

Statutory Public Meeting

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

**Applicant: MHBC Planning
on behalf of Jamil Daoud**

**8141 (8131) Hornby Road
(Premier Gateway Employment Area)**

File No: D14ZBA23.005



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October 10, 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



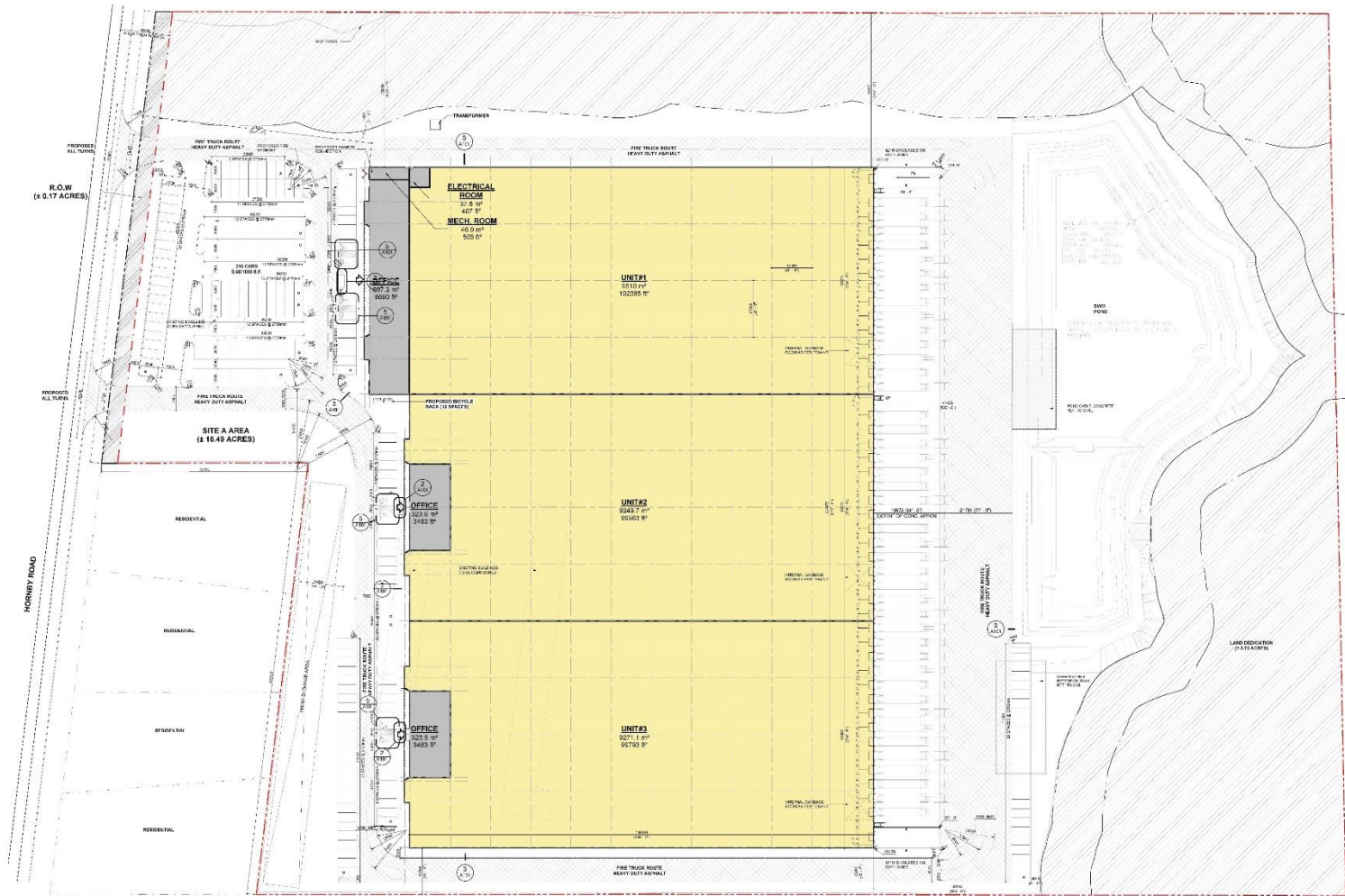
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Site Location & Context



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Development Proposal



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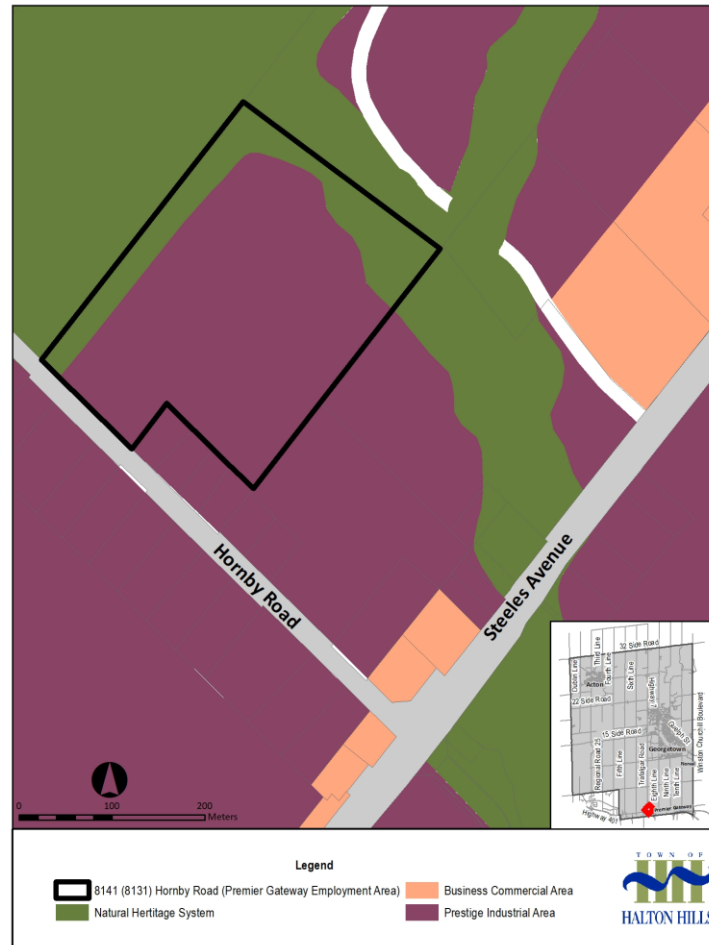
Development Proposal



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Planning Policy Context

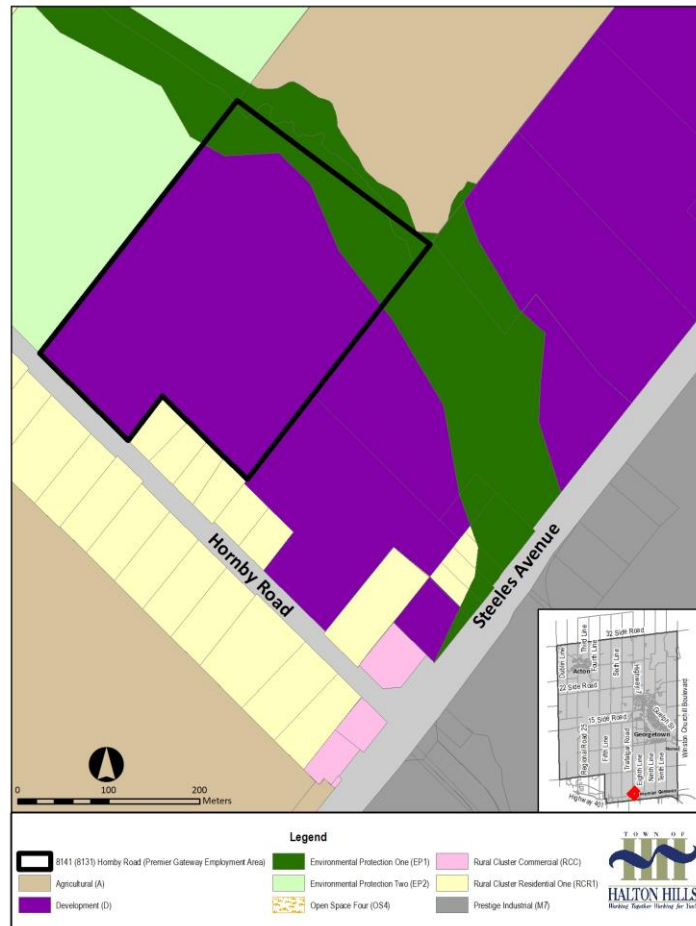
Halton Hills Official Plan Designation



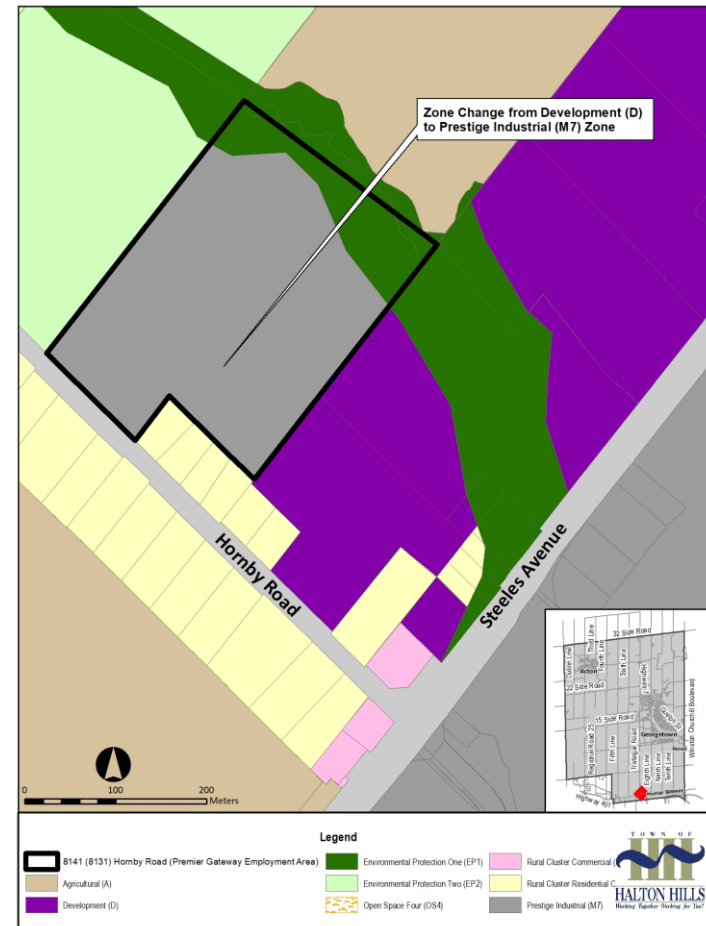
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Planning Policy Context

Halton Hills Zoning By-law 2010-0050



Existing Zoning



Proposed Zoning



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Comments

Agency/Department Comments

Planning

- Additional urban design elements have been requested on the side building elevations to enhance the design given its visibility from the residential properties.

Zoning

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

Development Engineering

- Review of the first submission technical documents, including the Subwatershed Impact Study (SIS), have been completed and a resubmission is required.



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Comments

Agency/Department Comments

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 Subwatershed Impact Study (SIS), with an appropriately restrictive zone.

Conservation Halton

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



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Comments

Public Comments

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.

Since the preparation of the staff report, one letter of support was provided for the proposed development.

Public Notification

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



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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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