



PUBLIC MEETING-2020-0005

November 9, 2020

Hope Place Centres – 8173 Trafalgar Road, Halton Hills (Premier Gateway Employment Area - Application to Amend the Town of Halton Hills Zoning By-law 2010-0050, as amended.

Minutes of the Public Meeting held on Monday, November 9, 2020, 6:00 p.m., in the Council Chambers, Town of Halton Hills and Via Zoom.

Mayor R. Bonnette chaired the meeting.

Mayor R. Bonnette 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 Local Planning Appeal 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 Local Planning Appeal 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 Local Planning Appeal 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 an application;
- 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 an application by Hope Place Centres, to amend the Town of Halton Hills Zoning By-law 2010-0050, as amended, to permit and expand an existing legal non-conforming use known as Hope Place Centres located at 8173 Trafalgar Road within the Premier Gateway Employment Area.

TOWN'S OPPORTUNITY

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

R. Conard stated that the purpose of the public meeting is to provide a summary of the Zoning By-law Amendment application submitted by Hope Place Centres for the property located at 8173 Trafalgar Road.

A Public Meeting is required for the Zoning By-law Amendment under the Planning Act. This Public Meeting is being held in accordance with the Mayor's Task Force on Public Engagement and the Public Engagement Charter.

The subject lands municipally known as 8173 Trafalgar Road are located on the east side of Trafalgar Road just north of Steeles Avenue. The lot has an area of approximately 2.0 hectares with frontage of approximately 68.0 m on Trafalgar Road. The property currently contains a one storey rehabilitation facility known as Hope Place Centres.

The surrounding land uses to the subject site include: existing agricultural lands and a woodlot to the North, existing agricultural lands intended for future employment uses to the East, existing agricultural lands intended for future employment uses to the South and a single detached dwelling and existing agricultural lands intended for future employment uses to the West.

Hope Place Centres is an existing men's rehabilitation facility that operates within a one storey building. Hope Place Centres is proposing to construct a new three storey building on the lands to house the men's rehabilitation facility and also to relocate and consolidate two other facilities currently located elsewhere in Halton Region. The existing building would be demolished and the new facility constructed to the west of the current building. The proposal also contemplates the future construction of a one storey gymnasium.

Under the Town's Official Plan the subject property is designated Employment Phase 1B. The Official Plan states that prior to any development occurring on lands designated Employment Phase 1B a Secondary Plan must be completed to the satisfaction of Council. On June 11, 2018, Town Council adopted the Premier Gateway Employment Area Phase 1B Secondary Plan known as OPA31A which designates the front of the property as Prestige Industrial Area. This designation permits limited institutional uses as well as uses that legally existed at the date of the

adoption of the Secondary Plan including expansions and alterations thereto which conform to the intent of the Secondary Plan. The property in question is also subject to a site specific policy under the Secondary Plan which specifically states:

The property at 8173 Trafalgar Road currently contains a residential treatment facility. The subject lands may be zoned to permit the existing use. Any new development or expansion of the existing facility will require a rezoning which will be reviewed by the Town in the context of the Secondary Plan policies.

As such, the Secondary Plan provides a policy basis for the Town to consider 1) recognizing the existing use and 2) permitting a proposed expansion through the Zoning By-law Amendment process. It should be noted that the Region of Halton has not yet approved the Employment Area Phase 1B Secondary Plan, therefore, the Town will not be able to make any decision on the proposed Zoning By-law Amendment until the Region approves the Secondary Plan, any appeals affecting the site are resolved, and the plan is in full force and effect.

The following comments have been received from internal departments with respect to this application;

- Zoning staff have advised that the proposed draft Zoning By-law Amendment will need to be revised to address the exact nature of the use, parking requirements and other technical issues
- Transportation and Engineering staff has provided comments on site access from Trafalgar Road and the new east-west collector road identified in the Phase 1B Secondary Plan that extends between Eighth Line and Trafalgar Road.

The Applicant is proposing that access to the new facility continue to be provided off Trafalgar Road. However, a new east-west collector road that would cross a portion of the subject site and intersect with Trafalgar Road is intended to be constructed. It is staff's expectation that the long term access for this site would be off the new collector road. The Applicant is currently engaged with the abutting landowners (Prologis and Bental GreenOak) about constructing the road; however, the existing septic system for Hope Place Centres is currently situated in the intended location where the new road would cross the site. Therefore, coordination with the three land owners is required to address these matters.

On October 5, 2020: Notice of Received Application mailed out to all property owners assessed within 120 m of the subject property. On October 15, 2020: Notice of Public Meeting was published in the Independent & Free Press. On October 20, 2020: 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. And on November 5, 2020: Courtesy Notice to be published in the Independent & Free Press.

To date Planning staff have not received any inquiries regarding the proposal. Any further public comments will be identified in the recommendation report to be prepared at a later date.

For next steps Staff will await further comments from internal departments and external agencies as well as the public following tonight's public meeting. Staff will also await a second submission from the Applicant that addresses all of the comments

Staff will work with the Applicant regarding any issues raised, and will prepare a final recommendation report to Council for the final disposition of the application.

APPLICANT'S OPPORTUNITY

The Chair called upon the applicants representative, Clare Riepma, to provide further information and details on the proposal.

C. Riepma stated that Planning Staff had covered most of the information and added that the application is for potential expansion of the Hope Centre to 52 Rooms that would consolidate their men's and women's centres and their day use programming.

PUBLIC'S OPPORTUNITY

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

No persons came forward to speak.

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 nothing further to add.

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, Ruth Conard, following the meeting.

If you wish to make a written submission the deadline for comment is December 7, 2020.

The meeting adjourned at 6:18 p.m.

Rick Bonnette

MAYOR

Suzanne Jones

CLERK