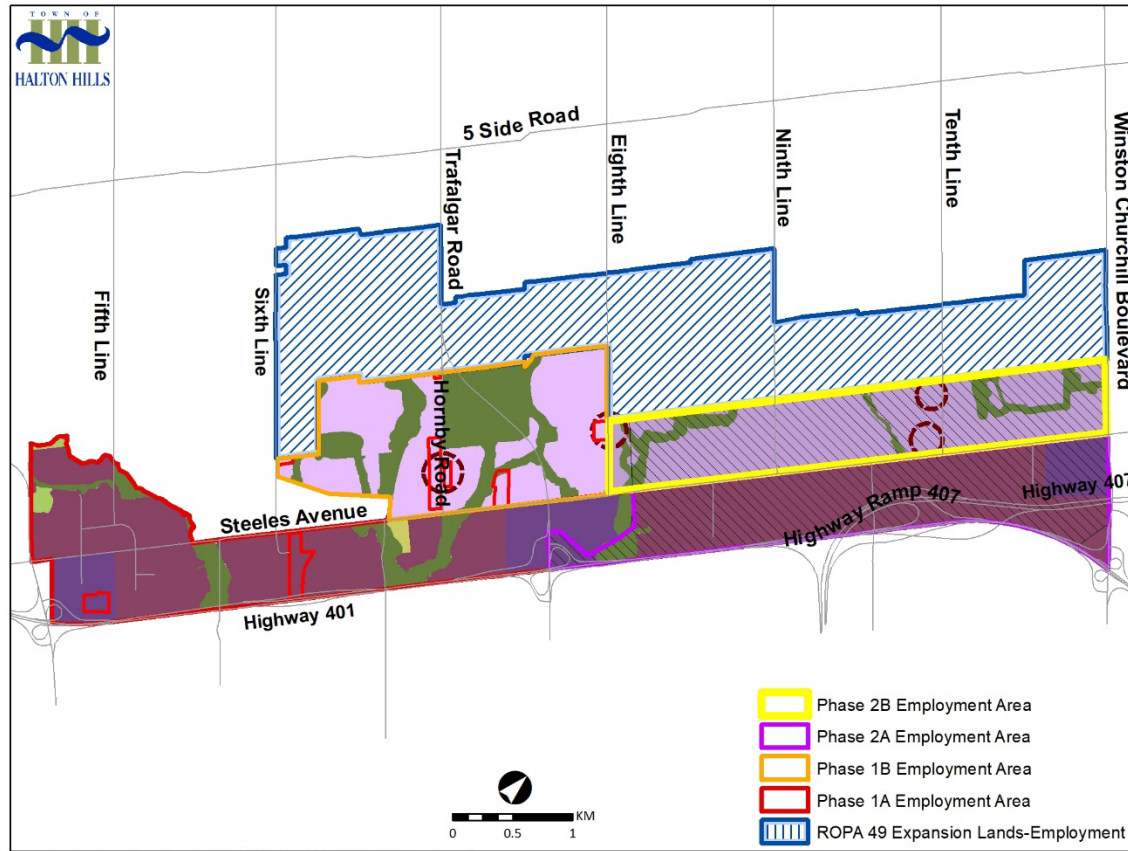


Employ HH

Premier Gateway Employment Area Phase 2B Integrated Planning Project

Council Meeting September 18, 2023

Secondary Plan Area



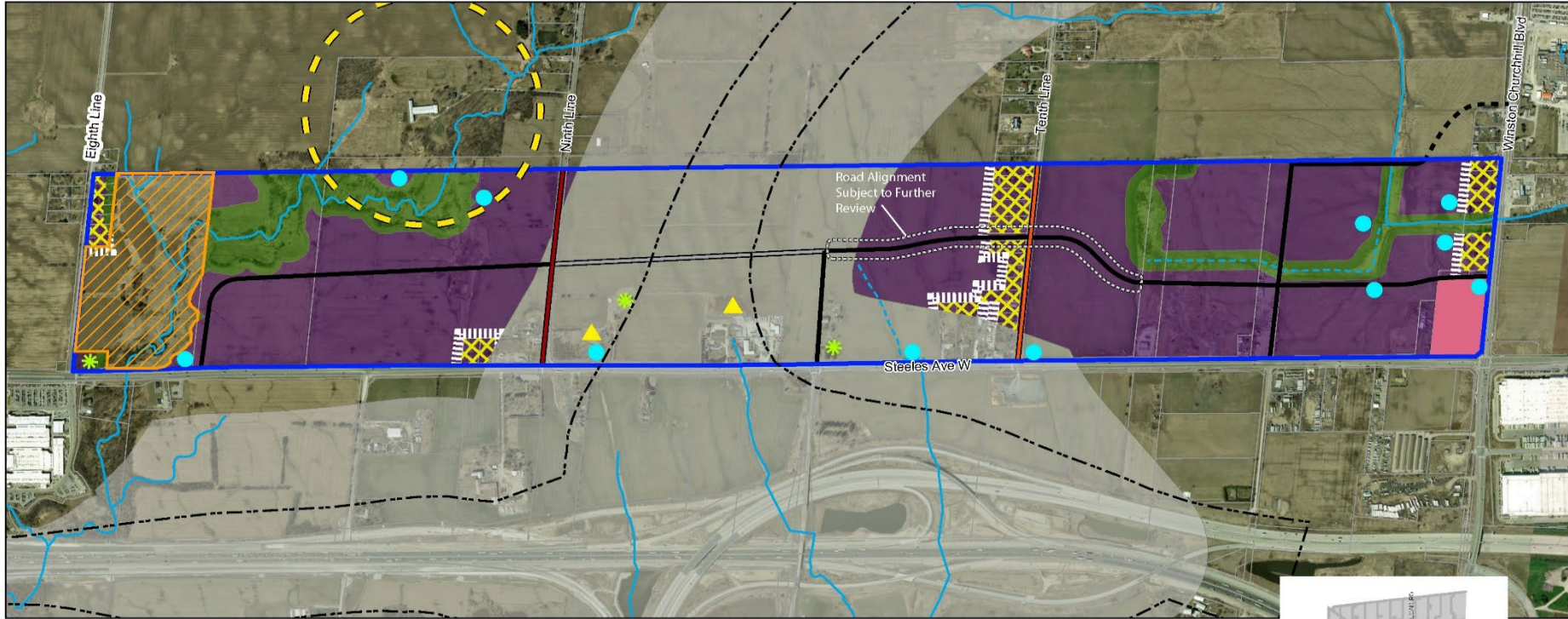
Secondary Plan Study Process



Since the public meeting in May there have been:

- Submissions of comments from landowners, the Region, Conservation Authorities and agencies
- Discussions with landowners
- Discussions with Regional and Conservation Authority staff

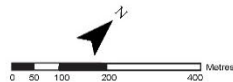
Secondary Plan Land Use Schedule



- | | | | |
|---|---|---|-----------------------------------|
| Secondary Plan Area | Residential Special Policy Area | Collector Road | Cultural Heritage Resource |
| Natural Heritage System | Business Commercial Area | Potential Future Collector Road Alignment | Minimum Distance Separation (MDS) |
| Prestige Industrial Area | Subject to D09OPA22.001 As Per PL180499 | Collector Road subject to GTA West confirmation | Headwater Drainage Feature (HDF) |
| Highway 413 Preferred Route and Interchange Locations | Buffer for existing residential uses | Minor Arterial Road | Watercourse |
| Highway 413 Focused Analysis Area & Northwest GTA Transmission Corridor Narrowed Area of Interest | Refer to Policy H8.7.4.15.3 | Major Arterial Road | Storm Water Management Facility |



September 2023



Secondary Plan

- The Premier Gateway Phase 2B Secondary Plan aligns well with Regional and Provincial policy and the Town's Official Plan and Economic Development Strategy.
- It emphasizes the importance of the Premier Gateway as the Town's main area for job growth and aims to enhance the Town's economy, increase assessment, and expand local employment opportunities.
- The policies will guide new employment uses as well as address the interface between new uses and the existing uses and Natural Heritage System.
- The polices allow rezoning to recognize existing residential uses and compatible office uses within them



Secondary Plan

- Incorporates the recommendations of the Phase 2B Scoped Subwatershed Study including updating the Natural Heritage System mapping and requiring further work through such means as a Subwatershed Impact Study at the time of development applications.
- Transportation system updates which protect for the proposed Highway 413 and allow flexibility on the new east-west collector road location are integrated into the Plan.
- Recognizes that the sequencing and timing of servicing will be addressed in the Region's Water & Wastewater Master Plan update and existing houses will be eligible for connection to full municipal services



Secondary Plan

- Land use compatibility directions which address noise, air quality, light and include buffering for existing residential and agricultural uses are incorporated into the Plan
- Policies recognize cultural heritage resources and require appropriate protection
- Urban design policy directions are provided to ensure a high quality built environment that promotes sustainable development and provides an attractive public realm
- Development phasing provisions are intended to ensure a logical and orderly progression of major capital projects.



Agency Comments

- Revisions to the Area Servicing Policies and Transportation Policies to ensure consistency with Regional processes.
- Revisions to clarify the Region's NHS Policies and terminology.
- Modifications to the Land Use Schedule to include two vegetation communities that will need to be further studied through a site specific Subwatershed Impact Study (SIS) required as part of a future development application.



Agency Comments

- Updates to the policy language to align with Conservation Authority regulations and management of watercourses and natural hazards.
- Request to acknowledge the ongoing Sixteen Mile Creek Flood Hazard Mapping Study
- Policy clarification regarding surface water storage for regulatory storm events.



Agency Comments

- Minor revisions to the Land Use Schedule legend to acknowledge the Northwest GTA Transmission Corridor Narrowed Area of Interest.
- Clarification that development is not permitted within the Focused Analysis Area limits at this time as those lands may be directly impacted by the proposed Highway 413 transportation corridor, ancillary uses, or if refinements are made to the route.
- Suggested that an alignment shift of the proposed Collector road to the north would assist in crossing over/avoiding conflicts with the future transitway station which has been addressed by a policy referring to the need for provincial approval of the crossing location.



Public Comments

- Comments primarily requested:
 - Flexible policies to allow for the realignment or removal of sections of the east-west collector road
 - Permissions for the removal/relocation of proposed stormwater management facilities.
 - Maintaining the location of the collector road as identified in the approved Phase 1B Secondary Plan (west of Eighth Line) to facilitate future development east of Eighth Line and north of the Phase 2B Secondary Plan Area



Next Steps



- Finalize Scoped Subwatershed Study
- If adopted, OPA 50 with the Secondary Plan will be submitted to the Region of Halton for approval

Questions?

