

PREMIER GATEWAY PHASE 1B SECONDARY PLAN STUDY



Council Workshop
February 1, 2016

Presentation Overview

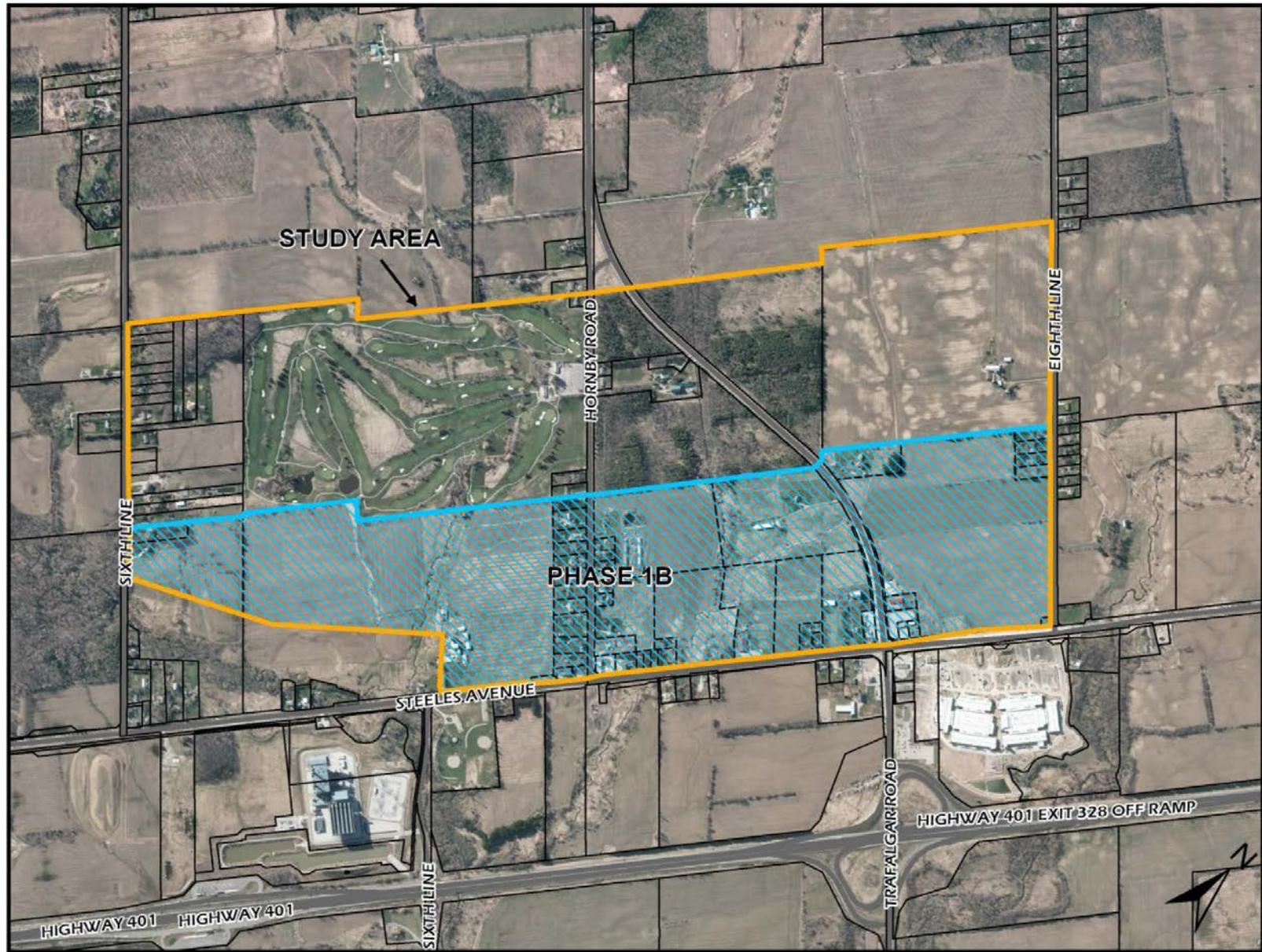
- 1. Study Background**
- 2. Study Area**
- 3. Study Process**
- 4. Background Study Overview**
- 5. Potential Additional Land Area**
- 6. Next Steps**



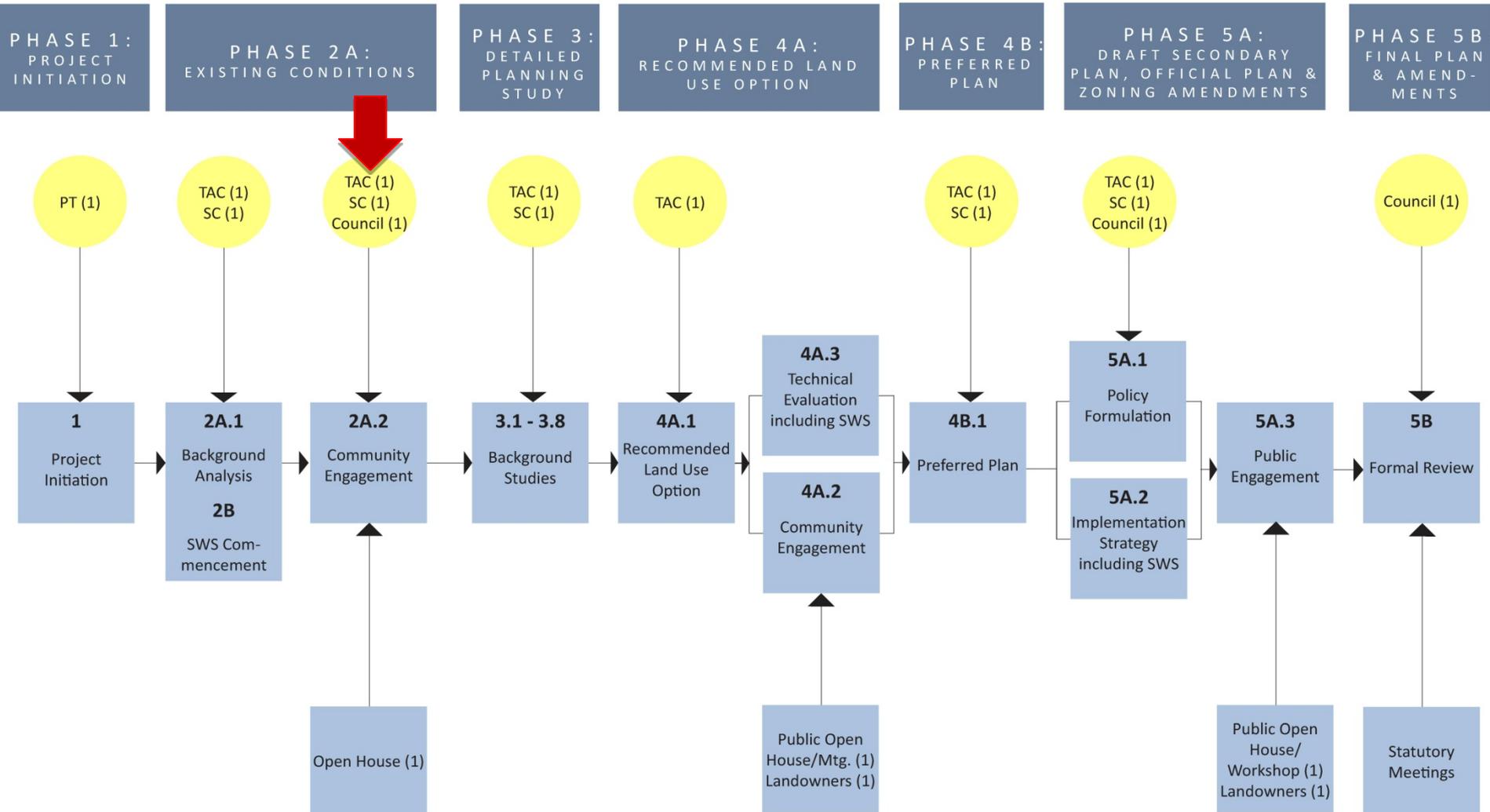
Study Background

- The Premier Gateway Phase 1B Secondary Plan Study is designed to:
 - develop appropriate land use policies and designations for the Phase 1B Employment Area
 - identify the location of up to 75 ha of land to be designated for employment and added to the Premier Gateway Employment Area as land east of Premium Outlets is unavailable for development until the GTA West Corridor EA process is completed.
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Study Area



Approach/Methodology



Background Study

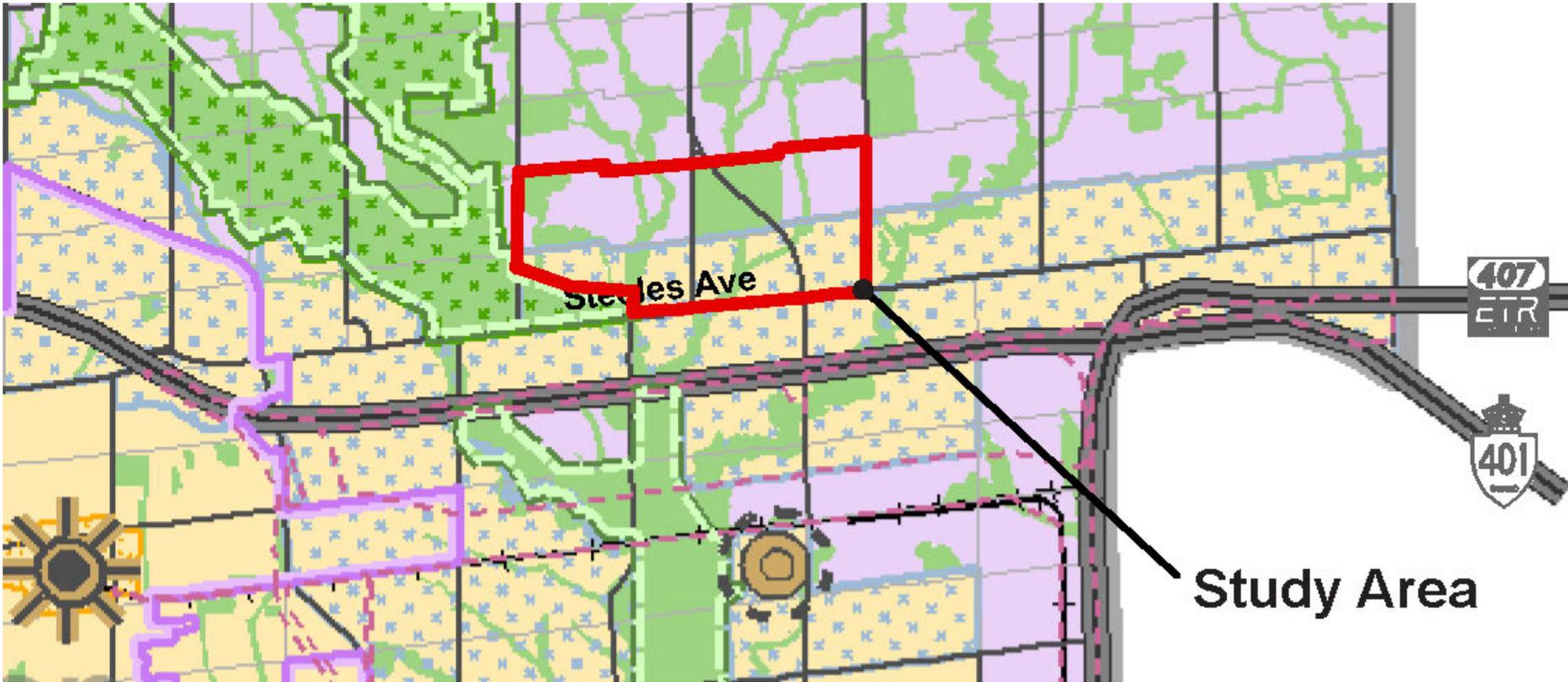
- **Background Study lays groundwork for detailed planning and analysis:**
 - Introduces the Study;
 - Outlines relevant policy framework;
 - Summarizes existing conditions and current influences;
 - Discusses implications for Study Area; and,
 - Identifies potential locations for up to 75 ha of additional employment lands.
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Policy Framework

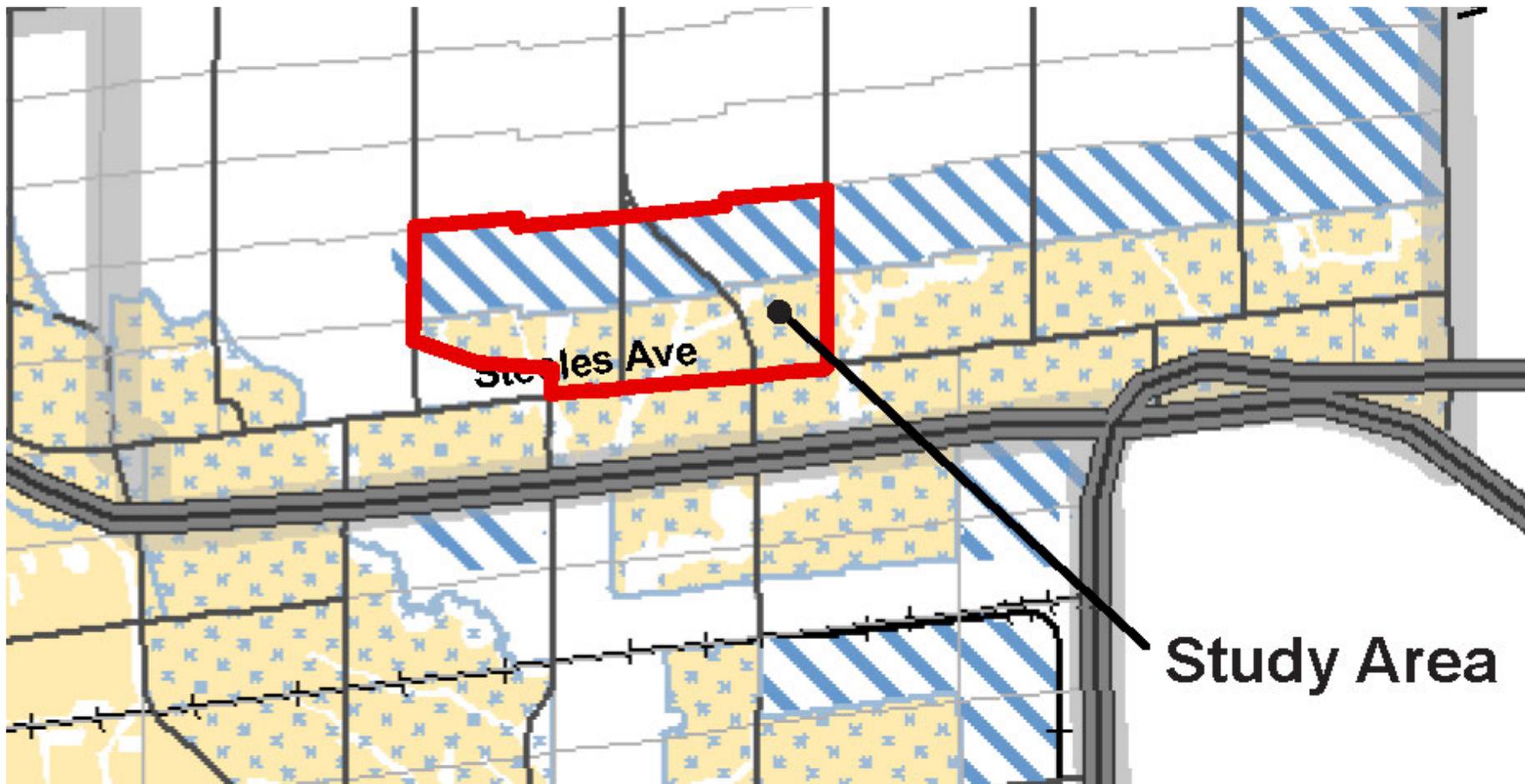
- Secondary Plan
 - will build on current Provincial, Regional and Town policy framework
 - required as a basis for development
 - Natural Heritage System may be refined but must be protected
 - Impacts on agriculture must be mitigated where settlement expansion proposed
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Policy Framework

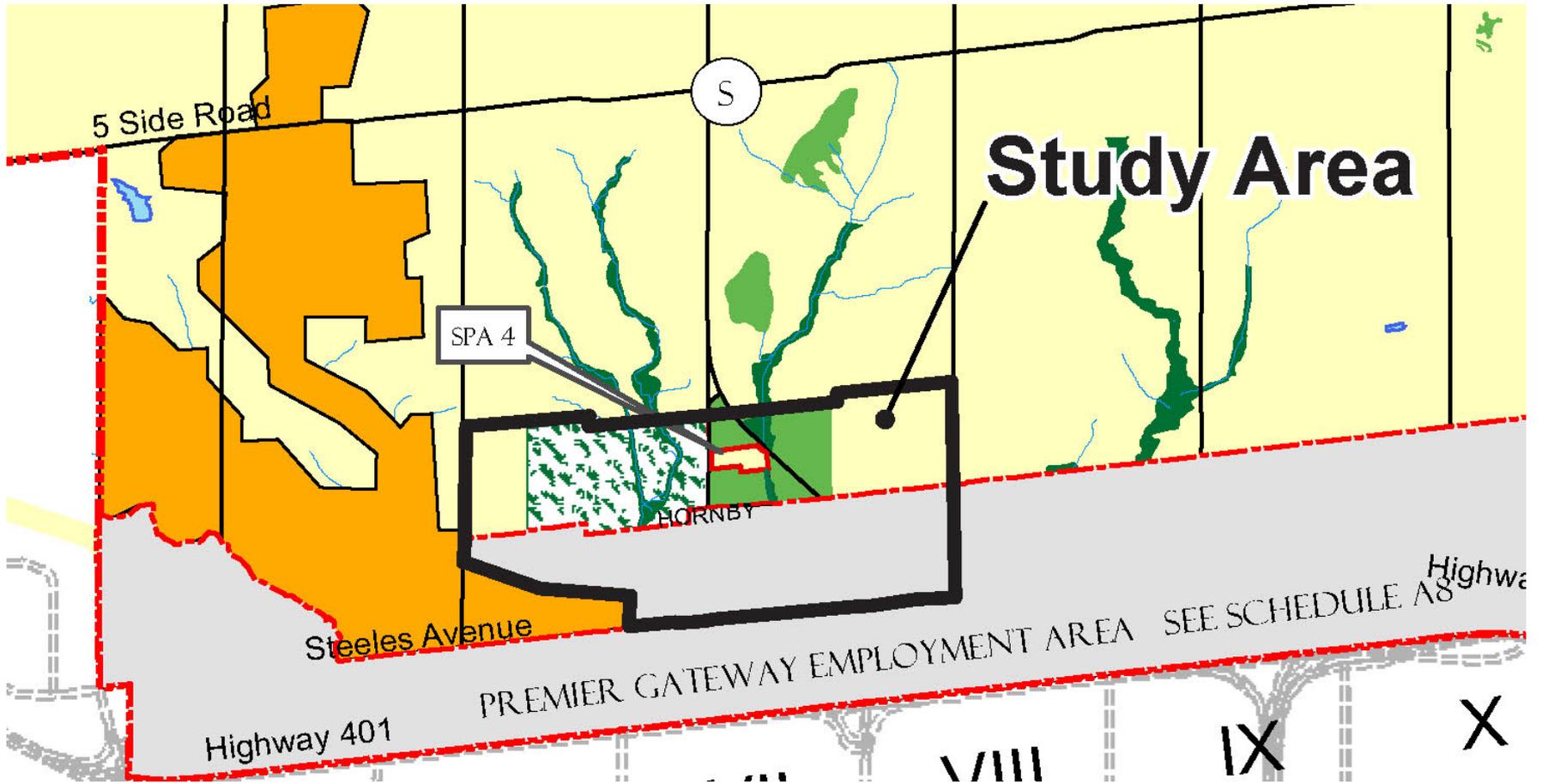
- Employment Area
 - Southern half of Study Area is designated “Urban Area/Employment Area” with Regional Phasing to 2021 in ROPA 43 and “Phase 1B Employment Area” in OPA No. 10 (pending Regional approval)
 - Certain areas in north half identified as Future Strategic Employment Areas in HROP
 - OPA 10 provides for evaluation of alternative locations to accommodate up to additional 75 ha to 2021
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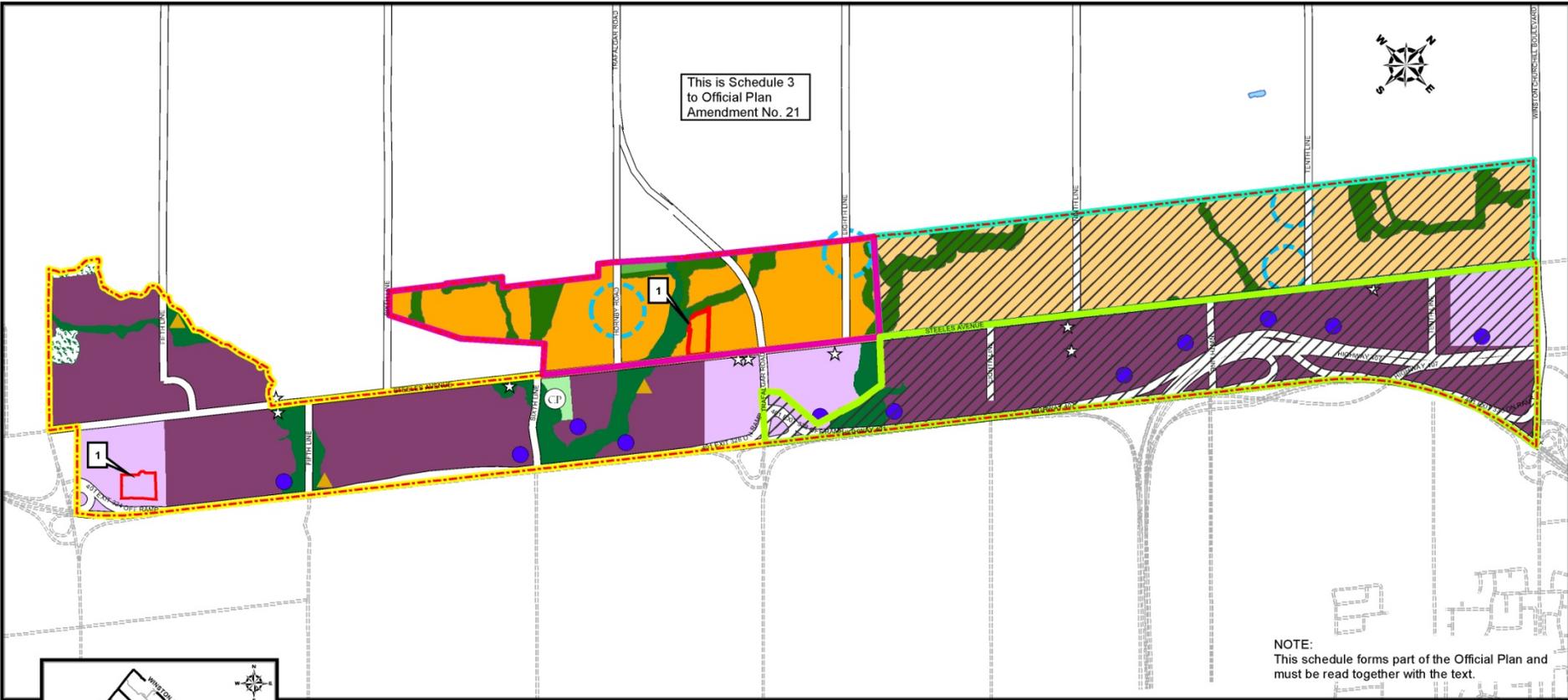
Excerpt from the Region of Halton Official Plan Map 1 - Regional Structure



Excerpt from the Region of Halton Official Plan Map 1C – Future Strategic Employment Areas



Excerpt from the Town of Halton Hills Official Plan Map A1 – Land Use Plan



NOTE:
This schedule forms part of the Official Plan and must be read together with the text.



LEGEND

EMPLOYMENT AREA

- GATEWAY
 - PRESTIGE INDUSTRIAL
 - PHASE 1B EMPLOYMENT AREA
 - PHASE 2B EMPLOYMENT AREA
- ENVIRONMENT & OPEN SPACE
- MAJOR PARKS & OPEN SPACE
 - PRIVATE OPEN SPACE
 - GREENLANDS A
 - GREENLANDS B

- COMMUNITY PARK
- STORMWATER MANAGEMENT POND
- POTENTIALLY UNSTABLE SLOPE
- BUILDING WITH HISTORIC SIGNIFICANCE
- URBAN BOUNDARY
- SPECIAL POLICY AREA
- EXISTING RURAL RESIDENTIAL CONCENTRATIONS

- HPBATS/GTA WEST CORRIDOR PROTECTION AREA

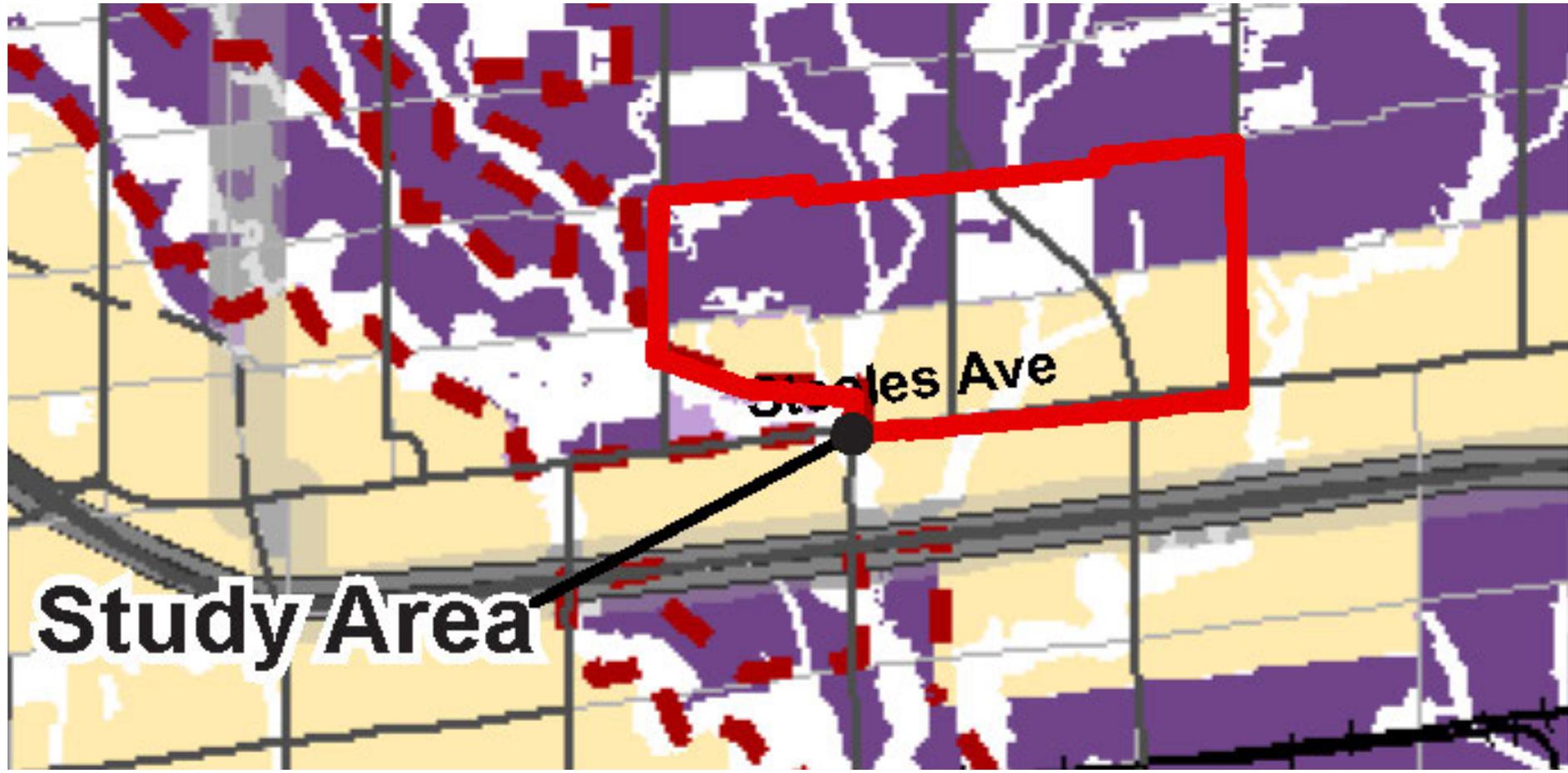
- EMPLOYMENT AREA PHASING
- PHASE 1A
 - PHASE 1B
 - PHASE 2A
 - PHASE 2B

Policy Framework

- Existing Rural Residential Concentration – Hornby
 - Area unlikely to redevelop for employment uses in the short term;
 - May be zoned to permit existing residential and related uses;
 - Buffers to be provided between Hornby and future employment lands; and,
 - Hornby to be considered in developing road network.
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Policy Framework

- Prime Agricultural Area
 - HROP identifies the majority of the lands outside the Urban Area as Prime Agricultural Lands
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Excerpt from the Region of Halton Official Plan Map 1E – Agricultural System and Settlement Areas

Policy Framework

- Identified Mineral Resource Area
 - HROP identifies a small area in the northeast section of the Study Area
 - Such areas are generally required to be protected for future extraction
 - However, alternative development may be permitted if certain criteria are satisfied
 - In this case, the resource is a shale resource and there are extensive reserves of shale in Halton a factor in any determination of the need for protection
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Excerpt from the Region of Halton Official Plan Map 1F – Identified Mineral Resource Areas

Technical Studies

- Detailed technical studies are being undertaken as part of the Secondary Plan.
 - Scoped Subwatershed Study is well underway – requires data collection for one more season and then data synthesis.
 - Available information allows establishment of key current influences.
 - These continue to be reviewed, revised and/or expanded as more detailed information becomes available.
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Current Influences (Updated)

- **Natural Hazards**
 - Existing flood plain/erosion mapping is outdated. Updated mapping is being drafted as part of the Scoped Subwatershed Study and is still subject to review.
 - **Natural Heritage**
 - Significant features and stream corridors as well as appropriate buffers and linkages form the basis for a natural heritage system in the Study Area. Mapping is now being drafted but is still subject to review.
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Town of Halton Hills
Premier Gateway Phase 1B
Employment Area Secondary Plan
Background Study
MAP 8
POTENTIAL SIGNIFICANT
WOODLANDS



- Study Area
- Watercourse
- Potential Significant Woodlands
- Natural Heritage System as identified in ROPA 38



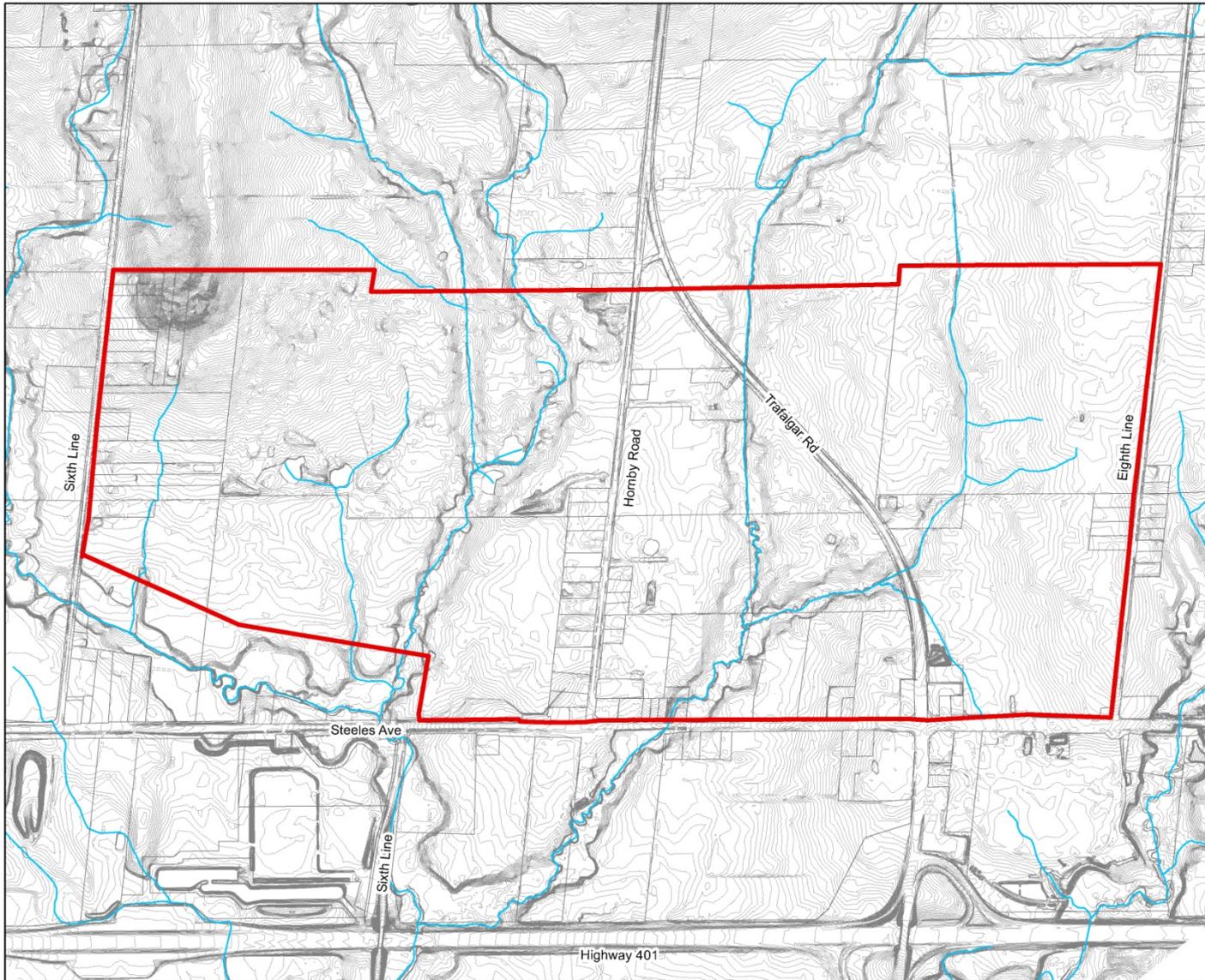
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Current Influences

- Topography

The Study Area has rolling topography with relatively high gradient and some well-defined valley features.

Town of Halton Hills
Premier Gateway Phase 1B
Employment Area Secondary Plan
Background Study
MAP 9
TOPOGRAPHY



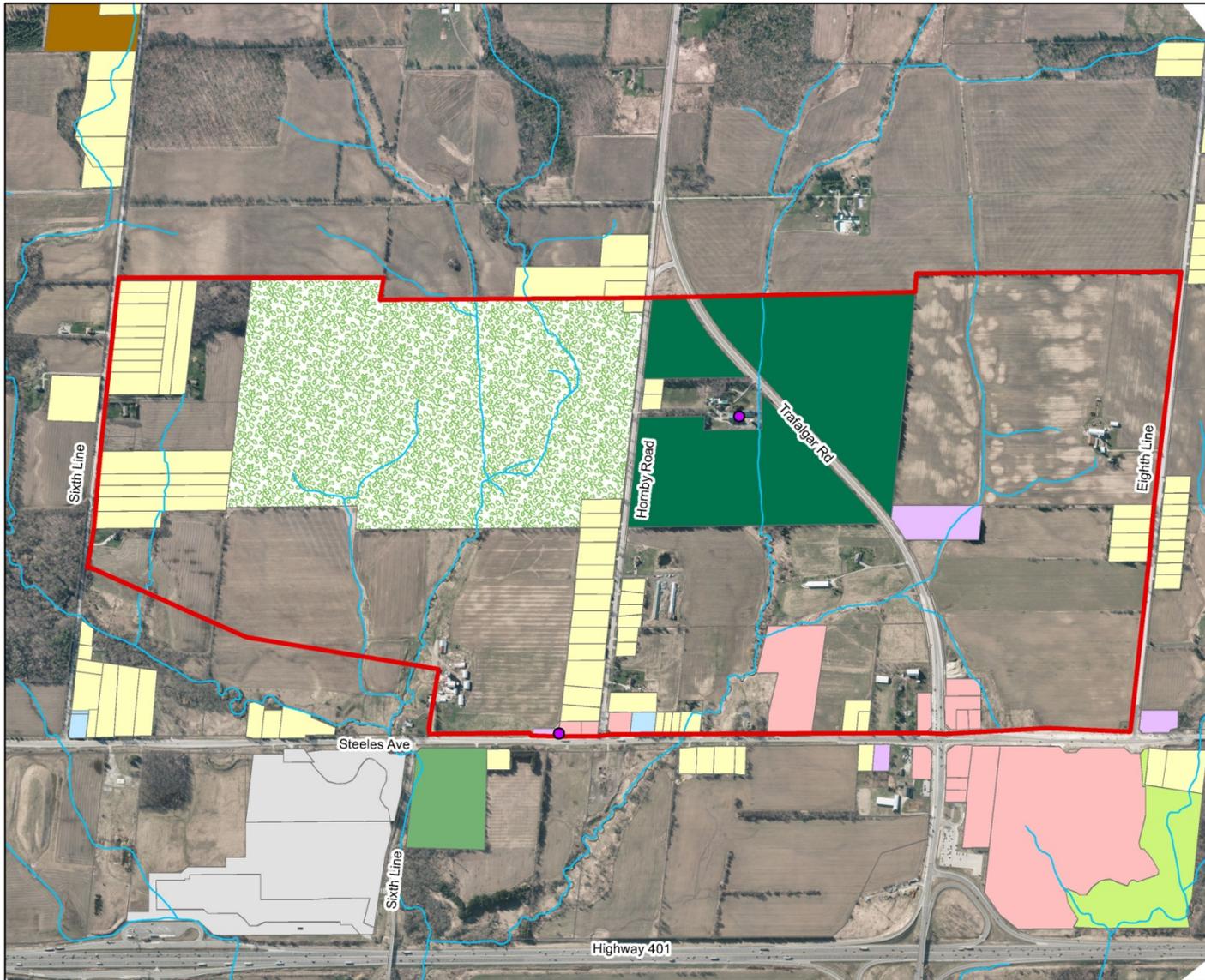
-  Study Area
-  Watercourse



Current Influences

- Existing Land Use
 - The majority of the larger parcels are used for agriculture.
 - The existing land uses are well established and some are unlikely to redevelop in the short term (e.g. Coulson Forest Tract, rural residential development).
 - Cultural Heritage Features
 - No designated properties but 2 sites listed on the Heritage Register – 8285 Hornby Road and 12927 Steeles Avenue.
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Town of Halton Hills
 Premier Gateway Phase 1B
 Employment Area Secondary Plan
 Background Study
 MAP 10
 EXISTING LAND USE

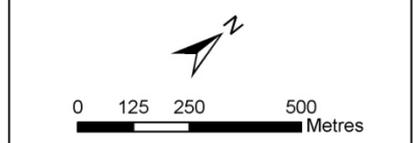


Study Area

Existing Land Use

- Agricultural/Vacant
- Rural Residential
- Institutional
- Commercial
- Employment
- Office
- Regional Forest
- Municipally Owned Valleylands
- Park
- Golf Course
- Utility
- Heritage Property

Note: Land Use Survey August 4, 2015



Current Influences

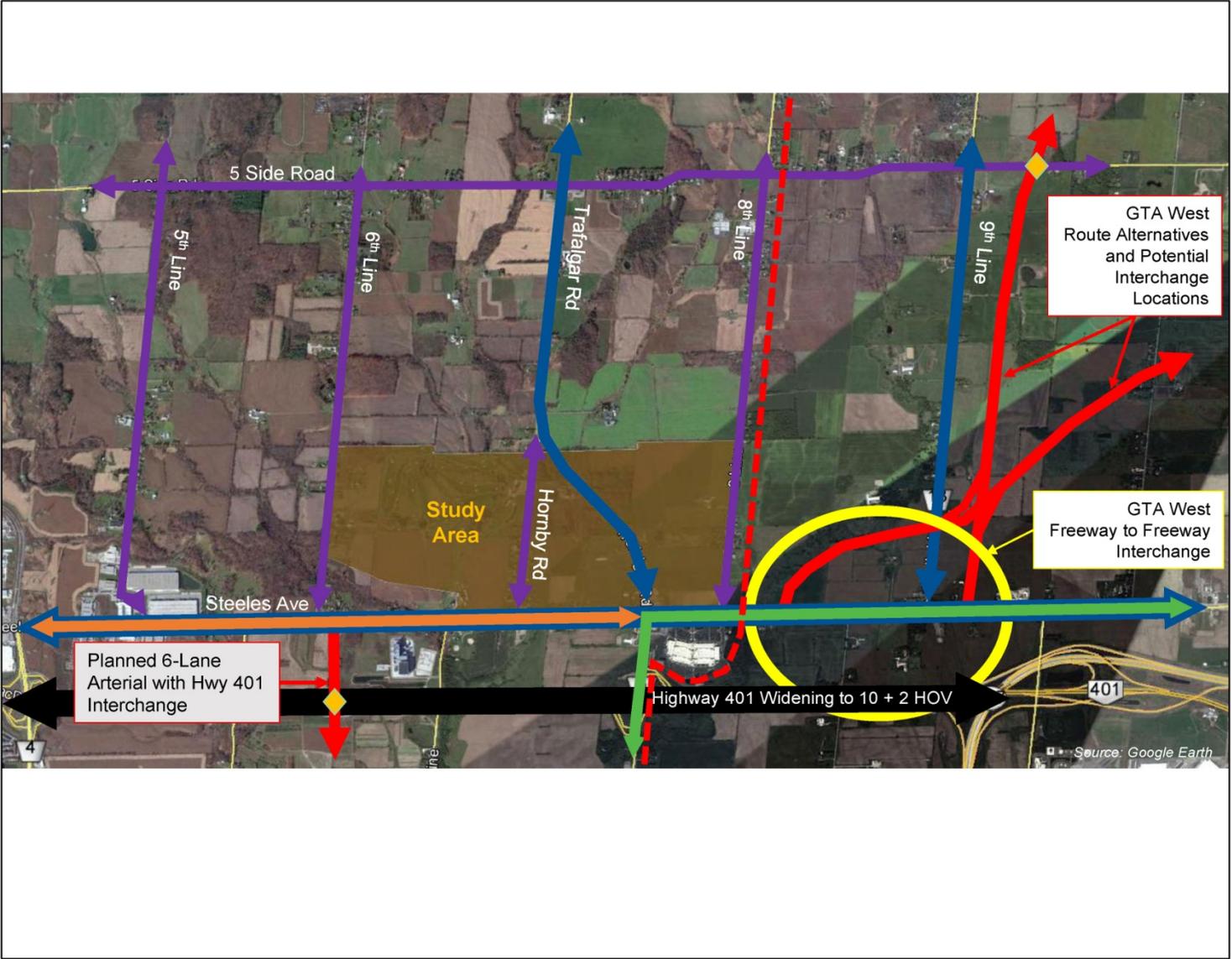
- Transportation

The Area is highly accessible for people and goods movement with substantive improvements planned for vehicular and bicycling traffic

- Servicing

The Region has prioritized this area for timely preparation of an Area Servicing Plan, to complement the Town secondary planning exercise.

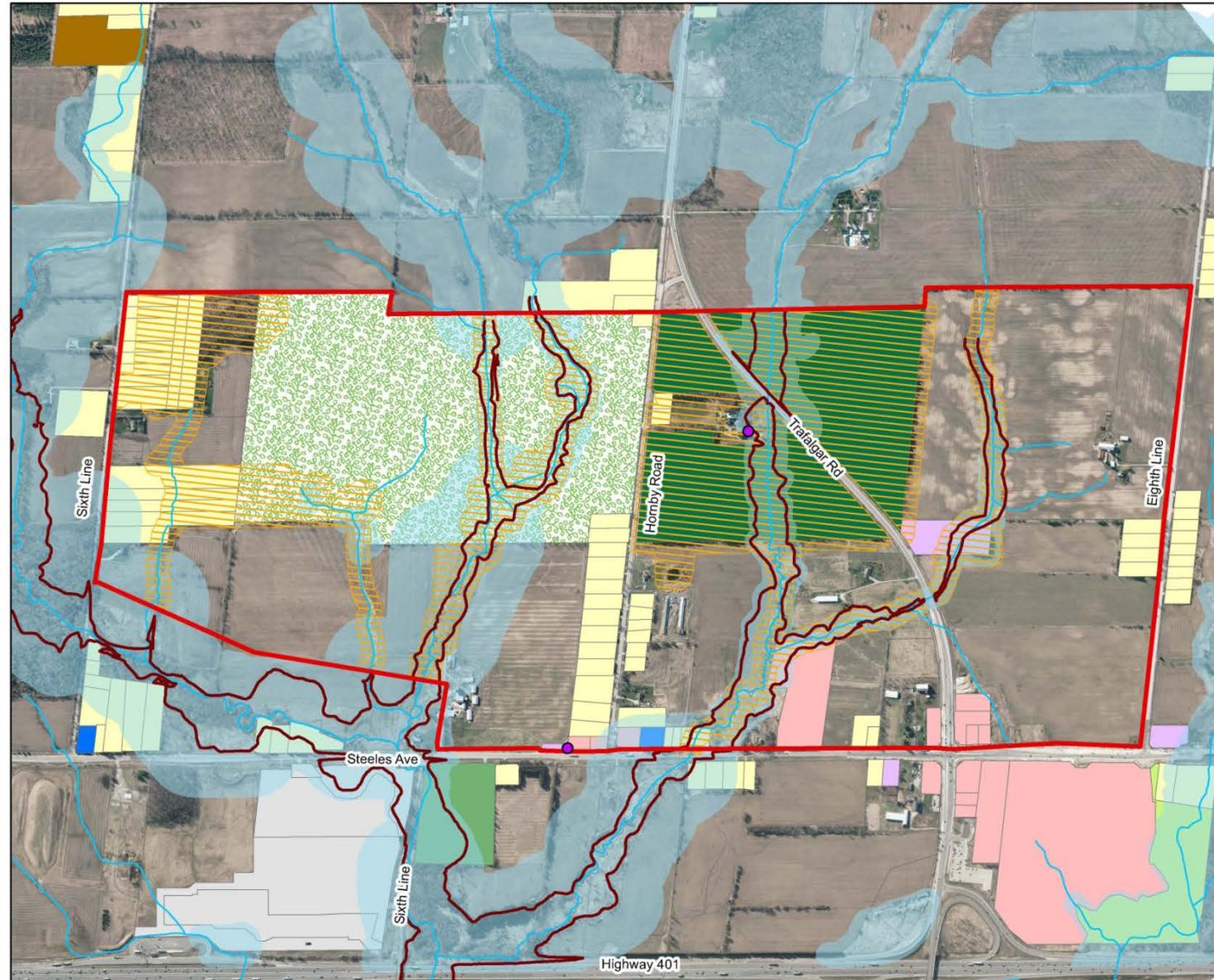
Town of Halton Hills
Premier Gateway
Employment Area
Secondary Plan
MAP 11
FUTURE ROAD NETWORK



-  2-Lane Cross-Section
-  4-Lane Cross-Section
-  6-Lane Cross-Section
-  6-Lane (4 + 2 HOV) Cross-Section
-  GTA West Route Planning Study Area
-  Planned / Proposed Roads & Freeways
-  Planned / Proposed Interchanges

CURRENT INFLUENCES

- Study Area
- Approximate Regulation Area
- Proposed Floodplain
- RNHS
- Existing Land Use**
- Agricultural/Vacant
- Rural Residential
- Institutional
- Commercial
- Employment
- Office
- Regional Forest
- Municipally Owned Valleylands
- Park
- Golf Course
- Utility
- Heritage Property



Potential Additional Land Area

- Only “Future Strategic Employment Areas” have potential for employment uses:
 - Contiguous to Phase 1B
 - Outside GTA West corridor protection
 - Potential development lands must be outside natural heritage system and hazard land.
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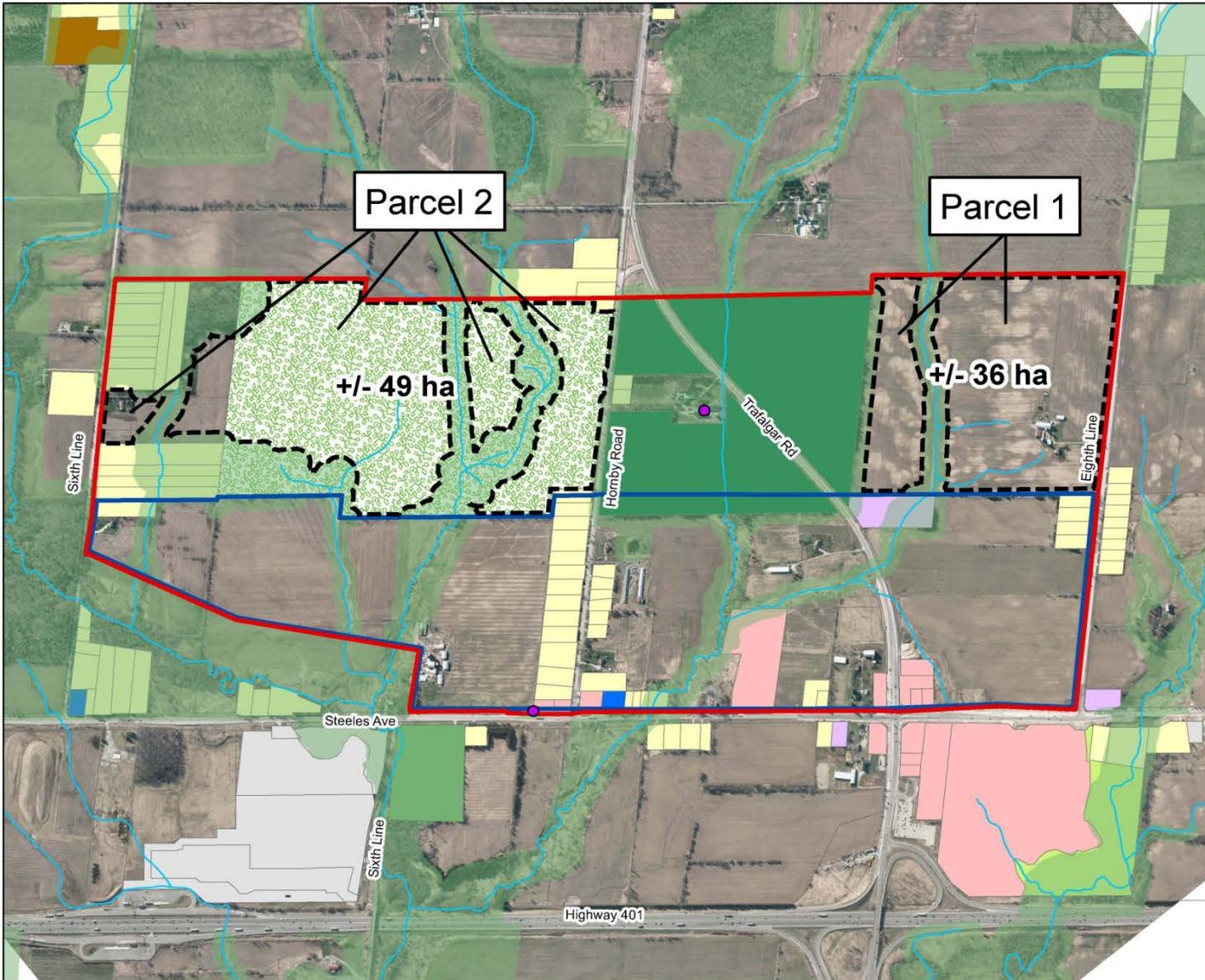
Potential Additional Land

- Regional NHS and updated Floodplain provide the boundary for the non-developable area with a few exceptions but will be subject to refinement through ongoing SWS work
 - Parcel 1
 - West side of 8th Line/Northeast quadrant Study Area
 - Field Crops and former Dairy operation
 - Developable area +/- 36 hectares
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Potential Additional Land Area

- Parcel 2
 - West side of Hornby Road just north of Hornby Rural Residential Concentration;
 - Occupied by Hornby Glen Golf Course and adjacent lands to the west (including RNHS);
 - Developable area +/- 49 hectares.
 - Former James Snow property east of Hornby Rd has potential for complementary uses.
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POTENTIAL ADDITIONAL EMPLOYMENT LAND AREA



Next Steps

- Consideration by Council of preferred development location
- Initiation of review of related official plan amendments
- Initiation of detailed Secondary Plan studies

Additional Land
March /April 2016



ROPA/LOPA
May/June 2016



Final Secondary Plan Area

**Secondary Plan/
Subwatershed Study**



OPA/Zoning
2017

Questions
