



MEMORANDUM

TO: Mayor Bonnette and Members of Council

FROM: Bronwyn Parker, Director of Planning Policy

DATE: March 16, 2021

MEMORANDUM NO.: MEM-PD-2021-0001

RE: Premier Gateway Phase 1B Secondary Plan Approval

PURPOSE OF THE MEMORANDUM:

The purpose of this memorandum is to provide Council with an update regarding the approval of the Premier Gateway Phase 1B Secondary Plan by the Region of Halton.

BACKGROUND:

The Premier Gateway Phase 1B Secondary Plan was first adopted by Town Council on June 11, 2018 and subsequently forwarded to the Region of Halton for approval.

The Secondary Plan is located on the north side of Steeles Avenue, from Sixth Line in the west to Eighth Line in the East and is comprised of three municipally initiated local Official Plan Amendments (OPAs) known as OPA 30, OPA 31A and OPA 31B.

Official Plan Amendment No. 30

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 Lot 1 Premier Gateway Phase 1B lands and were known as the OPA 30 replacement employment lands.

Official Plan Amendments No. 31A and 31B

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 OPA 30, representing the additional 75 ha replacement employment lands).

COMMENTS:

On February 1, 2021, Council endorsed Report PD-2021-0003 regarding the Region of Halton's proposed modifications to the Premier Gateway Phase 1B Secondary Plan. Following that report, the Region was able to finalize their review of the Secondary Plan and related Official Plan Amendments, ultimately issuing a Notice of Decision approving the Secondary Plan with modifications on February 23, 2021.

As is required by the *Planning Act*, a 20-day appeal period followed the Regional approval, which ended on March 15, 2021.

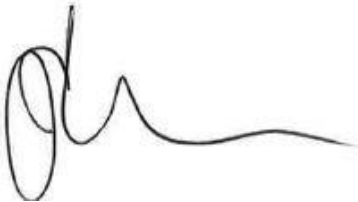
The Regional Clerk has confirmed on March 16, 2021 that no appeals were received regarding Official Plan Amendments 30, 31A or 31B, meaning the Secondary Plan for the Premier Gateway Phase 1B area is now in full force and effect.

CONCLUSION:

Staff are very pleased to provide this memorandum to Council advising of the approval of the Premier Gateway Phase 1B Secondary Plan. The Premier Gateway is strategically located along the Hwy 401/Hwy 407 Corridor and has been identified by the Ministry of Municipal Affairs and Housing (MMAH) as a Provincially Significant Employment Zone (PSEZ), which emphasizes its key role in helping drive job growth and prosperity across the Region.

Approval of the Secondary Plan means that development applications within the area can now proceed as outlined within the policies of the approved plan.

Reviewed and approved by,



John Linhardt, Commissioner of Planning and Development



Chris Mills, Acting Chief Administrative Officer