

# Statutory Public Meeting

ZONING BY-LAW AMENDMENT  
D14ZBA22.012

8250 Eighth Line, Halton Hills

Presentation by Dana Anderson  
MHBC Planning  
Monday, April 17, 2023

BentallGreenOak 

  
MHBC  
PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

# Site Location

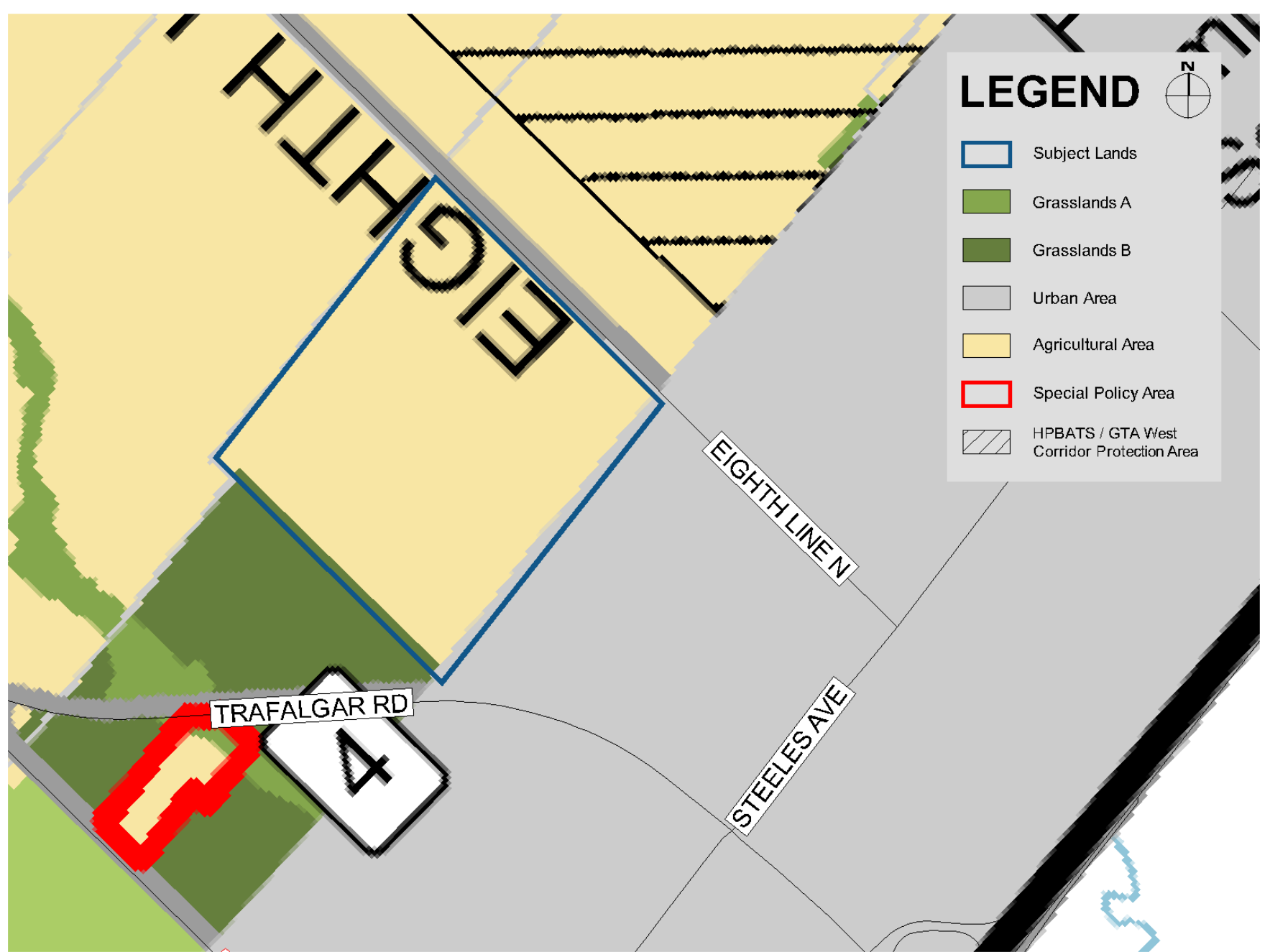


8250 Eighth Line, Halton Hills

# Site Context

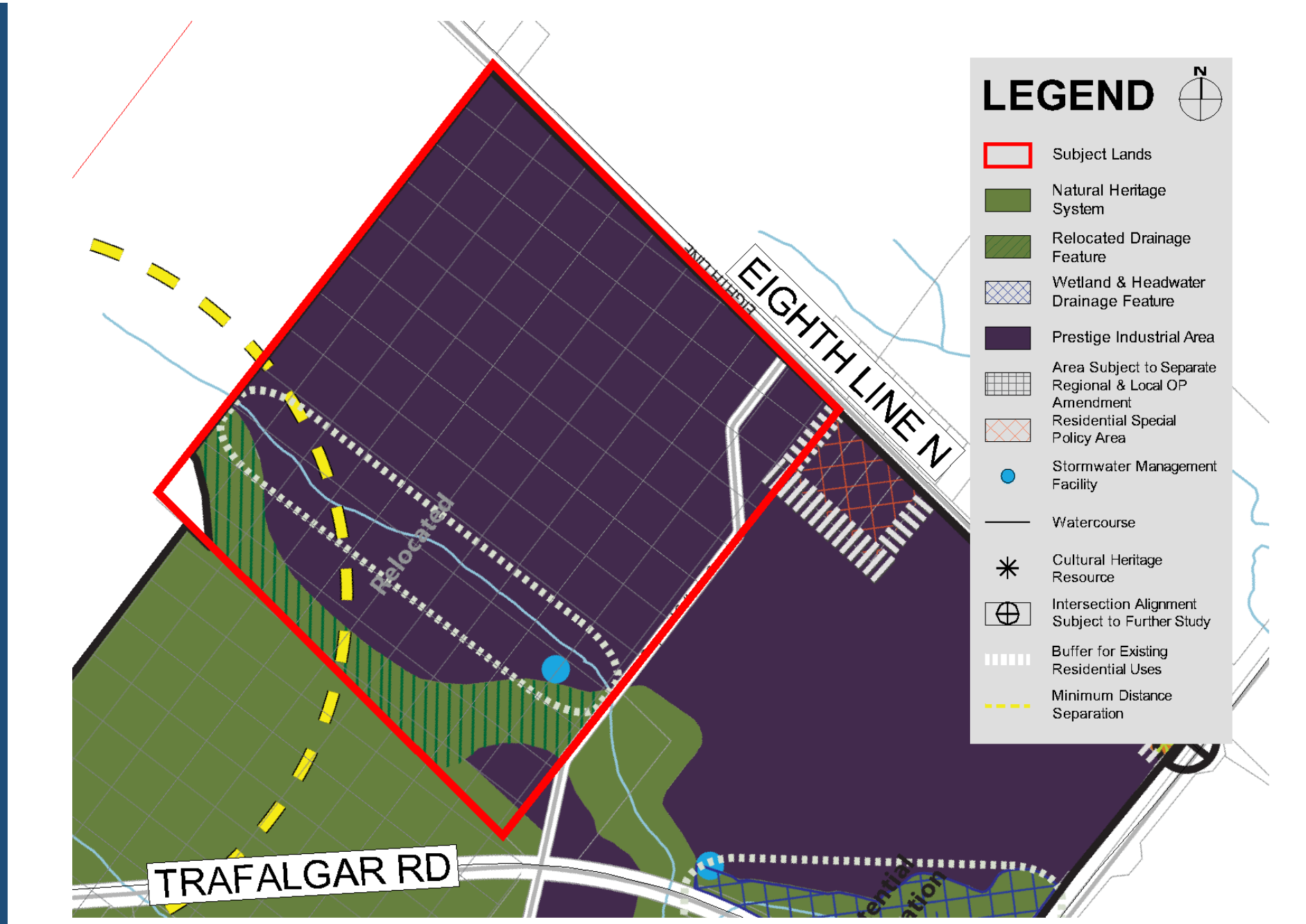


# Official Plan



8250 Eighth Line, Halton Hills

# Premier Gateway Employment Area Phase 1B Secondary Plan (OPA 31B)



8250 Eighth Line, Halton Hills

# Existing Zoning



# Proposed Zoning

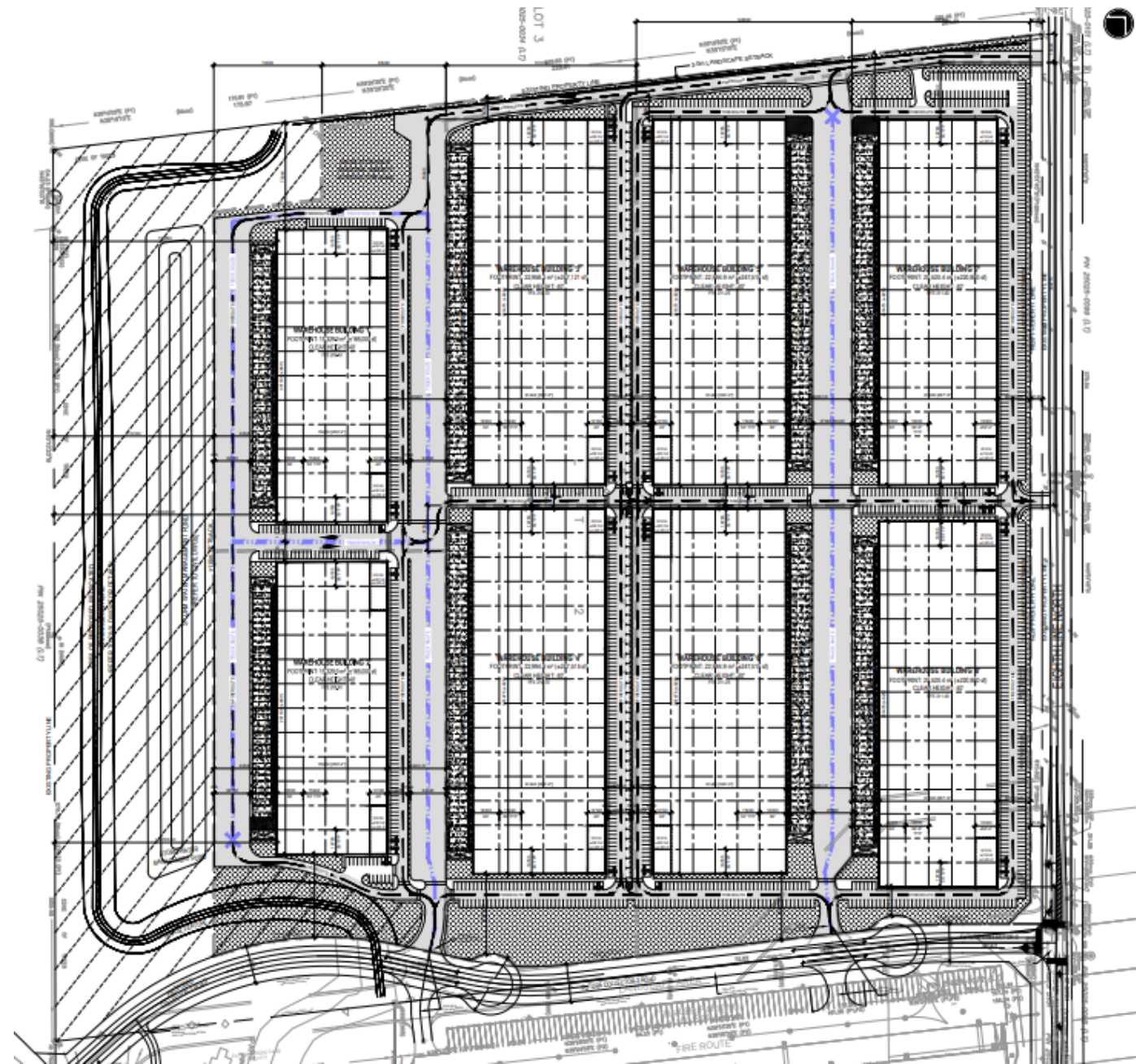


From Agricultural (A) in Zoning By-law 2010-0050 to Conservation Special (O3-1) in Zoning By-law 2000-138



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

# Proposal

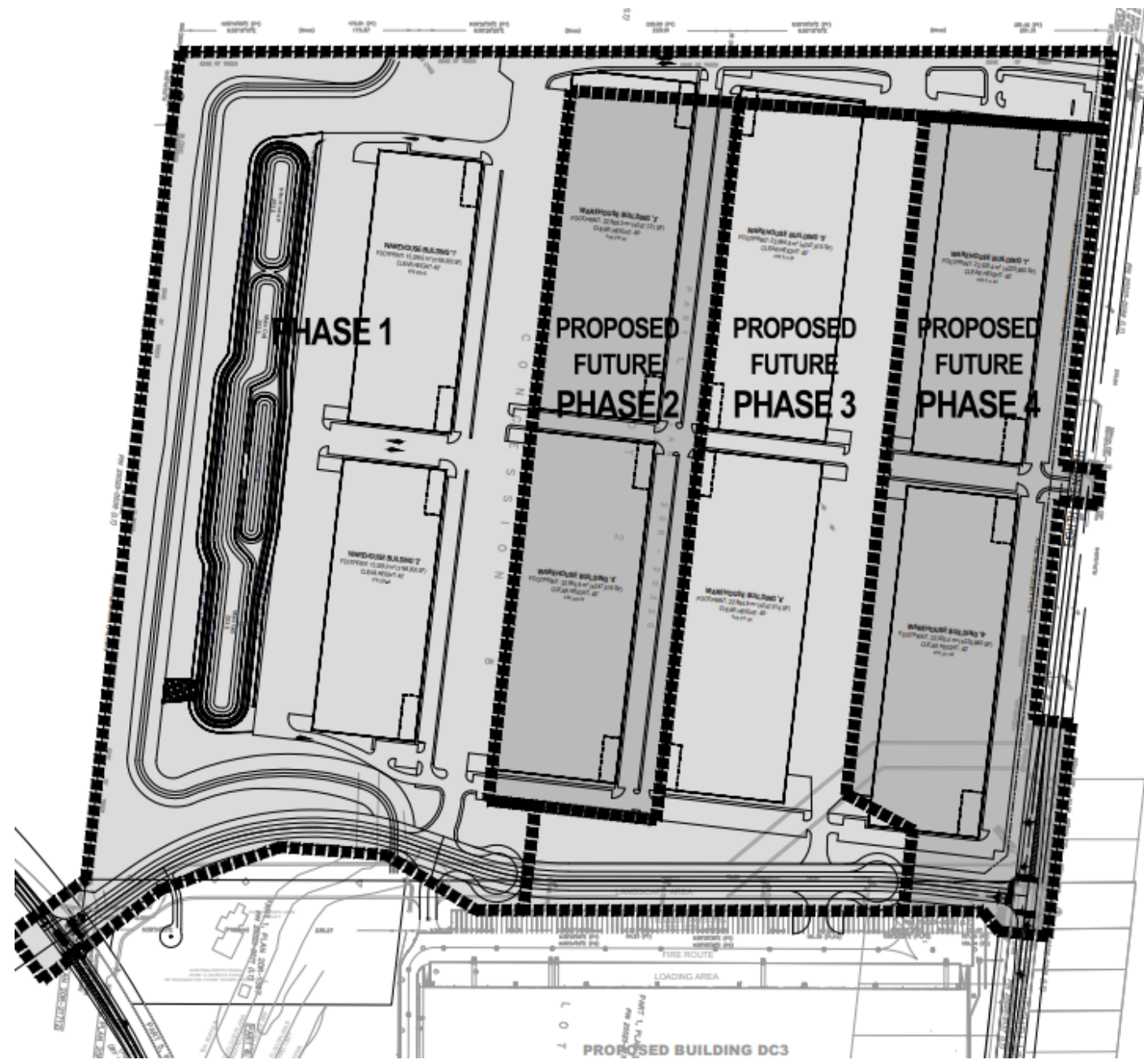


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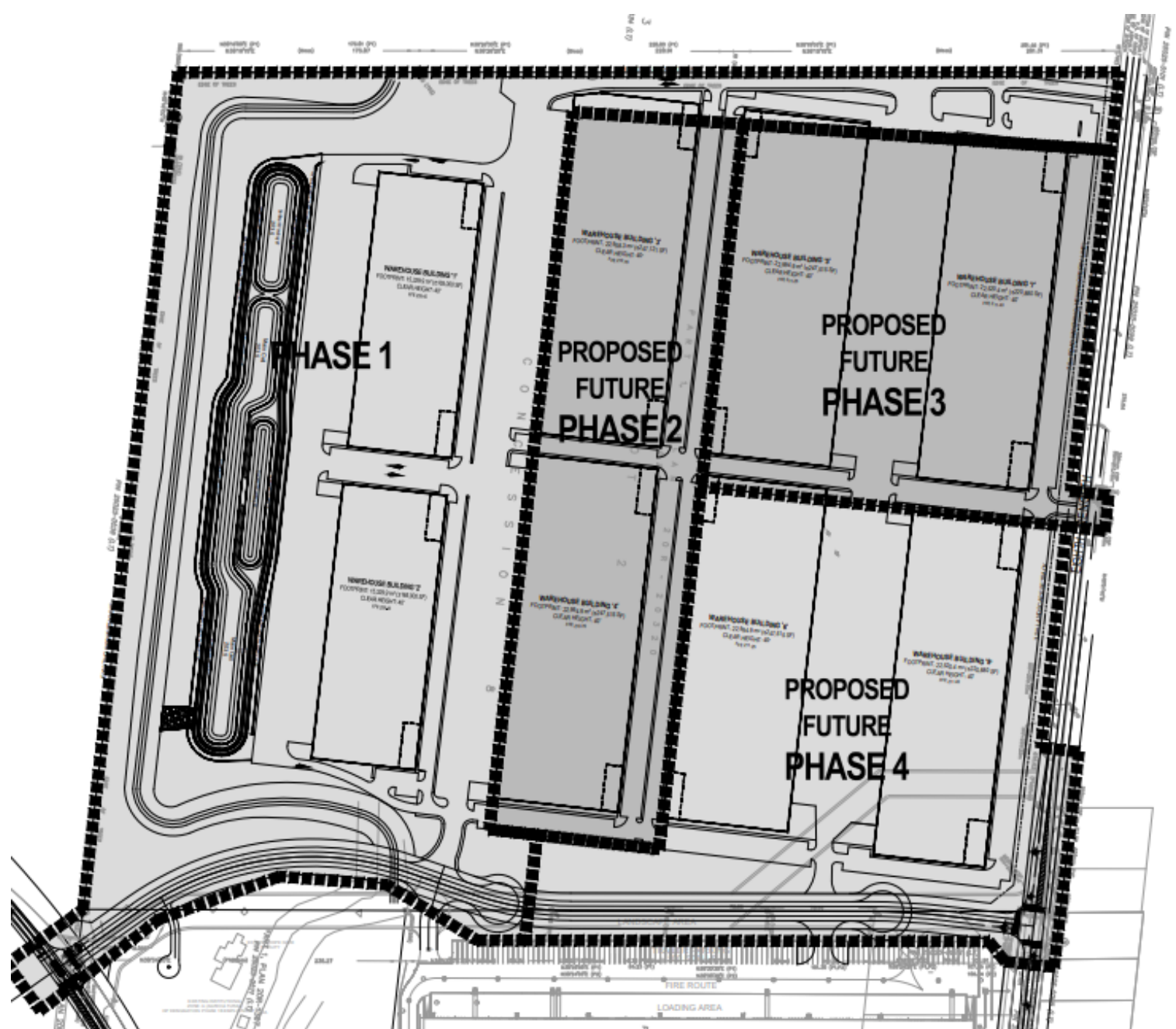


# Proposed Phasing

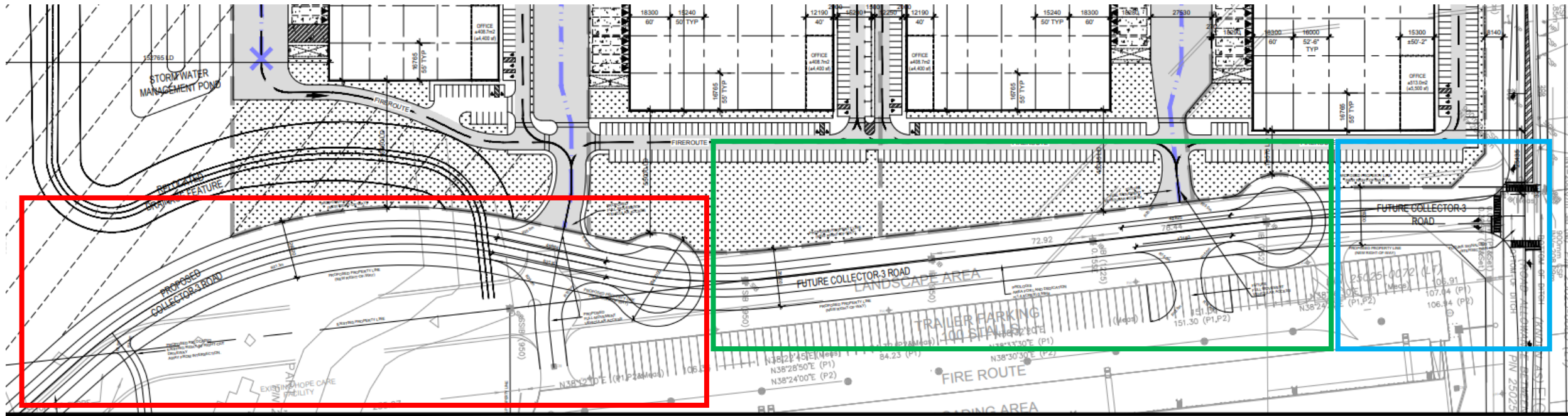
\*As submitted to Town



# Contemplated Revised Phasing Concept



# Proposed East-West Collector Road



Intended Phase 1

Intended Phase 2

Intended Phase 3

# BGO Precedent Examples

\*Elevations to be prepared through subsequent Site Plan process



Brampton



Milton

# BGO Precedent Examples

\*Elevations to be prepared through subsequent Site Plan process



Edmonton



Milton

# Process to Date

Process	Date
Pre-Consultation Meeting	May 27, 2021
Digital and Hard Copy Submission made to Town of Halton Hills	December 22, 2022
Notice of Complete Application	December 22, 2022
Public Notice Signs posted at the property and confirmation emailed to Town staff	January 11, 2023
Statutory Public Meeting	April 17, 2023

# Supporting Technical Studies

## Supporting Technical Studies Submitted to Date:

- Topographic Survey
- Dripline Delineation
- Site Plan
- Grading and Drainage Plan
- Site Servicing Plan
- Erosion and Sediment Control Plan
- Truck Manoeuvring Plan
- Vehicular Manoeuvring Diagrams
- Tree Inventory and Protection Plan
- Floodplain Analysis Study
- Functional Servicing Report
- Stormwater Management Plan
- Environmental Impact Study
- Subwatershed Impact Study
- Supplementary Geotechnical Investigation
- Well Survey and Monitoring Report
- Hydrogeological Study
- Transportation Impact Study
- Arborist Report
- Planning Justification Report
- Stage 1 Archaeological Assessment
- Environmental Site Screening Questionnaire and Supplementary Phase 1 & 2 Environmental Site Assessments

# Thank you!

BentallGreenOak 

  
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PLANNING  
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ARCHITECTURE