



PUBLIC MEETING-2018-0004

PREMIER GATEWAY PHASE 1B - OPA 30 and OPA 31 (SECONDARY PLAN)

Minutes of the Public Meeting Committee held on Monday, May 7, 2018, 7:25 p.m., in the Council Chambers, Town of Halton Hills Town Hall, 1 Halton Hills Drive, Halton Hills.

Councillor B. Lewis chaired the meeting.

Councillor B. Lewis advised the following:

The purpose of this Public Meeting is to inform and consult with the public, and to provide the public with the opportunity to ask questions or to express views with respect to these amendments pertaining to the Premier Gateway Phase 1B Employment Area. 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 regarding whether or not to adopt these Official Plan Amendments, if adopted, they will be forwarded to the Region of Halton for approval. Should you disagree with the decision of the Region of Halton, the Planning Act provides you with an opportunity to appeal the decision to the Local Planning Appeal Tribunal.

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 Official Plan Amendments are adopted, the person or public body is not entitled to appeal the decision of the Region of Halton to the Local Planning Appeal Tribunal. In addition, if a person or public body does not make oral submission at a public meeting, or submit written comments to the Town of Halton Hills before the proposed Official Plan Amendments are adopted, 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 a Statutory Public Meeting be held for a proposal to amend the Official Plan.

The format of this Public Meeting is as follows:

- The Town's consultant will give a presentation explaining the purpose and details of the proposed amendments;
- Next, the public can obtain clarification, ask questions and express their views on the proposal.

The Town's consultants and staff will attempt to answer questions or respond to concerns this evening. If this is not possible, 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 two Town initiated amendments to the Town of Halton Hills Official Plan pertaining to the Premier Gateway Phase 1B Employment Area.

TOWN'S OPPORTUNITY

The Chair called upon the Town's representative, Lorelei Jones, Macaulay Shiomi Howson, to come forward to explain the proposed Official Plan Amendments.

L. Jones stated that this Statutory 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. Tonight the Town of Halton Hills is consulting with you, the public, and providing an opportunity for you to share your views, values and opinions on the proposed Secondary Plan.

The purpose of the Official Plan Amendment (OPA) 30 is to add 75 ha of replacement employment land into the urban boundary. The GTA West Transportation Corridor Study was cancelled but a new Northwest GTA Corridor Identification Study dealing with infrastructure is proceeding for which corridor protection is required. Its boundaries are largely unchanged within the Premier Gateway Employment Area so there is still a need for replacement employment lands to restore the Town's 2021 employment land supply.

Regional Official Plan Amendment (ROPA) 47 was approved by the Region on April 18 to redesignate 75 ha in Lot 2 from 'Agricultural Area' to 'Urban Area' in the Halton Region Official Plan. ROPA 47 approval is necessary before the Region can approve OPA 30.

The purpose of Official Plan Amendment 31 (OPA 31) Secondary Plan Study is to plan the Study Area for future Employment Uses. The Secondary Plan Study will develop land use policies and designations for Phase 1B lands and will identify and include up to 75 ha of additional employment lands to replace the lands lost to the Study Area. The Integrated Study has two main components, the Planning Study and the Scoped Sub-Watershed Study.

L. Jones provided a list of the Secondary Plan Technical Studies that have already been undertaken and advised that Halton Region has initiated an Area Servicing Plan.

L. Jones stated the various land uses contained within the Draft Secondary Plan and the permitted uses within these designations, including; Prestige Industrial, Business Commercial, Residential Special Policy Area an overlay designation and the Natural Heritage System.

The following studies, assessments and reports will be required for a complete application; Subwatershed Impact Study (SIS), Transportation Impact Assessment, Functional Servicing Study and Stormwater Management Plan.

L. Jones advised that there are planned road improvements for the area and provided some timelines for the various projects to be completed. Also noted was that nothing will limit the ability of farmers to carry out normal and reasonable farm practices and new development will address Minimum Distance Separation One formula with respect to setbacks from agricultural operations.

L. Jones stated that there are Cultural Heritage Resources within the area and that a Cultural Heritage Impact Statement will be prepared as part of a development application and Cultural Heritage Resources will be assessed through the development approval process.

L. Jones provided some information regarding how Land Use Compatibility, Urban Design and Phasing will be addressed.

Written comments are requested to be submitted by May 18, 2018. The report to adopt Official Plan Amendments OPA 30 and OPA 31 will be before Council on June 11, 2018. After adoption OPA 30 and OPA 31 will be forwarded to Halton Region for approval.

PUBLIC'S OPPORTUNITY

The Chair asked if there were any persons present who have questions, require further clarification or information or wish to present their views on the proposal. The following persons came forward:

Clare Riepma, Riepma Consultants Inc.

C. Riepma stated that he represents Bentall Kennedy who own 100 acres of property located at 8250 Eighth Line. He stated that in general they are supportive of the proposed official plan amendment, however they have some concerns about the details.

C. Riepma noted that it is their position that the new proposed east-west collector road that runs from Trafalgar Road to Eighth Line is not needed for the development of their property and they have requested that the amendment note that a private driveway off Eighth Line is sufficient to service their lands.

C. Riepma noted that the proposed collector road runs through Hope Place Treatment Centre property and the creation of this proposed road is dependent upon a third party, therefore his clients want to ensure that development of 100% of their lands can proceed based on a connection to Eighth Line.

They are looking for confirmation that the cost of the proposed road will be funded from development charges and that no special assessment will be levied against land owners who front onto this road and that land owners will be compensated for any land required for this road.

C. Riepma noted that the proposed road does not assist with protection of residences within the industrial area and that residences in this area are not compatible with truck traffic and industrial activities and therefore rather than buffering them, they recommend that a mechanism be created in the plan to protect these residences in the interim but to ensure their removal and incorporation into the industrial uses in the longer term.

C. Riepma indicated that they are requesting that information about the location and timing with respect to the provision of municipal water and sanitary sewers be included in the Secondary Plan. They also request that a policy with respect to the parking of trucks and truck trailers be included in the Secondary Plan.

Dalbir Singh Pawar, Resident of Halton Hills

D. Singh Pawar stated that he is a resident of Hornby Road and that his home is just south of the Hornby Glen Golf Course. He stated that his house is one of two houses that are still left without water from the construction that occurred in the area. He stated that the Region has been providing water to his house but that they are expecting him to start using his well again and that his well has been sitting idle for over a year and wants to know who will service the well to make sure it works before the house is put back on the well. S. Singh Pawar also noted that his house is located 50 ft or less from municipal services.

The Chair B. Lewis noted that water is a regional issue and outside the scope of this public meeting however his concerns would be brought to the attention of Halton Region.

FINAL COMMENT FROM STAFF

The Chair asked if there was any further information which Town Staff or the Consultant wished to provide prior to the conclusion of the meeting.

J. Linhardt stated that comments with regard to the Premier Gateway Phase 1B Employment Area are to be received by May 18, 2018 and the recommendation report will be brought before Council on June 11, 2018 for adoption.

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 on this matter, please leave your name with Bronwyn Parker, Senior Planner in the foyer outside this Council Chambers, or with the Town Clerk during regular business hours. Only those persons who leave their names 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 May 18, 2018.

The meeting adjourned at 7:57 p.m.

Rick Bonnette

MAYOR

Suzanne Jones

CLERK