, transportation and/or community design. References are made throughout this Secondary Plan to where sustainable development practices may be considered or encouraged. Further guidance and recommendations will be provided in the Urban Design Guidelines.
- H5A.15.2 Section C19 addresses how development will have been deemed to have met the goals for sustainable or green development.

H5A.16 PHASING

- H5A.16.1 Development should occur in phases in order to ensure that major capital projects including municipal services and transportation network upgrades are provided in a cost-effective and timely manner as the area develops.
- H5A.16.2 A more detailed implementation plan for servicing and transportation infrastructure improvements should be prepared once the Region has completed the Area Servicing Plan and the Town has completed the Area Transportation Study in order to articulate the timing of the required improvements.

H5A.17 IMPLEMENTATION

- H5A.17.1 The Secondary Plan will be implemented and interpreted in accordance with the provisions of Part G - Implementation and Administration of this Plan.
- H5A.17.2 The Town, at its discretion, may request a peer review of any of the reports, plans and/or studies required in support of complete applications.

H5A.17.3 Definitions

Major Retail is defined as large scale or large format stand alone retail stores or retail centres that have the primary purpose of commercial activities.

Trailer Waiting Spaces is defined as on-site designated commercial vehicle waiting spaces that are restricted in scope and/or extent in the Zoning By-law. ***Trailer Waiting Spaces*** do not include loading spaces. No other commercial vehicle parking is permitted, as it would be considered outdoor storage.



Phase 1B Area

Lot 1 Secondary Plan Area

Natural Heritage System

Wetland and Headwater Drainage Feature See policies H5.7.4.11

Prestige Industrial Area

Residential Special Policy Area

Business Commercial Area

Cemetery

Cultural Heritage Resource

Stormwater Management Facility

Watercourse

Need for Extension to Sixth Line subject to Area Transportation Study

Temporary Cul de Sac

Intersection alignment subject to further Study

Buffer for existing residential uses

Buffer for cemetery



APPENDIX A

Subwatershed Impact Study Matters to Be Addressed

Subwatershed Impact Study

The Subwatershed Impact Study will:

- a) Update the characterization of features that are recommended to be integrated in the Natural Heritage System;
- b) Refine the natural heritage and natural hazard limits reflecting the Natural Heritage System objectives and other intentions of the subwatershed study (i.e. final staking of Natural Heritage System features and buffers, calculation of riparian storage volumes, etc.);
- c) Delineate the location of key Natural Heritage System features and Conservation Halton regulated areas based on site specific topographic survey information and detailed technical studies regarding watercourses, flooding hazards (eg. floodplain analysis), erosion hazards (e.g. physical top of bank staking, geotechnical slope stability and/or meander belt erosion assessments) and wetlands (wetland limit staking and Ontario Wetland Evaluation System);
- d) Conduct feature-based wetland and pond water balance assessments for those features that have been identified as Significant Wildlife Habitat and/or associated with watercourses or “protection” or “conservation” rated headwater drainage features;
- e) Confirm presence of turtle nesting habitat and amphibian breeding habitat in areas not surveyed in the Scoped Subwatershed Study;
- f) Conduct Species at Risk surveys and establish mitigation measures in consultation with the Ministry of Natural Resources and Forestry, where required;
- g) Confirm the watercourse constraint ranking and Headwater Drainage Feature classification;
- h) Determine the preferred servicing plan;
- i) Determine the road layout;
- j) Develop and define integration of stormwater management facilities;
- k) Define phasing in areas of multiple ownership;
- l) Establish and fulfill terrestrial and aquatic natural heritage and groundwater monitoring requirements for pre, during and post development and define cost sharing for monitoring programs;
- m) Refine the meander belt width delineation, hazard setbacks and regulatory setbacks;
- n) Refine the limits of the Natural Heritage System with respect to updated watercourse corridor widths;
- o) Develop further characterization of the groundwater resources associated protection measures, and mitigation techniques;
- p) Verify the appropriate management of the water budget based on the proposed development and stormwater management plan;
- q) Determine the detailed road alignment and configuration of watercourse and valley crossings;

- r) Prescribe site specific standards and preliminary design for landscaping, implementation and the management of corridors, wetland creation areas, buffers, and restoration areas;
- s) Develop strategies to enable construction phasing while allowing rescue of biota from small isolated habitats, and maintenance of the Natural Heritage System resources and functioning through the construction period;
- t) Develop the use of Low Impact Development measures;
- u) Undertake a preliminary analysis of the stream corridor dimensions required to maintain the pre-development riparian strategy; and
- v) Determine the location and design of any trail system.

APPENDIX B

Phase 1B Land Use Plan



- Secondary Plan Area
- Natural Heritage System
- Relocated Drainage Feature
- Wetland and Headwater Drainage Feature See policies HS.7.4.11
- Prestige Industrial Area
- Area subject to separate Regional and Local Official Plan Amendment
- Residential Special Policy Area
- Business Commercial Area
- Cemetery
- Cultural Heritage Resource
- Stormwater Management Facility
- Watercourse
- Need for Extension to Sixth Line subject to Area Transportation Study
- Roundabout
- Intersection alignment subject to further Study
- Buffer for existing residential uses
- Buffer for cemetery
- Minimum Distance Separation (MDS)

