



**Notice of Adoption – Official Plan Amendments No. 30, 31A and 31B
Premier Gateway Phase 1B Secondary Plan Area**

LOCATION: See attachments #1, 2 and 3
FILE NOS.: OPA 30, OPA 31A and OPA 31B
DATE OF DECISION: June 11, 2018
DATE OF NOTICE: June 20, 2018

TAKE NOTICE that the Council for the Corporation of the Town of Halton Hills passed By-laws No. 2018-0034 (OPA 30), No. 2018-0035 (OPA 31A) and No. 2018-0036 (OPA 31B) on the 11th day of June, 2018 under Section 17 of the Planning Act, R.S.O. 1990, c. P.13 as amended.

The purpose and effect of Amendment No. 30 is to designate 75 ha of additional land for employment uses to be added to the Town’s Urban Area adjacent to the Phase 1B Premier Gateway Employment Area. These lands are being added to replace the shortfall of employment lands within the Town to the 2021 planning horizon, as a result of lands being lost to corridor protection for the Northwest Greater Toronto Area Corridor Identification Study/Halton-Peel Boundary Area Transportation Study (NWGTA/HPBATS). This amendment is in conformity with Regional Official Plan Amendment No. 47 (ROPA 47).

The purpose and effect of Amendment No. 31A is to establish a Secondary Plan for the southern portion of the Premier Gateway Phase 1B Employment lands with appropriate land use designations and policies to facilitate the development of these lands for employment purposes. Although the Secondary Plan study encompassed and comprehensively studies lands both within Lot 1 and Lot 2, Amendment No. 31A only applies to the lands in Lot 1 that are currently within the urban boundary.

The purpose and effect of Amendment No. 31B is to establish a Secondary Plan for the northern portion of the Premier Gateway Phase 1B Employment lands with appropriate land use designations and policies to facilitate the development of these lands for employment purposes. These lands correspond to the additional land being added to the Town’s Urban Area through OPA 30 and ROPA 47

The lands affected by these Amendments are identified on attachments 1, 2 and 3 to this notice and generally include lands east of Sixth Line, west of Eighth Line, north of Steeles Avenue and south of No. 5 Side Road. The lands are intersected by Hornby Road and Trafalgar Road.

No submissions were made with respect to OPA 30 and no changes were made to the amendment. All submissions received regarding OPA 31 (A and B) were considered as part of the Town’s review process. Comments and submissions with respect to OPA 31

(A and B) were generally supportive of the purpose and effect of the amendments. Several changes were made to the amendments, such as minor re-alignment of a collector road, and clarification and minor revision with respect to the permitted uses.

Approval Authority

Official Plan Amendments No. 30, 31A and 31B require approval of the Regional Municipality of Halton (the approval authority) under subsection 17(22) of the *Planning Act*. Any person or public body will be entitled to receive notice of the decision of the approval authority if a written request to be notified of the decision (including the person's or public body's address, fax number or email address) is made to the approval authority. The approval authority of these proposed Official Plan Amendments is the Regional Municipality of Halton. Any written request to be notified of the decision should be directed to: The Regional Clerk, Regional Municipality of Halton, 1151 Bronte Road, Oakville, ON L6M 3L1.

More Information

Amendments No. 30, 31A and 31B and By-laws No. 2018-0034 (OPA 30), No. 2018-0035 (OPA 31A) and No. 2018-0036 (OPA 31B) are available for inspection at the Town of Halton Hills, Planning and Sustainability Department during regular business hours, Monday through Friday from 8:30 a.m. to 4:30 p.m., as well as on the Town's website.

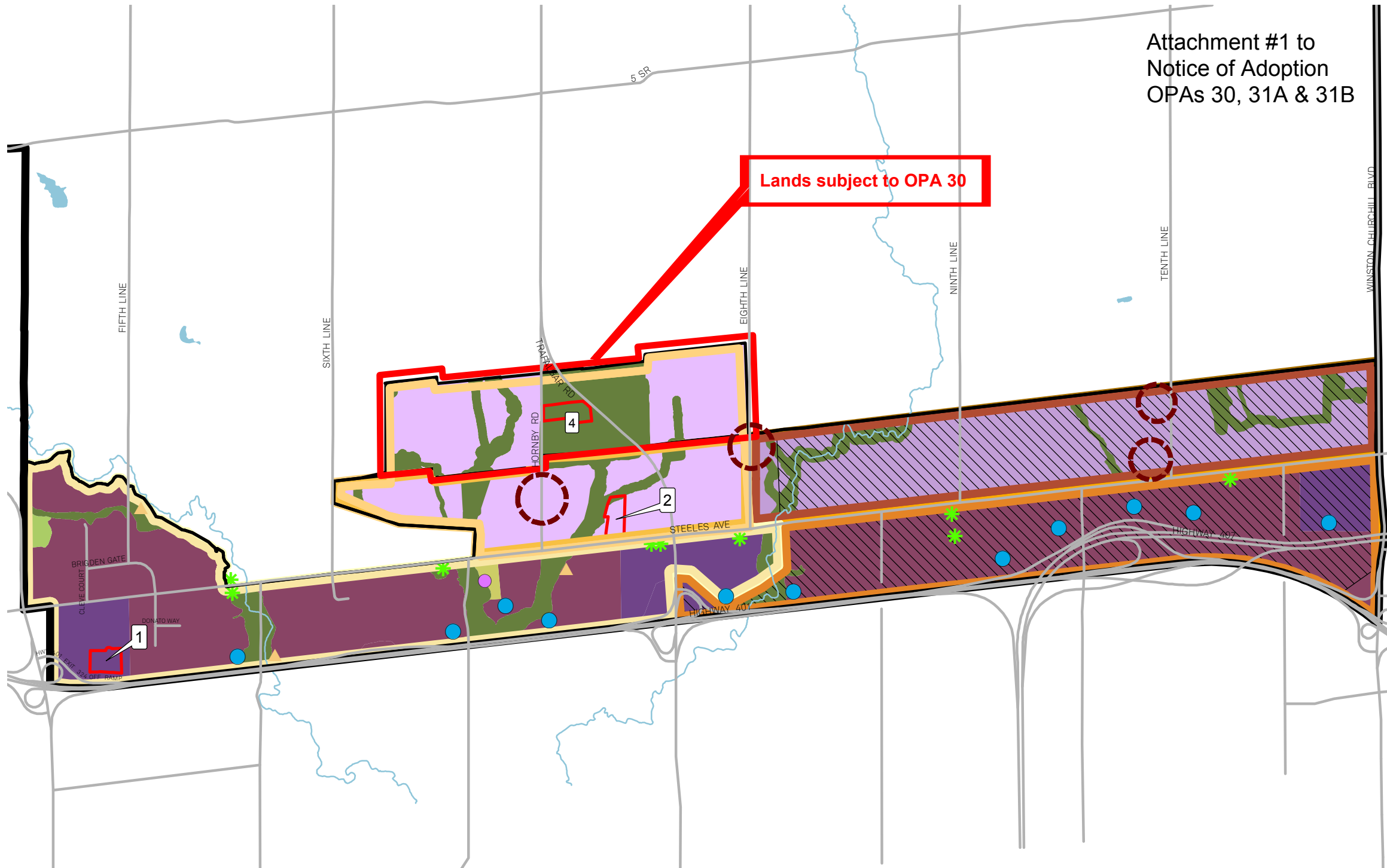
Related Applications

Other related applications include Regional Official Plan Amendment No. 47 (ROPA 47)

Steve Burke, MCIP, RPP
Manager of Planning Policy

**SCHEDULE A8
PREMIER GATEWAY EMPLOYMENT
AREA LAND USE PLAN**

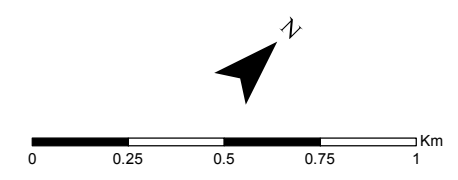
**Attachment #1 to
Notice of Adoption
OPAs 30, 31A & 31B**

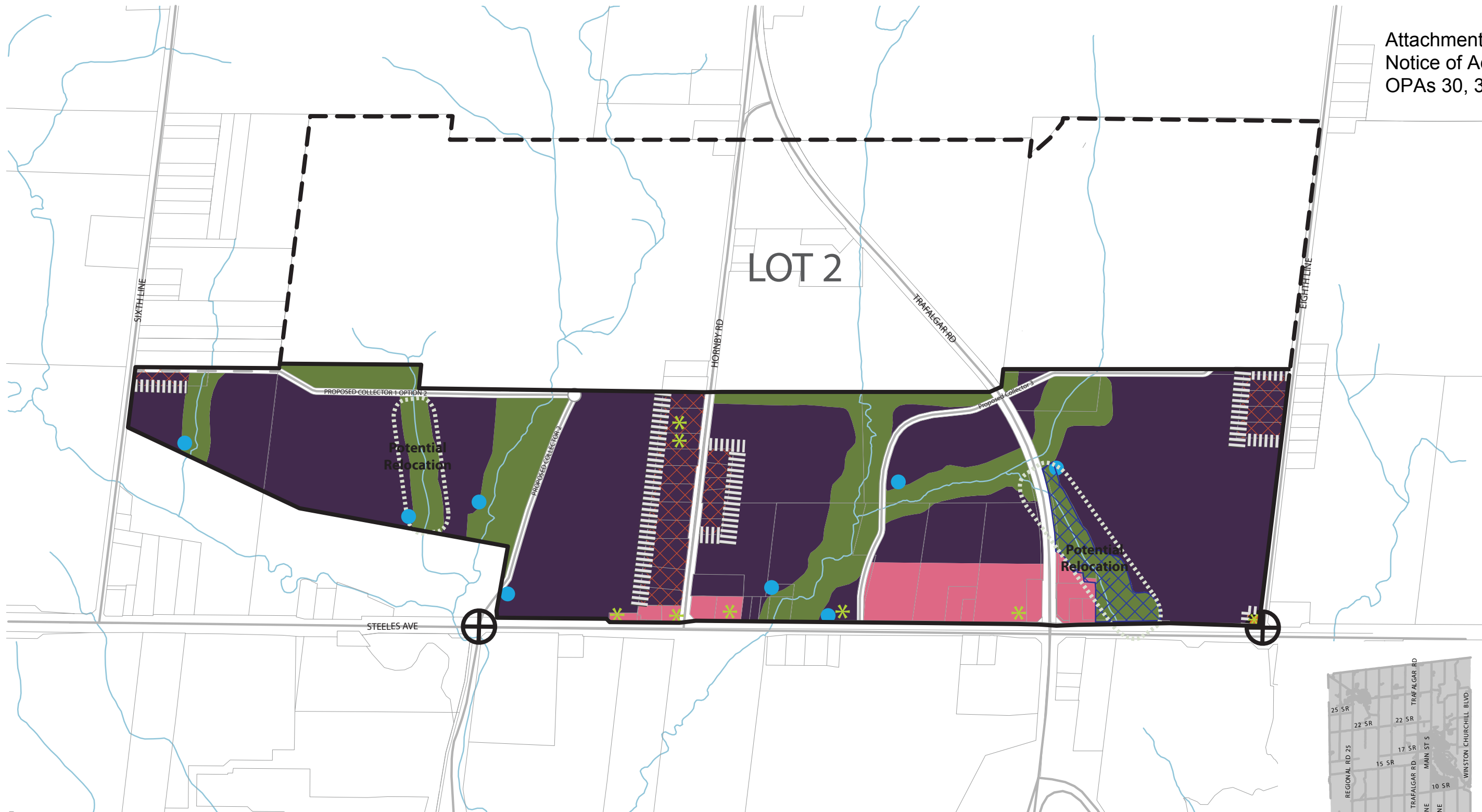


- Phase 1B Employment Area
- Phase 2B Employment Area
- Prestige Industrial Area
- Gateway Area
- Major Parks and Open Space Area
- Private Open Space Area
- Greenlands
- Employment Phase 1A
- Employment Phase 1B
- Employment Phase 2A (Regional Phasing 2021-2031)
- Employment Phase 2B (Regional Phasing 2021-2031)
- Existing Rural Residential Concentration
- Special Policy Area
- HPBATS/GTA West Corridor Protection Area
- Town of Halton Hills Boundary
- Urban Boundary
- Waterbody
- Watercourse
- Community Park
- Building with Historic Significance
- Stormwater Management Pond
- Potentially Unstable Slopes

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

Parts of this Schedule are currently pending approval. Please Refer to Figure 1 in the Preamble.





- Phase 1B Area
- Lot 1 Secondary Plan Area
- Natural Heritage System
- Wetland and Headwater Drainage Feature See policies H5.7.4.11

- Prestige Industrial Area
- Residential Special Policy Area
- Business Commercial Area
- Cemetery

- Cultural Heritage Resource
- Stormwater Management Facility
- Watercourse
- Need for Extension to Sixth Line subject to Area Transportation Study
- Temporary Cul de Sac

- Intersection alignment subject to further Study
- Buffer for existing residential uses
- Buffer for cemetery



SCHEDULE H5A
Premier Gateway Employment Area
Phase 1B - Lot 1
LAND USE PLAN



- Phase 1B Area
- Lot 1 Secondary Plan Area
- Natural Heritage System
- Relocated Drainage Feature
- Prestige Industrial Area
- Residential Special Policy Area
- Cultural Heritage Resource
- Stormwater Management Facility
- Watercourse
- Need for Extension to Sixth Line subject to Area Transportation Study
- Roundabout
- Buffer for existing residential uses
- Minimum Distance Separation (MDS)
- Area subject to separate Regional and Local Official Plan Amendment

