



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Ruth Conard, Planner

DATE: February 20, 2024

REPORT NO.: PD-2024-015

SUBJECT: Recommendation Report for a Proposed Zoning By-law Amendment to permit a two-storey industrial building at 8049 Hornby Road (Premier Gateway Employment Area)

RECOMMENDATION:

THAT Report No. PD-2024-015, dated February 20, 2024, regarding “Recommendation Report for a Proposed Zoning By-law Amendment to permit a two-storey industrial building at 8049 Hornby Road (Premier Gateway Employment Area)”, be received;

AND FURTHER THAT the Zoning By-law Amendment, to amend Town of Halton Hills Zoning By-law 2010-0050, as amended, for the lands municipally known as 8049 Hornby Road (Premier Gateway Employment Area), as generally shown on SCHEDULE 3 – ZONING BY-LAW AMENDMENT, be approved on the basis that the application is consistent with the Provincial Policy Statement, conforms or does not conflict with all applicable Provincial plans, conforms with the Region of Halton Official Plan and the Town of Halton Hills Official Plan, has regard for matters of Provincial interest, and represents good planning for the reasons outlined in Report PD-2024-015, dated February 20, 2024.

AND FURTHER THAT in accordance with Section 34 (17) of the Planning Act, no further notice is determined to be necessary.

KEY POINTS:

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

- In December 2022 Weston Consulting, on behalf of 1893035 Ontario Ltd., submitted a Zoning By-law Amendment application seeking to obtain the necessary land use permissions to construct a 2,285 m² industrial warehouse, which consists of two-storey office space at the front of the building and one-storey warehouse and loading bays at the rear.

- The Statutory Public Meeting for the application was held on April 17, 2023. Three members of the public spoke at the meeting and two other property owners requested to be notified of ongoing status updates on the application.
- Town and agency staff have completed their review of all technical studies pertaining to natural heritage (the subwatershed impact study), engineering (servicing and stormwater management) and transportation and are satisfied that all matters have been addressed sufficiently that any outstanding items can be appropriately addressed through the Site Plan Control process.
- This report recommends approval of the proposed Zoning By-law Amendment.

BACKGROUND AND DISCUSSION:

1.0 Location and Site Characteristics:

The subject property is located on the east side of Hornby Road, just north of Steeles Avenue in the Premier Gateway Employment Area: see **SCHEDULE 1 – LOCATION MAP**. The site is approximately 0.65 hectares (1.60 acres) in size with frontage of approximately 52.77 metres (173.12 feet) on Hornby Road.

The property is currently vacant. Surrounding land uses to the subject property include:

- | | |
|---------------|---|
| To the North: | A site containing a single detached dwelling operating a truck terminal without permissions, additional single detached dwellings and vacant industrial lands further north |
| To the East: | Single detached dwelling and vacant industrial lands further east |
| To the South: | Esso gas bar and Hasty Market convenience store with vacant industrial lands across Steeles Avenue |
| To the West: | Single detached dwellings across Hornby Road with vacant industrial lands further west |

2.0 Development Proposal:

On December 22, 2022, the Town received a Zoning By-law Amendment application (File No. D14ZBA23.001) submitted by Weston Consulting on behalf of 1893035 Ontario Ltd. The application is required to obtain the necessary land use approvals to permit the proposed industrial warehouse, which consists of two-storey office space at the front of the building and one-storey warehouse and loading bays at the rear; see **SCHEDULE 2 – PROPOSED SITE PLAN & BUILDING ELEVATIONS**.

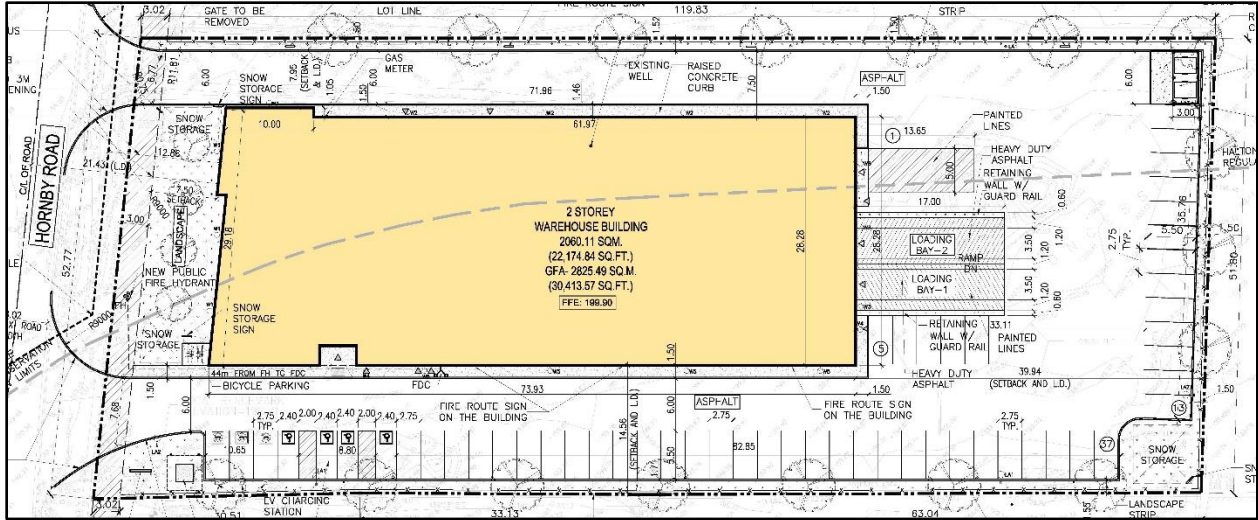


Figure 1: Proposed Site Plan



Figure 2: Conceptual Rendering

Further details about the development are outlined below:

Design Elements	Application Proposal
Gross Floor Area	2,825.49 m ² (30,413.32 sq ft)
Height	11.0 m (36 ft)
Parking	56 spaces including 4 barrier free 4 bicycle spaces
Loading Spaces	3 spaces
Vehicular Access Points	2 access points on Hornby Road

The subject lands are currently zoned Rural Cluster Residential One (RCR1) under Zoning By-law 2010-0050, as amended, which limits the type of permitted uses to single detached dwellings and accessory uses. The Zoning By-law Amendment proposes to rezone the property to a site-specific 401 Corridor Prestige Industrial (M7) zone to implement the applicable industrial policy permissions of the Phase 1B Secondary Plan; see **SCHEDULE 3 – ZONING BY-LAW AMENDMENT**. Site-specific provisions pertaining to the following zone standards are also being sought:

- reduce the minimum required soft landscaping from 20% to a minimum of 12%; and,
- reduce the minimum required aisle width accessing a parking space that is at a 90-degree angle from 6.7 metres to 6.0 metres.

The Town has been reviewing a Site Plan application (File No. D02PSP24.001) for the proposed industrial warehouse concurrently with the Zoning By-law Amendment application. Should the Zoning By-law Amendment be approved, the Applicant will need to obtain Final Site Plan Approval before construction of the building can begin.

3.0 Planning Context and Policy Framework:

The purpose of this section is to evaluate the proposed Zoning By-law Amendment application against the relevant Provincial, Regional and Town policy framework to determine conformity with the applicable policies and guidelines.

- **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 are set out in Section 1.3 of the PPS.

Section 2.1 of the PPS addresses the protection of natural heritage features including a requirement that development not be permitted on adjacent land without studies to determine that there would be no negative impact to the subject feature. As discussed in further detail in an ensuing section of this report, a Subwatershed Impact Study (SIS) has been prepared that appropriately addresses such matters.

Planning staff is of the opinion that the proposed Zoning By-law Amendment application is consistent with the policies of the 2020 PPS.

- **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 fall within 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.

Planning staff is of the opinion that the proposed Zoning By-law Amendment application is in conformity with the Growth Plan for the Greater Golden Horseshoe.

- **Region of Halton Official Plan:**

The subject property is designated Urban Area, with an Employment Area overlay in the Regional Official Plan (ROP), as amended. Within the Urban Area the range of permitted uses and the creation of lots are to be in accordance with Local Official Plans and Zoning By-laws, as outlined in Section 76 of the ROP.

Regional Staff have reviewed the application and are satisfied that the development conforms to the Urban Area and Employment Area policies of the ROP.

- **Town of Halton Hills Official Plan:**

Under the Town of Halton Hills Official Plan, the property is located within the Premier Gateway Employment Area Phase 1B Secondary Plan area. The Plan identifies the subject lands as being designated Prestige Industrial Area which permits a wide range of employment related industrial uses, including warehouses.

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 (Section D1.4.1). The proposal must also demonstrate conformity with Section H5A.14 of the Secondary Plan and the Premier Gateway Employment Area Urban Design Guidelines.

The proposed rezoning to a 401 Corridor Prestige Industrial (M7) zone is considered appropriate and would implement the Prestige Industrial Area designation applied through the Secondary Plan process. Staff is also satisfied that the site and building have been designed in a manner that is consistent with the applicable urban design policies and guidelines.

For the reasons above, Planning staff is of the opinion that the proposed Zoning By-law Amendment will allow for the development of the subject lands in a manner consistent with the Official Plan and Phase 1B Secondary Plan.

- **Town of Halton Hills Zoning By-law:**

Under Comprehensive Zoning By-law 2010-0050, as amended, the subject lands are zoned Rural Cluster Residential One (RCR1). The Zoning By-law Amendment proposes to rezone the property to a 401 Corridor Prestige Industrial (M7) zone, which permits employment related industrial uses including warehouses, manufacturing and offices.

Through the Zoning By-law Amendment, the Applicant is proposing site-specific modifications to two of the M7 zone standards. Town staff are recommending approval of the proposed site-specific modifications for the following reasons:

Reduce the minimum required soft landscaping from 20% to a minimum of 12%:

- The Premier Gateway Urban Design Guidelines state that high standards of planting density, quality, and variety at main building facades on public street frontages shall be applied. The Applicant is proposing a 7.5 metre landscape strip along the frontage of the building, adjacent to Hornby Road. The landscape plan illustrates several varieties of plantings in this location which meets the applicable Halton Hills standards.
- The Applicant is also proposing a 1.5 metre landscape strip around the entire perimeter of the lot consisting of deciduous trees and shrubs.
- The lands surrounding the property are designated Prestige Industrial or Business Commercial Area under the Phase 1B Secondary Plan and either currently contain or are subject to planning applications proposing similar or compatible uses to the proposed industrial development on the subject lands. As there will be no sensitive land uses in proximity to the property, a reduced soft landscaping requirement is acceptable.

Reduce the minimum required aisle width accessing a parking space that is at a 90-degree angle from 6.7 metres to 6.0 metres:

- Transportation staff have no concerns with the reduction in aisle width. Parking can be accommodated and appropriately maneuvered with the proposed 6.0 metre aisle width.

It is noted that a Holding (H) Provision is being recommended to apply to the site-specific By-law that contains conditions regarding site servicing.

4.0 Department and Agency Comments:

Zoning By-law Amendment application D14ZBA23.001 was circulated to Town departments and external agencies for review and comment. Staff have completed their review and have indicated that they have no concerns or objections to the proposed Zoning By-law Amendment being approved subject to Holding (H) Provision conditions, which are outlined above. Any remaining technical comments will be addressed through the ongoing Site Plan Control application review process.

5.0 Public Comments:

The proposed Zoning By-law Amendment was presented to Council and the Public by way of Report No. PD-2023-009 through a Statutory Public Meeting on April 17, 2023. Three members of the public spoke at the meeting. Other property owners in the area have requested to be notified of any meetings and decisions made on the application

and one property owner indicated support for the Zoning By-law Amendment. Below is a summary and response to the public comments:

1. Concerns were raised about truck traffic on Hornby Road interfering with the community and enjoyment of life and the road not being constructed to handle the use.

Staff Response:

Through the Premier Gateway Employment Area Phase 1B Secondary Plan process it was identified that the properties along Hornby Road are envisioned to be redeveloped for industrial and employment related uses over time. The Applicant is proposing to amend the Zoning By-law to permit a warehouse, consistent with the intention and vision of the Phase 1B Secondary Plan. Any turning lanes or site-specific road improvements required for Hornby Road to accommodate the redevelopment will be implemented by the land owner through the necessary Site Plan process.

Hornby Road, in its current cross-section configuration, can accommodate some truck traffic but in time will need to be upgraded to support the increased truck traffic volume and to provide active transportation. To accommodate redevelopment in this area, local and regional servicing will be constructed by the developers, within Hornby Road, starting at Steeles Avenue. Through the Site Plan process the Town will secure the necessary road restoration to Hornby Road, which may include improvements to the road granular base and asphalt.

2. An inquiry was made about the relationship between the subject property owner and the property to the north, which is currently operating a truck terminal without the appropriate permissions.

Staff Response:

The Applicant confirmed on May 8, 2023, that there is no relationship between the current or past owners of the subject property and the neighbouring property to the north.

STRATEGIC PLAN ALIGNMENT:

This report identifies a thriving economy as one of the Town's Strategic priorities.

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: A Statutory Public Meeting was held on April 17, 2023. This meeting fulfilled the requirements for public participation under the Planning Act, and provided Transparency, Notification and Participation, as defined in the Town's Public Engagement Charter.

INTERNAL CONSULTATION:

Planning staff have consulted with the appropriate Town Departments, the Region of Halton and Conservation Halton in preparation of this report.

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