



PUBLIC MEETING-2021-0010

November 15, 2021

D12SUB21.006 & D14ZBA21.013 – 12635 & 12689 Steeles Avenue (Premier Gateway Employment Area)

Minutes of the Public Meeting held on Monday, November 15, 2021, 6:02 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 Ontario Land 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 Ontario Land 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 Ontario Land 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 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 an application by: Glen Schnarr & Associates Inc. on behalf of QuadReal.

For a proposed Draft Plan of Subdivision and Zoning By-law Amendment.

To permit the development of an industrial subdivision at 12635 & 12689 Steeles Avenue (Premier Gateway Employment Area).

TOWN'S OPPORTUNITY

The Chair called upon the Town's representative, John McMulkin, Planner – Development Review to come forward to explain the proposal.

J. McMulkin provided an overview of the proposed Draft Plan of Subdivision and Zoning By-law Amendment to permit the development of an industrial subdivision at 12635 & 12689 Steeles Avenue (Premier Gateway Employment Area).

(PowerPoint on file in the Clerks Office)

APPLICANT'S OPPORTUNITY

The Chair called upon the applicant David Capper of Glen Schnarr & Associates on behalf of QuadReal to provide further information and details on the proposal. David Capper provided a presentation with further information and details on the proposal.

(PowerPoint on file in the Clerks Office)

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.

The following persons provided comments and asked questions:

Owners of 8173 Sixth Line

The owners of 8173 Sixth Line asked for confirmation on who the applicant was who proposed outside storage. The owners also inquired where the North South collector road will exit, if it will be East or West.

D. Capper advised that QuadReal is the applicant for outdoor storage. It was specifically to address the need to accommodate the parking of tractor trailers on the subject property. D.

Capper noted that the North South collector road exit is identified as a requirement in the Secondary Plan however where future landowners and future developers submit applications for that collector roadway, D. Capper cannot answer. J. McMulkin shared his screen to show a map of the Secondary Plan and outlined the map in more detail.

Peter Morrill, 8099 Hornby Road

P. Morrill stated that he would like to know about future plans of 'Street A' but understands cannot receive answers on this plan at this time. P. Morrill raised concern about outdoor parking. P. Morrill noted that he lives near an illegal truck stop and currently has to live with running trucks all night which is very noisy so outdoor parking at this property will be noisy and disturbing to residents. P. Morrill notes that there is a 20-metre separation but was originally told it would be a 100-metre set back. P. Morrill also raised issue with residents of Hornby Road on the east side not being notified about this proposal.

D. Capper noted that the distance from the property line to the building on QuadReal's property is 20 metres. The distance from the nearest residential building to the property line is 40 metres, for a total of 60 metres, which is about 200 feet and greater than the mentioned 100 feet distance. In the areas where parking is proposed, there is a noise wall to act as a physical buffer.

J. McMulkin noted that notices are circulated to property owners within 120 metres by mail. There is also a large notice sign posted along Steeles Avenue at the entrance. Town staff goes above and beyond the Planning Act by also including a notice in the local newspaper, there was one 20 days prior to the meeting and a courtesy notice included in the paper last Thursday as well.

P. Morrill noted that the setback noted by David Capper is 100 feet from the house but P. Morrill had understood that the setback was from the property line and not the house.

J. McMulkin noted that Town staff will ensure P. Morrill gets notified on future updates for this project.

Jack, 8040 Hornby Road

Jack raised concerned with noise from trucks on the proposed property. Jack asked for confirmation on if there is a berm in the proposal.

J. McMulkin responded that QuadReal is proposing a retaining wall along the eastern property line ranging in height from about 0.5 metres to 1.6 metres and there will be privacy fencing on top of the retaining wall. These details will be provided for in the second submission. There will also be tree planting involved. As previously outlined by D. Capper, there will be acoustic barriers between buildings 4 and 5 and buildings 2 and 3.

Jack inquired about the access road behind the building.

D. Capper began by confirming what J. McMulkin mentioned in response to noise mitigation measures. The circulation road is intended to be for vehicular access to buildings 2 through 5. It is largely intended to be a service road for vehicles for these buildings. D. Capper noted it is a private internal driveway and is not a public road.

Owners of 8173 Sixth Line (2nd time speaker)

The owners of 8173 Sixth Line inquired about building 1 and wanted to know the proposals for landscaping and distance between that building and their lot line.

D. Capper noted that distance between property line and the building is just over 10 metres. In terms of landscaping the building itself is located on the north side of the creek block and natural heritage system so it's difficult to say exactly where the landscaping would be.

The owners of 8173 Sixth Line inquired about the type and design of barrier or fence.

D. Capper advised that as the applicant is still in the process of the land use application, the design aspect and site details are not yet decided on, but D. Capper noted that these details can be discussed and resident input can be taken.

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, John McMulkin following the meeting.

The meeting adjourned at 7:07 p.m.

Rick Bonnette

MAYOR

Valerie Petryniak

TOWN CLERK