

PM-2023-006

April 17, 2023

D14ZBA23.001 – 8049 Hornby Road (Premier Gateway Employment Area)

Minutes of the Public Meeting held on Monday, April 17, 2023 at 6:42 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 applications;
- 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.

The applicant and staff will attempt to answer questions or respond to concerns this evening. If this is not possible, the applicant and/or staff will follow up and obtain this information. Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

SPECIFIC PROPOSAL

This Public Meeting involves applications by Weston Consulting on behalf of 1893035 Ontario Ltd.

To amend the Town of Halton Hills Zoning By-law 2010-0050. To permit the development of a 2-storey industrial building on the subject property.

TOWN'S OPPORTUNITY

The Chair called upon the Town's representative, Ruth Conard, Planner to come forward to explain the proposal.

R. Conard provided an overview of the proposed Zoning By-law Amendment to permit a 2-storey industrial building at 8049 Hornby Road (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 a 2-storey industrial building at 8049 Hornby Road (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:

Sandy Nunes, 13179 Steeles Avenue

S. Nunes raised concern regarding truck traffic on Hornby Road and the timing of operation for the proposed development with trucks coming in and out of the property.

Shera Seerha, 8182 Hornby Road

S. Seerha spoke in support of the development and the creation of more job opportunities in the area.

Peter McKenna, Resident of Stewarttown and Development Vice President of Jones Lang
Lasalle

P. McKenna raised a question to the proponent regarding the relationship to the neighbour next door and to the east, as well as questions regarding the watershed study.

Sandy Nunes, 13179 Steeles Avenue (Second time speaker)

S. Nunes raised a question of how the Town will investigate what the relationship between the proponent and the neighbour could be.

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.

Staff had no further comment.

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, Ruth Conard, following the meeting.

The meeting adjourned at 7:14 p.m.

Ann Lawlor

MAYOR

Valerie Petryniak

TOWN CLERK