

PM-2025-007

October 27, 2025

8029 Hornby Road (Premier Gateway Employment Area)

Minutes of the Public Meeting held on Monday, October 27, 2025, at 6:10 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 members of the public with the opportunity to ask questions and express views regarding the development proposal.

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 any person or public body that does not make oral submissions at a Public Meeting, or make written submissions to the Town of Halton Hills before Council makes a decision regarding the proposed Zoning By-law Amendment, 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. Please contact Planning staff for further information on the appeal process.

The Planning Act requires that at least one Public Meeting be held for the 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: Gagnon Walker Domes Ltd. (GWD) on behalf of 2352628 Ontario Inc

To amend the Town of Halton Hills Zoning By-law 2010-0050.

To permit the construction of a 1-storey industrial warehouse building containing associated office space at 8029 Hornby Road. The proposal also includes 33 commercial vehicle waiting spaces on site.

TOWN'S OPPORTUNITY

J. Rahim presented regarding the proposal.

(Presentation available on the [Town's Municipal Calendar](#) page.)

APPLICANT'S OPPORTUNITY

Andrew Walker, Principal Planner and Partner of Gagnon Walker Domes Ltd. presented regarding the proposal.

(Presentation available on the [Town's Municipal Calendar](#) page.)

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.

The following members of the public came forward:

Peter Morrill, 8099 Hornby Road

P. Morrill spoke in opposition of the presentation and raised the following concerns:

- That it will be used as a truck terminal
- Quality of life being affected
- The number of loading bays and the proposal running 24 hours
- Noise/vibration
- Lights

P. Morrill asked for clarification on the current zoning of the property.

Nelson Pereira, 8081 Hornby Road

N. Pereira spoke in opposition of the proposal and raised the following concerns:

- That the proposal is not appropriate for an established residential neighbourhood
- Noise/Vibration
- Loss of privacy

- Traffic
- Diesel fumes
- Quality of life being affected
- Loss of property value

Jack Robertson, 8040 Hornby Road

J. Robertson spoke in opposition of the proposal and raised the following concerns:

- Truck lighting at night
- Truck traffic
- Truck noise
- Dust/diesel
- Lighting from warehouse
- Asbestos

J. Roberston asked the applicant for clarification on the parking lot in the proposal and the space it will take up within the property.

J. Roberston asked for clarification on the current zoning of the property. Staff advised that it was integrated into the Premier Gateway area in 2009. Within the Zoning by-law, the property is in a development zone.

Paul Scott, 8087 Hornby Road

P. Scott spoke in opposition of the proposal and raised concerns regarding lighting and that homeowners should be compensated if the proposal moves forward.

Dave Correia, 8127 Hornby Road

D. Correia spoke in opposition of the proposal and raised the following concerns:

- Lighting
- Noise
- Zoning development so close to homes

Mary Kelly

M. Kelly raised concern with the number of parking spaces, asbestos and number of bays setting a precedent in the area.

M. Kelly asked for clarification on the nature of the business regarding the proposal.

The applicant responded that it will be for warehousing logistics which will have some trucks involved for moving goods, at this time the exact nature of any of the goods is not known.

M. Kelly asked for clarification on the zoning.

Sue Van Every, 8120 Hornby Road

S. Van Every raised the following concerns:

- Numbers of trucks/parking
- Noise/vibration
- Flooding/culvert and curb damage
- Safety for children on the street
- Change of zoning

Antonia Pedra, 8080 Hornby Road

A. Pedra spoke in opposition of the proposal and raised concerns with implementing the proposal within the residential neighbourhood.

Ivan Bosnjak, 47 Milfoil Street

I. Bosnjak asked if the land has been sampled for soil and who would pay that cost. The applicant advised that they would.

Dave Correia, 8127 Hornby Road

D. Correia raised additional concerns regarding flooding and drainage issues and noise from trucks.

Paul Scott, 8087 Hornby Road

P. Scott raised additional concerns regarding zoning, trucking noise and the hours of operation of the proposal.

Peter Morrill, 8099 Hornby Road

P. Morrill raised additional concerns regarding the fill brought onto the proposal property and the lot needing to be cleaned up as well as the access/entry point of the property.

The applicant advised that concerns related to the hours of operation will be taken back. The applicant advised that the functional servicing report, grading, erosion and sediment control plans and the geotechnical reports have been submitted. It was confirmed that the building will be one storey in height and that the 88 parking spaces are based on the Town's zoning requirements for parking. The applicant clarified that the 33 loading docks are the entire building in totality and will not include additional docks during phase 2. The applicant advised that a traffic study has been prepared.

FINAL COMMENT FROM STAFF

J. Rahim advised that staff are still waiting on the noise and vibration study which will be reviewed by Town staff once received.

CONCLUSION OF MEETING

The Chair declared the public meeting closed. Council will take no action on this 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, Jessica Rahim, following the meeting.

The meeting adjourned at 7:40 p.m.

Ann Lawlor

MAYOR

Valerie Petryniak

TOWN CLERK