



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Ruth Conard, Planner – Development Review

DATE: March 31, 2023

REPORT NO.: PD-2023-009

SUBJECT: Public Meeting for a Proposed Zoning By-law Amendment to permit a 2-storey industrial building at 8049 Hornby Road (Premier Gateway Employment Area)

RECOMMENDATION:

THAT Report No. PD-2023-009, dated March 31, 2023, regarding “Public Meeting for a Proposed Zoning By-law Amendment to permit a 2-storey industrial building at 8049 Hornby Road (Premier Gateway Employment Area)”, be received;

AND FURTHER THAT all agency and public comments be referred to staff for further report regarding the disposition of this matter.

KEY POINTS:

The following are key points for consideration with respect to this report:

- Weston Consulting on behalf of 1893035 Ontario Ltd. has submitted a Zoning By-law Amendment application proposing the development of an industrial building at 8049 Hornby Road (Premier Gateway Employment Area).
- The application is currently under review by internal departments and external agencies.
- Two requests for additional information have been received from the public to date.
- The purpose of the Public Meeting is to obtain comments and feedback from the community. Any comments received will be thoroughly reviewed, evaluated and included in the Final Recommendation Report to Council at a later date.

BACKGROUND AND DISCUSSION:

1.0 Location & Site Characteristics

The subject property is located on the east side of Hornby Road, just north of Steeles Avenue in the Premier Gateway Employment Area: see **SCHEDULE 1 – LOCATION MAP**. The land is approximately 0.65 hectares (1.60 acres) in size with frontage of approximately 52.77 metres (173.12 feet) on Hornby Road.

The property contains a 1-storey building which will be demolished. Surrounding land uses to the subject property include:

- To the North: A property containing a single detached dwelling operating a truck terminal without permissions, additional single detached dwellings and vacant industrial lands further north
- To the South: Esso gas bar and Hasty Market convenience store with vacant industrial lands across Steeles Avenue
- To the East: Single detached dwelling and vacant industrial lands further east
- To the West: Single detached dwellings across Hornby Road with vacant industrial lands further west

2.0 Development Proposal

On December 22, 2022, the Town received a Zoning By-law Amendment application (File No. D14ZBA23.001) submitted by Weston Consulting on behalf of 1893035 Ontario Ltd. seeking to obtain the industrial land use permissions necessary to construct a proposed industrial building, which consists of a two-storey office space at the front and one-storey warehouse and loading bays at the rear; see **SCHEDULE 2 – SITE PLAN**.

Further details about the proposed development are outlined below:

Design Elements	Application Proposal
Gross Floor Area	2834.83 m ² (30,513.85 sq.ft.)
Height	11.0 m (36 ft)
Parking	51 spaces including 2 barrier free 4 bicycle spaces
Loading Spaces	2 spaces
Vehicular Access Points	2 full-moves access points on Hornby Road

A conceptual rendering is provided for illustrative purposes:



Figure 1 – Conceptual Rendering

Under the Town of Halton Hills Zoning By-law 2010-0050, as amended, the property is zoned Rural Cluster Residential One (RCR1) which limits the type of permitted uses to single detached dwellings and accessory uses. A Zoning By-law Amendment is required to implement the policy permissions of the Phase 1B Secondary Plan to rezone the property from Rural Cluster Residential One (RCR1) to a site-specific Corridor Prestige Industrial (M7) zone with special provisions applying to:

- minimum parking aisle accessing a parking space that is at a 90-degree angle;
- minimum number of parking spaces; and,
- minimum landscaped area.

The Applicant submitted a draft Zoning By-law Amendment which is attached as **SCHEDULE 3**. It should be noted that some of the provisions within the draft by-law do not currently reflect the zoning relief required to accommodate the proposed building.

A list of reports and drawings submitted in support of the application is also attached to this report as **SCHEDULE 4 – SUBMISSION MATERIALS**. Should the Zoning By-law Amendment application be approved, the proposed building would require the submission of a Site Plan Control application.

3.0 Planning Context

In Ontario, when reviewing applications looking to amend Zoning By-laws, development proposals are expected to conform with and meet the intent of applicable Provincial, Regional and Municipal policy documents. This section discusses the relevant policy framework that applies to the subject site and proposal.

Provincial Policy Statement

The 2020 Provincial Policy Statement (PPS) provides broad based policies that promote an appropriate range and mix of employment, including industrial and commercial uses, to meet the long-term needs of residents and make appropriate use of infrastructure to support the development of healthy communities. Policy direction pertaining to employment areas is set out in Section 1.3 of the PPS.

The proposal is required to be consistent with the relevant policies in the PPS in accordance with Section 3 of the Planning Act

Growth Plan for the Greater Golden Horseshoe

The Growth Plan directs new growth to locations that make efficient use of transportation and servicing infrastructure and sets out general policies for employment and commercial lands. Under the 2019 Growth Plan (with 2020 amendments), the subject lands are identified as being a Provincially Significant Employment Zone, which is considered an area of high economic output that is strategically located to provide stable, reliable employment across the Region.

As per Section 3 of the Planning Act, the proposal shall conform and not conflict with the Growth Plan.

Region of Halton Official Plan

The subject lands are designated Urban Area, with an Employment Area overlay in the Regional Official Plan (ROP) as recently amended by ROPA 48 and 49. Section 76 of the ROP states that the range of permitted uses and creation of lots within the Urban Area are to be in accordance with Local Official Plans and Zoning By-laws. Section 72(10) states an objective of the ROP is to provide for an appropriate range and balance of employment uses including industrial, office, retail and institutional uses to meet long-term needs. More detailed policies for Employment Areas are set out in Section 77.1 of the ROP. Section 89 of the ROP requires all development within the Urban Area to be on full municipal services.

Town of Halton Hills Official Plan – Phase 1B Secondary Plan

Under the Town's Official Plan, the property is located within the Premier Gateway Employment Area Phase 1B Secondary Plan (OPA 31A). The Plan identifies the subject property as being designated Prestige Industrial Area which permits a wide range of employment related uses, including manufacturing, assembling, processing, fabricating, warehousing, wholesaling and distribution facilities located primarily within wholly enclosed buildings.

The Official Plan states that all new development requiring Planning Act approval shall conform to the Urban Design policies in Section F2 of the Plan. The proposal must also demonstrate conformity with Section H5A.14 of the Secondary Plan and the Premier Gateway Employment Area Urban Design Guidelines.

Town of Halton Hills Zoning By-law

The subject property is zoned Rural Cluster Residential One (RCR1) under Zoning By-law 2010-0050, as amended. Industrial uses are not permitted in this zone. The Applicant is proposing to rezone the property from Rural Cluster Residential One (RCR1) to a site-specific Corridor Prestige Industrial (M7) zone to facilitate the proposed development. Site specific provisions regarding parking, landscaping and drive aisle widths are required.

4.0 Department and Agency Circulation Comments

The Zoning By-law Amendment application was circulated to Town departments and external agencies for review. The below sections outline the comments identified by staff to date.

Planning

- A Scoped Subwatershed Impact Study (SIS) was submitted as part of the complete application. The goal of the SIS is to demonstrate the proper integration of the proposed land use from a servicing, stormwater management and the Natural Heritage System perspective. The Scoped Subwatershed Impact Study is currently under review by Town Departments and external agencies.

Recreation and Parks

- Details pertaining to compliance with the Town's Urban Design Guidelines, site plan standards and cash-lieu of parkland will be addressed once the Zoning By-law Amendment application and necessary Site Plan Control application have progressed further.

Zoning

- The Applicant's draft Zoning By-law does not incorporate all special provisions that are required for the proposed development. A revised draft Zoning By-law will be required for additional review and comment.

Transportation

- Transportation staff have reviewed the technical submission materials including the Traffic Impact Study (TIS) and Vehicle Maneuvering Plan to ensure safe access and internal site circulation. Several comments have been provided which require further revision by the Applicant.

Development Engineering

- Development Engineering has reviewed all technical documents including the Subwatershed Impact Study, Functional Servicing and Stormwater Management Report, etc. to ensure the site can be adequately engineered, graded, serviced and that the intended storm water management design can adequately address all town guidelines and requirements. Comments have been provided by staff that require an additional submission.

Halton Region

- Regional staff require a subsequent submission or addendum to the Subwatershed Impact Study to include additional information regarding species at risk. Consultation with the Ministry of Environment Conservation and Parks (MECP) is required.

Conservation Halton

- Conservation Halton's review of this proposal is progressing as they focus on technical matters relating to the Subwatershed Impact Study, ensuring it meets requirements under Ontario Regulation 162/06, the Natural Hazards policies of the PPS, and the objectives of the Scoped Subwatershed Study (SWS) and Secondary Plan for the Premier Gateway Employment Area Phase 1B lands. In this regard, it is likely that additional information is required to address CH's regulatory requirements and objectives of the SWS.

5.0 Public Comments

As of the date of this report, Planning staff have received two requests from adjacent landowners to be included on all notifications pertaining to the Planning process. The purpose of the Public Meeting is to obtain additional comments and feedback from the community. Any additional comments received from the public will be reviewed, evaluated and included in the final Recommendation Report to Council.

STRATEGIC PLAN ALIGNMENT:

This report is administrative in nature and does not have an impact on the Town's Strategic Plan.

RELATIONSHIP TO CLIMATE CHANGE:

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

PUBLIC ENGAGEMENT:

Public notification has been conducted as follows:

January 11, 2023	Notice of Received Application was mailed out to all property owners within 120 metres of the subject lands
January 17, 2023	Sign posted on the subject lands explaining the purpose of the proposed application
March 23, 2023	Public Meeting Notice mailed out to property owners within 120 metres of the subject lands <u>and</u> Notice of Public Meeting published in the Independent & Free Press

April 13, 2023

Courtesy Notice of Public Meeting to be published in the
Independent & Free Press

INTERNAL CONSULTATION:

The proposed Zoning By-law Amendment was considered at the June 24, 2021, Development Review Committee Pre-Consultation Meeting (File No. D00ENQ21.033). The Applicant was provided with preliminary comments from various Town departments and external agencies.

FINANCIAL IMPLICATIONS:

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

Jeff Markowiak, Director of Development Review

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer