

PM-2023-005

April 17, 2023

D14ZBA22.012 – 8250 Eighth Line (Premier Gateway Employment Area)

Minutes of the Public Meeting held on Monday, April 17, 2023 at 6:10 p.m., in the Council Chambers, Town of Halton Hills and Via Zoom.

Mayor A. Lawlor chaired the meeting.

Mayor A. Lawlor 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 application.
- 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.

Recognizing this is not the final staff report on this matter, the applicant and staff will attempt to answer questions this evening.

SPECIFIC PROPOSAL

This Public Meeting involves applications by Bentall Green Oak (Canada) Limited, through their agent MHBC Planning.

To amend the Town of Halton Hills Zoning By-law. To permit 8 industrial buildings at 8250 Eighth Line in the Premier Gateway Employment Area.

TOWN'S OPPORTUNITY

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

G. Macdonald provided an overview of the proposed Zoning By-law Amendment to permit 8 industrial warehouses (and the range of industrial uses permitted in the M7 Zone) at 8250 Eighth Line (Premier Gateway Employment Area).

(Presentation on file in the Clerks Office)

APPLICANT'S OPPORTUNITY

The Chair called upon the applicant to come forward to explain the proposal.

MHBC Planning provided an overview of the proposed Zoning By-law Amendment to permit 8 industrial warehouses (and the range of industrial uses permitted in the M7 Zone) at 8250 Eighth Line (Premier Gateway Employment Area).

(Presentation on file in the Clerks Office)

PUBLIC'S OPPORTUNITY

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

The following members of the public came forward:

Ryan Guetter, Speaking on behalf of the owners of 8305 Eighth Line

R. Guetter provided a brief presentation noting concern regarding the alignment of the collector road through the lands and how it could affect the future development of lands.

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.

G. Macdonald noted that the matter brought up in the presentation from the public is under consideration and there will be ongoing discussions about the alignment.

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 6:41 p.m.

Ann Lawlor MAYOR

Valerie Petryniak TOWN CLERK