

PROPOSED INDUSTRIAL DEVELOPMENT
1000354959 ONTARIO INC.
(VISION METALLIZERS)
8156 HORNBY ROAD



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PLANNING CONSULTANTS

Planning With A Vision

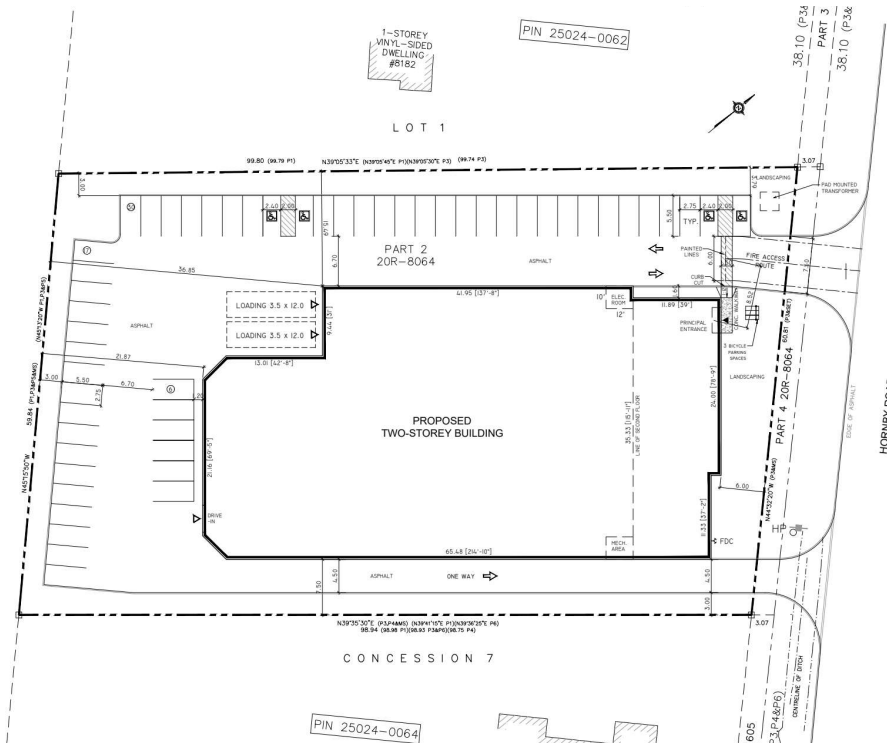
AERIAL PHOTO



Sept 19, 2023

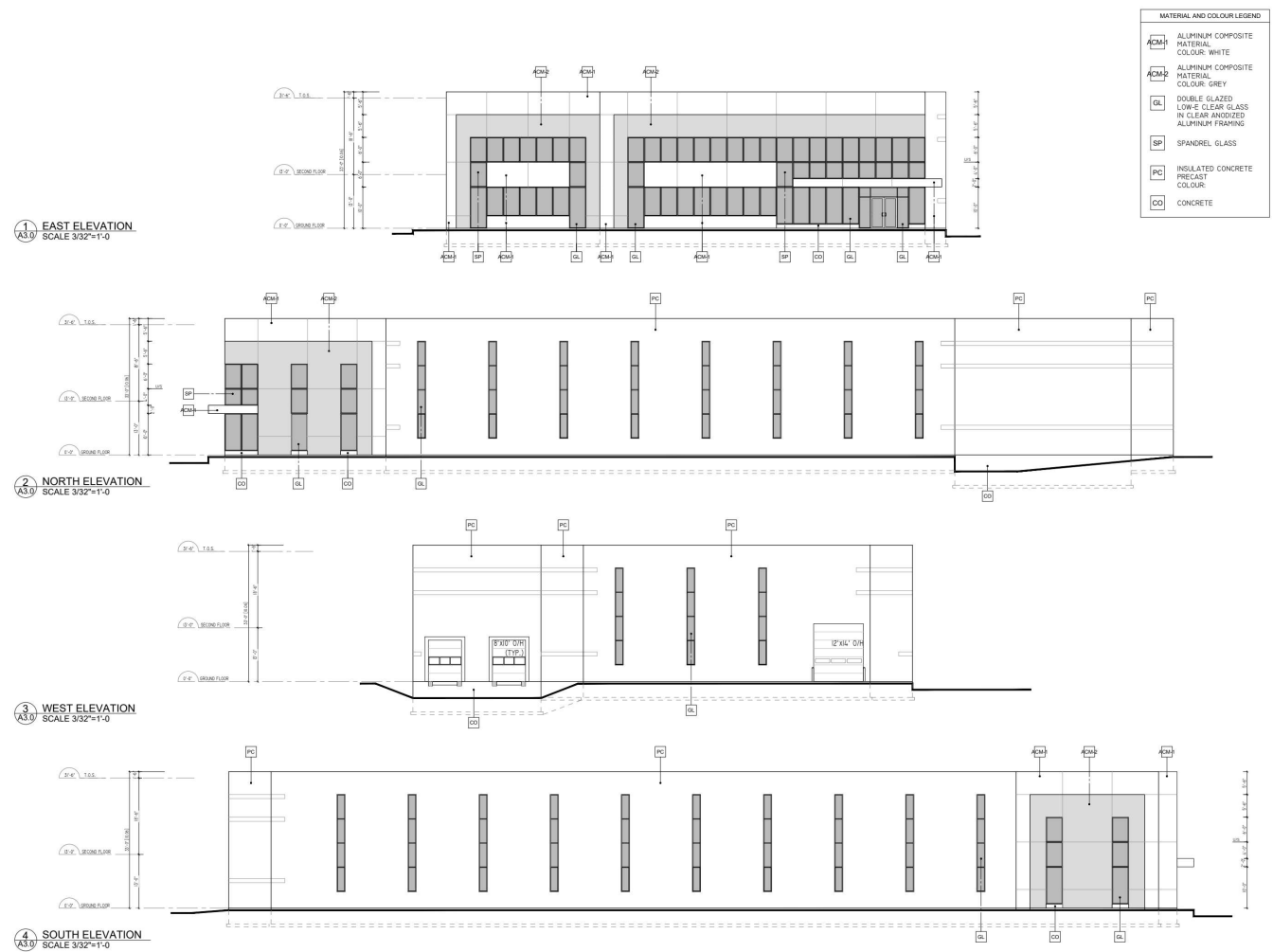
1000354959 Ontario Inc. - 8156 Hornby Road

CONCEPTUAL SITE PLAN

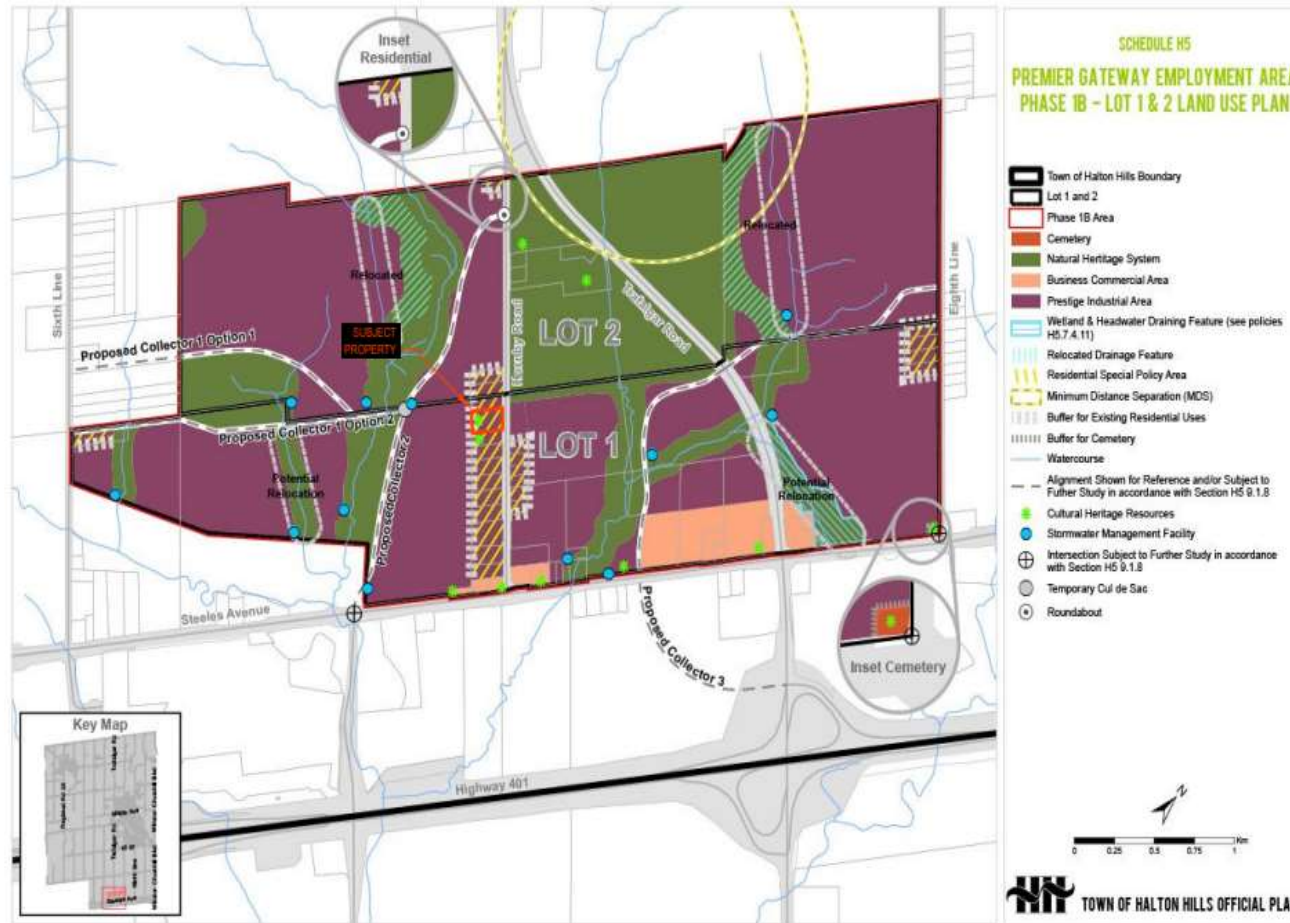


- LOT AREA 0.596 HECTARES (1.47 AC)
- BUILDING FOOTPRINT 2,388 m²
- BUILDING GFA 2,793 m²
- LIGHT MANUFACTURING AND ASSEMBLY
- ANCILLARY OFFICE USE

CONCEPTUAL BUILDING ELEVATIONS



OFFICIAL PLAN



- Designated as Prestige Industrial
 - Residential Special Policy Overlay
- Manufacturing and Assembly, with Ancillary Office are Permitted Uses

ZONING BY-LAW

- Currently Zoned Rural Cluster Residential (RCR1)
 - Does not permit Employment Uses
- Proposed Zoning – 401 Corridor Prestige Industrial Zone (M7)
 - Light Manufacturing with Ancillary Offices are permitted in the M7 Zone
- Site Specific Zone Performance Standards are Requested

| <u>Performance Standard</u> | <u>M7 Required</u> | <u>Proposed (Site Specific)</u> |
|---|---------------------------------------|---------------------------------|
| Minimum Front Yard | 7.5 m | 6.0 m |
| Minimum Side Yard (Adjacent to Residential) | 15 m | 6.0 m (south) 14.8 m (north) |
| Minimum Landscape Area | 20% | 19.0 % |
| Parking Location | Not in a Yard Adjacent to Residential | Parking Allowed in All Yards |

CONCLUSION

- Proposed Development of 2,793 m² light manufacturing facility conforms with the relevant Provincial Policy, Region of Halton Official Plan and the Town of Halton Hills Official Plan.
- Zoning currently reflects existing rural residential uses and will need to be amended to re-zone as 401 Corridor Prestige Industrial with Site Specific Exceptions
- The Proposed Development will, in part, facilitate the implementation of the Town of Halton Hills vision for the 401 Employment Area

THANK YOU



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