

Statutory Public Meeting

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

**Applicant: Weston Consulting
on behalf of 1893035 Ontario Ltd.**

**8049 Hornby Road
(Premier Gateway Employment Area)**

File No: D14ZBA23.001



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April 17, 2023

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"> Provide information including advising on applicable legislation that dictates process. Share final decision 	<ul style="list-style-type: none"> Provide information Provide opportunity for public to share views, values and priorities. Consider how recommendations could be incorporated Share final decision Report back on final decision 	<ul style="list-style-type: none"> Provide information Provide opportunity for public to share views, values and priorities. Provide opportunity to influence where there are alternatives within a project that have been identified for discussion and fall within the scope of legislation. Consider how recommendations could be incorporated Share final decision Report back on final decision
Public's responsibility	Learn	Participate	Partner



Levels of Engagement:



INFORM



CONSULT



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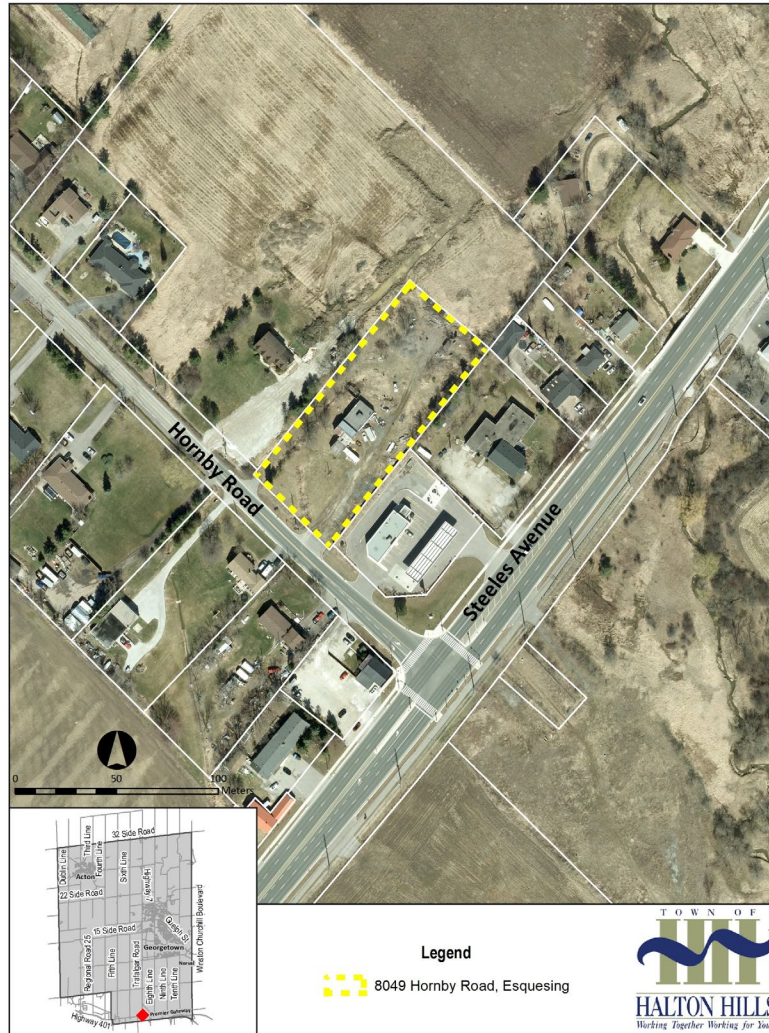
On the Agenda



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



Site Location & Context



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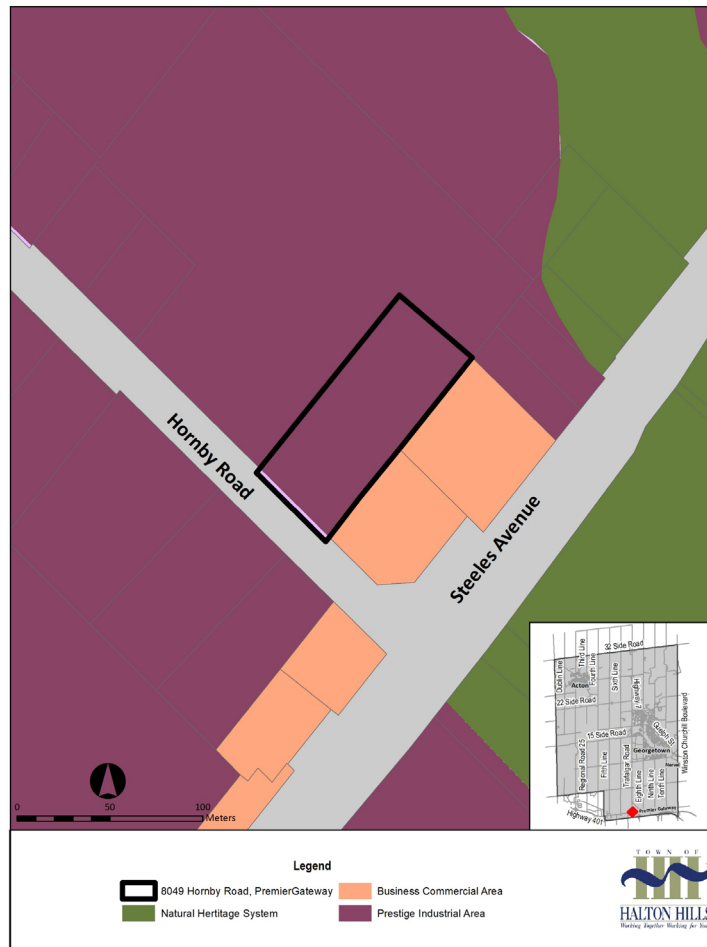
Development Proposal



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Planning Policy Context

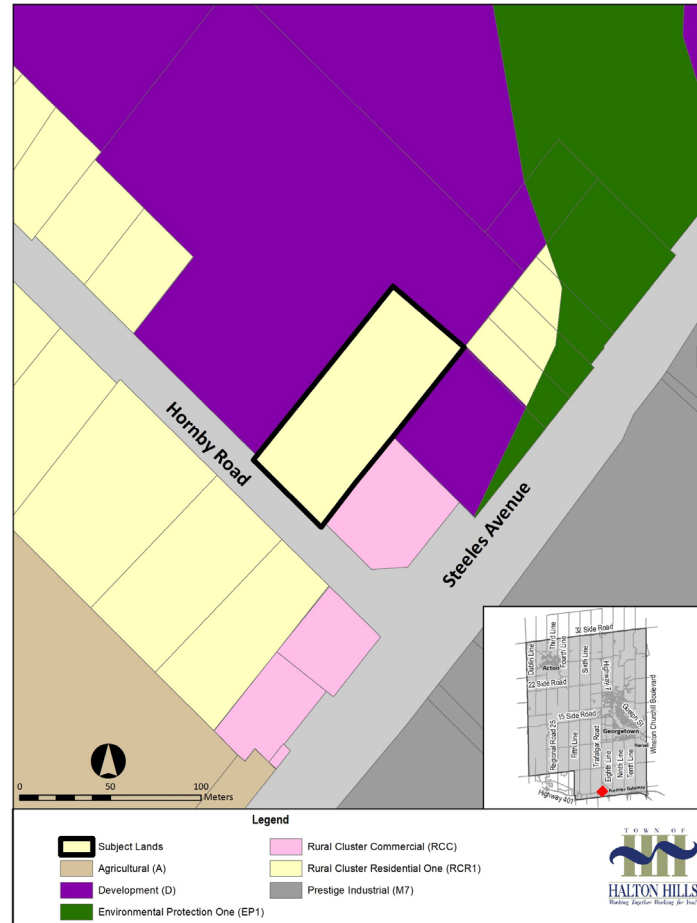
Halton Hills Official Plan Designation



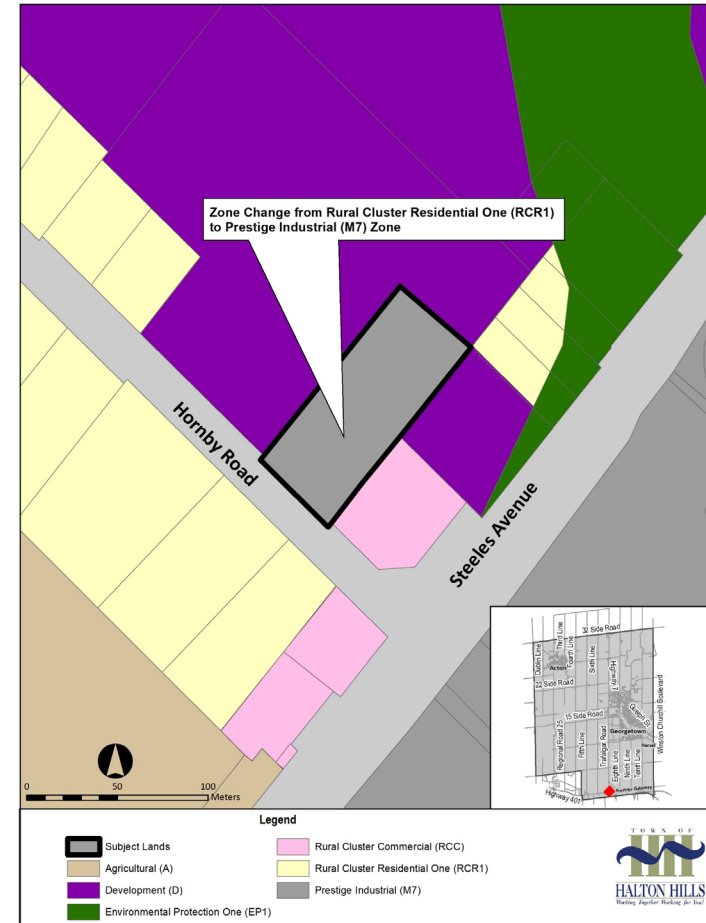
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Planning Policy Context

Halton Hills Zoning By-law 2010-0050



Existing Zoning



Proposed Zoning



Comments

Agency/Department Comments

Planning & Recreation & Parks

- Additional information required regarding compliance with the Town's Urban Design Guidelines, site plan standards and cash-in-lieu of parkland.

Zoning

- The Applicant's draft Zoning By-law does not incorporate all special provisions that are required for the proposed development.

Transportation

- Review of the Traffic Impact Study and Vehicle Maneuvering Plan has been completed and a revised submission is required.

Comments

Agency/Department Comments

Development Engineering

- Review of the technical documents including the Subwatershed Impact Study, Functional Servicing Report and Stormwater Management Report has been completed and a resubmission is required.

Halton Region

- An additional submission of the Subwatershed Impact Study to include additional information about species at risk is required.

Conservation Halton

- Review of this proposal is progressing as CH focuses on technical matters relating to the Subwatershed Impact Study, ensuring it meets Ontario Regulations, the Natural Hazards policies of the PPS, and the objectives of the Scoped Subwatershed Study and Secondary Plan for the Premier Gateway Employment Area.

Comments

Public Comments

To date, Planning staff have received two requests from adjacent landowners to be included on all notifications pertaining to the Planning process.

Public Notification

- Jan 11, 2023 Notice of Received Application mailed to all property owners within 120 metres of the subject lands
- Jan 17, 2023 Sign posted on the subject lands explaining the purpose of proposed application
- Mar 23, 2023 Notice of Public Meeting mailed to all property owners within 120 metres of the subject lands and published in the Independent & Free Press
- Apr 13, 2023 Courtesy Notice of Public Meeting published in the Independent & Free Press

Future Steps

- Review second submission upon receipt
- Await additional comments from the public
- Final report to Council on the disposition of this matter

THANK YOU



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