

Halton Hills

# PREMIER GATEWAY PHASE 1B SECONDARY PLAN STUDY

Public Open House and Workshop  
Summary Report

March 1st, 2018

BrookMcIlroy/



An aerial photograph of a golf course. The course features several green fairways, sand traps, and clusters of trees. A clubhouse with a grey roof is visible in the bottom right corner. Two ponds are present: a smaller one in the lower left and a larger one on the right side. A path or road runs through the center of the course. The text "TABLE OF CONTENTS" is overlaid in blue on the upper left portion of the image.

# TABLE OF CONTENTS



An aerial photograph of a golf course. In the foreground, there is a large, light-colored clubhouse building with a flat roof. To the left of the clubhouse is a parking lot with several cars. The golf course itself is a mix of green fairways, sand traps, and trees. A winding path or road runs through the middle of the course. In the background, there are rolling hills and some farm buildings.

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# 1. OVERVIEW





## 1.1 Study Overview



The Premier Gateway Employment Area is currently the Town of Halton Hills' major employment area. It is located between Steeles Avenue and Highway 401. The Town, in conformity with the Halton Region Official Plan, had proposed through Town Official Plan Amendment 10 (OPA 10) to designate an additional 340 gross hectares (840 acres) of land for employment uses on the north side of Steeles Avenue. However, the Region and the Town have since had to reconsider the location of the proposed expansion of the Employment Area as a result of the introduction of corridor protection for the GTA West Transportation Corridor.

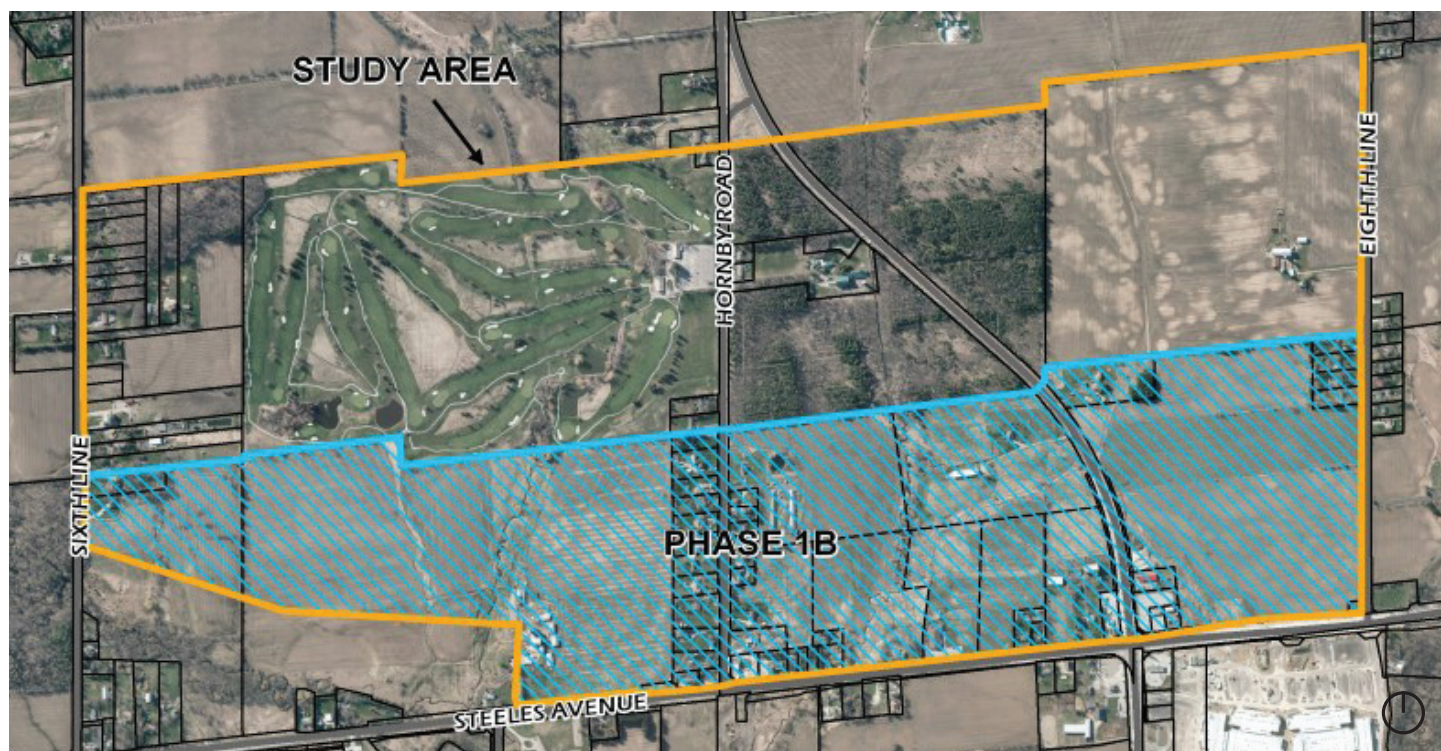
The Premier Gateway Phase 1B Employment Area Secondary Plan Study will develop appropriate land use designations and policies for the Phase 1B Employment Area and identify the location of up to 75 hectares of additional land to be designated for employment and added to the Premier Gateway Employment Area to replace the shortfall of designated employment lands to the current 2021 planning horizon in the Town. A Subwatershed Study is also being undertaken as part of the project to address the predicted impacts from planned urbanization and establish a preferred stormwater and environmental management strategy.



## 1.2 Study Area

The Study Area is illustrated on the map below, including the Phase 1B Area and the lands which are to be considered for the location of up to 75 hectares of additional employment land.

-  Premier Gateway Employment Area Study Area Boundary
-  Phase 1B Study Area Boundary





### 1.3 Meeting Overview

On March 1st, 2018, the third in a series of Public Open Houses and Workshops was undertaken for the Premier Gateway Phase 1B Employment Area Secondary Plan Study. The meeting, which was scheduled from 6:30pm to 8:30pm, was held at the Mold Master Sportsplex in the Gordon Alcott Heritage Hall, at 221 Guelph St. (Hwy 7) in Georgetown.

A total of approximately 40 persons attended the meeting, including local residents, stakeholders, members of the Project Team, Town Staff, Steering Committee, and Town Council. Doors opened at 6:30pm, at which time participants were asked to sign-in, and were provided with information handouts. Between 6:30pm and 7:00pm, participants were given the opportunity to review a series of presentation panels, which were distributed throughout the meeting room. Members of the Project Team were available to answer questions and facilitate discussion.

From 7:00pm to 7:30pm, members of the Project Team conducted a presentation which introduced the study process, provided an overview of the technical studies being undertaken, the recommendations of the Land Use Compatibility Report, outlined the proposed draft Secondary Plan for the Study, and summarized next steps in the study process.

From 7:30pm to 8:15pm, participants worked with one another in a group-based setting to complete a series of workshop exercises. The results of the workshop are summarized in Section 2.0.

From 8:15pm to 8:30pm, representatives from each group were asked to report back key findings of the group-based workshop exercises. Members of the Project Team outlined next steps in the study process, and made concluding remarks.



## 2. WORKSHOP EXERCISES





## 2.1 Exercise Overview

From 7:30pm to 8:15pm, participants worked with one another in a group-based environment, around 8 tables, to complete a series of workshop exercises. Participants were asked to introduce themselves to the other participants at their table, A Town staff person was at each table to facilitate discussion and take notes. Project team consultants were available to answer questions from all of the tables. Someone from each table was asked to present back the group's discussions and findings at the end of the session. Within their group, participants were asked to answer four questions in the space provided on their worksheet. Participants were also asked to illustrate their ideas, using the markers and pens provided, on the preliminary concept plans which were included on the worksheet.

Although the workshop was divided into four distinct questions, many of the tables chose to discuss their viewpoints generally using the questions only as a guide to their viewpoints. As such, the following summary relates less to any specific question. Instead,



Participants during workshop exercises

the summary has pulled viewpoints thematically to encompass workshop discussions.

### The questions/exercises were as follows:

For question/exercise 1, groups were provided with a map and asked to provide feedback on the core elements of the draft secondary plan such as road pattern, location of business commercial uses, and cultural and natural heritage.

Question/exercise 2 provided participants with proposed permitted land uses in Prestige Industrial zoned areas as identified in the proposed secondary plan. Participants were then asked to provide their input into proposed permitted land uses.

Question/exercise 3 asked participants to review and comment on land use compatibility policy proposed in the secondary plan. Specifically:

- 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 such as berms and fencing

Lastly, question/exercise 4 provided participants with required studies prior to development approval and asked participants to comment on if any additional studies required prior to development approval. Currently, five studies are required before developments are approved. These include:

- Subwatershed Impact Study
- Servicing Study
- Stormwater Management Report

- Noise and/or Vibration Impact Study
- Transportation Impact Assessment

## 2.2 Key Findings

The key findings for all four questions/exercises have been organized thematically by noting over arching themes between table groups. Themes included Roads, Buffering, Communication, Servicing, Land Use, and other Remarks.

### Roads

- Most tables provided their insight into existing and proposed roads. Existing roads were noted as being inadequate to handle additional traffic expected with rezoning. Some groups provided suggestions to modify the proposed road network. These suggestions can be viewed in Section 4.
- A gateway and/or intersection upgrade was

suggested by multiple groups for the intersection of Steeles Avenue and Trafalgar Road to act as a landmark feature for the area.

- Public realm improvements, including pedestrian infrastructure such as sidewalks, was suggested on Hornby Road and Steeles Avenue.
- Existing roads do not properly serve existing agricultural uses. Intersections/interchanges are also inadequate. Some participants see this as an opportunity to improve road infrastructure.





- Participants voiced concerns regarding additional congestion, noise, and pollution with proposed land use changes.

### **Buffering**

- Table groups voiced concern and provided suggestions for buffering between existing residential uses and proposed areas. Some general concerns included pollution such as light, noise, and air; and privacy concerns with the size and height of the built form when adjacent to residential uses. As such, there was emphasis on the need to create buffers and setbacks with adequate width and proper materials in order to mitigate these concerns. One table commented that walls not be used for buffers. Instead, vegetation, such as trees, should be used. Buffering between new right-of-ways was also something suggested by multiple tables.
- Participants also wanted to see buffering requirements south of the secondary plan area.

### **Communication**

- Communication has been a concern among various tables. There was a consensus in understanding that the municipality is not mandated through existing policy to communicate future development applications after sites have been rezoned, but participants requested that they be engaged in future applications and changes. Moreover, participants wanted to understand the planning process in greater detail as some tables did not understand why some parcels of land were rezoned, while others were not.

### **Servicing**

- Multiple tables advised that servicing, such as water and sewage, should be added when reconstructing or adding new roads under the condition that residents, new or existing, are provided the option of connecting. Participants noted Hornby Road, Sixth Line, and 8th line.

### **Land Use**

- Table groups voiced concern over new proposed land uses within the secondary plan area and provided some suggestions and comments. Various tables suggested that noisy or 24 hour operations not be located near existing residents. One table suggested that outdoor storage not be allowed within the secondary plan area. Another voiced concern over potential construction impacts such as excessive dust and additional construction vehicle traffic.
- Some participants also suggested that residents be provided more options for input into specific types of businesses that will be locating within the secondary plan area.

### **Other Remarks**

- A few participants voiced their concern regarding the downstream effects of relocating and/or modifying watercourses and green lands.
- One table asked that the municipality provide a clear process for monitoring and reporting externalities, such as noise and light pollution, after new land uses have been constructed.
- One table suggested a park be located somewhere within the secondary plan area.



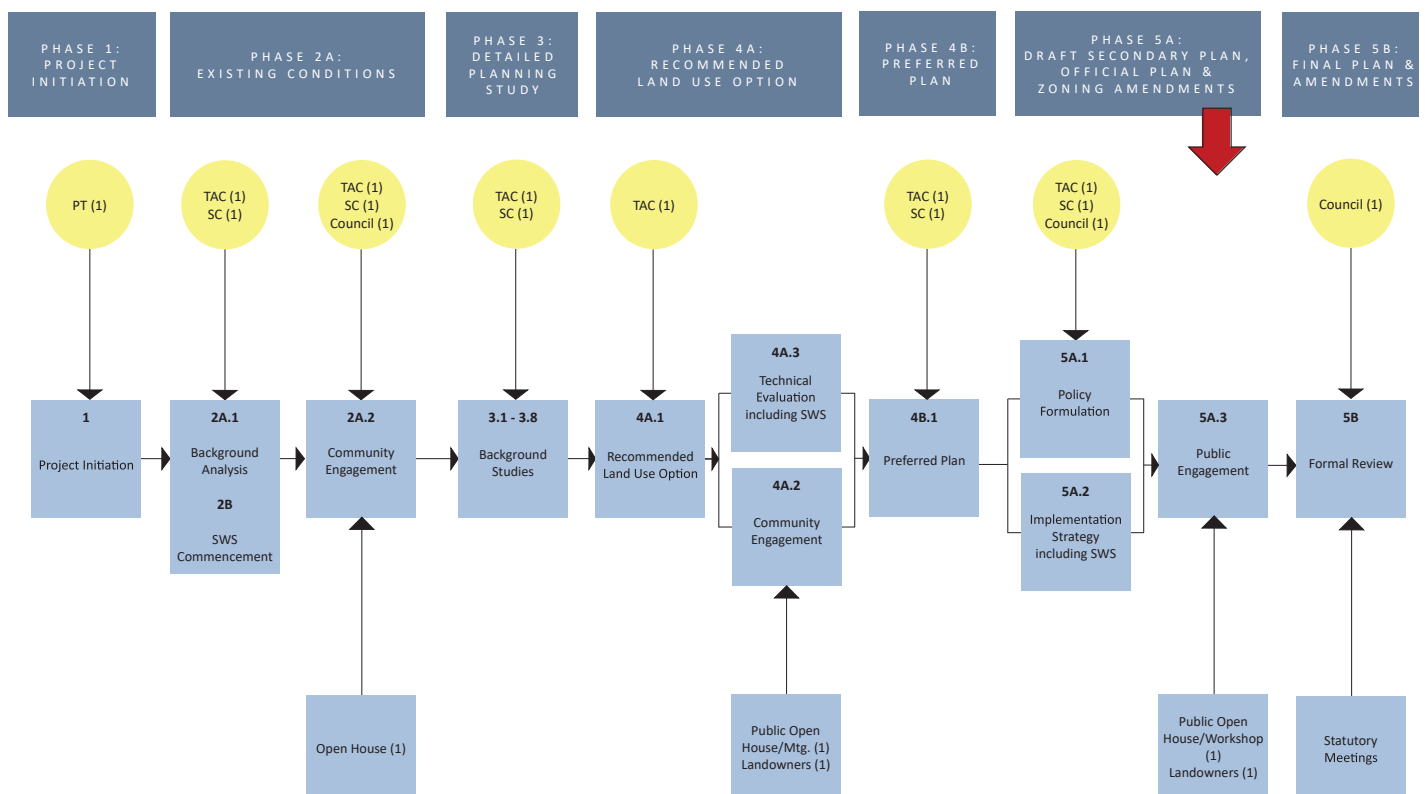
### 3. NEXT STEPS





The following summarizes the next steps in the study process:

1. Review consultation findings;
2. Conduct follow-up discussions with residents and key stakeholders as required;
3. Make adjustments to the draft Secondary Plan to address the input received;
4. Hold Statutory Public meeting on the draft Secondary Plan.



Project Schedule.



### 3. Workshop Worksheets





# Town of Halton Hills / Premier Gateway Employment Area

BrookMcIlroy/

Public Meeting and Workshop #3, March 1, 2018

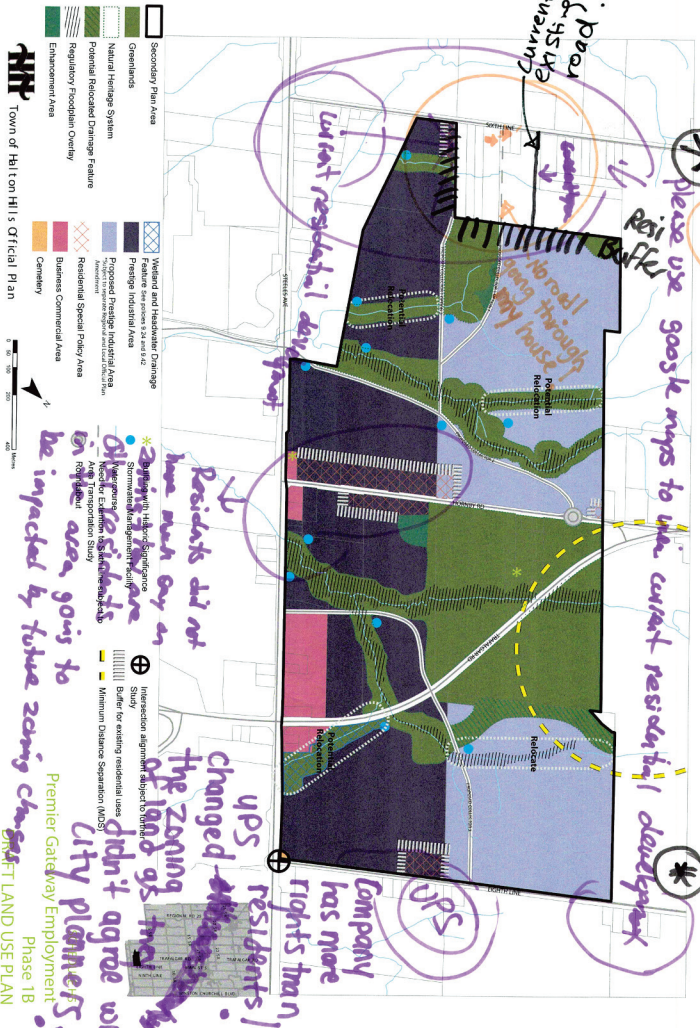
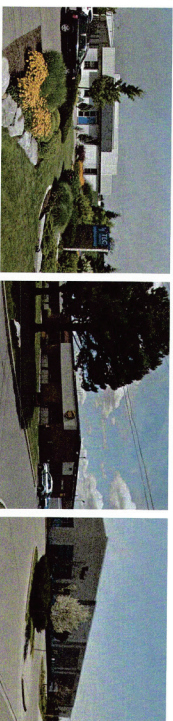
## Phase 1B Draft Secondary Plan

### 1 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 draft Land Use Plan? Do you have any comments on the business commercial uses, cultural heritage and natural heritage?

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



### 2 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 Industrial Area:
  - Business and professional offices in free-standing buildings;
  - Industrial uses, such as manufacturing, assembling, processing, warehousing, wholesaling and distribution facilities located primarily within 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;
  - Free secondary education;
  - Limited institutional facilities;
  - Motor vehicle service stations;
  - Legally existing uses and operations or alterations thereof;
  - Individual retail and service commercial uses not exceeding 750 sq m and total retail and service commercial space on individual sites not exceeding 2,000 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 zoned 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 banks and financial institutions and services;
- Motor vehicle service centres, but no new ones within 200 m of Steeles & Trailglen intersection;
- Business and professional offices in free-standing buildings or as part of an industrial park;
- 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 Industrial or Business Commercial Area designation or the Residential Special Policy Area?

### 3 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.

- 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?

Back of golf course (circled area) buffer to exist homeowners

### 4 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?



# Town of Halton Hills/ Premier Gateway Employment Area

## Public Meeting and Workshop #3, March 1, 2018

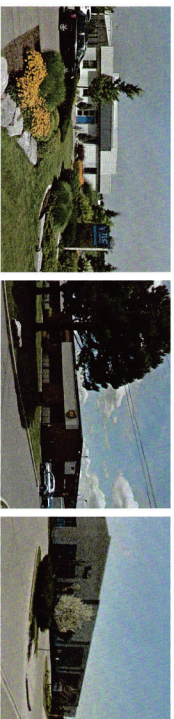
### Phase 1B Draft Secondary Plan

#### 1 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 Secondary Plan Area? If so, please provide a plan such as the road patterns, location of business commercial uses, cultural heritage and natural heritage?

Select on the proposed plan or provide your own plan. Comments in the spaces provided are appropriate.



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



#### 2 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 Precinct, Industrial 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 mills, 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.

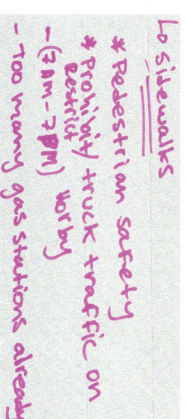
The following policies are proposed for the Residential Special Policy Area

- 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 with residential uses and the underlying employment designation
- New development, including 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; → avoid bars
- Industrial mills;
- Uses that legally existed at the date of adoption

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



#### 3 Land Use Compatibility

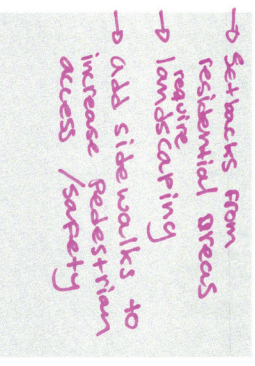
Introduction

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?

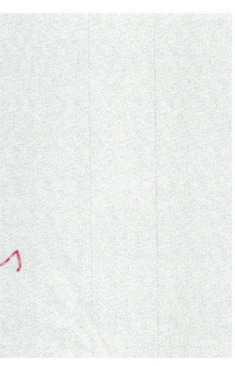


#### 4 Development Approvals

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?





# Town of Halton Hills/ Premier Gateway Employment Area

## Public Meeting and Workshop #3, March 1, 2018

### Phase 1B Draft Secondary Plan

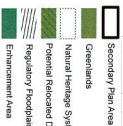
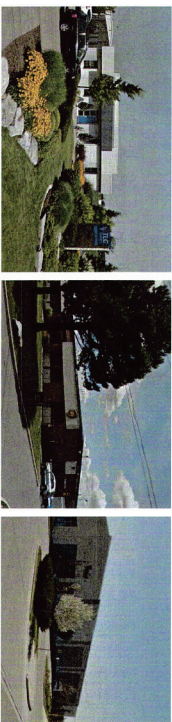
BrookMellroy/

## 1 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 buildings, or the location of heritage and natural heritage?

Sketch on the dropped plan or provide your groups comments if the space provided as appropriate.



Town of Halton Hills Official Plan



## 2 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 Industrial 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 major malls may be on site;
  - Post-secondary education;
  - Limited institutional facilities;
  - Motor vehicle service stations;
  - Lightly existing uses and expansion or alterations thereto;
  - Industrial retail and service commercial uses not exceeding 750 sq m and total food and service commercial space on individual sites not exceeding 2,500 sq m;
  - Fast-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 & 17th/18th 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 uses;
- Fast 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 Industrial or Business Commercial Area designation on the Residential Special Policy Area?

- Paul Scott 8037 Honey Rd
- Sharon Fenton & Nelson Devine 3081 Hardy Rd
- Need Park land near highway
- Complete use of forest impact

## 3 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 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?

- Construction Impact (Dust trucks)
- Dark skies insensitive

- Night restrictions (bars)
- setbacks
- quiet weekend/evening
- infrastructure upgrades (sewer, water, etc)
- privacy concerns
- when you have few buffer - how far have - no direct walls for buffer - how far have
- Buffer size + large trees
- Prefer Class 1 use for next to residential



**4 Land Use**  
10 minutes

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.



## Permissions

no outdoor storage new residents or ~~not for~~ ~~residents~~

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 Industrial Area**

- business or professional office in new-standing building;
  - industrial uses, such as manufacturing, assembling, processing, fabricating, warehousing, wholesaling and distribution facilities located primarily within widely enclosed buildings with limited accessory outdoor storage that is appropriately screened;
  - computer, electronics and data processing facilities;
  - research and development facilities including those that produce biomedical wastes;
  - printing and associated service facilities (schools, and;
  - industrial mills containing one or more permitted uses.
- Accessory uses which include:

- Post-secondary education;

- Limited institutional facilities;
- Motor vehicle service stations;
- Largely 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 in individual sites not exceeding 4,500 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 industrial 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 centers, but no new ones within 700' of Steele's & Tangier 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 mills.
- Uses that legally existed at the date of adoption.

## Compatibility

ility

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.

- 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?

## Introduction

The following studies may be required before development can occur:

the following: B occurred only in the presence of A, A occurred only in the presence of B, and A and B occurred together.

- 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?



# Town of Halton Hills/ Premier Gateway Employment Area

Public Meeting and Workshop #3, March 1, 2018

## Phase 1B Draft Secondary Plan

BrookMcIlroy/

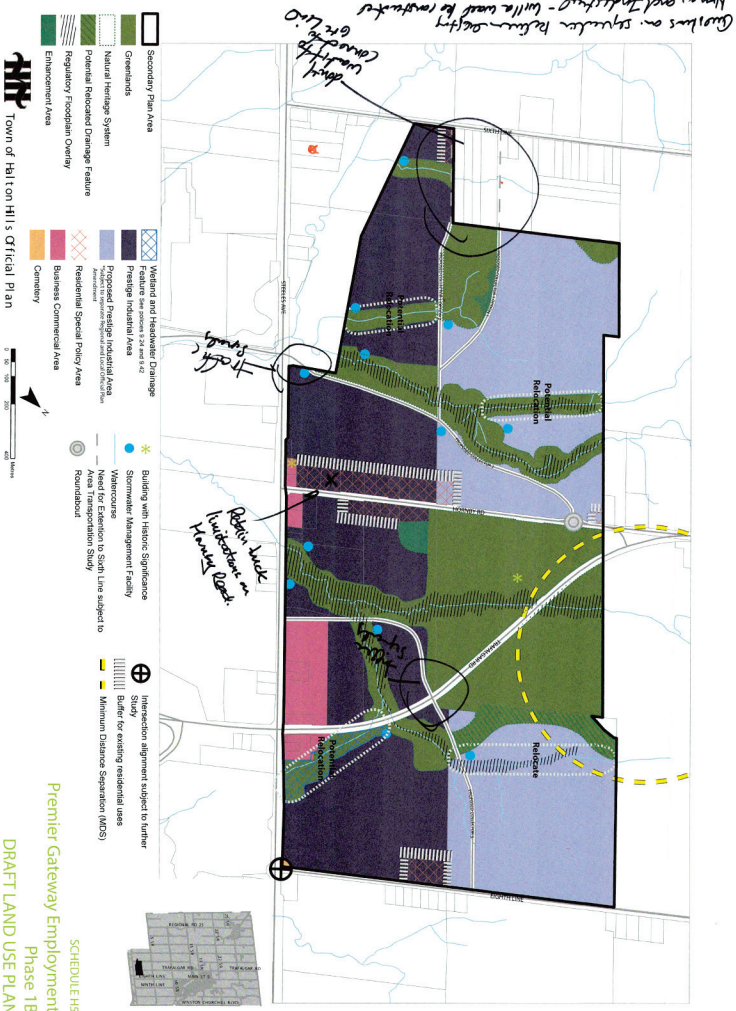
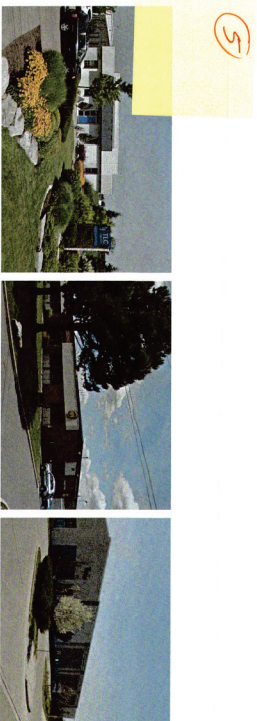
### 1 Land Use

10 minutes

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 group comments in the space provided as appropriate.



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



### 2 Land Use Permissions

10 minutes

#### 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 Industrial Area:

- Business and professional offices in free-standing buildings;
  - Industrial uses, such as manufacturing, assembling, 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 mills, 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 thereof;
  - 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 building 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 Industrial or Business Commercial Area designation or the Residential Special Policy Area?



### 3 Land Use Compatibility

10 minutes

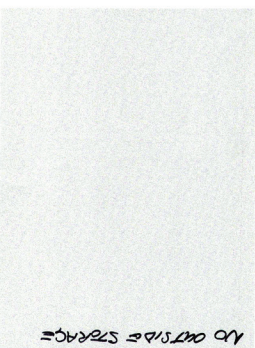
#### Introduction

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?



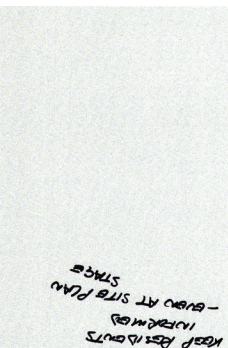
### 4 Development Approvals

10 minutes

#### 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?





# Town of Halton Hills/ Premier Gateway Employment Area

## Public Meeting and Workshop #3, March 1, 2018

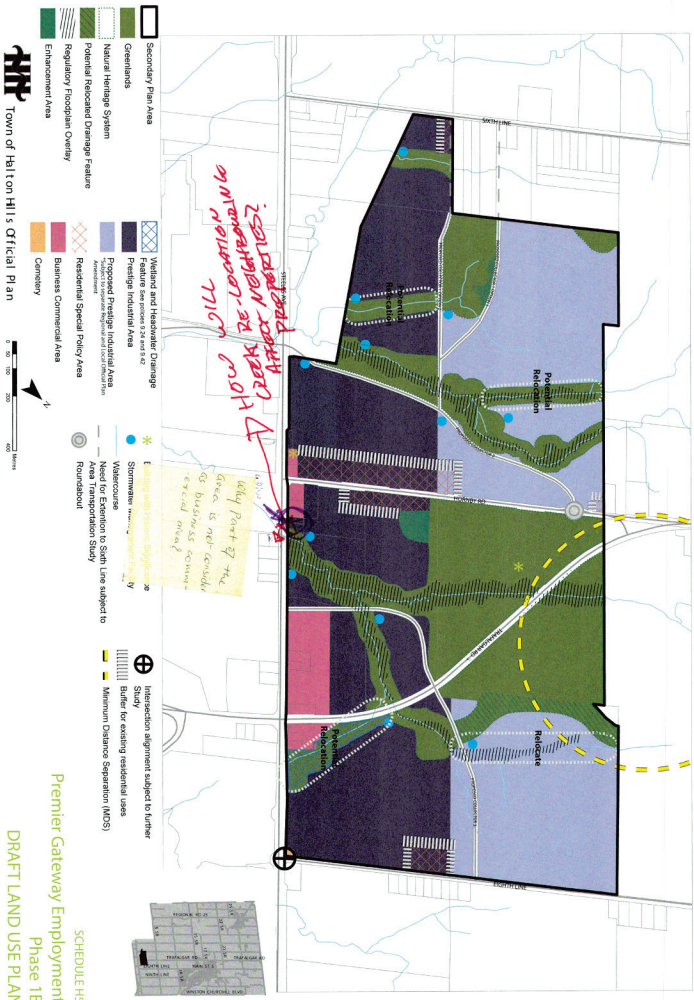
BrookMcIlroy/

### 1 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 Secondary Plan Area? Do you have any suggestions for the Secondary Plan Area? Do you have any suggestions for the Secondary Plan Area?

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



**SCHEDULE HS  
Premier Gateway Employment  
Phase 1B  
DRAFT LAND USE PLAN**



### 2 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.

- 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 thereof;
  - 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 zoned to permit the use of the existing residential dwelling for office or other uses compatible residential uses and the underlying employment designation
- New development identifying 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 national retailers;
  - Banks and financial institutions and services;
  - Motor vehicle service centres, but no new ones within 200 m of Steeles & Trafalgar intersection;
  - Businesses and professional offices in free-standing buildings or as part of an industrial park;
  - Printing and associated service establishments;
  - Take-out restaurants incorporated into larger developments and ancillary to the primary uses;
  - 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 **Industrial** or **Business Commercial** Area designation or the Residential Special Policy Area?

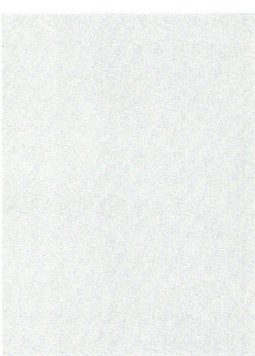


### 3 Land Use Compatibility

#### Introduction

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

- 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?

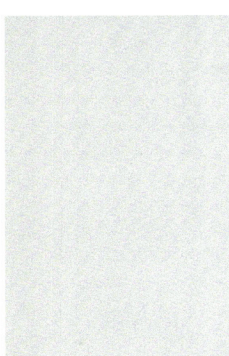


### 4 Development Approvals

#### Introduction

The following studies may be required before development can occur:

- Subwatershed Impact Study (may include further refinement of the Natural Heritage System)
- 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?





# Town of Halton Hills/ Premier Gateway Employment Area

## Public Meeting and Workshop #3, March 1, 2018

### Phase 1B Draft Secondary Plan

BrookMcIlroy/

## 1 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?

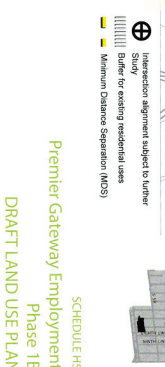
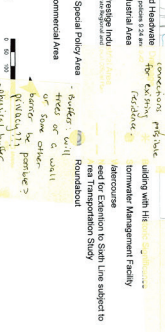
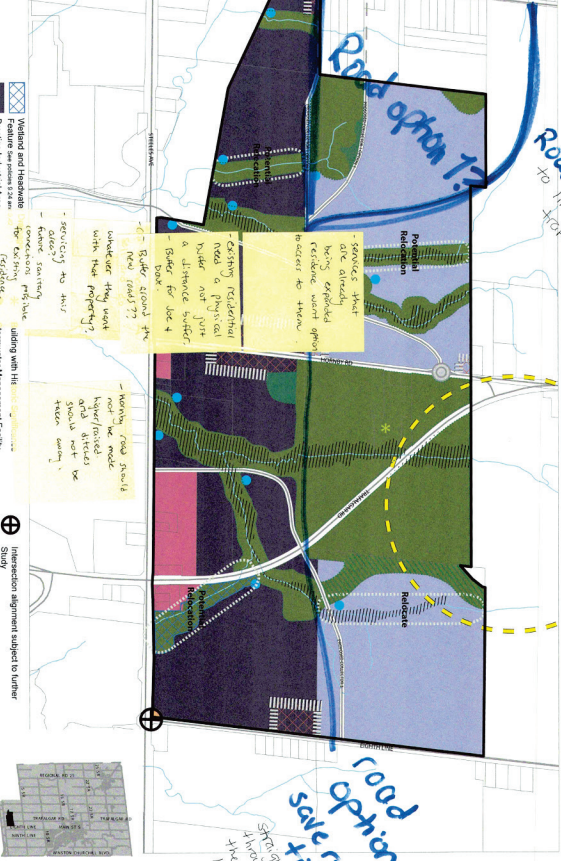
Or, write on the proposed plan or provide your own sketch in the space provided as follows:

For Road Option 1:  
- Is this a high speed road?  
- Any way in this for Redmen?  
- Is this a high speed road?

For Road Option 2:  
- Is this a high speed road?  
- Any way in this for Redmen?  
- Is this a high speed road?

For Road Option 3:  
- Is this a high speed road?  
- Any way in this for Redmen?  
- Is this a high speed road?

For Road Option 4:  
- Is this a high speed road?  
- Any way in this for Redmen?  
- Is this a high speed road?



## 2 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.

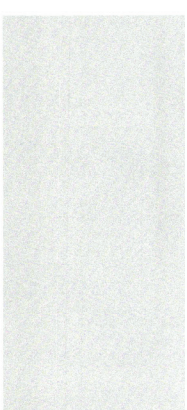
- The following uses are permitted in the Prestige Industrial Area:
  - Business and professional offices in free-standing buildings;
  - Industrial uses, such as manufacturing, assembling, processing, fabricating, warehousing, wholesaling and distribution facilities located primarily within wholly enclosed 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 mills, 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 thereof;
  - 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 zoned to permit the use of the existing residential dwelling for office or other uses compatible residential uses and the underlying employment designation;
  - New development adjoining 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 Streets & Trafficway 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 large 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 Industrial or Business Commercial Area designation of the Residential Special Policy Area?



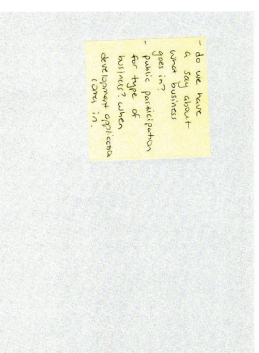
## 3 Land Use Compatibility

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?



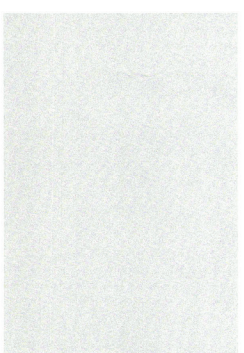
## 4 Development Approvals

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

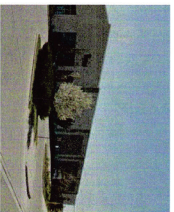
Do you have any comments on the additional studies need prior to development?





## Public Meeting and Workshop #3, March 1, 2018

## 10 minutes



## 10 minutes

Use Permissions are identified within the draft Secondary Plan  
please review and mark-up these permissions to reflect your

are permitted in the Prestige Industrial Area:

- processes and data processing facilities; as well as manufacturing, assembling, processing, liberating, packaging and distribution facilities located primarily within city limits, with limited accessory outdoor storage that is appropriately sited.
- Food processing facilities including those that produce commercial wastes, including service establishments, and other facilities containing one or more permitted uses, which include:
- retail sales of goods and materials made on site;
  - secondary education;
  - institutional facilities;
  - institutional facilities;
  - office services staffs;
  - retail sales and exhibitions or alterations theme retail and service commercial uses not exceeding 750 sq m and total retail and service commercial uses not exceeding 2,500 sq m;
  - retail and service commercial uses not exceeding 750 sq m and total retail and service commercial uses not exceeding 2,500 sq m;
  - restaurants and conventions sites in industrial male or office
- Full-service restaurants in a campus development

ities are proposed for the Residential Special Policy Area. The existing residential uses including home occupations are to be permitted to remain in the existing residential zoning to permit the use of the existing residential dwelling for office or compatible residential uses and the underlying employment designation in the existing residential zoning. The proposed residential use in the existing residential building may require landscaping and other

are permitted in the Business Commercial Area:

- professional offices in free-standing buildings or as part of an industrial development. The following are the types of buildings that are not included in the above categories, but no new ones within 200 m of Steeles & Trafalgar:
- social institutions and services;
  - service centres, but no new ones within 200 m of Steeles & Trafalgar;
  - food stores, department stores, general merchandise, and specialty food stores;
  - retail and service commercial uses not including major retail or wholesale stores.
- Buildings located within the above categories may be incorporated into larger developments and ancillary to the primary use of the development.

## 10 minutes

commendations for land use compatibility are identified in the Secondary Plan. With your group, please review and discuss the considerations to reflect your recommendations.

compatibility

- ing and/or mitigation must be addressed adjacent to potential uses

comments on the land use policies related to land use

## 10 minutes

studies may be required before development can

- and Impact Study (may include further refinement of the Management Report)

Comments on the additional studies need prior to









