



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Ruth Conard, Planner – Development Review

DATE: September 20, 2023

REPORT NO.: PD-2023-059

SUBJECT: Public Meeting for a Proposed Zoning By-law Amendment to permit a 1-storey industrial building at 8141 (8131) Hornby Road (Premier Gateway Employment Area)

RECOMMENDATION:

THAT Report No. PD-2023-059, dated September 20, 2023, regarding a “Public Meeting for a Proposed Zoning By-law Amendment to permit a 1-storey industrial building at 8141 (8131) Hornby Road (Premier Gateway Employment Area)”, be received;

AND FURTHER THAT all agency and public comments be referred to staff for further report regarding the disposition of this matter.

KEY POINTS:

The following are key points for consideration with respect to this report:

- The Town has received a Zoning By-law Amendment application proposing the development of a 1-storey, 29,570 m² (318, 288 ft²) industrial building at 8141 (8131) Hornby Road (Premier Gateway Employment Area).
- The application is currently under review by internal departments and external agencies.
- Two members of the public provided written comments stating their concerns about heavy truck disturbance (i.e. traffic, noise and lights) and requested additional information about the location of vehicular entrances.
- The purpose of the Public Meeting is to obtain comments and feedback from the community. Any comments received will be thoroughly reviewed, evaluated and included in the Final Recommendation Report to Council at a later date.

BACKGROUND AND DISCUSSION:

1.0 Location & Site Characteristics

The subject property is located on the east side of Hornby Road, north of Steeles Avenue in the Premier Gateway Employment Area; see **SCHEDULE 1 – LOCATION MAP**. The lands are approximately 9.05 hectares (22.36 acres) in size with frontage of approximately 136 metres (446 feet) on Hornby Road. The property is currently vacant.

Surrounding land uses to the subject property include:

- To the North: A woodlot, residential property and agricultural uses further north
- To the East: Agricultural uses and lands currently the subject of development applications for industrial uses across Trafalgar Road further east
- To the South: Single detached dwellings and a property operating a truck terminal without permissions further south
- To the West: Single detached dwellings, Hornby Glen golf course and lands currently subject to a development application for industrial uses further west

2.0 Development Proposal

On June 28, 2023, the Town received a Zoning By-law Amendment application (File No. D14ZBA23.005) submitted by MHBC Planning (the Applicant) on behalf of Jamil Daoud (the Owner) seeking to obtain the necessary permissions to construct a 1-storey industrial building which will accommodate three leasable units. Each unit would have an office at the front and warehouse towards the rear; see **SCHEDULE 2 – SITE PLAN**.

Further details about the proposed development are outlined below:

Design Elements	Application Proposal
Gross Floor Area	Warehouse = 28,031 m ² Office = 1,454 m ² Electrical Room = 38 m ² Mechanical Room = 47 m ² Total = 29,570 m ²
Height	1-storey (13.41 m)
Parking Spaces	218 spaces including 8 barrier-free 10 bicycle spaces
Loading Spaces	45 spaces
Access	Two access points on Hornby Road

A conceptual rendering is provided for illustrative purposes in Figure 1 below:



Figure 1 – Conceptual Rendering

Under the Town of Halton Hills Zoning By-law 2010-0050, as amended, the majority of the property is zoned Development (D) which limits the type of uses to those that legally existed as of the effective date of the By-law (2010). The rear of the property is zoned Environmental Protection One (EP1) which prohibits development. The proposed Zoning By-law Amendment is seeking to implement the policy permissions of the Phase 1B Secondary Plan to rezone the portion of land zoned Development (D) to a site-specific Corridor Prestige Industrial (M7) zone with special provisions related to minimum landscaped area; see **SCHEDULE 3 – DRAFT ZONING BY-LAW AMENDMENT**. It should be noted that the draft by-law does not reflect the zoning relief required for the minimum landscaped area.

A list of reports and drawings submitted in support of the application is also attached to this report as **SCHEDULE 4 – SUBMISSION MATERIALS**.

Should the Zoning By-law Amendment application be approved, the proposed building would require the submission of a Site Plan Control application.

3.0 Planning Context

In Ontario, when reviewing applications looking to amend Zoning By-laws, development proposals are expected to conform with and meet the intent of applicable Provincial, Regional and Municipal policy documents. This section discusses the relevant policy framework that applies to the subject site and proposal.

Provincial Policy Statement

The 2020 Provincial Policy Statement (PPS) provides broad based policies that promote an appropriate range and mix of employment, including industrial and commercial uses, to meet the long-term needs of residents and make appropriate use of infrastructure to support the development of healthy communities. Policy direction pertaining to employment areas is set out in Section 1.3 of the PPS.

The proposal is required to be consistent with the relevant policies in the PPS in accordance with Section 3 of the Planning Act.

Growth Plan for the Greater Golden Horseshoe

The Growth Plan directs new growth to locations that make efficient use of transportation and servicing infrastructure and sets out general policies for employment and commercial lands. Under the 2019 Growth Plan (with 2020 amendments), the subject lands are identified as being a Provincially Significant Employment Zone, which is considered an area of high economic output that is strategically located to provide stable, reliable employment across the Region.

As per Section 3 of the Planning Act, the proposal shall conform and not conflict with the Growth Plan.

Region of Halton Official Plan

The subject lands are designated Urban Area and Regional Natural Heritage System, with an Employment Area overlay in the Regional Official Plan (ROP) as recently amended by ROPA 48 and 49.

Section 76 of the ROP states that the range of permitted uses and creation of lots within the Urban Area are to be in accordance with Local Official Plans and Zoning By-laws. Section 72(10) states an objective of the ROP is to provide for an appropriate range and balance of employment uses including industrial, office, retail and institutional uses to meet long-term needs. More detailed policies for Employment Areas are set out in Section 77.1 of the ROP. Section 89 of the ROP requires all development within the Urban Area to be on full municipal services.

Town of Halton Hills Official Plan – Phase 1B Secondary Plan

Under the Town's Official Plan, the property is located within the Premier Gateway Employment Area Phase 1B Secondary Plan area (OPA 31A). The Plan identifies the subject property as being designated Prestige Industrial Area which permits a wide range of employment related uses, including manufacturing, assembling, processing, fabricating, warehousing, wholesaling and distribution facilities located primarily within wholly enclosed buildings. The rear of the property is designated Greenlands which prohibits development.

The Official Plan states that all new development requiring Planning Act approval shall conform to the Urban Design policies in Section F2 of the Plan. The proposal must also

demonstrate conformity with Section H5A.14 (Urban Design) of the Secondary Plan and the Premier Gateway Employment Area Urban Design Guidelines.

Town of Halton Hills Zoning By-law

The subject property is zoned Development (D) under Zoning By-law 2010-0050, as amended, which limits the type of uses to those that legally existed as of the effective date of the By-law (2010). The rear of the property is zoned Environmental Protection One (EP1) which prohibits development.

The Applicant is proposing to rezone the portion of the property zoned Development (D) to a site-specific Corridor Prestige Industrial (M7) zone to facilitate the proposed development. Site specific provisions regarding landscaping are proposed.

4.0 Department and Agency Circulation Comments

The Zoning By-law Amendment application was circulated to Town departments and external agencies for review. The below sections outline the comments identified by staff to date.

Planning

- A Scoped Subwatershed Impact Study (SIS) was submitted as part of the complete application. The goal of the SIS is to demonstrate the proper integration of the proposed land use from a servicing, stormwater management and Natural Heritage System perspective. Staff continues to work with the consultants on technical matters related to the SIS.
- Staff have requested additional urban design elements on the side building elevations to enhance the design given it is visible from the residential properties along Hornby Road.
- Staff are still evaluating how the proposal satisfies the Phase 1B Secondary Plan policies, specifically as to how the site has been designed to be sensitive to the adjacent single detached properties.

Zoning

- The Applicant's draft Zoning By-law does not incorporate all of the special provisions (i.e. minimum landscaped area) that are required for the proposed development.

Development Engineering

- A resubmission of the SIS is required which may impact the Zoning By-law Amendment application.

Conservation Halton

- Broad comments have been provided on the Zoning By-law Amendment application until the associated SIS is resubmitted and substantially completed such that the development limits and corresponding zones for the subject lands are confirmed.

Halton Region

- A portion of the property is designated Natural Heritage System. Regional staff will require a zoning schedule that shows the lands in the buffer area, as outlined in the SIS, with an appropriately restrictive zone.

5.0 Public Comments

As of the date of this report, two written comments have been received from adjacent landowners.

An objection was made to the proposal stating that there is already heavy disturbance from trucks on Hornby Road (i.e. traffic, noise and lights). An inquiry was also made about the location of the entrance(s) on Hornby Road and how truck traffic will be accommodated.

The purpose of the Public Meeting is to obtain additional comments and feedback from the community. Any additional comments received from the public will be reviewed, evaluated and included in the final Recommendation Report to Council.

STRATEGIC PLAN ALIGNMENT:

This report is administrative in nature and does not have an impact on the Town's Strategic Plan.

RELATIONSHIP TO CLIMATE CHANGE:

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

PUBLIC ENGAGEMENT:

Public Engagement has been conducted as follows:

Public Notification:

June 30, 2023	Notice of Received Application was mailed out to all property owners within 120 metres of the subject lands
July 10, 2023	Sign posted on the subject lands explaining the purpose of the proposed application
September 19, 2023	Public Meeting Notice mailed out to property owners within 120 metres of the subject lands
September 20, 2023	Sign updated on the subject lands identifying the date and time of the Public Meeting

INTERNAL CONSULTATION:

The proposed Zoning By-law Amendment was considered at the January 21, 2021, Development Review Committee Pre-Consultation Meeting (File No. D00ENQ21.004). The Applicant was provided with preliminary comments from various Town departments and external agencies.

FINANCIAL IMPLICATIONS:

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

Jeff Markowiak, Director of Development Review

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer