



PM-2024-001

May 27, 2024

D14ZBA24.003

8156 Hornby Road (Premier Gateway Employment Area)

Minutes of the Public Meeting held on Monday, May 27, 2024 at 6:02 p.m., in the Council Chambers, Town of Halton Hills and Via Zoom.

Mayor A. Lawlor chaired the meeting.

Mayor A. Lawlor advised the following:

The purpose of this Public Meeting is to inform and provide the public with the opportunity to ask questions or to express views with respect to the development proposal. The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

As the Chair, I am informing you that when Council makes a decision, should you disagree with that decision, the Planning Act provides you with an opportunity to appeal the decision to the Ontario Land Tribunal for a hearing, subject to Tribunal validation of your appeal. Please note that if a person or public body does not make oral submissions at a public meeting or written submissions to the Town of Halton Hills before the decision is made, the person or public body is not entitled to appeal the decision of the Town of Halton Hills to the Ontario Land Tribunal. In addition, if a person or public body does not make oral submission at a public meeting or make written comments to the Town of Halton Hills before the decision is made the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal, unless, in the opinion of the Tribunal, there are reasonable grounds to do so. You may wish to talk to Planning staff regarding further information on the appeal process.

The Planning Act requires that at least one Public Meeting be held for each development proposal and that every person in attendance shall be given an opportunity to make representations in respect of the proposal.

The format of this Public Meeting is as follows:

The Town will generally explain the purpose and details of the applications;
Next, the applicant will present any further relevant information, following which the public can obtain clarification, ask questions and express their views on the proposal.

The applicant and staff will attempt to answer questions or respond to concerns this evening. If this is not possible, the applicant and/or staff will follow up and obtain this information. Responses will be provided when this matter is brought forward and evaluated by Council at a

later date.

SPECIFIC PROPOSAL

This Public Meeting involves applications by Robert Russell Planning Consultants Inc. on behalf of 1000354959 Ontario Inc.

To amend the Town's Comprehensive Zoning By-law 2010-0050.

To permit the construction of a 2-storey light-industrial building with office space at 8156 Hornby Road in the Premier Gateway Employment Area.

TOWN'S OPPORTUNITY

The Chair called upon the Town's representative, Josh Salisbury, Planner to come forward to explain the proposal.

J. Salisbury presented regarding a proposed Zoning By-law Amendment to permit a 2-storey industrial building at 8156 Hornby Road (Premier Gateway Employment Area).

(Presentation on file with the Clerks Office and available on the [Town's Municipal Calendar](#) webpage.)

APPLICANTS'S OPPORTUNITY

The Chair called upon the applicant to come forward to explain the proposal.

Rob Russell, Robert Russell Planning Consultants Inc. presented regarding a proposed Zoning By-law Amendment to permit a 2-storey industrial building at 8156 Hornby Road (Premier Gateway Employment Area).

(Presentation on file with the Clerks Office and available on the [Town's Municipal Calendar](#) webpage.)

PUBLIC'S OPPORTUNITY

The Chair asked if there were any persons online or in person that have questions, require further clarification or information or wish to present their views on the proposal to come forward.

The following members of the public came forward:

Shera Seerha, 8182 Hornby Road

S. Seerha is in support of this proposal and asked for clarification on the timeline of the Town changing Hornby Road to a truck route.

J. Jelsma responded that there will be minor improvements to the road on Hornby to allow some truck traffic to go from Steeles Avenue North to the driveways. The Town does have plans to

study the Hornby cross section of the roadway to identify improvements for the full roadway. He advised that he believes the design is intended for 2026 with possible construction for a 2027-2028 timeframe.

Navdeep Dhaliwal, 8206 Hornby Road

N. Dhaliwal is in support of this proposal and asked for the timeline of the project should it be approved.

R. Russell responded that the client's lease expires towards the end of 2025 and is ideally the timeline they would like to follow pending on the servicing issues.

FINAL COMMENT FROM STAFF

The Chair asked if there was any further information which Town Staff wished to provide prior to the conclusion of the meeting.

Staff had no further comment.

CONCLUSION OF MEETING

The Chair declared the Public Meeting closed. Council will take no action on the proposal tonight. Staff will be reporting at a later date with a recommendation for Council's consideration.

If you wish to receive further information regarding this proposal please contact the Planner, Josh Salisbury, following the meeting.

The meeting adjourned at 6:30 p.m.

Ann Lawlor MAYOR

Valerie Petryniak TOWN CLERK