

# Statutory Public Meeting

**Proposed Amendment to the Halton Hills Zoning  
By-law**

**Applicant: Bentall Green Oak (Canada) Ltd.**

**8250 Eighth Line (Premier Gateway Employment  
Area)**

**File No: D14ZBA22.012**



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April 17, 2022

# PUBLIC ENGAGEMENT MATRIX

Spectrum of engagement	INFORM	CONSULT	COLLABORATE
Purpose	Communicate; share information to build awareness	Listen and learn; test ideas and concepts and develop recommendations	Actively participate; to partner to develop alternatives and/or recommendations
Town's responsibility	<ul style="list-style-type: none"> <li>Provide information including advising on applicable legislation that dictates process.</li> <li>Share final decision</li> </ul>	<ul style="list-style-type: none"> <li>Provide information</li> <li>Provide opportunity for public to share views, values and priorities.</li> <li>Consider how recommendations could be incorporated</li> <li>Share final decision</li> <li>Report back on final decision</li> </ul>	<ul style="list-style-type: none"> <li>Provide information</li> <li>Provide opportunity for public to share views, values and priorities.</li> <li>Provide opportunity to influence where there are alternatives within a project that have been identified for discussion and fall within the scope of legislation.</li> <li>Consider how recommendations could be incorporated</li> <li>Share final decision</li> <li>Report back on final decision</li> </ul>
Public's responsibility	Learn	Participate	Partner



# Levels of Engagement:



**INFORM**



**CONSULT**



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# On the Agenda



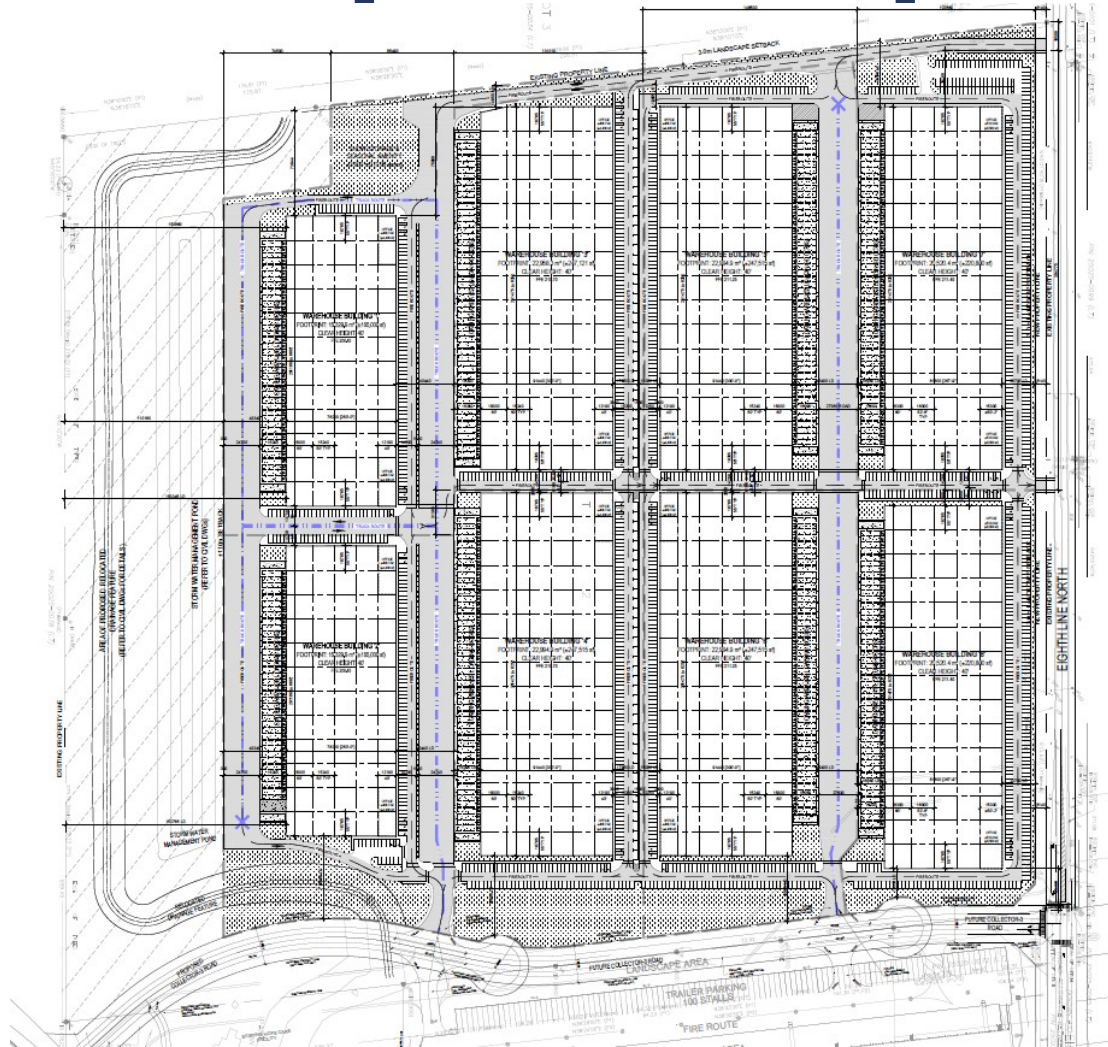
1. Site Location
2. Development Proposal
3. Site & Neighbourhood Context
4. Planning Policy
5. Comments
6. Public Comments
7. Future Steps



# Site Location

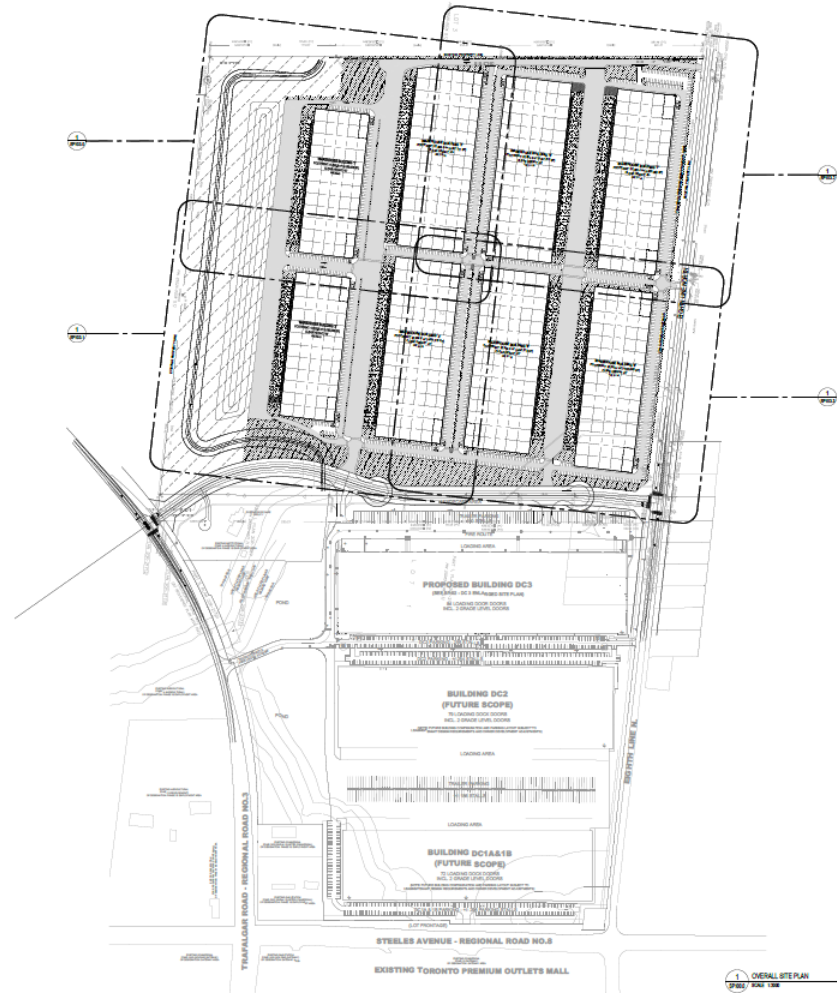


# Development Proposal



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# Development Proposal



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# Concept Rendering



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# Site and Neighbourhood Context



Subject lands looking west and southwest from Eighth Line

# Site and Neighbourhood Context



Adjacent industrial lands to the south of the subject lands and existing farmland on the opposite side of Eighth Line (now within Urban Boundary)



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# Town of Halton Hills Official Plan

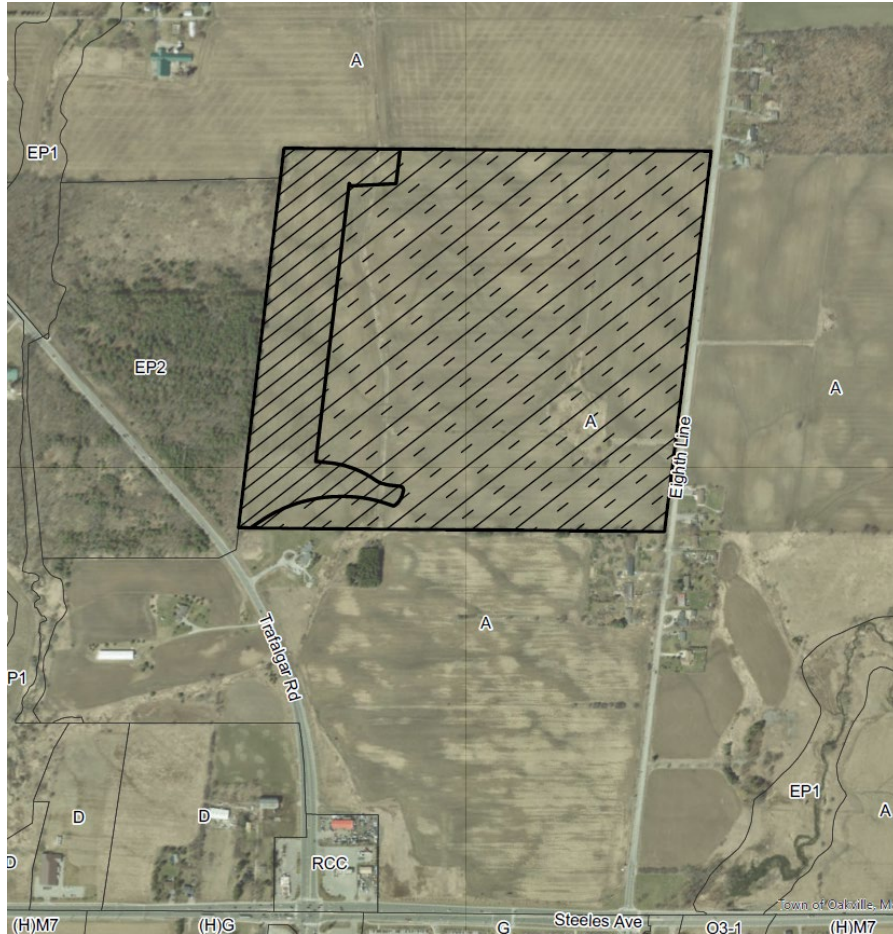


Subject lands mostly designated “Prestige Industrial Area”. “Natural Heritage System” with an overlay denoting “Relocated Drainage Feature” is located on west side of subject lands.



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# Town of Halton Hills Zoning By-law



## LEGEND



From Agricultural (A) in Zoning By-law 2010-0050 to Conservation Special (O3-1) in Zoning By-law 2000-138



From Agricultural (A) in Zoning By-law 2010-0050 to Prestige Industrial Zone (M7-X) in Zoning By-law 2000-138



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# Agency / Department Review

- Subwatershed Impact Study (SIS) still under review. SIS used to delineate extent of developable land, Storm Water Management needs, natural heritage protection and relocation of a drainage feature.
- The E/W Collector Road must be constructed as part of this development and development to the south to have all truck traffic from the site access the new road.
- Configuration of the E/W Collector Road still under review, especially where it will intersect Eighth Line.
- E/W Collector Roadway may be constructed in phases to coincide with phasing of development.

# Agency / Department Review

- Applicant working on determining if any special site-specific zoning provisions are required. Planning staff would have to evaluate the merits of any modifications and provide a recommendation to Council as part of a future recommendation report.
- Enhanced streetscape plantings, berming where applicable, and strong architectural design adjacent to existing and future roadways must be demonstrated.

# Public Notification

- Jan. 6, 2023 - Notice of Received Applications mailed to all properties within 120 m of the subject lands
- March 23, 2023 - Public Notice published in the Independent & Free Press (Courtesy Notice published on April 13, 2023)
- March 24, 2023 - Public Meeting Notice mailed to all properties within 120 m of the subject lands

# Public Comments

3 pieces of written correspondence received:

- One requested to be added to notification list;
- One expressed support for the development; and,
- One expressed concerns over the proposed orientation of the East/West Collector Road.

Response to Public Comments will be included in the future Recommendation Report





# Future Steps

- Review Second Submission upon Receipt.
- Continue to work through identified issues from staff/agency comments and public comments
- Final report to Council on the disposition of this matter
- Site Plan Control Application(s)

**THANK YOU**



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