



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Josh Salisbury, Planner – Development Review

DATE: May 10, 2024

REPORT NO.: PD-2024-037

SUBJECT: Public Meeting for a proposed Zoning By-law Amendment to permit a 2-storey industrial building at 8156 Hornby Road (Premier Gateway Employment Area)

RECOMMENDATION:

THAT Report No. PD-2024-037, dated May 10, 2024, regarding a “Public Meeting for a proposed Zoning By-law Amendment to permit a 2-storey industrial building at 8156 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 2-storey, 2,937.2 m² (31,615.21 sq.ft.) industrial building at 8156 Hornby Road (Premier Gateway Employment Area).
- The application is currently under review by internal departments and external agencies.
- One member of the public has provided written comments stating their support for the application. The Applicant also held a virtual public open house on September 19, 2023, as part of a Pre-Submission application process to present the proposal to surrounding residents. Four property owners attended the meeting, no one raised any opposition to the development.
- 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 west side of Hornby Road, north of Steeles Avenue in the Premier Gateway Employment Area; see **SCHEDULE 1 – LOCATION MAP**. The lands are approximately 0.60 hectares (1.47 acres) in size with frontage of approximately 61 metres (200 feet) on Hornby Road. There is currently a single detached home with three accessory buildings located on the property.

Surrounding land uses to the subject property include:

- To the North: Single detached dwellings, a wood lot, Hornby Glen golf course and agricultural uses further north
- To the East: Single detached dwellings, agricultural uses and lands currently the subject of development applications for industrial uses
- To the South: Single detached dwellings and a property operating a truck terminal without permissions further south
- To the West: Lands currently subject to a development application for industrial uses

2.0 Development Proposal

On April 25, 2024, the Town received a Zoning By-law Amendment application (File No. D14ZBA24.003) submitted by Robert Russell Planning Consultants Inc. (the Applicant) on behalf of 1000354959 Ontario Inc. (also 'Vision Metallizers,' the Owner) seeking to obtain the necessary permissions to construct a 2-storey industrial building with office space, which is intended to accommodate a light industrial manufacturing facility that produces safety security mirrors. The proposed facility would include 2 loading bays at the rear of the property and provide 54 on-site parking spaces; see **SCHEDULE 2 – SITE PLAN**.

Further details about the proposed development are outlined below:

Design Elements	Application Proposal
Gross Floor Area	Ground Floor = 2,505.11 m ² Second Floor = 432.04 m ² Total = 2,937.15 m ²
Height	2-stories (10.06 m)
Parking Spaces	54 spaces (including 2 barrier-free)
Loading Spaces	2 loading bays
Vehicle Access	Two access points on Hornby Road

Conceptual building elevations have been provided for illustrative purposes in Figure 1 below:

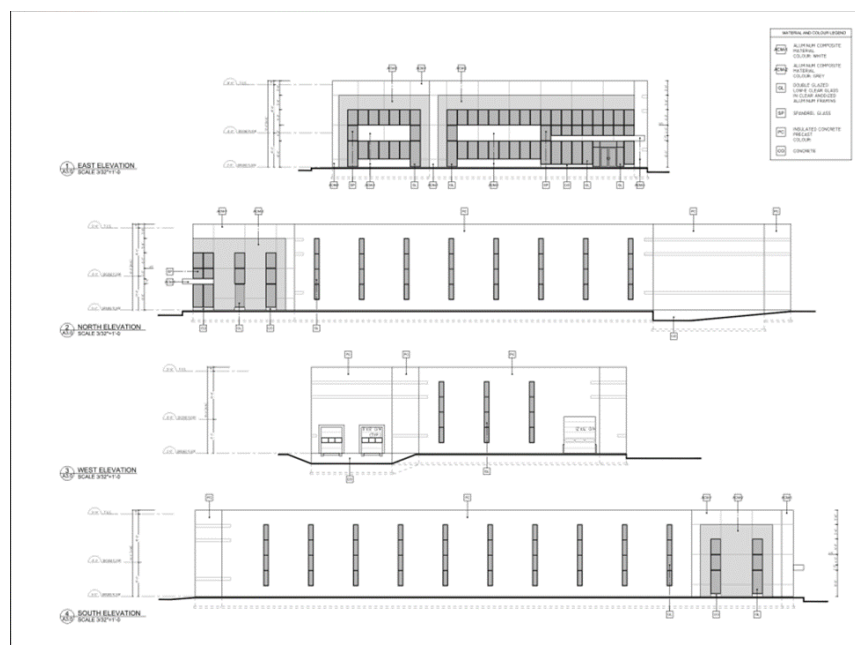


Figure 1 – Conceptual Building Elevations

It should be noted that staff completed a review of a first submission for the proposed industrial building through a Pre-Submission Zoning By-law Amendment application (File No. D01PZB23.001), which was submitted by the Applicant on August 11, 2023. The Town created the Pre-Submission application process in response to the Province's approval of Bill 109, *More Homes for Everyone Act, 2022*, which amended the *Planning Act* to require that municipalities refund fees for Zoning By-law Amendment applications where no decisions has been issued within the identified statutory timeframes (i.e. 90 days). Pre-submission applications are not subject to the fee refund provisions.

Under the Town of Halton Hills Zoning By-law 2010-0050, as amended, the property is zoned Rural Cluster Residential One (RCR1) which limits the type of uses to single detached dwellings and ancillary uses. The proposed Zoning By-law Amendment is seeking to implement the policy permissions of the Phase 1B Secondary Plan to rezone the property to a site-specific Corridor Prestige Industrial (M7) zone with special provisions related to:

- Provide on-site parking in a side yard adjacent to an existing residential lot, whereas the by-law does not permit parking located in a yard abutting a residential lot;
- Provide a front yard setback of 6.0 metres whereas 7.5 metres is required;
- Provide a north side yard setback of 14.9 metres and south side yard setback of 6.03 metres whereas 15.0 metres is required; and,

- Provide 12% landscape open space coverage whereas a minimum of 20% is required; see **SCHEDULE 3 – DRAFT ZONING BY-LAW AMENDMENT**.

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 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.

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, 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. Currently, the existing watermains running along Hornby Road will not have sufficient capacity to service the surrounding employment lands. Therefore, system installation, as well as possible upgrades or extensions, to the water and wastewater services will be required to service the proposed development.

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 property is also subject to a Residential Special Policy Area Overlay, which applies to lands where there are existing residential uses which might not develop in the short term. Policies apply to Residential Special Policy Area Overlay such as the requirement for landscaping and other buffering to be provided along the boundary of a site proposed for development adjacent to an existing residential use.

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 Rural Cluster Residential One (RCR1) under Zoning By-law 2010-0050, as amended, which permits single detached dwellings and related uses. The RCR1 Zone does not permit industrial uses.

The Applicant is proposing to rezone the property to a site-specific Corridor Prestige Industrial (M7) Zone to facilitate the proposed development. Site specific provisions regarding landscaping, front and side yard setbacks and parking location 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 (including those provided through the review of the Pre-Submission Zoning By-law Amendment application that was submitted in August 2023).

Planning

- Staff have requested additional urban design elements be incorporated into the side building elevations to enhance the architectural design given it is visible from the adjacent 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 residential properties.

Development Engineering

- The proposed development is contingent upon approval of a Storm Water Management design, which is subject to the completion and approval of the Subwatershed Impact Study (SIS) for the corresponding drainage area. The Applicant is relying on the SIS being prepared by the abutting landowner to the west who is currently advancing a development proposal for their lands. A new submission of that SIS has been submitted to the Town in May 2024 and is currently under review. Any required updates to that SIS may impact the design and site configuration of the subject proposal.
- The proposed stormwater management design is reliant on the neighbouring development proposal to the west. An interim solution may need to be considered and evaluated if the subject proposal is approved and seeks to proceed in advance of the abutting development.
- The driveway entrances must be built as per Town of Halton Hills Standard Drawing 413.
- A road widening for Hornby Road adjacent to the subject property will need to be provided. Further discussion with Town Development Engineering staff regarding the details and potential implications will be required.

Halton Region

- The existing watermains along Hornby Road do not have sufficient capacity to service the proposed development or the redevelopment of the surrounding properties for industrial purposes.
- Any system installation, upgrades or extensions to water or wastewater services that will be required to service the proposed development will be at the expense of the owner and will require entering into a Servicing Agreement with the Region of Halton, MECP approvals as well as a Services Permit. The developer may wish to connect with other landowners seeking to redevelop properties along Hornby Road to explore cost-sharing options.

5.0 Public Comments

As of the date of this report, one written comment has been received from the abutting landowner to the north (8182 Hornby Road) expressing support for the proposal, stating that they have no concerns with the proposed site layout, including having a parking area set back 2.68 metres from their shared property line.

Through the Pre-Submission Application process the Applicant also held a virtual public open house on September 19, 2023, to present the proposed development to

surrounding property owners. Notification for the event was provided to all property owners within 120 metres. Four property owners attended the meeting; no one raised any opposition to the development, but two residents did have questions pertaining to:

- the architecture of the building;
- traffic volumes that might be generated; and,
- how large vehicles will access the site from Hornby Road as there are questions whether the current right-of-way width can accommodate proper turning movements.

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 Notification:

September 19, 2023	Applicant held a Virtual Public House for neighbouring residents to learn more about the proposal; this was completed as part of the Applicant's desire to adhere to the Bill 109 processes established by the Town
April 30, 2024	Notices to advise of the Received Application and the Public Meeting were mailed out to all property owners within 120 metres of the subject lands
May 7, 2024	Advertisement regarding the date and time of the Public Meeting was published on the Halton Hills Today website
May 9, 2024	Signs posted on the subject lands explaining the purpose of the proposed application and identifying the date and time of the Public Meeting

INTERNAL CONSULTATION:

The proposed Zoning By-law Amendment was considered at the February 2, 2023, Development Review Committee Pre-Consultation Meeting (File No. D00ENQ23.001). 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.

Bill 109, *More Homes for Everyone Act, 2022*, amended the Planning Act to require that municipalities refund fees for Zoning By-law Amendment and Site Plan applications where no decision is issued within the identified statutory timeframes. For Zoning By-law Amendment applications, the statutory timeframe for a decision to be made is within 90 days of a formal submission. The submitted application is subject to the fee refund provisions established through Bill 109.

Bill 185, *Cutting Red Tape to Build More Homes Act, 2024*, introduced on April 10, 2024, proposes to eliminate the fee refund provisions from the *Planning Act* introduced through Bill 109. However, should Bill 185 receive Royal Assent it does indicate that any application filed before the effective date for the deletion of the fee refund provisions may still be eligible for a fee refund.

Reviewed and approved by,

Jeff Markowiak, Director of Development Review

John Linhardt, Commissioner of Planning & Development

Chris Mills, Chief Administrative Officer