



PUBLIC MEETING-2021-0011

November 15, 2021

D14ZBA21.012 – 0 Steeles Avenue & 8154, 8170, 8178 and 8192 Eighth Line (Premier Gateway Employment Area)

Minutes of the Public Meeting held on Monday, November 15, 2021, 7:08 p.m., in the Council Chambers, Town of Halton Hills and Via Zoom.

Mayor R. Bonnette chaired the meeting.

Mayor R. Bonnette advised the following:

The purpose of this Public Meeting is to inform and provide the public with the opportunity to ask questions or to express views with respect to the development proposal. The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

As the Chair, I am informing you that when Council makes a decision, should you disagree with that decision, the Planning Act provides you with an opportunity to appeal the decision to the Ontario Land Tribunal for a hearing, subject to Tribunal validation of your appeal. Please note that if a person or public body does not make oral submissions at a public meeting or written submissions to the Town of Halton Hills before the decision is made, the person or public body is not entitled to appeal the decision of the Town of Halton Hills to the Ontario Land Tribunal. In addition, if a person or public body does not make oral submission at a public meeting or make written comments to the Town of Halton Hills before the decision is made the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal, unless, in the opinion of the Tribunal, there are reasonable grounds to do so. You may wish to talk to Planning staff regarding further information on the appeal process.

The Planning Act requires that at least one Public Meeting be held for each development proposal and that every person in attendance shall be given an opportunity to make representations in respect of the proposal.

The format of this Public Meeting is as follows:

- The Town will generally explain the purpose and details of the applications;
- Next, the applicant will present any further relevant information, following which the public can obtain clarification, ask questions and express their views on the proposal.

The applicant and staff will attempt to answer questions or respond to concerns this evening. If this is not possible, the applicant and/or staff will follow up and obtain this information.

Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

SPECIFIC PROPOSAL

This Public Meeting involves an application by: PLD Steeles Avenue Investment LP (Prologis), through their agent Mainline Planning Services Inc.

To amend the Town of Halton Hills Zoning By-law.

To allow for the development of 3 industrial warehouses.

TOWN'S OPPORTUNITY

The Chair called upon the Town's representative, Greg Macdonald, Senior Planner – Developmental Review to come forward to explain the proposal.

G. Macdonald provided an overview of the Proposed Zoning By-law Amendment to permit three industrial warehouses at 0 Steeles Avenue & 8154, 8170, 8178 and 8192 Eighth Line (Premier Gateway Employment Area).

(PowerPoint on file in the Clerks Office)

APPLICANT'S OPPORTUNITY

The Chair called upon the applicant Jennifer Ormiston of Main Line Planning on behalf of Prologis to provide further information and details on the proposal. Jennifer Ormiston provided a presentation with further information and details on the proposal.

(PowerPoint on file in the Clerks Office)

PUBLIC'S OPPORTUNITY

The Chair asked if there were any persons online that have questions, require further clarification or information or wish to present their views on the proposal to come forward.

The following persons provided comments and asked questions:

Jacek Wilczynski, 13693 Steeles Avenue

J. Wilczynski raised concern with the location of the drainage feature as the current grading is causing flooding during big storms.

J. Ormiston advised that this portion of this site will be addressed in the resubmission of the application. J. Ormiston asked Hamdy Shafi of Crozier to provide further information. H. Shafi advised that they are seeking for relocation of the drainage feature, it is the intent of the

application that grading be maintained in that area. The application will seek to maintain the volume that's already existing in regards to grading. The intent is not to remove the drainage feature but to reconfigure.

J. Wilczynski would like to be continued to be informed in regards to this project.

Christopher Algeo, 8734 Eighth Line

C. Algeo inquired about the proposed amendment to the height and decrease of landscaped open space. He would like to ensure that the landscaping criteria meets what was originally laid out. C. Algeo raised concern with the height of the building and asked for confirmation on the setback of the building to street and landscape features.

G. Macdonald advised that there are detailed landscape plans available that can be sent to the resident and gave further information on the landscaping plans.

J. Ormiston advised that the height was used as a buffer as they wanted to make sure they didn't have to go back for a minor variance. To have an 18-metre height is more of a standard for a warehouse type building to be able to have their loading bays. J. Ormiston shared her screen to give further details on the setbacks.

FINAL COMMENT FROM STAFF

The Chair asked if there was any further information which Town Staff wished to provide prior to the conclusion of the meeting.

Staff had nothing further to add.

CONCLUSION OF MEETING

The Chair declared the Public Meeting closed. Council will take no action on this proposal tonight. Staff will be reporting at a later date with a recommendation for Council's consideration.

If you wish to receive further information regarding this proposal please contact the Planner, Greg Macdonald following the meeting.

The meeting adjourned at 7:44 p.m.

Rick Bonnette MAYOR

Valerie Petryniak TOWN CLERK