



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Bronwyn Parker, Director of Policy Planning

DATE: December 15, 2020

REPORT NO.: PD-2021-0003

RE: Premier Gateway Phase 1B Secondary Plan – Proposed Regional Modifications

RECOMMENDATION:

THAT Report PD-2021-0003 dated December 15, 2020 regarding the Region of Halton's proposed modifications to the Premier Gateway Phase 1B Secondary Plan (Official Plan Amendments No. 31A and 31B) be received;

AND FURTHER THAT the proposed modifications set out in the Region of Halton's post circulation letter dated December 7, 2020 and attached as Appendix A to this report be endorsed;

AND FURTHER THAT the Town Clerk forward a copy of this report to the Director of Planning Services and Chief Planning Official at the Region of Halton for review and consideration as part of the Region's final disposition of the Secondary Plan and related Official Plan Amendments.

BACKGROUND:

On June 11, 2018, Town Council adopted three related Official Plan Amendments regarding the Premier Gateway Phase 1B Secondary Plan Area. These include Amendments No. 30 (OPA 30), 31A (OPA 31A) and 31B (OPA 31B) respectively. As is required by the Planning Act, the adopted Secondary Plan and Notice of Record were forwarded to the Region of Halton on June 25, 2018. Since that time, the Town has worked alongside our agency partners and have updated and refined certain background studies (e.g. Transportation Report, Area Servicing Plan, Scoped Subwatershed Study) to meet Regional or Conservation Authority requirements as appropriate. In doing so, we have met the statutory requirements regarding consistency with all policy statements of the Planning Act, conformity with applicable Provincial plans and conformity with the Regional Official Plan.

On December 7, 2020 Town staff received a letter from the Region of Halton which advised that they had finalized their review and released the draft notice of decision as it pertains to the Premier Gateway Phase 1B Secondary Plan (attached as Appendix A to this report). In total, 92 modifications have been proposed to OPA 31A and 81 modifications have been proposed to OPA 31B by the Region, many of which staff believe to be minor in nature. Prior to the Region's Chief Planning Official issuing a Final Notice of Decision, Council must indicate whether or not the proposed modifications are supported. To that end, the purpose of this report is to provide recommendations on the disposition of the proposed modifications.

COMMENTS:

Official Plan Amendment No. 30 (OPA 30):

As Council will recall, up to 75 hectares of replacement employment lands were identified as part of the Phase 1B Secondary Plan process, to compensate for lands south of Steeles Avenue east of the Toronto Premium Outlet Mall and west of Winston Churchill Boulevard that are subject to Corridor Protection policies of the Region and Town Official Plans. These lands were identified within Lot 2, immediately north of the existing Lot 1 Premier Gateway Phase 1B lands.

As part of the Town's Secondary Plan exercise, Council requested that Halton Region initiate an amendment to the Regional Official Plan to incorporate the Lot 2 lands into the Urban Area (now known as ROPA 47). ROPA 47 was approved by Regional Council on April 18, 2018, but was subsequently appealed by two parties to the Local Planning Appeal Tribunal (LPAT). The appeals were filed by the Ministry of Municipal Affairs and Housing and Hodero Holdings Limited.

As a result of the 2019 Growth Plan and a specific provision regarding the ROPA 47 lands within Halton Region, the Ministry withdrew their appeal on October 8, 2019, leaving only the Hodero appeal still active.

After significant discussions between Hodero, Halton Region and the Town, the Hodero appeal was settled by adding a site specific policy amendment addressing a major employment use on the Hodero lands on December 13, 2019 (via Teleconference) without proceeding to a full hearing. The written decision regarding the settlement was released by the LPAT on May 13, 2020.

With the settlement of the Hodero appeal, ROPA 47 was therefore in force and effect and the Lot 2 lands included within the Regional Urban Area with an Employment Area overlay. As a result, the Region is now in a position to approve OPA 30, which mirrors the boundaries and uses as contemplated through ROPA 47. No modifications have been proposed to OPA 30 by the Region.

Official Plan Amendment Nos. 31A and 31B

Given the appeal status of ROPA 47 at the time of Council adoption of the Phase 1B Secondary Plan in June 2018, it was necessary to separate OPA 31 into two separate Official Plan Amendments. OPA 31A applies to the Lot 1 area (the lands that were already within the approved Urban Area of the Town's Official Plan), while OPA 31B applies to the Lot 2 area (the lands subject to ROPA 47/OPA 30, representing the additional 75 ha replacement employment lands).

The intent was that upon resolution of the appeals to ROPA 47, the Region would be in a position to approve OPA 30 as well as consider the Lot 1 (OPA 31A) and Lot 2 (OPA 31B) lands the comprehensive Phase 1B Secondary Plan Area, and would issue approval of both Official Plan Amendments 31A and 31B on that basis.

Proposed Regional Modifications

Through the Regional approval process, modifications have been proposed to policies including the Natural Heritage System, the Prestige Industrial Area and the Business Commercial Area primarily. Staff have consulted with the Town's Solicitor regarding the proposed modifications and have highlighted the key changes as outlined below.

- **Natural Heritage System**

The Region of Halton has proposed modifications to components of the Natural Heritage System, effectively aligning it with the existing policies of the Regional Official Plan. The modifications ensure conformity with the revised Scoped Subwatershed Study, reflect agreements made through the discussions between the Town and Region regarding stormwater management facilities within the Greenbelt Plan Area and facilitate the required Subwatershed Impact Study (SIS) process as a component of development review approvals.

- **Prestige Industrial Area**

Throughout the modification discussions, the Region expressed concerns with the policy permissions and land uses contemplated by the Town adopted Secondary Plan. The focus of the discussion was related to the main permitted uses in comparison to the secondary uses permitted within the Prestige Industrial Area. Modifications are now proposed by the Region and supported by staff, clarifying the role and function of the main permitted uses and how those uses are supported by the secondary employment uses within the designation.

- **Business Commercial Area**

Similar to the discussion regarding uses within the Prestige Industrial Area, Regional staff had concerns regarding the extent of retail uses permitted within the Business Commercial Area designation throughout the Secondary Plan. Relying on the recommendations of the Supportive Commercial Needs Assessment prepared in support of and as a background study to the Secondary Plan, the Town and Region have agreed to minor modifications to the Council adopted Secondary Plan, clarifying the location, extent and nature of retail uses within the Secondary Plan Area.

- **Transportation**

A significant amount of work was completed by the Town and its consulting team with respect to the transportation network within the Premier Gateway Employment Area in order to address comments provided by the Region. A finalized version of the Area Transportation Study (ATS) was completed to the satisfaction of the Region in May 2019. Modifications proposed to the Secondary Plan are in keeping with the results of the final ATS.

- **Phasing and Implementation policies**

The Region has proposed minor revisions to the phasing and implementation policies originally adopted by Council, specifically related to necessary infrastructure improvements and their timing. Flexibility has been built into the modifications ensuring that if alternative timing is proposed in support of a development application to the satisfaction of the Town and Region, development may be permitted in advance of what the approved Regional Area Servicing Plan currently states.

- **Other Modifications**

Other minor modifications regarding grammatical errors or omissions and revised policy references as a result of added language have also been proposed. Similarly, minor modifications to the land use plans/mapping have also been proposed by the Region in an effort to ensure consistency and clarity to the reader. Staff are in support of these minor revisions.

Next Steps

As previously noted, the release of the Region's final Notice of Decision is contingent upon Council's endorsement of the modifications attached as Appendix A to this staff report. Should Council endorse the modifications proposed by the Region, the Region will be in a position to issue final approval of the Secondary Plan and related Official Plan Amendments.

RELATIONSHIP TO STRATEGIC PLAN:

This report directly aligns to the following values in the Strategic Plan 2019-2022 including:

Foster a Healthy Community

To maintain and enhance a healthy community that provides a clean environment and a range of economic and social opportunities to ensure a superior quality of life in our community.

Foster a Prosperous Economy

To maintain and enhance the economic vitality of the Town through the provision of a wide range of opportunities for economic development.

Preserve, Protect and Enhance our Environment

To preserve, protect and enhance our natural environment for the health benefits and enjoyment it provides to present and future generations.

Preserve, Protect & Promote our Distinctive History

To preserve the historical urban and rural character of Halton Hills through the conservation and promotion of our built heritage, cultural heritage landscapes and archaeological resources.

Achieve Sustainable Growth

To ensure that growth is managed so as to ensure a balanced, sustainable, well planned community infrastructure and services to meets the needs of its residents and businesses

The report is also closely linked with a number of Focus Areas/Priorities including Shaping Growth.

FINANCIAL IMPACT:

There is no direct financial impact as a result of this report.

CONSULTATION:

Town staff from other relevant departments and the Town Solicitor have been consulted in the preparation of this report. Interested landowners within the Secondary Plan area have also been advised that the Region has released their draft decision with modifications.

PUBLIC ENGAGEMENT:

No public engagement was completed in preparation of this report.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendation outlined in this report advances the Strategy's implementation.

This report supports the Cultural Vibrancy, Economic Prosperity and Environmental Health pillars of Sustainability and in summary the alignment of this report with the Community Sustainability Strategy is excellent.

COMMUNICATIONS:

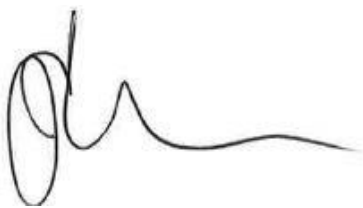
A copy of this the report will be forwarded to the Region of Halton.

CONCLUSION:

This report has provided recommendations on the modifications to the Premier Gateway Phase 1B Secondary Plan and related Official Plan Amendments as proposed by Halton Region. Many of the modifications are of a technical or housekeeping nature. The key modifications focus on components of the Natural Heritage System, Prestige Industrial and Business Commercial Area designations.

On balance, the proposed modifications do not result in any substantive changes to the Vision Statement, Guiding Principles, land use plan, nor the transportation network contained in the Council adopted version of the Secondary Plan. Given the foregoing, it is staff's view that the overall intent of the Secondary Plan has been maintained and on this basis the modifications are recommended for approval.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read 'John Linhardt', with a stylized, flowing script.

John Linhardt, Commissioner of Planning and Development

A handwritten signature in black ink, appearing to read 'Warren Harris', with a stylized, flowing script.

Warren Harris, Acting Chief Administrative Officer