

Statutory Public Meeting

**Proposed Amendments to the Town's Official Plan
and Zoning By-law 2010-0050**

Applicant: 1878795 Ontario Inc.

13394 & 13376 Highway 7 (Henderson's Corners)

File Nos.: D09OPA20.004 & D14ZBA20.013



TOWN OF
HALTON HILLS
Working Together Working for You!

May 8, 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



TOWN OF
HALTON HILLS
Working Together Working for You!

Levels of Engagement:



INFORM



CONSULT



TOWN OF
HALTON HILLS
Working Together Working for You!

On the Agenda



1. Site Location & Context
2. Development Proposal
3. Planning Policy Context
4. Comments
5. Public Notification
6. Next Steps



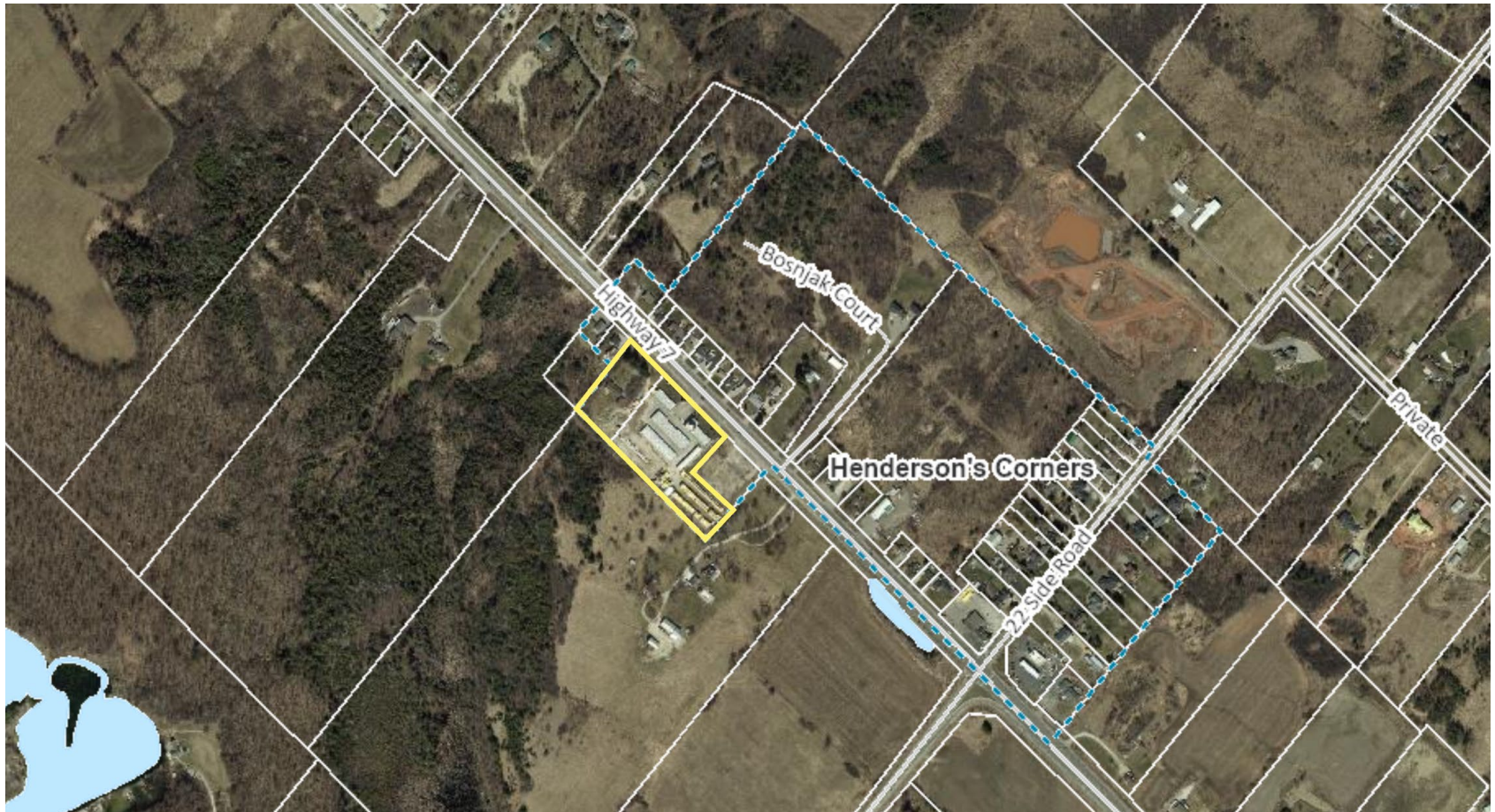
TOWN OF
HALTON HILLS
Working Together Working for You!

Site Location & Context



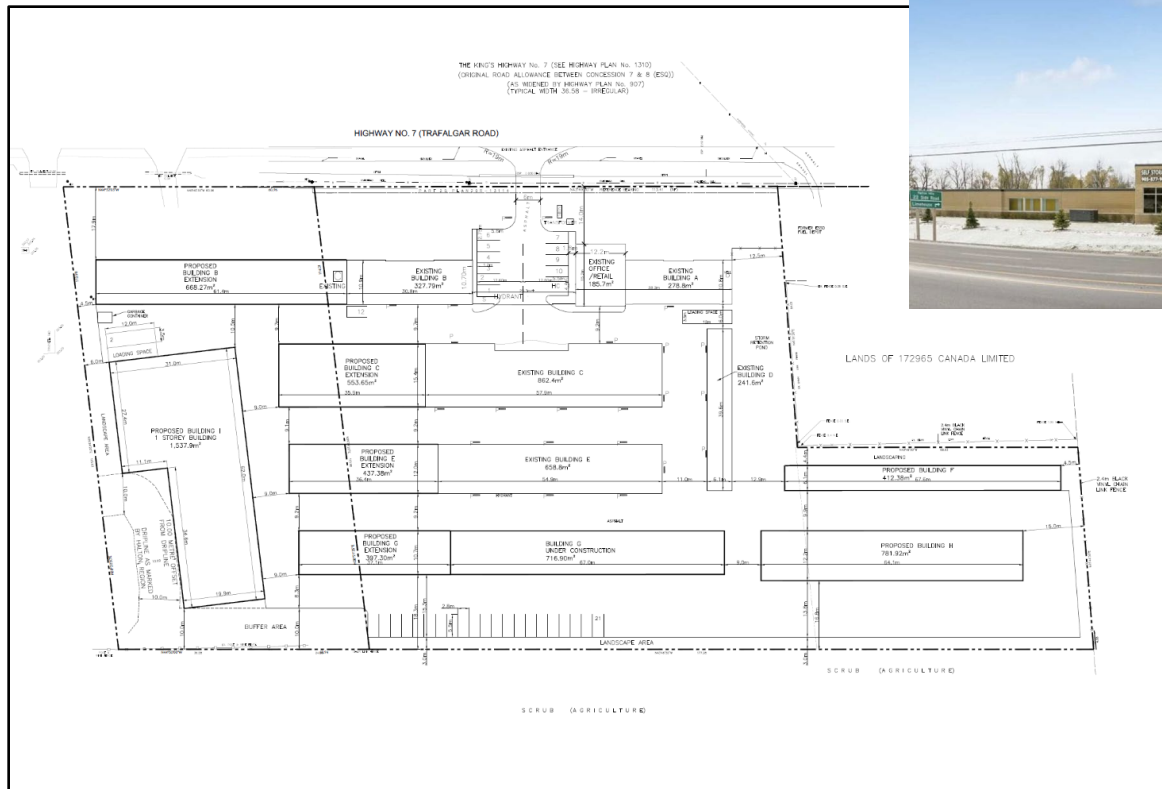
TOWN OF
HALTON HILLS
Working Together Working for You!

Site Location & Context



TOWN OF
HALTON HILLS
Working Together Working for You!

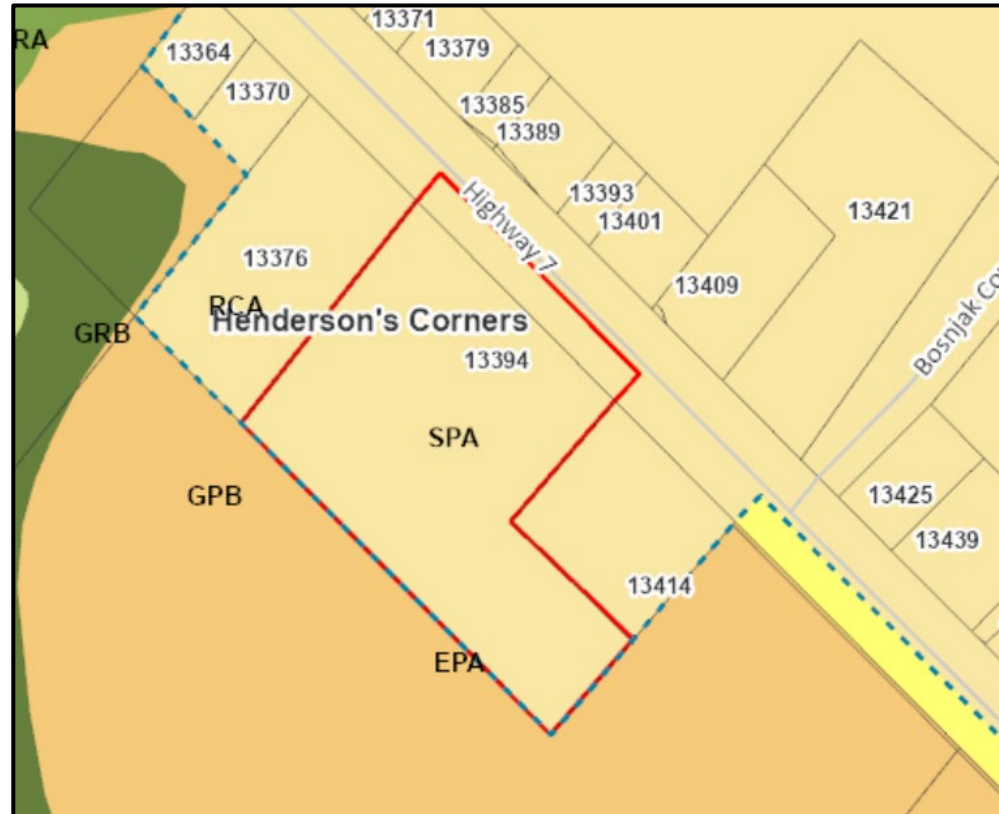
Development Proposal



TOWN OF
HALTON HILLS
Working Together Working for You!

Planning Policy Context

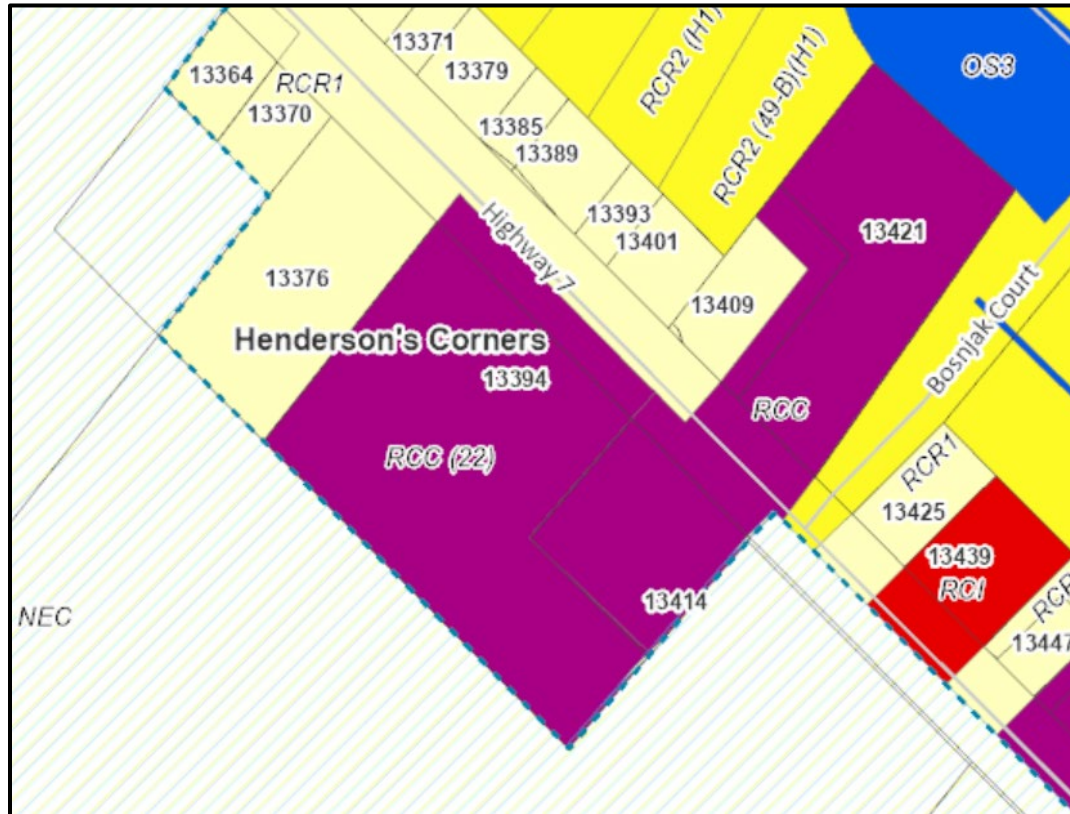
Halton Hills Official Plan Designation



TOWN OF
HALTON HILLS
Working Together Working for You!

Planning Policy Context

Halton Hills Zoning By-law 2010-0050



TOWN OF
HALTON HILLS
Working Together Working for You!

Comments

Agency/Department Comments

Planning

- More information required to evaluate how the proposal satisfies Official Plan policies which indicate commercial uses in Rural Clusters are intended to serve the needs of the rural area (Halton Region shares the same comment)
- Updated drawings and materials needed to resolve inconsistencies that could affect the proposed configuration and size of the self-storage facility
- Identify whether current on-site storage pods are intended to remain and whether additional permissions would be required
- Questions about the appropriateness of the proposed 10 metre tall self-storage building

Development Engineering

- Updated drawings and materials required to accurately reflect the current on-site conditions and how the proposal may impact or change those conditions

Comments

Agency/Department Comments

Niagara Escarpment Commission

- Two of the proposed new self-storage buildings may encroach into the Escarpment Natural Area designation, which should be avoided
- Concerns that the proposed 10 metre tall self-storage building may not satisfy the community character or visual impact policies within the Niagara Escarpment Plan

Ministry of Transportation (MTO)

- Concerns that the submitted traffic report does not provide accurate data to be able to predict future trips on Highway 7, new calculations are required
- An MTO permit will be required prior to any construction

Comments

Public Comments

To date, one (1) resident has provided comments regarding the proposal, raising possible concerns related to:

- Overall size of the proposed expanded self-storage facility;
- Light pollution impacts to neighbours;
- Increased traffic on Highway 7; and,
- What type of additional signage may be sought.

Public Notification

- March 9, 2023: Sign posted on the subject lands explaining the purpose of the proposed applications
- April 13, 2023: Notice of Public Meeting published in Independent & Free Press
- April 14, 2023: Public Meeting notice mailed to all property owners assessed within 120 m of the subject lands
- May 4, 2023: Courtesy Notice of Public Meeting published in Independent & Free Press

Next Steps

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

THANK YOU



TOWN OF
HALTON HILLS
Working Together Working for You!