



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Tony Boutassis, Senior Planner – Development Review

DATE: November 25, 2019

REPORT NO.: PLS-2019-0079

RE: Public Meeting for proposed Official Plan and Zoning By-law Amendments to permit accessory outdoor storage on a portion of 12144 Steeles Avenue (Premier Gateway Employment Area)

RECOMMENDATION:

THAT Report No. PLS-2019-0079, dated November 25, 2019, with respect to the “Public Meeting for proposed Official Plan and Zoning By-law Amendments to permit accessory outdoor storage on a portion of 12144 Steeles Avenue (Premier Gateway Employment Area)”, be received;

AND FURTHER THAT all agency and public comments be referred to staff for a further report regarding the disposition of this matter.

BACKGROUND:

1.0 Purpose of the Report:

The purpose of this report is to advise Council and the public about the Official Plan and Zoning By-law Amendment applications submitted by Toromont Industries (the Applicant) seeking to obtain the necessary approvals to permit accessory outdoor storage on a portion of 12144 Steeles Avenue in the Premier Gateway Employment Area.

2.0 Location & Site Characteristics:

The lands at 12144 Steeles Avenue are known as the TransCanada Energy property and are occupied by a power plant. The Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications are intended to apply to a vacant portion of the property located at the southeast corner of Steeles Avenue and Westbridge Drive. This part of the property is currently the subject of a Consent application (File No. D10CON19.004H) intended to create a new lot (subject lands) to be sold to Toromont Industries.

The intended new lot subject to the OPA/ZBA applications is located on the south side of Steeles Avenue, generally east of Westbridge Drive and north of Highway 401; see **SCHEDULE 1 – LOCATION MAP**. The irregularly shaped lot will have an approximate area of 5.39 hectares (13.32 acres) and have roughly 92 metres (302 feet) of frontage along Steeles Avenue. The proposed subject lands also contain frontage on Westbridge Drive and the rear of the lands abut Highway 401.

Surrounding land uses to the intended property include:

- To the North: Rural residential uses
- To the East: TransCanada Energy Generating Station, a woodlot and additional industrial lands
- To the West: Warehouse and distribution centres
- To the South: Highway 401 and a truck inspection station

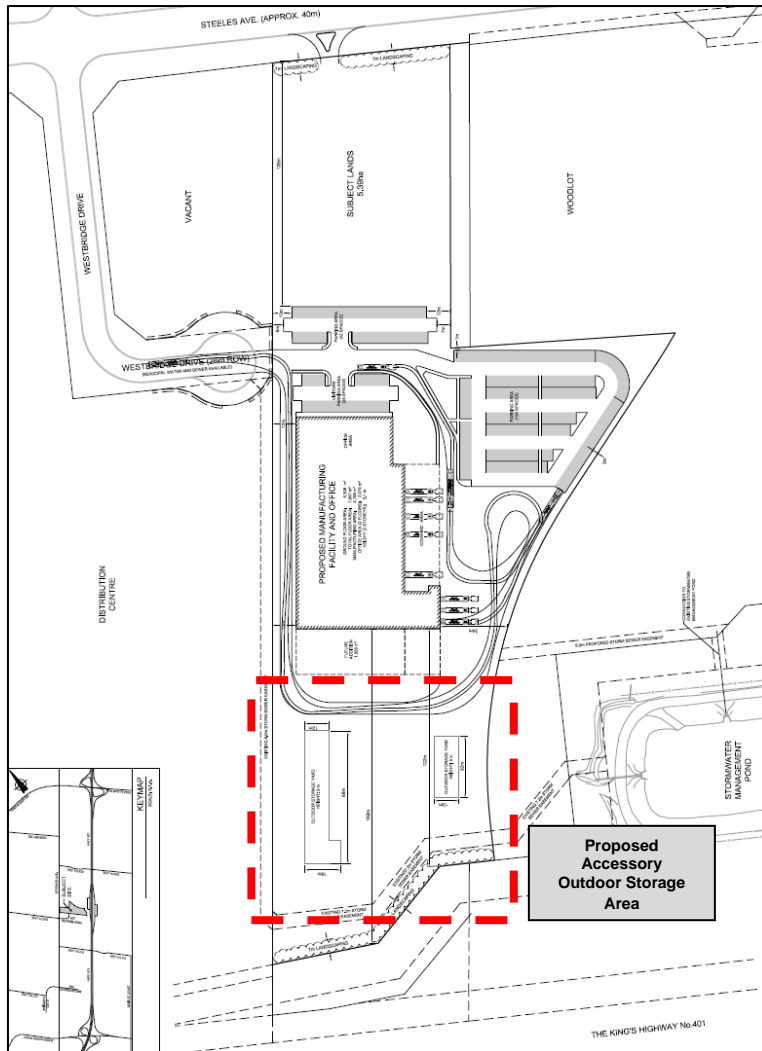
3.0 Development Proposal:

As identified earlier, 12144 Steeles Avenue is currently subject to a Consent application to create a new lot; approval of the application is anticipated shortly.

On November 15, 2019, the Town deemed complete Official Plan Amendment (File No. D09OPA19.002) and Zoning By-law Amendment (File No. D14ZBA19.008) applications submitted by the Applicant. The applications seek to obtain the necessary land use approvals to permit accessory outdoor storage on a portion of the intended new lot.

Through a future Site Plan application, the Applicant is proposing to construct a 7,850m² (84,497 sq. ft.) manufacturing facility with accessory office space intended to accommodate the relocation of their corporate head office; see **SCHEDULE 2 – SITE PLAN CONCEPT**. The Applicant manufactures industrial and recreational refrigeration equipment for use in the food, dairy, cold storage and beverage sectors as well as artificial ice and snow surfaces for hockey, curling, skating and skiing.

The proposed operation of the site would include outdoor storage of finished products (compression units on skids) awaiting shipment; racked materials to be used in the manufacturing process; and, packages. It is estimated by the Applicant that roughly six (6) finished products may be stored on site at any given time, as they are built for specific orders and then shipped. The maximum height of the products stored outdoors is 3 metres. The proposed outdoor storage areas would be located behind and to the south of the anticipated manufacturing facility and to the north of Highway 401.



The purpose of the Official Plan Amendment is to allow for the accessory outdoor storage component as the manufacturing facility and accessory office space are already permitted uses. The Applicant is proposing to re-designate the property from Prestige Industrial Area to Prestige Industrial Area, Special Policy Area XX; see **SCHEDULE 3 – DRAFT OFFICIAL PLAN AMENDMENT** as submitted by the Applicant.

To accommodate the accessory outdoor storage use the Applicant is also proposing to rezone the property from Holding 401 Corridor Prestige Industrial ((H)M7) and 401 Corridor Prestige Industrial (M7) to a site specific 401 Corridor Prestige Industrial (M7) Zone; see **SCHEDULE 4 – DRAFT ZONING BY-LAW AMENDMENT** as submitted by the Applicant.

A list of drawings and reports submitted in support of the applications is attached as **SCHEDULE 5 – SUBMISSION MATERIALS**.

Should the Official Plan and Zoning By-law Amendment applications be approved, the proposed development will require the submission of a Site Plan application.

COMMENTS:

1.0 Planning Context and Policy Framework:

In Ontario, when reviewing applications seeking to amend local Official Plans and Zoning By-laws, development proposals are expected to conform with and meet the intent of all applicable Provincial, Regional and Municipal policy documents. This section discusses the relevant policy framework that applies to the subject site and proposal.

1.1 Provincial Policy Statement (PPS):

The 2014 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. Further, the PPS promotes a policy-led system that provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The proposal is required to be consistent with the relevant policies of the PPS in accordance with Section 3 of the Planning Act.

1.2 Growth Plan for the Greater Golden Horseshoe:

The subject lands are part of a larger designated Greenfield Area located along the 401 Corridor. 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.

1.3 Region of Halton Official Plan (ROP):

The 2009 Regional Official Plan designates the subject lands as Urban Area with an Employment Area overlay. 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. The ROP includes a number of objectives that speak to providing an appropriate range and balance of employment uses including industrial, office and retail and institutional uses to meet the 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.

1.4 Town of Halton Hills Official Plan (HHOP):

The subject lands are located within the Town's Premier Gateway Employment Area and are designated Prestige Industrial Area. The goal of the Prestige Industrial Area designation is that the predominant use of land will be for employment uses, located in well-designed buildings and structures established on landscaped lots in a visually attractive environment.

The Prestige Industrial Area designation permits a number of employment type uses including manufacturing and warehousing facilities as well as business and professional office uses; however, accessory outdoor storage is not permitted.

The Applicant is proposing to change the designation of the new property to a site specific Prestige Industrial Special Policy Area to accommodate the proposed accessory outdoor storage.

1.5 Town of Halton Hills Zoning By-law 00-138:

The subject lands are split zoned as Holding 401 Corridor Prestige Industrial ((H)M7) Zone and 401 Corridor Prestige Industrial (M7) Zone under Zoning By-law 00-138. The M7 Zone permits a wide range employment type uses including manufacturing facilities and office uses but prohibits outdoor storage.

The Holding (H) Provision on the west portion of the subject lands may be lifted once Council is satisfied with the following:

- an appropriate Site Plan Agreement has been executed;
- payment of the required securities has occurred; and,
- the ability to connect to Regional water and wastewater services.

The Applicant is proposing to re-zone the property to a site specific 401 Corridor Prestige Industrial (M7) to permit accessory outdoor storage.

2.0 Issues Summary:

2.1 Department and Agency Circulation Comments:

The applications were circulated for review and comment to Town departments and external agencies on November 21, 2019. As of the date of this report, the circulation is still under review by the various departments and agencies. However, any comments received between completion of this Report and the Public Meeting will be assessed and included in Town staff's presentation at the Public Meeting.

Thus far none of the departments and agencies circulated have objected to the proposed applications. If any issues are identified over the course of the review they will be addressed prior to and as part of staff's final Recommendation Report.

2.2 Public Comments:

To date, Planning staff has received 2 inquiries from members of the public asking general questions about the proposed development. One of the individuals inquired about what types of materials would be stored outside, indicated they preferred the main access to the proposed development be from Westbridge Drive and would like landscape screening to be provided along Steeles Avenue.

The purpose of the Public Meeting is to obtain additional comments and feedback from the community. Any further comments received from the public will be reviewed, addressed and included in the final Recommendation Report.

RELATIONSHIP TO STRATEGIC PLAN:

The final Recommendation Report will address the relationship between the proposed development and the Town's Strategic Plan.

FINANCIAL IMPACT:

There is no financial impact associated with this particular report.

CONSULTATION:

Pre-Consultation:

The proposed Official Plan and Zoning By-law Amendment applications were considered at the April 18, 2019, Development Review Committee Pre-Consultation meeting (D00ENQ19.023). The Applicant was provided with preliminary comments from various Town Departments, Halton Region, Conservation Halton and the Ministry of Transportation.

PUBLIC ENGAGEMENT:

Planning Staff will continue to ensure that Transparency, Notification and Participation, as defined in the Town's Public Engagement Charter, continue to be at the core of the Public Consultation Strategy throughout the review process for the subject proposal.

SUSTAINABILITY IMPLICATIONS:

The final Recommendation Report will address the relationship between the proposed development and any sustainability implications.

COMMUNICATIONS:

Public Notification Key Dates:

- Nov. 18, 2019: Notice signs posted along the Steeles Avenue property frontage explaining the purpose of the proposed application and providing notice for the Public Meeting.
- Nov. 18, 2019: Notice of Received Application mailed out to all property owners assessed within 120 m of the subject property.
- Nov. 18, 2019: Notice of Public Meeting was mailed out to all property owners assessed within 120 m of the subject property and to anyone who requested notification.
- Nov. 28, 2019: Notice of a Public Meeting was published in the Independent & Free Press.
- Dec. 5, 2019: Courtesy Notice to be published in the Independent & Free Press.

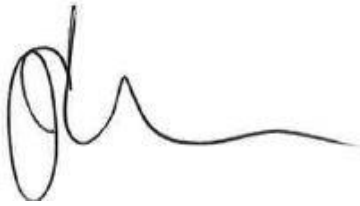
CONCLUSION:

The proposed Official Plan and Zoning By-law Amendment applications contemplate permitting accessory outdoor storage on a portion of the lands located at 12144 Steeles Avenue in the Town's Premier Gateway Employment Area. Once all relevant information, reports and comments have been reviewed, a final Recommendation Report, which summarizes all agency and public comments and assesses the merits of the proposal, will be prepared.

Reviewed and Approved by,



Jeff Markowiak, Manager of Development Review



John Linhardt, Commissioner of Planning and Development



Brent Marshall, Chief Administrative Officer