

Statutory Public Meeting

Proposed Amendment to Zoning By-law 00-138

Applicant: Leeswood Construction

**11450 Steeles Avenue (Premier Gateway
Employment Area)**

File No: D14ZBA21.001



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March 1, 2021

PUBLIC ENGAGEMENT MATRIX

Spectrum of engagement	INFORM	CONSULT	COLLABORATE
Purpose	Communicate; share information to build awareness	Listen and learn; test ideas and concepts and develop recommendations	Actively participate; to partner to develop alternatives and/or recommendations
Town's responsibility	<ul style="list-style-type: none"> • Provide information including advising on applicable legislation that dictates process. • Share final decision 	<ul style="list-style-type: none"> • Provide information • Provide opportunity for public to share views, values and priorities. • Consider how recommendations could be incorporated • Share final decision • Report back on final decision 	<ul style="list-style-type: none"> • Provide information • Provide opportunity for public to share views, values and priorities. • Provide opportunity to influence where there are alternatives within a project that have been identified for discussion and fall within the scope of legislation. • Consider how recommendations could be incorporated • Share final decision • Report back on final decision
Public's responsibility	Learn	Participate	Partner



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Levels of Engagement:



INFORM



CONSULT



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On the Agenda

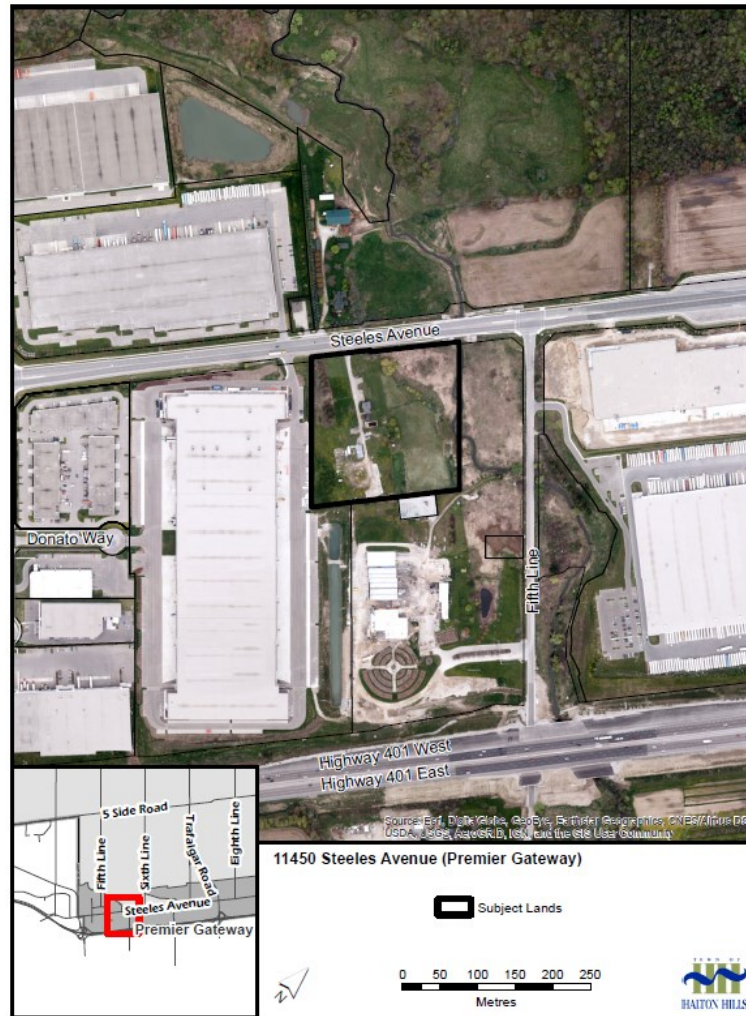


1. Site Location
2. Development Proposal
3. Site & Neighbourhood Context
4. Planning Policy
5. Comments
6. Future Steps



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Site Location



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Development Proposal



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Development Rendering



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Site and Neighbourhood Context



Subject lands looking south from Steeles Avenue and west from 5th Line



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Site and Neighbourhood Context



Adjacent industrial uses on Steeles Avenue



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Site and Neighbourhood Context

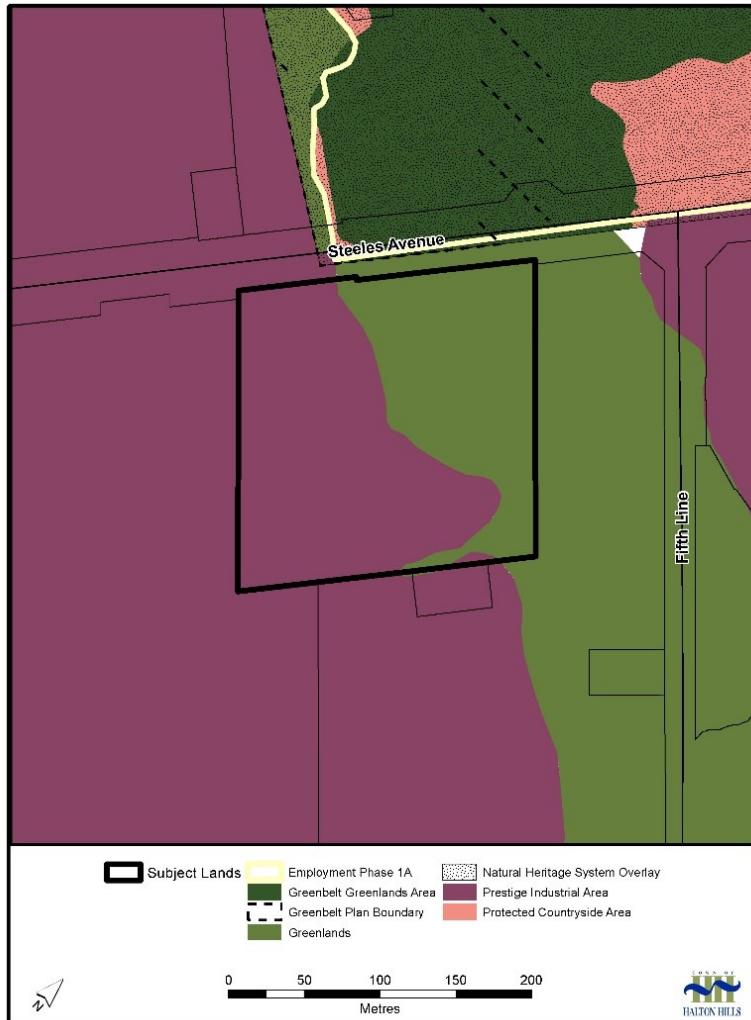


Industrial, regional
pumping station and
single detached dwelling
on opposite side of
Steeles Avenue



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Town of Halton Hills Official Plan

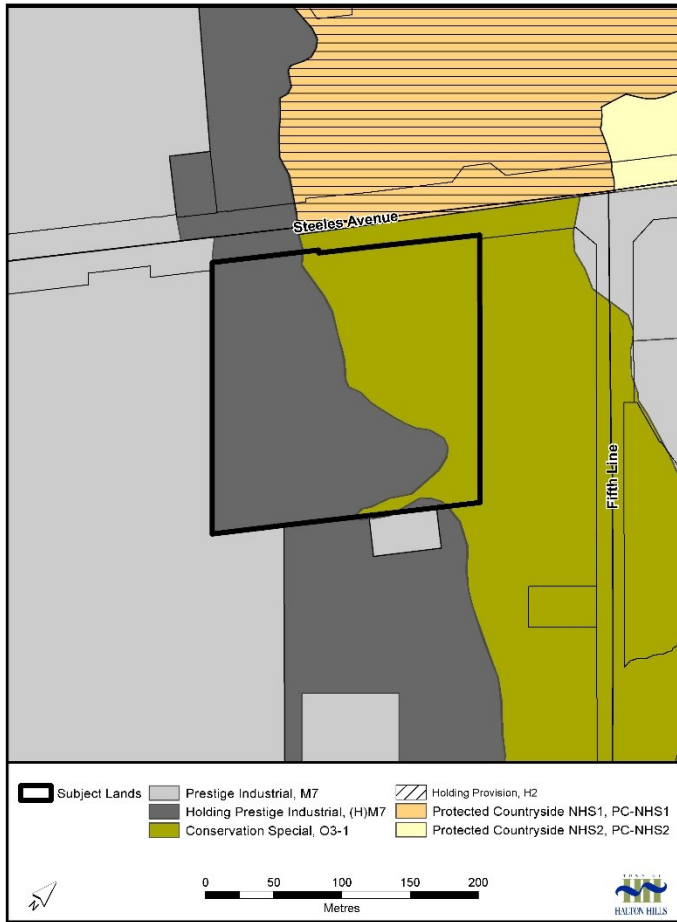


Region of Halton and Town of Halton Hills Official Plans allows for refinement of the limits of the “Greenlands” designation without an Official Plan Amendment

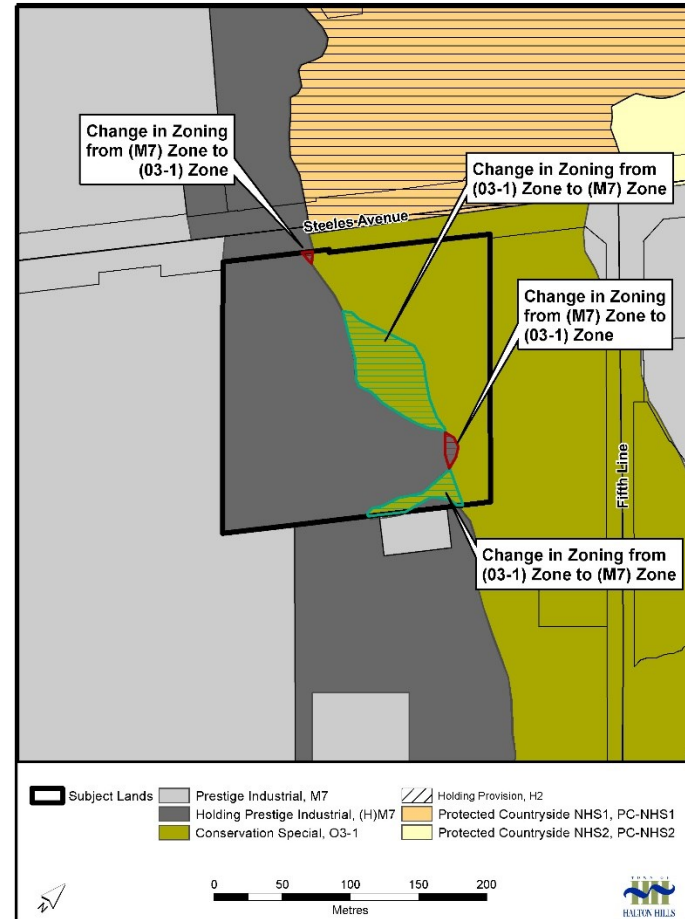


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Town of Halton Hills Zoning By-law



Existing Zoning



Proposed Zoning

Agency / Department Review

- Refinement of the limits of the Open Space Zone through review of the Environmental Impact Assessment by the Region of Halton and Conservation Halton is ongoing.
- Depending on this review, final design of the site could be impacted.
- Other matters (engineering, transportation, landscaping, etc.), while under review, can mostly be addressed through a Site Plan Control Application as the majority of the property is already zoned for industrial uses.
- Open Space lands will be dedicated to the Town of Halton Hills



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Public Notification

- Jan. 21, 2021 - Initial Notice of Received Applications mailed to all properties within 120 m of the subject lands
- Feb. 4, 2021 - Public Meeting Notice mailed to all properties within 120 m of the subject lands
- Feb. 4, 2021 - Public Notice published in the Independent & Free Press (Courtesy Notice published on February 25, 2021)

No public comments have been received

Future Steps

- Review Second Submission upon Receipt
- Work through identified issues from staff/agency comments
- Final report to Council on the disposition of this matter
- Site Plan Control Application and 'H' Holding Removal



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THANK YOU



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