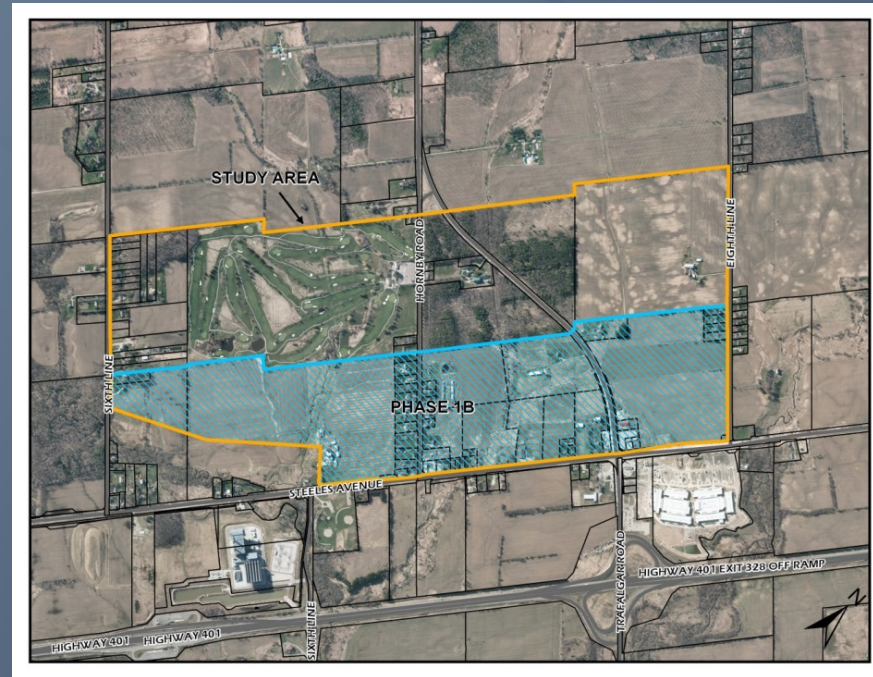


Premier Gateway Phase 1B Secondary Plan



Update Report

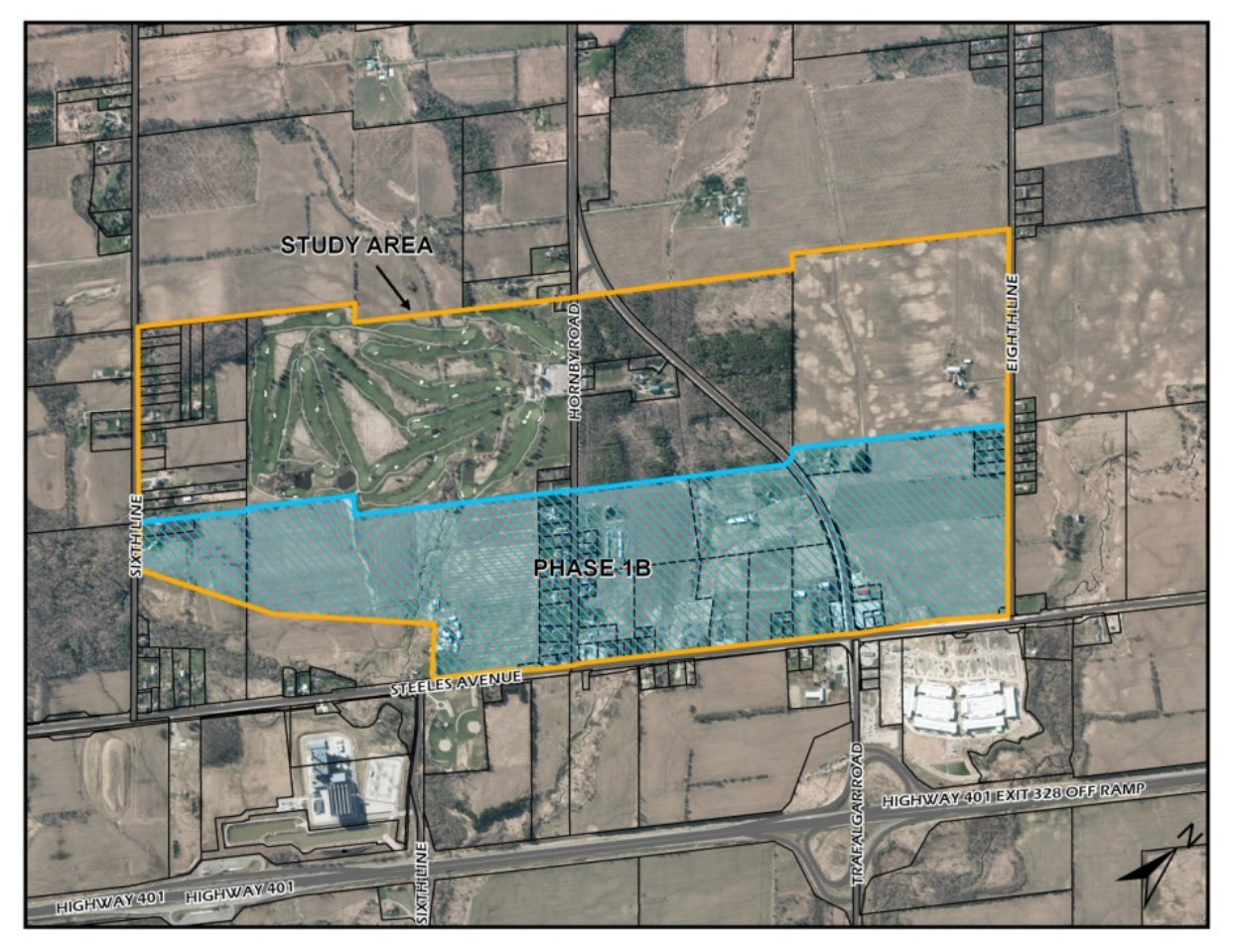


Study Background

- Secondary Planning Study to develop land use policies, designations, and zoning for Phase 1B lands.
 - Will also identify and include up to 75 ha (180 acres) of additional employment land to replace total land lost to corridor protection.
- Consultant Team led by Macaulay Shiomi Howson Ltd. with Amec Foster Wheeler, Brook McIlroy and other sub consultants.
- Timeframe: 24-36 months to complete (December 2017).



Study Area



Integrated Planning Project

- Two main components:
 Planning Study & Scoped Subwatershed Study
- The study will also fulfill Phases 1 and 2 of the Environmental Assessment Act for transportation, water and waste water planning.
- Deliverables Include:
 - A Secondary Plan for Phase 1B area (to include up to 75 ha of additional land)
 - Scoped Subwatershed Study
 - Regional & local Official Plan Amendments to add the additional 75 ha (or portion thereof) to Urban Area
 - A Zoning By-law Amendment to zone the lands in accordance with the Secondary Plan
 - Urban Design Guidelines



Study Phases

Completed

Phase 1 –
Project
Initiation

Project Charter

Work Program

Project Initiation

Underway

Phase 2A –
Existing
Conditions

Background
Conditions

Identify Location
of up to 75 ha of
Additional
Employment
Land

Initiation of
ROPA/OPA to
add Additional
Land to Urban
Area

Underway

Phase 2B –
Scoped
Subwatershed
Study

Scoped
Subwatershed
Study

Phase 3 –
Planning
Study

Supporting
Studies

Phase 4 –
Land Use
Planning

4A -
Recommended
Land Use Option

4B - Preferred
Land Use Plan

Phase 5 –
Secondary
Plan

5A - Draft OPA,
ZBA, Urban
Design
Guidelines

5B - Final
Approval of Plan
& Amendments



Phase 1 - Project Initiation

- Initial kick off meetings held for Project Team & Technical Advisory Committee
- Notice of Project Commencement issued:
 - Independent and Free Press, June 2015
- Project Website set up:
<http://www.haltonhills.ca/initiatives/Phase1B.php>
- Background data collection completed.
- Obtained permission to access property fieldwork (ongoing).
- A detailed Work Plan has been prepared.



Phase 1 – Project Charter

- A project Charter has been prepared to ensure review agencies have a common understanding of project objectives and roles and responsibilities.
- A Senior representative from each agency is requested to sign the Charter to demonstrate a collective commitment to the objectives of the project.
- The Charter has been attached to the Staff Report for Council's endorsement.



Phase 1 – Community Engagement Strategy

- The Consultant Team have prepared a Community Engagement Strategy for the project.
- The Strategy outlines when and how the public will be involved in the project.
- Community Engagement to include:
 - 3 Public Open Houses/Workshops
 - Individual and group workshop activities
 - A project website & the use of Social Media where appropriate
 - Summarization and reporting of public comments
 - Incorporation of feedback in process
- The Strategy has been attached to the Staff Report for Council's endorsement.



Phase 2 – Existing Conditions & Scoped Subwatershed Study

- The Consultants have been undertaking fieldwork in support of the Scoped Subwatershed Study.
- A Background Report is being prepared which will also identify the proposed location of up to 75 ha of additional land to be added to the Phase 1B area.
- A Steering Committee for project is being set up.
 - Mayor, Regional and Local Councillors
 - Representative from Town Sustainability Advisory Committee & Heritage Halton Hills
 - Town and Region of Halton Planning Staff
 - Area residents and landowner(s)



Next Steps

- Background Report to be reviewed with TAC and Steering Committees.
- First Public open house/workshop for project to be held in October/November.
- Final revised Background Report to be submitted to Council for approval (to include proposed location of up to 75 ha of additional land) - December 2015.
- Subject to Council approval, Regional and Local Official Plan amendments to be initiated in 2016 to confirm location of up to 75 ha of additional land.
- Field work to continue through fall and winter.

