

TOWN OF HALTON HILLS – GENERAL INFORMATION PACKAGE

COUNCIL MEETING – September 26, 2022

ADVISORY/SPECIAL COMMITTEES AND BOARD MEETING MINUTES

PAGE	COMMITTEE/BOARD	MEETING DATE
2-5	Committee of Adjustment	August 3, 2022

GENERAL CORRESPONDENCE

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6-7	TOWN OF HALTON HILLS – Letter to the Federal Electoral Boundaries Commission for Ontario regarding Federal Electoral Districts Redistribution 2022 – Wellington-Halton Hills (September 9, 2022)
8-11	MINISTRY OF HEALTH – Letter to Mayor R. Bonnette regarding Mental Health Supports for Ontarians (August 24, 2022)
12-14	AMO – WatchFile (September 8, 2022)
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18-19	AMO – WatchFile (August 25, 2022)

PASSED RESOLUTIONS

PAGE	INFORMATION
20-21	TOWN OF WASAGA BEACH – Resolution passed at its Council meeting held on August 18, 2022 regarding Strong Mayors, Building Homes Act.

ADDENDUM AGENDA – ADDITIONAL ITEMS

PAGE	COMMITTEE/BOARD	MEETING DATE
22-25	Site Alteration	September 15, 2022



COMMITTEE OF ADJUSTMENT MINUTES

Minutes of the Committee of Adjustment hearing held on **August 3, 2022**, at 6 p.m. via Zoom.

Members Present: Todd Jenney (Chair), Jane Watson, Lloyd Hillier, Neal Panchuk, Thomas Hill

Staff Present: Ruth Conard, Planner
Tharushe Jayaveer, Planner
Niloo Hodjati, Secretary-Treasurer, Committee of Adjustment & Consent Official

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST

None.

3. APPLICATIONS HEARD

The order of the listed applications as shown on the agenda was altered.

The Chair's comments about the procedure were as follows:

- Town staff would speak.
- Owner or agent would be given an opportunity to speak.
- Any members of the public would be given an opportunity to speak (owner or agent would have an opportunity to respond, if needed).
- The Committee would then deliberate, ask any questions, and make a decision.
- A decision would be subject to a 20 day appeal period.

b) Minor Variance D13VAR22.027H – Leger

Location: 15 Beaver Street, Town of Halton Hills (Glen Williams), Regional Municipality of Halton

Purpose: Requesting relief from Zoning By-law 2010-0050, as amended,

1. To reduce the exterior side yard setback from the minimum 4.5 m to permit an exterior side yard setback of 0.15 m to the proposed second floor dormers (Beaver Street).
2. To reduce the exterior side yard setback from the minimum 4.5 m to permit an exterior side yard setback of 3.34 m to the one-storey addition (Beaver Street).
3. To reduce the rear yard setback from the minimum 7.5 m to permit a rear yard setback of 2.97 m to the second storey addition.
4. To increase the encroachment of the roof overhang from the maximum 50% of the exterior side yard setback (0.07) to permit a roof overhang encroachment of 100% (0 m from the exterior side lot line).

To accommodate a proposed addition.

Owner(s): Alexandre Leger, **Agent(s):** Ben Vandenberg

The Town Planner noted no staff objections to approval, subject to condition(s). The agent and owner were present to speak to the application.

It was MOVED by Lloyd Hillier, SECONDED, and CARRIED

THAT the application be approved, subject to condition(s).

The Committee considered the requested variance(s) to:

1. Meet the intent and purpose of the Official Plan.
2. Meet the intent and purpose of the Zoning By-law.
3. Be desirable for the appropriate use of the land, building or structure.
4. Be minor in nature.

c) Minor Variance D13VAR22.028H – Montagliani

Location: 34 Main Street North, Town of Halton Hills (Acton), Regional Municipality of Halton

Purpose: Requesting relief from Zoning By-law 2010-0050, as amended,

1. To reduce the front yard setback from the minimum 4.5 m to permit a front yard setback of 1.49 m.
2. To reduce the exterior side yard setback from the minimum 3 m to permit an exterior side yard setbacks of 0.65 m.

To accommodate raising the roof (floor to ceiling height) of an existing semi-detached dwelling.

Owner(s): Jacob Montagliani, **Agent(s):** Michele Starr, Deanlee Management Inc.

The Town Planner noted no staff objections to approval, subject to condition(s). The agent and owner were present to speak to the application.

It was MOVED by Jane Watson, SECONDED, and CARRIED

THAT the application be approved, subject to condition(s).

The Committee considered the requested variance(s) to:

1. Meet the intent and purpose of the Official Plan.
2. Meet the intent and purpose of the Zoning By-law.
3. Be desirable for the appropriate use of the land, building or structure.
4. Be minor in nature.

a) Minor Variance D13VAR22.026H – Mann

Location: 14222 Dublin Line, Town of Halton Hills (Esquesing), Regional Municipality of Halton

Purpose: Requesting relief from Zoning By-law 2010-0050, as amended,

1. To increase the height for an accessory structure from the maximum 5 m to permit a height of 6.8 m (existing workshop).
2. To increase the floor area for an accessory structure from the maximum 80 sq m to permit a floor area of 120 sq m (existing workshop).
3. To increase the floor area for an accessory structure from the maximum 80 sq m to permit a floor area of 98.6 sq m (existing barn to be used for storage).
4. To increase the total floor area for all accessory structures from the maximum 120 sq m to permit a total floor area of 292 sq m.

To accommodate an existing workshop, and an existing barn to be used for storage.

Owner(s): Balwinder Mann & Amandeep Mann, **Agent(s):** Erin Zagar, EZDimensions

The Secretary-Treasurer advised that although the owner or agent are not present, no objections have been received, and the Committee may proceed with a decision if there are no concerns.

The Town Planner noted no staff objections to approval.

It was MOVED by Todd Jenney, SECONDED, and CARRIED

THAT the application be approved.

The Committee considered the requested variance(s) to:

1. Meet the intent and purpose of the Official Plan.

2. Meet the intent and purpose of the Zoning By-law.
3. Be desirable for the appropriate use of the land, building or structure.
4. Be minor in nature.

4. ADJOURNMENT

Adjourned at approximately 6:20 p.m.

Acton
Georgetown
Esquesing



Town of Halton Hills
Office of the Mayor

September 9, 2022

VIA EMAIL: ON@redecoupage-federal-redistribution.ca

Federal Electoral Boundaries Commission for Ontario
PO Box 37018 Southdale
London, Ontario, N6E 3T3

**Re: FEDERAL ELECTORAL DISTRICTS REDISTRIBUTION 2022 –
WELLINGTON-HALTON HILLS**

Dear Members of the Federal Electoral Boundaries Commission for Ontario:

I am writing to you on behalf of the Council of the Town of Halton Hills. Through a Resolution dated September 6th, 2022, Council authorized the Mayor of Halton Hills to submit a letter on behalf of Council for the Town of Halton Hills regarding the Redistribution of Federal Electoral Districts. Please include this letter as part of the official public participation on the proposed redistribution districts and consider Council's concerns as you deliberate on your final report.

The Council of the Town of Halton Hills wishes to express concerns with the creation of two new districts that will divide the geographic area and social fabric of the Town of Halton Hills. The proposed redistribution will create two new districts proposed to be named *Wellington-Halton* and *Georgetown-East Milton* thus dividing the Town from what is currently *Wellington-Halton Hills*.

Council appreciates that the Commission as part of its rationale has considered historical patterns, municipal boundaries and population to achieve voter parity. Council would appreciate a reconsideration of the decisions that have led to proposing dividing the Town of Halton Hills between two districts and no longer including *Halton Hills* in the name of either district. Given the history of the Town of Halton Hills, the proposal for two districts would be especially damaging to the interests of the voting population within the Town. And on balance, this proposal would be more damaging to the voting population than not achieving an exacting measure of voter parity across districts.

1 Halton Hills Drive, Georgetown, ON L7G 5G2

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In 1974, provincial Regionalization created the Town of Halton Hills within Halton Region by amalgamating three historically distinct communities – Acton, Esquesing and Georgetown. Since 1974 extraordinary efforts have been made to bring this mix of urban and rural communities together with a common community vision and shared goals. Over many years, Town Councils and administration, community leaders and associations, Halton Region, and provincial agencies have made progress in creating a common sense of community for the population of the Town of Halton Hills that has led to the betterment of all residents. The proposed new districts would divide the social and geographic fabric of the Town for which so much effort has gone into building over the past forty-eight years. The proposal for two districts will create confusion for local voters that will contribute to cynicism and a lack of participation at the polls.

Given the social and geographical significance attached to maintaining a common district for the Town of Halton Hills, the Council of the Town of Halton Hills requests that the Commission respect the historical patterns of previous electoral boundaries of the Town of Halton Hills and not divide the Town between districts.

I trust this information will be helpful in the deliberations leading to the final report of the Commission. I would be pleased to further discuss this matter with the Commission or its representatives.

Sincerely,

A handwritten signature in black ink, appearing to read "Rick Bonnette". The signature is fluid and cursive, with the first name "Rick" being more prominent than the last name "Bonnette".

Mayor Rick Bonnette
Town of Halton Hills

- c: Michael Chong, MP Wellington - Halton Hills
Ted Arnott, MPP Wellington - Halton Hills
Gary Carr, Chair Halton Region
Town Council, Town of Halton Hills
Ms. Paula Puddy, Commission Secretary
Valerie Petryniak, Town Clerk, Town of Halton Hills

Ministry of Health

Office of the Deputy Premier
and Minister of Health

777 Bay Street, 5th Floor
Toronto ON M7A 1N3
Telephone: 416 327-4300
Facsimile: 416 326-1571
www.ontario.ca/health

Ministère de la Santé

Bureau du vice-premier ministre
et du ministre de la Santé

777, rue Bay, 5^e étage
Toronto ON M7A 1N3
Téléphone: 416 327-4300
Télécopieur: 416 326-1571
www.ontario.ca/sante

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AUG 24 2022



361-2022-4371

His Worship Rick Bonnette
Mayor
Town of Halton Hills
1 Halton Hills Drive
Halton Hills ON L7G 5G2

Dear Mayor Bonnette:

Premier Ford provided me with a copy of your letter regarding mental health supports for Ontarians. I appreciate the opportunity to respond and share an update on some of our government's initiatives.

While the COVID-19 pandemic has had a significant impact on all Ontarians, the Ministry of Health understands there have been additional difficulties for vulnerable individuals living with mental health and addictions challenges. To help better support Ontarians and ensure continued access to high-quality mental health and addictions services during the pandemic, our government invested \$194 million in emergency funding in 2020-21. This funding supports several initiatives including free Internet-based Cognitive Behavioural Therapy (iCBT), a self-referral program supported by therapists to help clients find the appropriate supports they need. Since May 2020, more than 129,000 Ontarians have accessed iCBT programs such as LifeWorks and MindBeacon to develop skills and strategies toward coping with mental health and addictions.

Our government has been very clear that mental health is a key part of health care. To that end, we are investing \$3.8 billion over 10 years to implement the Roadmap to Wellness, our comprehensive plan to build a modern, connected and high-quality mental health and addictions system centred around the needs of individuals and their families.

Through the Addictions Recovery Fund, our government is also investing an additional \$90 million over three years to expand addictions services and increase access to treatment beds across the province. This funding will improve access to additional types of treatment,

.../2

RECEIVED

- 2 -

such as Indigenous land-based healing services, mobile mental health clinics, and youth wellness hubs.

Once again, thank you for your letter and for your advocacy on behalf of Ontario's most vulnerable. As we look toward the future, our government will continue to collaborate with the mental health and addictions sector, as well as Ontario Health and the Ontario Health Regions, to build a stronger mental health and addictions system that ensures all Ontarians have access to the care they need.

Sincerely,

Sylvia Jones
Deputy Premier and Minister of Health

c: The Honourable Doug Ford, Premier of Ontario
c: Ted Arnott, MPP Wellington–Halton Hills

Dear Mayor Bonnette,

Thank you for your letter bringing attention to the ongoing impacts of the COVID-19 pandemic on the mental health and wellness of Ontarians. I appreciate you taking the time to write and am thankful for the opportunity to respond.

I recognize the significant impact COVID-19 has had, especially for vulnerable populations and those dealing with mental health and addictions challenges. That is why we made one-time emergency investments in 2020-21 of \$194 million to support service continuity among our mental health and addictions service providers. In addition, recognizing the impact the pandemic has had on substance use, we are also investing \$90 million over three years to fund addictions treatment beds across the province as well as improving access to additional types of treatment, such as Indigenous land-based healing services, mobile mental health clinics and youth wellness hubs.

I also recognize that these challenges do not stop as the pandemic subsides. Support is available. Mental health resources are available for adults, children, and youth across Ontario. The easiest way to learn about services is to call or email ConnexOntario at 1-866-531-2600, text 'CONNEX' to 247247, or chat with agents online at www.connexontario.ca. Connex provides free and confidential information to people experiencing problems with mental health, alcohol or drugs, and/or problem gambling and to their families and caregivers. ConnexOntario's system navigator specialists are trained in emergency mental health interventions and answer calls, e-mails or web-chat requests 24 hours a day, seven days a week.

In addition, the Ministry of Health is continuing to support virtual services that provide low-barrier access to mental health and addictions supports, such as Ontario Structured Psychotherapy, an evidence-based, publicly funded, psychotherapy for Ontarians coping with depression, anxiety, and anxiety-related conditions, and Breaking Free Online, a virtual addictions program for Ontarians 16+. More information on these services can be found at ontario.ca/mentalhealth.

The ministry is committed to continuing to work with the mental health and addictions sector, Ontario Health and the Ontario Health Regions, to seek opportunities to support service delivery, ensuring all people in Ontario receive the high-quality care they expect and deserve.

Thank you again for taking the time to write. I hope this information has been helpful.

Sincerely,

Minister Sylvia Jones

Acton
Georgetown
Esquesing



Town of Halton Hills
Office of the Mayor

June 20, 2022

VIA EMAIL: premier@ontario.ca

The Honourable Doug Ford
Premier of Ontario
Legislative Building
Queen's Park
Toronto, ON M7A 1A1

Dear Premier:

I am writing to you to add my voice to those from the Ontario Big City Mayors group to ask you to advance supports for mental health in aid of those most vulnerable.

The COVID-19 pandemic has been an unprecedented time and taken a severe toll on all, stretching resources across the board. As I know you can appreciate, local municipalities are the grassroots level where we see first-hand the impacts of those affected; residents in our communities managing hardships made all the more severe by the pandemic.

I urge you to invest in programs and existing resources to strengthen our ability to respond and support our most vulnerable residents. I know that our organizations such as the Canadian Mental Health Association are doing their best to meet a growing demand however I know that their ability to serve would only be enhanced through support from your government.

Thank you for your consideration.

Sincerely,

Rick Bonnette
Mayor, Town of Halton Hills

- c. Ted Arnott, MPP, Wellington - Halton Hills
Gary Carr, Halton Regional Chair
Ontario Big City Mayors
Halton Hills Town Council
Chris Mills, CAO, Town of Halton Hills
Rashaad Vahed, CEO, CMHA Halton Region

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September 8, 2022

In This Issue

- Finalizing recovery strategies for five species at risk.
- Jump start your digital transformation with an e-signature solution.
- Pandemic recovery support for municipal health and safety programs.
- Canoe vendor spotlight: Rehrig Pacific Company.
- Get a quote for the LAS Road & Sidewalk Assessment Service.
- Blog: My experience as LAS' Marketing and Communications Intern.
- Investments 101 Workshops - Registration open!
- Register for OMSSA's 2022 Forum on Sept 20-21.
- Careers: South Nation Conservation, Thessalon and Greater Sudbury.

Provincial Matters

Surveys are open until October 6 on the Ministry of the Environment, Conservation and Parks' final recovery strategies for Black Ash, Gillman's Goldenrod, Cerulean Warbler, Red-headed Woodpecker and Spoon-leaved Moss.

Eye on Events

As municipalities move from paper to electronic filing, authentication of files is a critical challenge. On September 28, 12 pm, join AMO's partner, Notarius, and learn how ConsignO Cloud can reduce the signing time of documents and allow anyone to sign legally reliable documents electronically with a phone, a tablet, or a computer.

On September 29, 8:30 am ET, AMO's partner 4S Consulting Services is co-hosting a webinar with the Workplace Safety and Insurance Board (WSIB) on pandemic recovery supports available to municipalities for health and safety programs. Speakers will walk through how you can double the rebate on WSIB premiums and other topics. Register today.

LAS

We're pleased to welcome Rehrig Pacific Company, supplier of waste and recycling carts, to the Canoe Procurement Group. Save time and money while keeping your community clean. Contact Simon to learn more.

Is a road needs study part of your budget for 2023? Contact Tanner to get a quote for your LAS Road & Sidewalk Assessment. Better data leads to better decisions for your biggest assets.

The end of August marks two occasions: the unofficial end of summer and the end of our student's work term. Tiffany Chan writes about her experience working at LAS as our Marketing and Communications intern.

ONE Investment

Calling municipal finance staff Investment Basics and Beyond workshops are coming to a location near you - Milton, London, Barrie and London. For more details and registration information click on the following [link](#).

Municipal Wire*

Join OMSSA from across Ontario to hear from several experts, including keynotes Françoise Mathieu and Marci Gray, as they discuss post-pandemic workplace mental health and potential solutions. [Register today](#).

Careers

Chief Administrative Officer - South Nation Conservation. The ideal candidate will have exceptional business acumen, great people skills, and the ability to collaborate, build teams, and manage change. Apply to careers@waterhousesearch.ca by September 20.

Chief Administrative Officer - Town of Thessalon. Responsible for the strategic leadership and efficient delivery of all the municipality's administrative and operational services. Apply to careers@waterhousesearch.ca by September 20.

Co-ordinator of Waste Disposal - City of Greater Sudbury. Demonstrate strong organizational, numeric sense, administrative and good judgement skills. Apply to hrjobs@greatersudbury.ca by September 27.

About AMO

AMO is a non-profit organization representing almost all of Ontario's 444 municipal governments. AMO supports strong and effective municipal government in Ontario and promotes the value of municipal government as a vital and essential component of Ontario's and Canada's political system. Follow [@AMOPolicy](#) on Twitter!

AMO Contacts

AMO Watchfile Tel: 416.971.9856

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September 1, 2022

In This Issue

- Anti-Stigma Advisory Table: Call for nominations.
- Ontario accepting applications for Flood Hazard Identification & Mapping Program.
- Asset management training for municipalities.
- Jump start your digital transformation with an e-signature solution.
- Investments 101 - Training seminars.
- ORFA's Fall 2022 professional development program, Mississauga.
- Careers: South Bruce, Hastings, Simcoe, Tillsonburg and Sables-Spanish Rivers.

Provincial Matters

The Ontario Mental Health Secretariat is conducting a call for nominations for the Anti-Stigma Advisory Table to support the work of the Mental Health Collaborative Tables. Interested nominees are requested to complete an [informational survey](#) by September 9.

Applications are being accepted until September 16 for the [Federal Flood Hazard Identification and Mapping Program](#). Up to 50% matched federal funding can be received for eligible flood mapping projects.

Eye on Events

AMO is continuing to provide training in asset management to municipal staff through the [Municipal Asset Management Program](#), which is delivered by the Federation of Canada Municipalities and funded by the Government of Canada. Contact ccbf@amo.on.ca for more information.

As municipalities move from paper to electronic filing, authentication of files is a critical challenge. On [September 28 at 12 pm](#), join AMO's partner, [Notarius](#), and learn how ConsignO Cloud can reduce the signing time of documents and allow anyone to sign legally reliable documents electronically with a phone, a tablet, or a computer.

ONE Investment

ONE Investment brings back in person one-day training seminars. In Fall 2022, Investments 101 sessions will be held in Barrie, Kingston, London, and Milton. For registration or further details, please contact one@oneinvestment.ca.

Municipal Wire*

Registration is open for ORFA's [Fall Professional Development Program](#), October 17-21. Take advantage of sessions on emerging issues, trends, and challenges, training courses, and a recreation industry focused tradeshow. Join ORFA in-person or connect virtually!

Careers

Communications/Public Relations Officer - Municipality of South Bruce. Works with the South Bruce Nuclear Exploration Project team. Email the cover letter and resume to: rniesen@southbruce.ca by September 9, 12:00 noon.

Collections Clerk - Hastings County. Maintains collection records adhering to policies and procedures for the monitoring and collection of outstanding accounts receivable. Closing Date: September 9, 4 pm.

Manager Maintenance & Facilities - County of Simcoe. Provides effective leadership and direction for all day to day operations related to all aspects of maintenance and facilities. Apply online by September 2.

Director of Operations and Development - Town of Tillsonburg. Responsible for the operation of the Department, and participates in the development of corporate policies and programs. Apply online by September 12.

Director of Development Services - Township of South Frontenac. Responsible for all strategy, services and policies related to planning, land use and development, Ontario Building Code enforcement, zoning compliance and economic development initiatives. Apply online by September 7.

Director of Operations, Public Works - Township of Sables-Spanish Rivers. Provides leadership and management of the Department and all related infrastructure. Apply to awhalen@sables-spanish.ca by September 29.

About AMO

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ONE Investment

Media Inquiries

Municipal Wire, Career/Employment and Council Resolution Distributions

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August 25, 2022

In This Issue

- Thank you for participating in AMO2022.
- Ontario accepting applications for Flood Hazard Identification & Mapping Program.
- Asset management training for municipalities.
- No-obligation quote for a 2023 road assessment.
- Investments 101 - Training seminars.
- Careers: Central Manitoulin and Halton Region.

AMO Matters

More than 2,300 municipal leaders, government officials, public servants, sponsors, exhibitors, and media gathered over three days of packed programming. For AMO, it is a privilege to host one of the most important and influential public policy conferences in Canada. Thank you for supporting the work we do on your behalf. We look forward to seeing you again next year. Conference materials will be available soon. Stay tuned for more information.

Provincial Matters

Applications are being accepted until September 16 for the Federal Flood Hazard Identification and Mapping Program. Up to 50% matched federal funding can be received for eligible flood mapping projects. Register here for and information webinar on August 30.

Eye on Events

AMO is continuing to provide training in asset management to municipal staff through the Municipal Asset Management Program, which is delivered by the Federation of Canada Municipalities and funded by the Government of Canada. Contact ccbf@amo.on.ca for more information.

LAS

Is a road needs study part of your plan for 2023? Contact Tanner to get a no-obligation quote for a LAS Road & Sidewalk Assessment. Better data helps you make better decisions for your community.

ONE Investment

ONE Investment brings back in person one-day training seminars. In Fall 2022, Investments 101 sessions will be held in Barrie, Kingston, London, and Milton. For registration or further details, please contact one@oneinvestment.ca.

Careers

Chief Administrative Officer/Clerk - Municipality of Central Manitoulin. Responsible for providing advice to Council on corporate activities and the business affairs in compliance with by-laws, policies and statutory requirements. Apply

to centralm@amtelecom.net by September 16.

Quality/Continuous Improvement Analyst - Halton Region. Works across departments to review and analyze operational processes, identify operational efficiencies, and facilitate workshops/meetings. Apply online by September 7.

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AMO Contacts

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August 19, 2022

The Honourable Steve Clark
Minister of Municipal Affairs and Housing
777 Bay Street
17th Floor
Toronto ON
M7A 2J3

Dear Minister Clark:

Re: Strong Mayors, Building Homes Act

Please be advised that the Council of the Town of Wasaga Beach, during their August 18, 2022 Council meeting adopted the following resolution:

"That Council receive the letter dated August 10, 2022 from the Ministry of Municipal Affairs and Housing pertaining to Strong Mayors, Building Homes Act, for information;

And further that a letter be sent to the Minister of Municipal Affairs and Housing outlining these proposed powers are not appropriate and to outline other ways for the province to institute housing and other matters, and that the motion be circulated to all Ontario municipalities."

The Town of Wasaga Beach Council does not support the Strong Mayors, Building Housing Act as the proposed changes will not demonstratively speed up the construction of housing and will erode the democratic process at the local level where members of Council have to work together to achieve priorities. What is needed to speed up construction of housing is greater authority for local municipalities to approve development without final clearances from outside agencies after they have been given reasonable time to provide such clearances.

Your favourable consideration of this matter is appreciated.

Should you have any questions, please contact me at mayor@wasagabeach.com or (705) 429-3844 Ext. 2222.

Yours sincerely,

Nina Bifulchi
Mayor

c. Members of Council
All Ontario Municipalities

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

777 Bay Street, 17th Floor
Toronto ON M7A 2J3
Tel.: 416 585-7000

**Ministère des
Affaires municipales
et du Logement**

Bureau du ministre

777, rue Bay, 17^e étage
Toronto ON M7A 2J3
Tél. : 416 585-7000



234-2022-3540

August 10, 2022

Dear Head of Council:

As Ontarians face the rising cost of living and a shortage of homes, our government was re-elected with a strong mandate to help more Ontarians find a home that meets their needs.

Our government also made an election promise to build 1.5 million new homes for the people of Ontario over the next 10 years to address the housing supply crisis.

I am pleased to inform you that our government introduced the proposed Strong Mayors, Building Homes Act on August 10, 2022, that, if passed, would make changes to the *Municipal Act, 2001*, *City of Toronto Act, 2006*, and the *Municipal Conflict of Interest Act*. These amendments would empower mayors in the City of Toronto and City of Ottawa to deliver on shared provincial-municipal priorities and get more homes built faster.

If passed, the proposed changes impacting the City of Toronto and City of Ottawa are intended to take effect on November 15, 2022, which is the start of the new municipal council term. Other growing municipalities could follow at a later date.

If you have any comments or feedback regarding these proposed changes, you may submit them to the Ministry of Municipal Affairs and Housing at:
StrongMayors@ontario.ca.

Sincerely,

Steve Clark
Minister



SITE ALTERATION COMMITTEE MEETING

Minutes of the Site Alteration Committee held on Thursday September 15, 2022, at 3:00 p.m., via Zoom meeting.

MEMBERS PRESENT: Councillor Ted Brown (Chair)
Andrew Stabins (Vice-Chair)
Councillor Clark Somerville
Councillor Bryan Lewis
David McKeown
Bill Allison

REGRETS: Ralph Padillo

STAFF PRESENT: Jeff Jelsma, Director of Development Engineering
Maureen Van Ravens, Director of Transportation
Steve Burt, Development Engineering Coordinator
Andrew Mason, Development Inspector
Tony Boutassis, Manager of Investment Attraction Economic
Development, Innovation & Culture
Nova Bonaldo (Recording Secretary)

OTHERS PRESENT: Carlos Canejo, Prologis
Andy Mok, Main Line Planning
Joseph Plutino, Main Line Planning
Hamdy Shafi, C.F. Crozier & Associates Inc.

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY/CONFLICT OF INTEREST

Nil.

3. DELEGATIONS

- a) SA-22045, Delegations: Carlos Canejo, Andy Mok, Joseph Plutino, Hamdy Shafi, Agents representing PLD Steeles Avenue Investments LP, Property Owners – Part Lot 1 Concession 8 Esquesing, Part 1 20R21111 and includes the addresses of 8154, 8170, 8178 & 8192 Eighth Line, Halton Hills

The Applicant is requesting an Exemption or Variance to the Site Alteration By-law No. 2017-0040 to import approximately 120,000m³ of fill material and export approximately 68,000m³ of mostly topsoil for the purpose of commencing earthworks as they proceed through the Site Plan Application process. The Applicant is also requesting to increase the number of truckloads from 100 per day to 150 per day and to adjust the working hours from 8:30 a.m. to 3:30 p.m. to 7:00 a.m. to 5:00 p.m. (Monday to Friday).

Facts

The Owners are proposing to construct a warehousing facility with approximately 1.3 million sq.ft. within 3 buildings on these lands and are currently going through a Zoning By-law Amendment (ZBA) and Site Plan Application (SPA) which includes the review of a Sub-watershed Impact Study (SIS). The ZBA is required to implement the Council approved Secondary Plan (Phase 1B) for this section of the Steeles Avenue development corridor.

The proposed SPA is supported by the Town's Business Concierge Process and is a large and important economic investment and will benefit the Town of Halton Hills with job opportunities and development charges. By approving the site alteration application for an Exemption or Variance to the Site Alteration By-law No. 2017-0040, the Owner can start the earthwork program during the SPA process which will allow for construction to begin immediately after the approval of the SPA.

The proposed work area is located outside of any environmental features or other areas of concern so that a permit from Conservation Halton is not required, only a clearance.

Analysis and Discussion

The proposed truck access to the site is between the signalized intersection at Steeles Avenue/Eighth Line and the signalized intersection at the center driveway to the Toronto Premium Outlets. Trucks will travel westbound on Steeles Avenue to turn right into the site and will turn right to exit out of the site back to Steeles Avenue. Employee personal vehicles will access the site via Eighth Line. The Committee expressed concerns that the area is already congested and the truck traffic will affect the area and citizens. The Owners committed to keeping Steeles Avenue clear of mud with mud mats, water application, and sweepers to avoid mud tracking.

There is no access to the site from Trafalgar Road due to the construction and widening of the road scheduled by Halton Region for the next 18 months. The truck route is supported by Halton Region and will be approved upon approval of the site alteration permit.

The Committee requested that no trucks travel on Eighth Line because it is not designed nor does it have the infrastructure for truck traffic. Trucks will need to travel on Regional roads and will respect all road restrictions. The Applicant assured a condition to restrict trucks from using Eighth Line will be included in the tender for the project and will work with Town staff to determine appropriate truck routes once source locations are confirmed.

The Committee expressed concerns with the proposed hours of operations, 7:00am to 5:00pm, and the request to allow for 150 truckloads per day. To ensure minimal impact on residents and traffic, the Committee recommended 100 truckloads per day between the hours of operation from 8:00 a.m. to 5:00 p.m.

Staff will work with the Applicant to ensure notification is given to the affected residents. The earthworks are anticipated to begin during the winter and be complete and ready for development in Q2 of 2023.

Conclusion

The Site Alteration Committee Members supported the application but limited the hours of trucking to 8:00 a.m. to 5:00 p.m., Monday to Friday, and limited the quantity of trucks per day to 100.

Recommendation No. SA-2022-0005

THAT the Site Alteration Committee supports the Exemption or Variance to the Site Alteration By-law 2017-0040 for the Site Alteration Application at Part Lot 1 Concession 8 Esquesing, Part 1 20R21111 and includes the addresses of 8154, 8170, 8178 & 8192 Eighth Line, Halton Hills, to extend hours of operation to 8:00 a.m. to 5:00 p.m.;

AND FURTHER THAT the Site Alteration Committee supports the allowance of 100 truckloads per day as per Site Alteration By-law 2017-0040;

AND FURTHER THAT the Site Alteration Committee supports the works, subject to the applicant meeting all conditions to the satisfaction of staff.

CARRIED

4. FILL OPERATIONS - UPDATE

Staff provided verbal updates regarding on-going fill operations and responded to Site Alteration Committee questions and concerns.

The Vice-Chair notified staff of fill importation at a property on Steeles Avenue. Staff are aware of the unauthorized fill importation at this location and will be sending an Order to Comply to the Owners.

5. UPCOMING ELECTION AND NEW COMMITTEE TERM

The Site Alteration Committee Chair, Vice-Chair, and staff thanked everyone for their hard work and commitment to the Committee. Due to the upcoming election, this meeting will be the last meeting for this Committee term.

6. ADJOURNMENT

The meeting adjourned at 4:30 p.m.