

# Statutory Public Meeting

8131 Hornby Road, Halton Hills  
ZONING BY-LAW AMENDMENT

Presentation by Katherine Rauscher  
MHBC Planning  
Tuesday, October 10, 2023



# Site Location



8131 Hornby Road, Halton Hills



# Site Context




8131 Hornby Road, Halton Hills

# Surrounding Developments



## LEGEND

 Subject Lands

## # Address

- |   |                                     |
|---|-------------------------------------|
| 1 | 8079 Eighth Line                    |
| 2 | 8154, 8170, 8178 & 8192 Eighth Line |
| 3 | 8173 Trafalgar Rd                   |
| 4 | 12635 & 12689 Steeles Ave           |
| 5 | 12144 Steeles Ave                   |
| 6 | 8250 Eighth Line                    |
| 7 | 8049 Hornby Rd                      |

8131 Hornby Road, Halton Hills





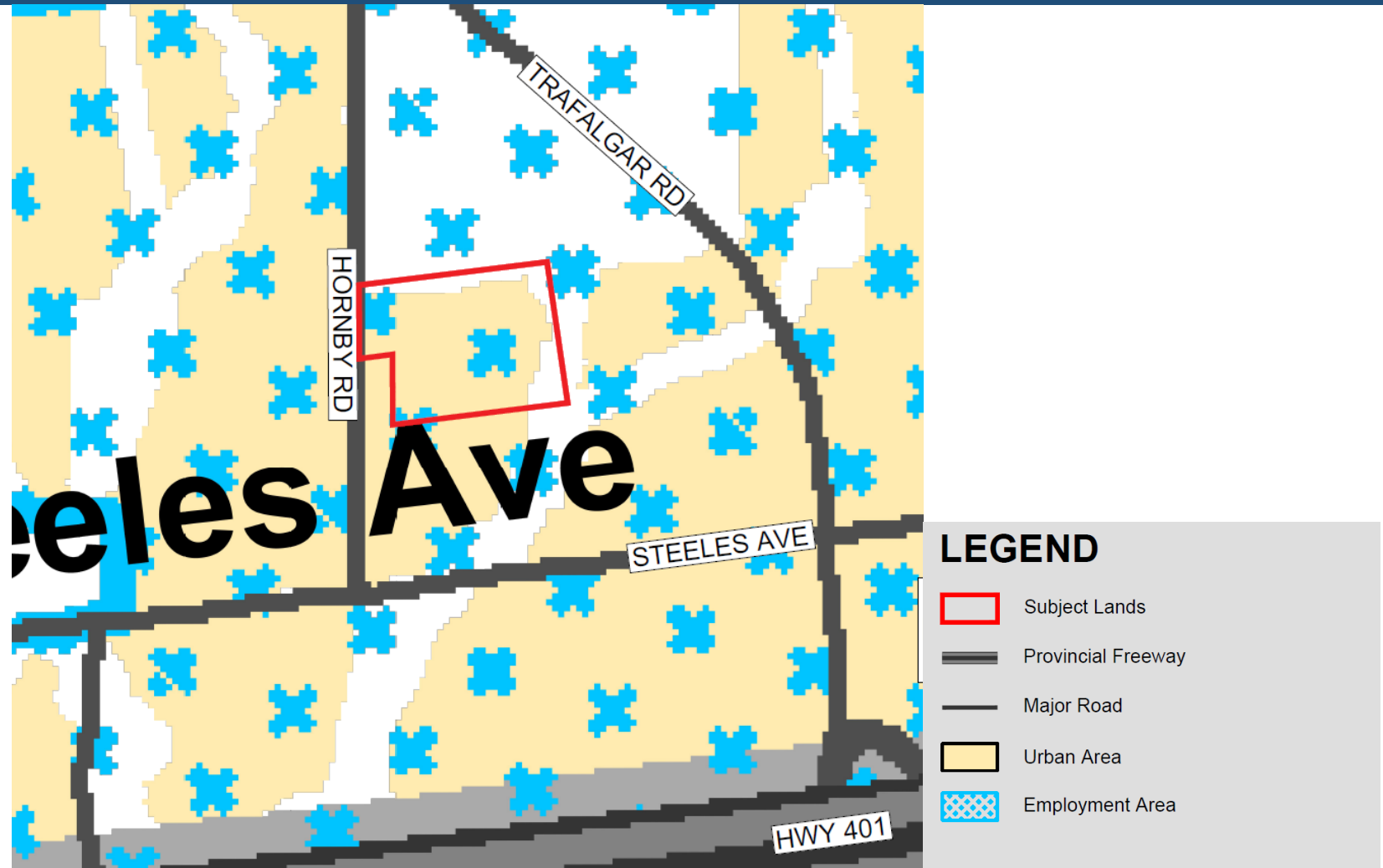
# Background



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# Regional Official Plan

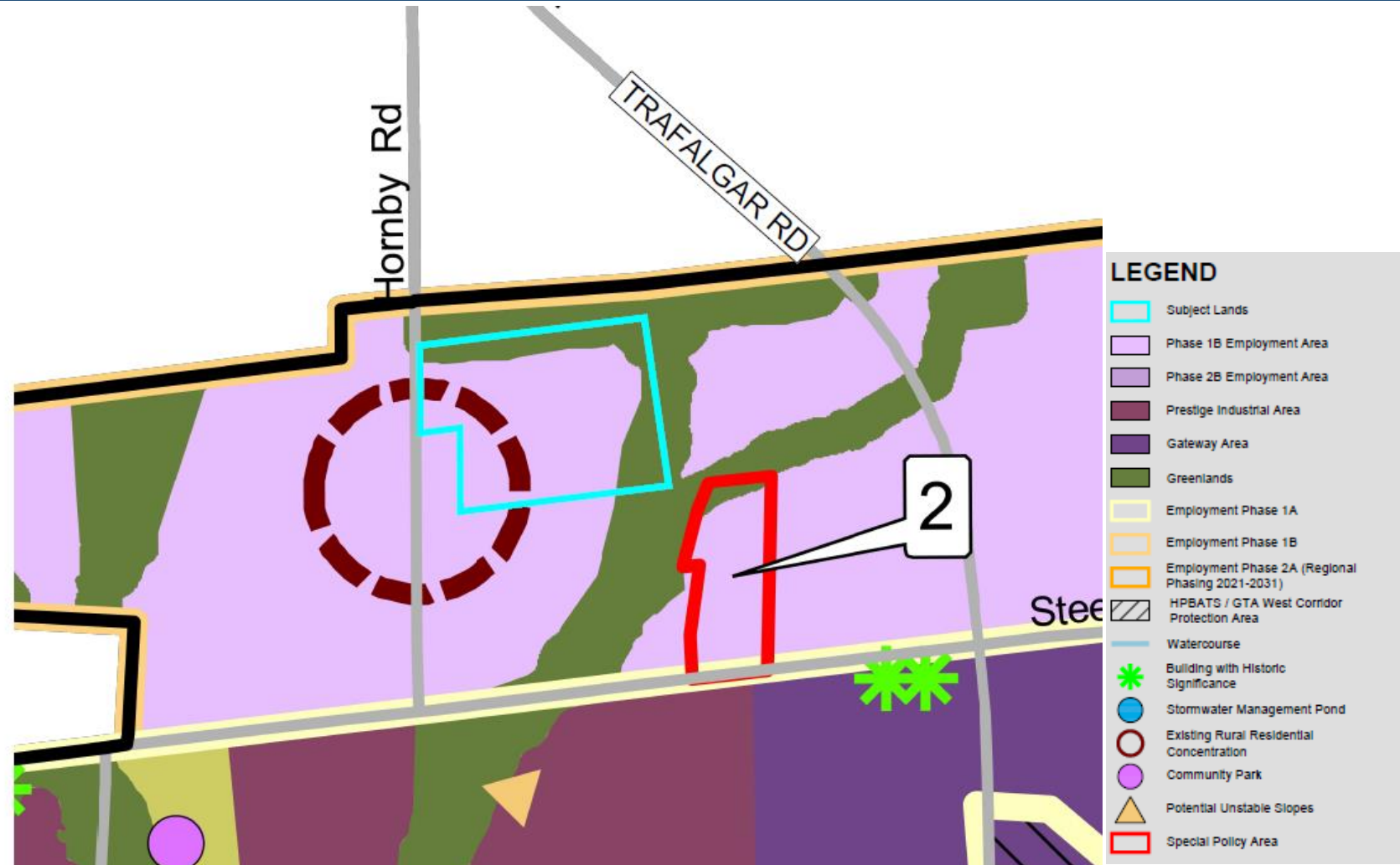
## Map 1H: Regional Urban Structure



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# Halton Hills Official Plan

## Schedule A8: Premier Gateway Employment Area Land Use Plan

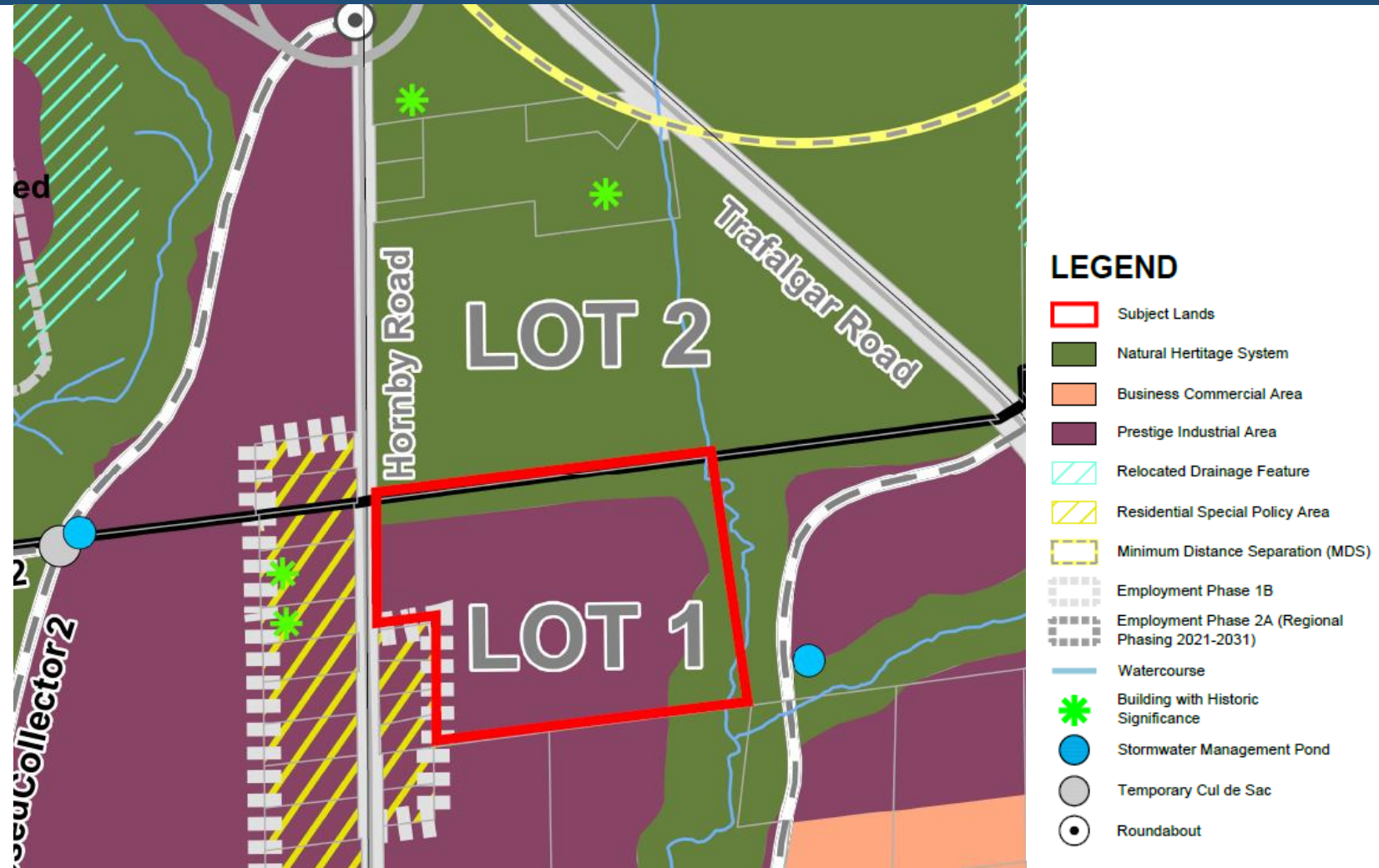


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# Halton Hills Official Plan

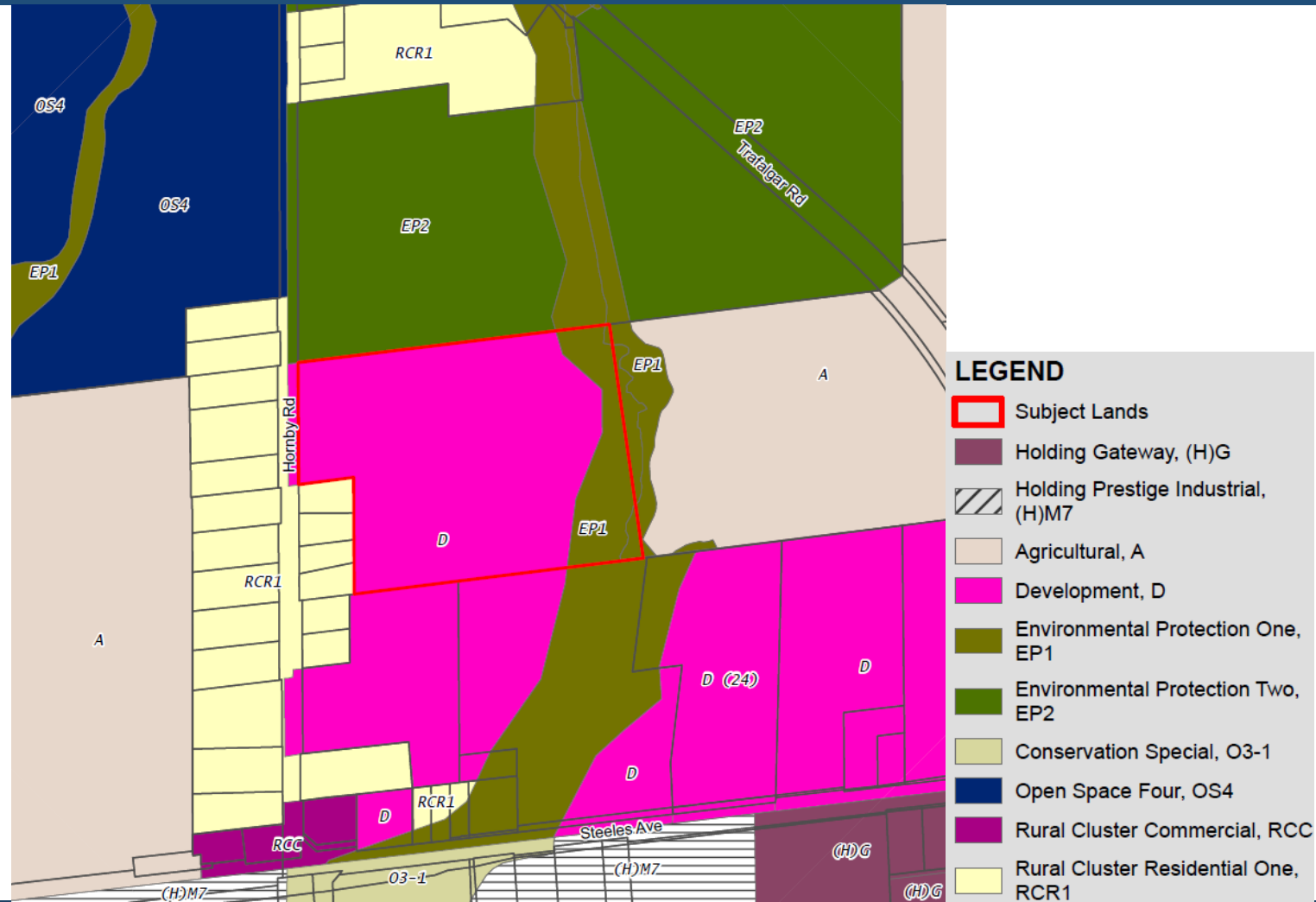
## Schedule H5: Premier Gateway Employment Area (Phase 1B- Lot 1 & 2 Land Use Plan)



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# Zoning By-law 2010-0050

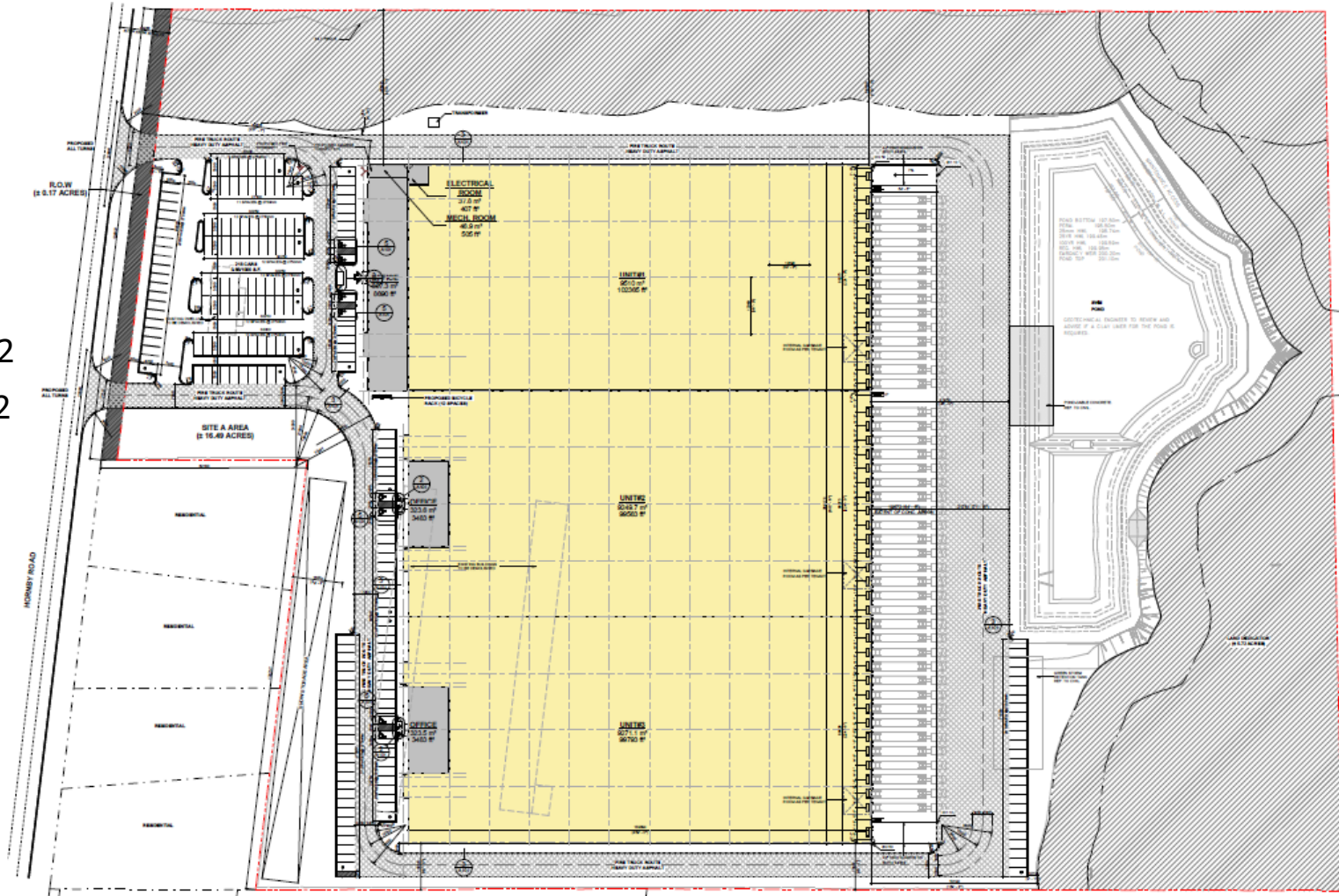


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# Proposed Development

## Site Plan Statistics

- Total Site Area- 22.38 acres
- Total Gross Floor Area- 29,570 m<sup>2</sup>
- Total Warehouse Area- 28,031 m<sup>2</sup>
- Total Office Area- 1,454 m<sup>2</sup>



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# Proposed Development

## Parking & Loading

- Total parking - 218 spaces
  - Accessible parking - 8 spaces
- Total loading spaces - 45 spaces
- Total bicycle parking - 12 spaces



# Proposed Development



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# Proposed Development



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# Submitted Materials

Zoning By-law Amendment Submission (June 23, 2023)

Material	Consultant
Completed Application Form	--
Planning Justification Report, incl. public consultation strategy, Zoning By-law Matrix, urban design discussion and draft Zoning By-law Amendment	MHBC Planning
Survey	JD Barnes
Stage 1 & 2 Archaeological Study	A S and G Archeological Consulting
Site Plan and Site Details	Turner Fleischer
Green Development Standards Checklist	--
Elevations	Turner Fleischer
Perspective Views	Turner Fleischer
Grading, Servicing and Stormwater Management Plan	AM Candaras
Erosion & Sediment Control Plan	AM Candaras
Stormwater Management & Functional Servicing Report	AM Candaras
Tree Inventory, Protection, and Removals	MHBC Landscape
Arborist Report	MHBC Landscape
Landscape Plan	MHBC Landscape
Landscape Details	MHBC Landscape
Transportation Impact Study, including parking justification, AutoTURN, and Synchro files	BA Group
Subwatershed Impact Study	Jennifer Lawrence and Associates Inc.



An architectural rendering of a modern, two-story commercial building. The building features a large glass facade on the left side and a more solid, dark-colored facade on the right. A parking lot in front of the building contains several cars, including a blue sedan and a silver SUV. A few people are walking on the sidewalk. The scene is set against a clear blue sky. The entire image is overlaid with a semi-transparent blue filter.

# Thank you!