



MINUTES

COUNCIL MEETING

Monday, December 9, 2019

(As Amended by Council at the January 20, 2020 Council Meeting)

The Town of Halton Hills Council met this 9th day of December, 2019 in the Council Chambers, Halton Hills Town Hall, commencing at 4:00 p.m., with Mayor R. Bonnette in the Chair and reconvened into Open Session at 6:00 p.m. in the Council Chambers.

MEMBERS PRESENT: Mayor R. Bonnette,
Councillor C. Somerville, Councillor J. Fogal,
Councillor M. Albano, Councillor J. Hurst,
Councillor T. Brown, Councillor B. Lewis,
Councillor W. Farrow-Reed, Councillor M. Johnson,
Councillor B. Inglis, Councillor A. Lawlor

STAFF PRESENT: A. B. Marshall, Chief Administrative Officer,
(Closed Session) S. Jones, Clerk & Director of Legislative Services,
C. Mills, Commissioner of Transportation & Public Works,
J. Linhardt, Commissioner of Planning & Development,
W. Harris, Commissioner of Recreation & Parks,
J. Diamanti, Commissioner of Corporate Services,
H. Olivieri, Chief & Commissioner of Fire Services,
M.J. Leighton, Manager of Accounting and Town Treasurer,
G. Cannon, Chief Librarian,
R. Cockfield, Director of Strategic Initiatives,
S. Silver, Senior Advisor – Strategic Initiatives
A. Fuller, Manager of Corporate Communications

STAFF PRESENT: A. B. Marshall, Chief Administrative Officer,
(Open Session) S. Jones, Clerk & Director of Legislative Services,
C. Mills, Commissioner of Transportation & Public Works,
J. Linhardt, Commissioner of Planning & Development,
W. Harris, Commissioner of Recreation & Parks,
J. Diamanti, Commissioner of Corporate Services,
H. Olivieri, Chief & Commissioner of Fire Services,
M.J. Leighton, Manager of Accounting and Town Treasurer,
G. Cannon, Chief Librarian,
V. Petryniak, Deputy Clerk,
R. Brown, Deputy Clerk

*** Denotes Change From Council Agenda**

1. OPENING OF THE COUNCIL MEETING

Mayor R. Bonnette called the meeting to order at 4:00 p.m. in the Council Chambers.

2. CLOSED MEETING/CONFIDENTIAL REPORTS FROM OFFICIALS

THAT the Council of the Town of Halton Hills meet in closed session in order to address the following matters:

Resolution No. 2019-0210

Moved by: Councillor A. Lawlor

Seconded by: Councillor B. Inglis

THAT the Council of the Town of Halton Hills meet in closed session in order to address the following matters:

- 2.1 Verbal Update by A.B. Marshall, Chief Administrative Officer and S. Jones, Clerk and Director of Legislative Services regarding personal matters about an identifiable individual, including municipal or local board employees and advice that is subject to solicitor-client privilege, including communications necessary for that purpose. (Enforcement Matter)

CARRIED

3. RECESS AT THE CALL OF THE CHAIR

Mayor R. Bonnette called for a recess at 5:10 p.m.

4. RECONVENE INTO OPEN SESSION

Resolution No. 2019-0211

Moved by: Councillor M. Johnson

Seconded by: Councillor M. Albano

THAT the Council for the Town of Halton Hills reconvene this meeting in open session.

CARRIED

Council reconvened in Open Session at 6:00 p.m.

5. NATIONAL ANTHEM

6. ANNOUNCEMENTS

6.1 Announcement by Councillor J. Fogal - Climate Change Rally and Petitions

Councillor J. Fogal made an announcement regarding the Climate Change Rally and Petitions to be presented to The Honourable Micheal Chong, MP Wellington-Halton Hills and The Honourable Ted Arnott, MPP Wellington-Halton Hills regarding Climate Change.

7. EMERGENCY BUSINESS MATTERS

NIL

8. DISCLOSURES OF PECUNIARY INTEREST/CONFLICT OF INTEREST

There were no disclosures of pecuniary or conflict of interest.

9. COUNCIL DELEGATIONS/PRESENTATIONS

9.1 M. Leighton, Town Treasurer and Manager of Accounting

M. Leighton, Town Treasurer and Manager of Accounting made a presentation to Council regarding the 2020 Budget.

10. RESOLUTION PREPARED TO ADOPT THE MINUTES OF THE PREVIOUS MEETING(S) OF COUNCIL

Resolution No. 2019-0212

Moved by: Councillor M. Johnson

Seconded by: Councillor T. Brown

THAT the following minutes are hereby approved:

10.1 Minute of the Council Meeting held on November 11, 2019

10.2 Minutes of the Special Council Meeting held on November 15, 2019.

10.3 Public Meeting Minutes (2019-0010) dated November 11, 2019.

10.4 Confidential Minutes of the Council Meeting held on November 11, 2019.

10.5 Confidential Minutes of the Special Council Meeting held on November 15, 2019.

CARRIED

11. GENERAL COMMITTEE

Resolution No. 2019-0213

Moved by: Councillor B. Inglis

Seconded by: Councillor W. Farrow-Reed

THAT Council do now convene into General Committee.

CARRIED

Councillor C. Somerville assumed the role of Presiding Officer.

11.1 Public Meetings / Hearings

11.1.a Public Meeting

Proposed Official Plan and Zoning By-law Amendments to permit the development of 4 townhouse units and a semi-detached dwelling at 37 King Street (Georgetown)

(Refer to Item No. 11.3.a of these Minutes, Report No. PLS-2019-0071)

(Attached as Appendix A to these Minutes)

11.1.b Public Meeting

Proposed Official Plan and Zoning By-law Amendments to permit accessory outdoor storage on a portion of 12144 Steeles Avenue (Premier Gateway Employment Area).

(Refer to Item No. 11.3.b of these Minutes, Report No. PLS-2019-0079)

(Attached as Appendix B to these Minutes)

11.2 Delegations/Presentations regarding items in General Committee

11.2.a Opening Remarks by R. Cockfield, Director of Strategic Initiatives and Presentation by D. Dhalia, Senior Manager Climate Change and Asset Management

R. Cockfield, Director of Strategic Initiatives provided opening remarks and D. Dhalia, Senior Manager Climate Change and Asset Management made a presentation to General Committee regarding Climate Change Resolution Course of Action.

11.3 Municipal Officers Reports to be Considered by General Committee

11.3.a PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0071 dated November 18, 2019, regarding “Public Meeting for proposed Official Plan and Zoning By-law Amendments to permit the development of 4 townhouse units and a semi-detached dwelling at 37 King Street (Georgetown)”

Recommendation No. GC-2019-0085

THAT Report No. PLS-2019-0071, dated November 18, 2019, regarding “Public Meeting for proposed Official Plan and Zoning By-law Amendments to permit the development of 4 townhouse units and a semi-detached dwelling at 37 King Street (Georgetown)”, be received;

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

CARRIED

11.3.b PLANNING AND SUSTAINABILITY 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)”.

Recommendation No. GC-2019-0086

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.

CARRIED

11.3.c OFFICE OF THE CAO REPORT NO. ADMIN-2019-0035 dated December 9, 2019, regarding Climate Emergency Resolution Course of Action.

Recommendation No. GC-2019-0087

THAT Report No. ADMIN-2019-0035, dated December 9, 2019, regarding Climate Emergency Resolution Course of Action, be received;

AND FURTHER THAT Council adopt the Low Carbon Resilience Framework detailed in this report as the basis for consolidating and coordinating the Town's current and future mitigation and adaptation initiatives;

AND FURTHER THAT Council direct staff to proceed with the development of a detailed Low-Carbon Transition Strategy, as detailed in this report;

AND FURTHER THAT Staff report back to Council in early 2020 to present the Terms of Reference for the Climate Change Action Task Force and a Work Plan for the Town's Low Carbon Resilience Framework.

CARRIED

11.3.d OFFICE OF THE CAO REPORT NO. ADMIN-2019-0037 dated November 19, 2019 regarding the Downtown Georgetown Business Improvement Area (BIA) Board of Management Membership.

Recommendation No. GC-2019-0088

THAT Report No. ADMIN-2019-0037 dated November 19, 2019 regarding the Downtown Georgetown Business Improvement Area (BIA) Board of Management Membership be received;

AND FURTHER THAT the Membership of the Downtown Georgetown Business Area (BIA) Board of Management as set out in Confidential Appendix A be approved;

AND FURTHER THAT staff bring forward the necessary By-law to have the members of the Downtown Georgetown Business Improvement Area (BIA) Board of Management appointed;

AND FURTHER THAT the new board appointments to the Downtown Georgetown BIA Board of Management as outlined in Confidential Appendix A to Report No. ADMIN-2019-0037 be approved by Council as of January 20, 2020;

*

*

AND FURTHER THAT all Board of Management Members and staff of the Downtown Georgetown Business Improvement Area (BIA) partake in mandatory training with regard to:

- a) The relationship between the Town and BIA and their respective roles and responsibilities as per the Municipal Act;**
- b) The Town of Halton Hills Code of Conduct for Local Boards and Committees; and**
- c) The Town of Halton Hills relevant policies and procedures including; Workplace Discrimination Prevention, Workplace Violence and Harassment Prevention, and the Respectful Workplace Statement.**

*

AND FURTHER THAT the Board of Management members and staff of the Downtown Acton Business Improvement Area (DABIA) partake in mandatory training;

*

AND FURTHER THAT the mandatory training be conducted prior to March 31, 2020;

*

AND FURTHER THAT the current Board of Management of the Downtown Georgetown Business Improvement Area (BIA) remains in place as per the *Municipal Act*, but are required to participate in the mandatory board training.

CARRIED AS AMENDED

(AS AMENDED by Council at the January 20, 2020 Council Meeting)

11.3.e REPORT NO. ADMIN-2019-0040 dated November 7, 2019 regarding the Delegation of Authority for Line Fence matters

Recommendation No. GC-2019-0089

THAT Report No. ADMIN-2019-0040 dated November 7, 2019 regarding the Delegation of Authority for Line Fence matters be received;

AND FURTHER THAT staff bring forward a bylaw to establish the collection of Certified Amounts under the Line Fences Act and Delegate Authority to the Town Treasurer in the payment and collection of the certified amounts.

CARRIED

11.3.f PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0080 dated November 26, 2019, with respect to the Employment Land Needs Study – Scope Increase.

Recommendation No. GC-2019-0090

THAT Report No. PLS-2019-0080, dated November 26, 2019, with respect to the Employment Land Needs Study – Scope Increase, be received;

AND FURTHER THAT the Senior Manager of Purchasing and Risk Management be authorized to increase the purchase order by \$15,000 (plus HST) to \$102,500 (plus HST);

AND FURTHER THAT Council authorize the transfer of \$15,264 from the Tax Rate Stabilization Reserve to fund this shortfall.

CARRIED

11.3.g REPORT NO. TPW-2019-0037 dated November 25, 2019, regarding the Single Source Award for Town Wide Parking Study

Recommendation No. GC-2019-0091

THAT Report No. TPW-2019-0037, dated November 25, 2019, regarding the Single Source Award for Town Wide Parking Study be received;

AND FURTHER THAT the Manager of Purchasing be authorized to issue a single source purchase order to R.J. Burnside and Associates Limited, 6990 Creditview Road, Unit 2, Mississauga, ON, L5N 8R9 in the amount of \$147,240.00 plus HST;

AND FURTHER THAT the funding for the Town Wide Parking Study in the amount of \$149,831.42 be taken from the tax rate stabilization reserve.

CARRIED

11.3.h PLANNING AND SUSTAINABILITY MEMORANDUM NO. PLS-2019-0010 dated November 28, 2019 regarding Rural Policy and Zoning Review- Project Update.

Recommendation No. GC-2019-0092

THAT Memorandum No. PLS-2019-0010 dated November 28, 2019 regarding Rural Policy and Zoning Review- Project Update be received for information.

CARRIED

11.4 Adjourn back into Council

Recommendation No. GC-2019-0093

THAT General Committee do now reconvene into Council.

CARRIED

12. REPORTS AND RECOMMENDATIONS FORWARDED FROM GENERAL COMMITTEE FOR APPROVAL

Resolution No. 2019-0214

Moved by: Councillor A. Lawlor

Seconded by: Councillor J. Fogal

THAT the recommendations regarding the Reports & Memorandums from the Monday, December 9, 2019 General Committee Meeting are hereby adopted:

GC-2019-0085

GC-2019-0086

GC-2019-0087

GC-2019-0088 AS AMENDED

GC-2019-0089

GC-2019-0090

GC-2019-0091

GC-2019-0092

CARRIED

13. REPORTS OF THE STANDING COMMITTEES (ADOPTION / RECEIPT OF MINUTES & RECOMMENDATIONS)

This item was pulled forward and addressed at Item 9.1 of the agenda.

Resolution No. 2019-0215

Moved by: Councillor M. Johnson

Seconded by: Councillor B. Lewis

THAT the following Item is hereby approved:

13.3 Report of the Budget Committee Meeting held on December 2, 2019.

Recorded Vote:

In favour: Mayor R. Bonnette, Councillors A. Lawlor, J. Fogal, J. Hurst,
B. Inglis, M. Johnson, W. Farrow-Reed, B. Lewis, C. Somerville,
T. Brown, M. Albano

Opposed: NIL

CARRIED

Resolution No. 2019-0216

Moved by: Councillor M. Johnson

Seconded by: Councillor B. Lewis

THAT the following items are hereby approved:

13.1 Report of the Community and Corporate Affairs Committee Meeting held on November 18, 2019.

13.2 Report of the Planning, Public Works and Transportation Committee meeting held on November 19, 2019.

13.4 Confidential Minutes of the Community and Corporate Affairs Committee Meeting held on November 18, 2019.

CARRIED

14. RECEIPT OF MINUTES OF ADVISORY/SPECIAL COMMITTEES

Resolution No. 2019-0217

Moved by: Councillor W. Farrow-Reed

Seconded by: Councillor T. Brown

THAT the following minutes are hereby received for information:

- 14.1 Minutes of the Committee of Adjustment Meeting held on October 2, 2019.
- 14.2 Minutes of the Halton Hills Public Library Board Meeting dated October 9, 2019.
- 14.3 Minutes of the Tourism Advisory Committee Meeting held on October 10, 2019.
- 14.4 Minutes of the Halton Hills Accessibility Advisory Committee Meeting held on November 13, 2019.
- 14.5 Minutes of the Downtown Acton BIA Board of Management Meeting dated November 18, 2019.
- 14.6 Minutes of the Active Transportation Committee Meeting held on July 23, 2019.
- 14.7 Minutes of the Active Transportation Committee Meeting held on November 26, 2019.
- 14.8 Minutes of the Downtown Georgetown BIA Board of Management Meeting held on October 8, 2019.

CARRIED

15. PETITIONS/COMMUNICATIONS/MOTIONS

NIL

16. ADVANCE NOTICE OF MOTION

NIL

17. MOTION TO RECEIVE AND FILE GENERAL INFORMATION PACKAGE

Resolution No. 2019-0218

Moved by: Councillor W. Farrow-Reed

Seconded by: Councillor J. Hurst

THAT the General Information Package dated December 9, 2019 be received.

CARRIED

18. MOTION TO APPROVE CLOSED SESSION ITEMS

- 2.1 Verbal Update by A.B. Marshall, Chief Administrative Officer and S. Jones, Clerk and Director of Legislative Services regarding personal matters about an identifiable individual, including municipal or local board employees and advice that is subject to solicitor-client privilege, including communications necessary for that purpose. (Enforcement Matter)

Resolution No. 2019-0219

Moved by: Councillor A. Lawlor

Seconded by: Councillor J. Hurst

THAT the Verbal Update by A.B. Marshall , Chief Administrative Officer and S. Jones, Clerk and Director of Legislative Services regarding personal matters about an identifiable individual, including municipal or local board employees and advice that is subject to solicitor-client privilege, including communications necessary for that purpose (Enforcement Matter) be received for information.

CARRIED

19. CONSIDERATION OF BYLAWS

Resolution No. 2019-0220

Moved by: Councillor A. Lawlor

Seconded by: Councillor T. Brown

THAT the following Bills are hereby passed by Council;

AND FURTHER THAT the Mayor and Clerk are hereby authorized to execute the said by-laws and affix the seal of the Corporation thereto:

BY-LAW NO. 2019-0062

A By-law to authorize the transfer of a permanent easement to Halton Hills Hydro - Willow Street Parking.

BY-LAW NO. 2019-0063

A By-law to deem Block A, Plan M-111 not to be within a registered plan of subdivision.

BY-LAW NO. 2019-0064

A By-law to Levy 2020 Interim Taxes and Establish Penalty and Interest Rates.

BY-LAW NO. 2019-0065

A By-law to permit the Municipality to impose fees or charges with respect to services or activities provided, related costs payable, and for the use of its property and to repeal By-law No. 2018-0076.

BY-LAW NO. 2019-0066 - DEFERRED

A By-law to Amend By-Law No. 93-174 being a By-law that establishes a Board of Management for the Georgetown Business Improvement Area – Board of Management Membership.

BY-LAW NO. 2019-0067

A By-law to establish the collection of certified amounts under the Line Fences Act and Delegate Authority to the Town Treasurer in the payment and collection of certified amounts in accordance with the Line Fences Act.

BY-LAW NO. 2019-0068

A By-law to adopt the proceedings of the Council Meeting held on the 9th day of December, 2019 and to authorize its execution.

CARRIED

20. ADJOURNMENT

Resolution No. 2019-0221

Moved by: Councillor C. Somerville

Seconded by: Councillor B. Lewis

THAT this Council meeting do now adjourn at 8:16 p.m.

CARRIED

Rick Bonnette, MAYOR

Suzanne Jones, CLERK

APPENDIX A



PUBLIC MEETING-2019-0011

**37 King Street - Habitat for Humanity Halton-Mississauga
To Amend the Town of Halton Hills Official Plan and Town of Halton Hills Zoning
By-law 2010-0050, as amended to permit the development of 4 townhouse units
and a semi-detached dwelling to be accessed by a private laneway.**

Minutes of the Public Meeting Committee held on Monday, December 09, 2019, 6:25 p.m., in the Council Chambers, Town of Halton Hills, Town Hall, 1 Halton Hills Drive, Halton Hills.

Councillor C. Somerville chaired the meeting.

Councillor C. Somerville 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 Habitat for Humanity Halton-Mississauga to amend the Town of Halton Hills Official Plan and Town of Halton Hills Zoning By-law 2010-0050, as amended and to permit the development of 4 townhouse units and a semi-detached dwelling to be accessed by a private laneway. The semi-detached dwelling is proposed to be designed to reference the former Exchange Hotel building, which has been deconstructed.

TOWN'S OPPORTUNITY

The Chair called upon the Town's representative, Tony Boutassis, Senior Planner, to come forward to explain the proposal.

T. Boutassis provided a summary of the Official Plan & Zoning By-law Amendment applications submitted by Habitat for Humanity Halton-Mississauga for the property at 37 King Street in Georgetown. A Public Meeting is required for Official Plan and Zoning By-law Amendments 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 Public Engagement Charter speaks to 3 levels of engagement, which are Inform, Consult and Collaborate. The Public Meeting addresses informing and consulting with the public, and providing an opportunity for the public to ask questions and share views on the subject development proposal.

The subject lands are located on the north side of King Street, west of Queen Street and south of the Georgetown GO Station. The irregularly shaped lot has an area of approximately 0.14 hectares (0.34 acres) and has roughly 22 metres (72 feet) of frontage along King Street and 51 metres (167 feet) of frontage along Queen Street. The site grades up from King Street towards the GO Station.

With regard to the surrounding neighbourhood context; to the North is the Georgetown GO Station and to the East, West and South is Low Density Single Detached Dwellings. The subject lands contained the former Exchange Hotel building, which was deconstructed in late November 2019.

Between 2013 and 2018, the Applicant worked with Town staff to consider numerous redevelopment options. To accommodate the Applicant's preferred concept it was determined that the Exchange Hotel would require relocation to the east end of the site. In 2018, a Minor Variance application was submitted to facilitate the relocation of the building, however, in preparation of the relocation significant deterioration was identified that would make the relocation unfeasible. This led to an agreement between the Town and the Applicant to allow for deconstruction and cataloguing of materials that could potentially be used in the building's reconstruction.

The Applicant has submitted a Development Concept, which seeks to obtain the necessary land use approvals for the development of 4 townhouse units and a semi-detached dwelling (containing 2 units). The 4 townhouse units are proposed to be constructed within 1 block, have a height of 3-storeys and front onto King Street. Each townhome is proposed to contain an approximate floor area of 2,000 sq. ft. and contain 3 bedrooms. Private amenity space will be provided for each unit at the rear of the townhouses.

The semi-detached dwelling would front onto Queen Street and is proposed to be designed to reference the former Exchange Hotel building. The reconstructed building will have a total floor area of approx. 2,600 sq. ft. with each unit having a floor area of 1,300 sq. ft. A small amenity space area will be provided for each unit at the rear and the 2 units will share a porch fronting onto Queen Street.

Access to the development is proposed by way of one common private driveway from Queen Street. Parking will be provided in the form of a shared parking area at the rear of the site containing a total of 10 parking spaces. None of the dwellings are proposed to contain garages. A sidewalk is proposed to be constructed in the Town's right-of-way on the west side of Queen Street from King Street to the Georgetown GO station to allow for pedestrian connectivity to and from the subject property.

The Applicant has submitted elevation drawings and renderings for conceptual and illustrative purposes. Town staff note that the submitted drawings do not represent the final design of the townhouses and semi-detached dwelling. Confirmation of the final architectural design of the development will occur at the Site Plan stage.

Under the Town's Official Plan, the subject lands are located within the Georgetown GO Station Secondary Plan Area and are designated Major Transit Station Area, which does not permit the proposed use. The Secondary Plan also identifies the King and Queen Street intersection as a Gateway, where upgraded streetscape elements such as street furniture, signage, landscaping and special pavement treatment could eventually be incorporated.

The Applicant is proposing to change the designation of the property to a site specific Medium Density Residential Area to accommodate the proposed semi-detached dwelling and townhouse units. The subject lands are zoned Low Density Residential One (LDR1-2) Zone. The LDR1-2 only permits single detached dwellings. The Applicant is proposing to re-zone the property to a site specific Medium Density Residential One (MDR1) Zone to permit the proposed development. If both Amendments were approved, Site Plan and Draft Plan of Condominium applications will be required to facilitate the development.

The applications were circulated to Town staff and external agencies for review and comment. Comments were received from all with the exception of Metrolinx. The comments received to date offer no objection to the proposed development. The major comments relate to:

Heritage:

- Given the cultural heritage significance of the former Exchange Hotel building, Town staff are seeking to meet with Habitat and their heritage consultant to discuss the proposed architectural design of the semi-detached dwelling to ensure that it appropriately references the former Exchange Hotel.
- Although the elevations and renderings submitted are considered preliminary, Town staff would still like some level of comfort with the design prior to preparing a Recommendation Report.

Urban Design and Zoning:

- Planning staff have reviewed the materials and provided the Applicant with comments related to the built form, façade enhancements, shadowing impacts, utility metre and waste storage locations, fencing, grading, and architectural detailing and design treatment.
- While a number of these design elements will be reviewed at the Site Plan stage, Town staff want a level of comfort prior to advancing a recommendation report.
- Zoning staff have indicated that they require additional information from the Applicant related to height, building setbacks, porch setbacks and encroachments. This information is required to assist in crafting the final site specific Zoning By-law for the proposed development.

Servicing:

- The Region has indicated that the proposed development will require 5 single detached equivalents (SDE's) of water allocation from the Town.

Traffic and Transportation:

- A Traffic Brief was reviewed by Town staff and additional information is required related to on-site parking and site circulation.

Noise and Vibration:

- Development Engineering and CN Rail staff have indicated that the Noise and Vibration Study submitted requires revisions and additional information related to:
 - rail line classification, use of appropriate guidelines, outdoor living areas, receptors location descriptions, appropriate screening (fencing/berming), construction materials and vibration measurements.

Town staff is still awaiting comments from Metrolinx. Staff will continue to work with the Applicant and External Agencies to satisfy these concerns.

On November 4 – a Public Meeting Notice sign was posted on the property and Public Notice was mailed to properties within 120 m of the subject lands. On November 14 Public Notice was posted in the Independent & Free Press with a courtesy Notice published on December 5, 2019.

To date Planning staff has received 2 phone call inquiries from members of the public asking questions about the proposed development. The individuals expressed concern about the state of the building on the property and wanted to know about the timing of building demolition.

APPLICANT'S OPPORTUNITY

The Chair called upon the applicant to provide further information and details on the proposal.

Sarah Golan of Habitat for Humanity stated that the proposed development is to create affordable housing and that Habitat for Humanity is working with Town staff to address the comments and concerns presented and to pay homage to the former building (Station House).

PUBLIC'S OPPORTUNITY

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

The following persons came forward.

Jim Waldbusser, 5 Ostrander Boulevard, Georgetown

J. Waldbusser stated that the overall design submitted for the development of the property fits in to the mature neighbourhood study and that the dimensions of the proposed buildings fit in with the community. He noted concerns about the materials that were taken from the old station house being left out in the elements.

J. Waldbusser provided historical background of the Station House and stated that he was surprised and disappointed that the station house was taken down.

Noel Murphy, 6 Karen Drive, Georgetown

N. Murphy asked if he could get pieces of wood from the old station house.

C. Mills, Commissioner of Transportation and Public Works responded that as the Town does not own the property therefore Mr. Murphy would need to have a discussion with the owners, Habitat for Humanity.

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 information 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 notification of this proposal, please leave your name and contact information with Planning staff in the foyer outside this Council Chamber, or with the Town Clerk during regular business hours. Only those persons who leave their names and contact information will be provided further notification. If you wish to speak to the proposal when it is brought before Council in the future, you must register as a delegation with the Town Clerk prior to the meeting.

If you wish to make a written submission the deadline for comment is January 3, 2019.

The meeting adjourned at 6:50 p.m.

MAYOR

Rick Bonnette

CLERK

Suzanne Jones

APPENDIX B



PUBLIC MEETING-2019-0012

12144 Steeles Avenue - Toromont Industries

To amend the Town of Halton Hills Official Plan and Town of Halton Hills Zoning By-law 00-138, as amended, to permit accessory outdoor storage on a portion of the property.

Minutes of the Public Meeting Committee held on Monday, December 09, 2019, 6:51 p.m., in the Council Chambers, Town of Halton Hills, Town Hall, 1 Halton Hills Drive, Halton Hills.

Councillor C. Somerville chaired the meeting.

Councillor C. Somerville 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 Toromont Industries to amend the Town of Halton Hills Official Plan and Town of Halton Hills Zoning By-law 00-138, as amended, to permit accessory outdoor storage on a portion of the property.

TOWN'S OPPORTUNITY

The Chair called upon the Town's representative, Tony Boutassis, Senior Planner, to come forward to explain the proposal.

T. Boutassis provided a summary of the Official Plan & Zoning By-law Amendment applications submitted by Toromont Industries for the property at 12144 Steeles Avenue in the Premier Gateway Employment Area. A Public Meeting is required for Official Plan and Zoning By-law Amendments 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 Public Engagement Charter speaks to 3 levels of engagement, which are Inform, Consult and Collaborate. This public meeting is to inform and consult with the public and provide an opportunity for the public to ask questions and share views on the subject development proposal.

The subject lands are known as the TransCanada Energy property and are currently occupied by a power plant. The applications are intended to apply to a vacant portion of the property located at the south east corner of Steeles Ave. and Westbridge Dr., north of Highway 401. This part of the property is currently the subject of a Consent application intended to create a new lot to be sold to the Applicant.

The intended parcel will have an area of approximately 5.39 hectares (13.32 acres) and will have roughly 92 metres (302 feet) of frontage along Steeles Ave. With regard to the surrounding neighbourhood context: to the North is Rural residential uses, to the East is TransCanada Energy Generating Station, a woodlot and additional industrial lands, to the South is Highway 401 and a truck inspection station and to the West is warehousing and distribution centres.

The Applicant has submitted this Development Concept, which seeks to obtain the necessary land use approval to permit accessory outdoor storage on the south portion of the site. For better viewing on this PowerPoint presentation, the plan has been oriented with Steeles Ave. located to the right. 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.

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 accessory outdoor storage would include the storage of finished products (compression units on skids) awaiting shipment; racked materials to be used in the manufacturing process; and, packages. 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.

Under the Town's Official Plan, 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.

The subject lands are split zoned as 401 Corridor Prestige Industrial (M7) Zone with a Holding (H) provision on a portion of the property 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 Applicant is proposing to re-zone the property to a site specific 401 Corridor Prestige Industrial (M7) Zone to permit accessory outdoor storage. If both Amendments are approved, submission of Site Plan and Holding Removal applications will be required to facilitate the proposed development

The comments received to date offer no objection to the proposed Official Plan and Zoning By-law Amendments. Staff are still awaiting comments from various Town departments once additional information is submitted by the Applicant.

On November 18 – a Public Meeting Notice sign was posted on the property and Public Notice was mailed to properties within 120 m of the subject lands On November 28 – the Public Notice was posted in the Independent & Free Press with a courtesy Notice published on December 5, 2019.

To date Planning staff have received two inquiries from members of the public in regards to the proposal. Both have indicated their support for the application. However, one resident's support is conditional upon a number of issues they would like to be secured through the detailed design of the development.

A summary of the issues and concerns outlined by the member of the public include:

- The outdoor storage should be located on the south portion of the site and linked directly to the use of the manufacturing facility.
- Screening of the outdoor storage;
- Limiting noise associated with the use of the outdoor storage (e.g. forklifts, reverse alarms);
- Limiting light spill-over associated with the outdoor storage;
- Restricting traffic access to Westbridge Drive;
- Widening the landscape buffer along Steeles Ave. to incorporate existing mature trees.

The Applicant is currently proposing the outdoor storage to be located on the south portion of the lot between the future building and Highway 401. Town staff can confirm that the outdoor storage will be confirmed through these amendments and the intention is that it will be located on the south portion of the property and directly associated with the manufacturing use. The rest of these concerns are all issues Town staff have flagged and will address and secure at the Site Plan stage.

The Applicant will be required to submit a Site Plan, Building Elevations, Landscape Plans, Site Lighting Plans, Engineering drawings as well as various technical studies including a Traffic Impact Study, Noise and Vibration Study, and Tree Inventory and Preservation Report to assist in facilitating the development of the property.

With regard to Future Steps, Staff are awaiting additional comments from the public following the meeting tonight and are also awaiting additional comments from Town departments and external agencies. Staff will work with the Applicant to satisfy all identified issues and the Final Report will be delivered to Council on the disposition of this matter

APPLICANT'S OPPORTUNITY

The Chair called upon the applicant to provide further information and details on the proposal.

Sarah Vereault, Professional Planner with representing Toromont Industries and Cimco came forward and stated that Cimco is an ice manufacturing company.

The proposed development is a relocation of the Corporate Headquarters of Cimco and the manufacturing facility to Halton Hills and the use proposed is directly in line with the Premier Gateway employment lands, prestige industrial policies. This will bring 230 full time jobs to the community.

The requested official plan amendment and zoning by-law amendments are for outdoor storage which is directly related to the manufacturing facility use. The outdoor storage will be screened and will be located at the South end of the property. S. Vereault noted that a lot of the comments that they have seen so far can be addressed through the Site Plan and working with the Town.

PUBLIC'S OPPORTUNITY

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

The following persons came forward.

Ken Lawday, 12099 Steeles Avenue, Halton Hills

K. Lawday stated that he is a resident that lives directly across from the proposed development that is the subject of the application. He is therefore one of the local Hornby residents that will be directly impacted by this application to allow outdoor storage.

Mr. Lawday summarized his comments that he already submitted to Town Planning Staff, which staff had provided in the Town's presentation.

Mr. Lawday stated that it has long been the position of the Town that outdoor storage is not allowed in the Premier Gateway area. As a general rule Mr. Lawday stated he completely agrees with this position. However he stated that he has taken time to consider the application from Toromont and stated that the proposed manufacturing facility and office development will bring higher levels of employment opportunities, whilst occupying a relatively small amount of land area. This is in stark contrast to the usual warehousing that has appeared in this area so far.

Mr. Lawday stated that he feels that this type of manufacturing and office use should be encouraged. However any associated outdoor storage must be compatible with surrounding residential community and strict site plan conditions must be specified for any approval of this outdoor storage. Those conditions being:

- The outdoor storage should be located on the south portion of the site and linked directly to the use of the manufacturing facility.
- Screening of the outdoor storage;
- Limiting noise associated with the use of the outdoor storage (e.g. forklifts, reverse alarms);
- Limiting light spill-over associated with the outdoor storage;
- Restricting traffic access to Westbridge Drive;
- Widening the landscape buffer along Steeles Ave. to incorporate existing mature trees.

Mr. Lawday stated that provided all of these Site Plan conditions are met he would have no objection to this application being approved.

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 information 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 notification of this proposal, please leave your name and contact information with Mr. Boutassis in the foyer outside this Council Chamber, or with the Town Clerk during regular business hours. Only those persons who leave their names and contact information will be provided further notification. If you wish to speak to the proposal when it is brought before Council in the future, you must register as a delegation with the Town Clerk prior to the meeting.

If you wish to make a written submission the deadline for comment is January 3, 2019.

The meeting adjourned at 7:06 p.m.

Rick Bonnette

MAYOR

Suzanne Jones

CLERK