

APPENDIX A



PUBLIC MEETING-2021-0001

March 1, 2021

11450 Steeles Avenue, Premier Gateway Employment Area

Minutes of the Public Meeting held on Monday, March 1, 2021, 6:04 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 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 the 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.

Recognizing this is not the final staff report on this matter, the applicant and staff will attempt to answer questions this evening.

SPECIFIC PROPOSAL

This Public Meeting involves an application by LeesWood Construction, on behalf of JCS Investments Inc. to amend the Town of Halton Hills Zoning By-law No. 00-138, as amended, to allow for the development of an industrial warehouse.

TOWN'S OPPORTUNITY

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

G. MacDonald noted that the purpose of tonight's public meeting is to provide a summary of the Zoning By-law Amendment application submitted by Leeswood Construction for the property at 11450 Steeles Avenue, located within the Premier Gateway Employment Area. A Public Meeting is required for 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.

11450 Steeles Avenue is located within the Premier Gateway Employment Area on the south side of Steeles Avenue. The property is located at the southwest corner of Steeles Avenue and Fifth Line. The property is rectangular in shape with 155 m of frontage on Steeles Avenue and is approximately 3.9 hectares in size (about Nine and a half acres) in size. The lands are currently vacant but last contained a single detached dwelling and accessory structures. The east side of the lands contain natural heritage features associated with a creek that runs through the property. Surrounding uses are predominantly industrial in nature except for a property containing a single detached dwelling on the opposite side of Steeles Avenue.

The applicant proposes to construct a food-grade industrial warehouse on the lands. The building will be one storey except at the front where the office is, which contains a second level mezzanine. The building would be 11,375 sq. m which is about 122 thousand square feet in size. The building would be located on the west side of the property with the natural heritage features on the east side. The natural heritage lands would be dedicated to the town as part of the future Site Plan Control Application.

The existing Official Plan designations of the subject lands are; on the west side of the lands where most of the new development would occur is designated "Prestige Industrial Area" and on the east portion of the subject lands, that contains natural heritage features designated as "Greenlands".

A portion of the proposed development is located within the Greenlands designation. However, the Official Plan (both Region of Halton and Town of Halton Hills) allows for refinements of the limits of the Greenlands designation without an Official Plan Amendment subject to review and approval of an Environmental Impact Assessment

The west portion of the subject lands are zoned Holding – 401 Corridor Prestige Industrial Zone (M7-H). The east portion of the subject lands are zoned Conservation Special Zone (O3-1) Zone.

The portion of the lands with industrial zoning already permits the proposed development subject to removal of the H Holding Provision. The rezoning application would serve to rezone some of the Conservation Special Zone to the Prestige Industrial Zone. And in fact, part of lands currently zoned industrial are also proposed to be rezoned to the Conservation Special Zone. Additional site-specific modifications are also identified that deal with the location of parking, landscaping percentage and setbacks from the O3-1 Zone.

The application was circulated to Town staff and external agencies for review and comment, not all comments have been received yet. The Region of Halton and Conservation Halton are still reviewing the Environmental Impact Assessment which is the primary technical study that analyzes the limits of the existing natural heritage features on the property.

It should be noted that the applicant is not proposing to actually impact or remove any environmental features. It is simply a mapping exercise to more precisely study the limits of features that already exist and thus to allow the industrial warehouse to be constructed on the remaining lands with buffer lands to be substantially planted with additional vegetation to enhance the natural heritage features on the subject lands. It is certainly possible that depending on the results of the review of the Environmental Impact Study that the final amounts of what land will be industrial and what will be for natural heritage protection could still change, resulting in minor changes to the layout of the development.

Other matters pertaining to engineering, transportation, landscaping, urban design etc., while under review as part of this Zoning Application, can mostly be addressed through the future Site Plan Control Application as the majority of the property is already zoned for industrial uses and the need for the Zoning Application is only to refine the limits of the open space zoning on the property. A Site Plan Control Application is still required, and through that application process the natural heritage lands would be dedicated to the Town of Halton Hills.

On January 21, 2021 the initial Notice of Received Applications was mailed to all properties within 120 m of the subject lands. On February 4, 2021 the Public Meeting Notice was mailed to all properties within 120 m of the subject lands. On February 4, 2021 Public Notice was published in the Independent & Free Press with a courtesy Notice published on February 25, 2021.

No comments or correspondence from the public have been received as a result of the circulation.

Future steps for this application are a review of the second submission upon receipt, work through identified issues from staff/agency comments, a final report to Council on the disposition of this matter and a Site Plan Control Application and 'H' Holding Removal.

APPLICANT'S OPPORTUNITY

The Chair called upon the applicant's representative, Alexis Richter to provide further information and details on the proposal.

A. Richter agreed with the information provided by G. MacDonald and added that Fresh Taste is food-grade industrial warehouse that provides high quality fruits and vegetables and at the time of opening will create 55 new jobs.

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.

No persons indicated that they wished to speak regarding this development.

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.

No further information was provided.

CONCLUSION OF MEETING

The Chair declared the Public Meeting closed and advised that 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, Greg Macdonald, following the meeting.

The meeting adjourned at 6:21 p.m.

Rick Bonnette

MAYOR

Valerie Petryniak

TOWN CLERK