



* Denotes Change From Council Agenda

MINUTES

COUNCIL MEETING

MONDAY, JUNE 19, 2017

The Town of Halton Hills Council met this 19th day of June, 2017, in the Council Chambers, Halton Hills Civic Centre, commencing at 4:00 p.m., with Mayor R. Bonnette in the Chair, and continued in Council Chambers at 6:30 p.m.

MEMBERS PRESENT: Mayor R. Bonnette, Councillors T. Brown, J. Fogal, J. Hurst, B. Inglis, M. Johnson, A. Lawlor, B. Lewis

REGRETS: Councillors M. Albano, D. Kentner, C. Somerville

STAFF PRESENT: (Open Session) A. B. Marshall, Chief Administrative Officer; J. Diamanti, Commissioner of Corporate Services; W. Harris, Commissioner of Recreation and Parks; C. Mills, Commissioner of Transportation and Public Works; J. Linhardt, Commissioner of Planning and Sustainability; J. deHooze, Commissioner and Chief of Fire Services; M. Leighton; Manager of Accounting and Treasurer; H. Olivieri, Deputy Chief; B. Morrison, Deputy Chief; B. Marshall, Assistant Deputy Chief; D. Kudo, Town Engineer; A. Fuller, Manager of Communications; M. Van Ravens, Manager of Transportation and Development Engineering; A. Farr, Manager of Development Review; S. Burke, Manager of Policy; D. Penrice, Economic Development Officer; M. Booton, Supervisor of Enforcement; S. Grace, Program Manager, Water Resources; J. Jelsma, Engineering Development Coordinator; N. Bonaldo, Administrative Assistant; S. Jones, Clerk and Director of Legislative Services

STAFF PRESENT: (Closed Session) A. B. Marshall, Chief Administrative Officer; Jane Diamanti, Commissioner of Corporate Services; W. Harris, Commissioner of Recreation and Parks; C. Mills, Commissioner of Transportation and Public Works; J. Linhardt, Commissioner of Planning and Sustainability; M. Leighton; Manager of Accounting and Treasurer; D. Kudo, Town Engineer; A. Fuller, Manager of Corporate Communications; A. Farr, Manager of Development Review; S. Grace, Program Manager – Water Resources; M. Van Ravens, Manager of Transportation and Development Engineering; S. Jones, Clerk and Director of Legislative Services

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 SESSION/CONFIDENTIAL REPORTS AND MEMORANDUMS FROM OFFICIALS

Resolution No. 2017-0115

Moved by: Councillor T. Brown
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:

- A. TRANSPORTATION & PUBLIC WORKS, MEMORANDUM NO. MEM-P&I-2017-0027 dated June 5, 2017 regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose. (Site Alteration By-law)
- B. RECREATION & PARKS, MEMORANDUM NO. MEM-R&P-2017-0004 dated June 8, 2017 regarding a proposed or pending acquisition or disposition of land by the municipality or local board. (Town-owned Lands)
- C. PLANNING & SUSTAINABILITY REPORT NO. P&I-2017-0037 dated March 15, 2017 regarding personal matters about an identifiable individual, including municipal or local board employees and litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board. (Public Consultation)

CARRIED

Council convened into Closed Session at 4:02 p.m.

3. RECESS AT THE CALL OF THE CHAIR

Mayor R. Bonnette called for a recess at 5:47 p.m.

4. RECONVENE INTO OPEN SESSION

Resolution No. 2017-0116

Moved by: Councillor M. Johnson

Seconded by: Councillor B. Inglis

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

CARRIED

5. NATIONAL ANTHEM

6. ANNOUNCEMENTS

A. Senior of the Year Award

Mayor R. Bonnette announced that Reverend Peter Barrow is the Recipient of the Ontario Senior of the Year Award

Mayor Bonnette explained that Peter and his wife Carol arrived here in the Town of Halton Hills from Scotland in 1972, answering a call to become the minister at the dual charge at Knox Presbyterian (Georgetown) and Limehouse Presbyterian.

They brought their young family of three girls, and began their life in town. Over the decades, Peter has been well known for being an incredibly giving person through his Chaplain duties with Halton Hills Fire Department, Halton Regional Police, Branch 120 of the Royal Canadian Legion and the 756 Squadron of the Royal Canadian Air Cadets. He has always worked with emergency services to offer support not only to the victims but staff as well and he has actively supported veterans and legions. He is also a fixture at cenotaph services.

When he first arrived in Georgetown, he was one of the proponents of launching the Distress Centre in Halton Hills in 1973. Years later, he was named Georgetown Citizen of the Year as a result of that project.

Reverend Peter Barrow has been the Padre of the Acton and Georgetown Fire Fighters, the Lorne Scots, the Georgetown Army Cadet Corps, the Acton Air Cadets and the Georgetown Volunteer Ambulance. He has been the Pastor at the Jones Funeral Home in Georgetown and a local service club member. He was on the Board of Directors for Cote Terrace, a non-profit seniors apartment building during and after construction.

Peter has spearheaded many other accomplishments over the years, and the Town has certainly been a better place as a result of his vision and compassion. He has crossed paths with thousands of people over the years, through weddings, baptisms and funerals, not to mention home and hospital visitations, never too busy

to step in and help, often at the cost of his personal time. For all of these reasons Council for the Town of Halton Hills nominated Reverend Peter Barrow for the Ontario Senior of the Year Award.

B. Canada 150

Mayor Bonnette called upon the Town Crier to provide an announcement regarding July 1st activities. The Town Crier also encouraged all residents to partake in the Most Patriotic Town in Canada challenge by flying the Canadian Flag.

C. Bike Challenge Update

Councillor J. Fogal announced that participants are now over the 100,000 kilometre mark with 1,471 participants in the Bike Challenge. She further announced that the Bike It to Market event had over 200 cyclists participate. Lots of others events will be taking place as travel across Canada continues.

D. Johnny Bower at the Halton Hills Public Library

Mayor Bonnette announced that on Saturday, June 24 the Halton Hills Public Library will host hockey great Johnny Bower.

This event is a fundraiser for the Friends of the Halton Hills Public Library.

Johnny Bower had a stellar career in Canadian hockey. He earned the nickname, "The China Wall" due to his brick-like goaltending. He was the Leaf's goaltender when they last won the Stanley Cup in 1967 – 50 years ago.

Mr. Bower will be at the library's Georgetown branch on Saturday, June 24 from 2 to 4 p.m. The event will take place in the Helson Gallery. Tickets are available at a cost of \$25 each, and may be purchased at the Georgetown and Acton branches of the library.

This event is sponsored by the Friends of the Halton Hills Public Library. Money raised funds events like One Book, One Halton Hills and the building of the Acton Reading Deck.

7. EMERGENCY BUSINESS MATTERS

NIL

8. DISCLOSURES OF PECUNIARY INTEREST/CONFLICT OF INTEREST

The Mayor called upon Members of Council to declare any pecuniary interest they might have on the agenda this date.

- A. Councillor J. Fogal declared a pecuniary interest with respect to Item No. 2A (Confidential Memorandum No. MEM-P&I-2017-0027) of these Minutes, as she lives close to the property noted in the memorandum. Councillor Fogal did not partake in any discussion or voting on these matters.

9. COUNCIL DELEGATIONS/PRESENTATIONS

- A. Chief of Police Steve Tanner, Superintendent Chris Perkins, Inspector Glenn Mannella of the Halton Regional Police Service (HRPS) and Greg Sage, Chief Paramedic for Halton Region Presentation to Council regarding Halton Regional Police Services Update.

(PowerPoint on file in the Clerks Office)

Chief Tanner thanked Council for the opportunity to speak and introduced Superintendent Chris Perkins and Inspector Glenn Mannella of the Halton Regional Police Service (HRPS) and Greg Sage, Chief Paramedic for Halton Region.

Superintendent Perkins provided Council with an overview of policing in Halton Hills explaining community mobilization and engagement as well as community safety and well-being. Superintendent Perkins highlighted traffic safety and commercial motor vehicle stats and played a brief video highlighting the valuable tool of dash cameras in police vehicles.

Superintendent Perkins and Chief Tanner briefly discussed Halton's higher than average unfounded sexual assault rates, advising that Halton Regional Police Service are looking into the matter. They also discussed their proactive approach to mental health situations.

10. REPORTS AND RECOMMENDATIONS FORWARDED FROM THE PREVIOUS GENERAL COMMITTEE MEETING OF MAY 29, 2017.

NIL

10.1 Resolution prepared to adopt the Minutes of the previous meeting of Council;

Resolution No. 2017-0117

Moved by: Councillor A. Lawlor

Seconded by: Councillor B. Lewis

THAT the following minutes are hereby approved:

- A. Minutes of the Council Meeting held on May 29, 2017.
- B. Confidential Minutes of the Council Meeting held on May 29, 2017.

CARRIED

11. GENERAL COMMITTEE

Resolution No. 2017-0118

Moved by: Councillor J. Fogal

Seconded by: Councillor B. Lewis

THAT Council do now convene into General Committee.

CARRIED

Councillor M. Johnson assumed the role of Presiding Officer.

11.1 Public Meetings / Hearings

7:00 PM Public Meeting Proposed Draft of Subdivision to permit the creation of three (3) industrial development blocks, a public road, stormwater management block and the restoration and enhancement of a wetland area.
Location: 340 Main Street North (Acton)

(Refer to Item No. 11.3A of these Minutes, Report No. P&I-2017-0072)

(Public meeting Minutes attached as Appendix A to these Minutes)

11.2 Delegations/Presentations regarding items in General Committee

- A. Don Robinson, Representative for the Glen Williams Community Association (GWCA) Presentation to General Committee regarding the Glen Williams Work Plan and Public Engagement.

(Refer to Item Nos. 11.3F - Report No. P&I-2017-0066 and 11.3G - Report No. COMMSERV-2017-0008)

Mr. Robinson spoke regarding the Glen Williams Work Plan Report and stated that the Glen Williams Community Association (GWCA) appreciates the effort the Town has put in to addressing their concerns and applaud and endorse the recommendations contained within the report.

The GWCA however hope to make further comments before the plan is finalized and would like the opportunity to have further discussion with staff before it launches.

Mr. Robinson spoke regarding the Public Engagement Report and stated that the GWCA were not pleased with the communication regarding Eden Oak. The GWCA however have had a positive reaction to the Public Engagement report and appreciate the efforts by B. Marshall, CAO and Councillor B. Lewis in reaching out to the GWCA.

Mr. Robinson stated that improved communication and public process as outlined in the report will go a long way to improving public engagement. The GWCA respectfully request an invitation to be part of the proposed public engagement task force.

(Delegation notes on file in the Clerks Office)

11.3 Municipal Officers Reports and Memorandums Considered by General Committee

* Denotes Change From Municipal Officers Report Recommendation

- A. PLANNING & SUSTAINABILITY, REPORT NO. P&I-2017-0072 dated May 16, 2017 regarding Proposed Draft of Subdivision to permit the creation of three (3) industrial development blocks, a public road, stormwater management block and the restoration and enhancement of a wetland area. Location: 340 Main Street North (Acton)

Recommendation No. GC-2017-0037

THAT Report No. P&I-2017-0072, dated May 16, 2017, with respect to the Public Meeting for the "Proposed Draft Plan of Subdivision to permit the creation of three (3) industrial development blocks, a public road, stormwater

management block and the restoration and enhancement of a wetland area, File No. D12SUB17.001, submitted by FPL Holdings (Halton Hills) Ltd., for the lands legally known as Concession 2, Part of Lot 30, Registered Plan 20R-1989, Town of Halton Hills, Regional Municipality of Halton, municipally known as 340 Main Street North (Acton)”, 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

- B. OFFICE OF THE CAO, REPORT NO. ADMIN-2017-0022 dated May 8, 2017 regarding Request from Georgetown Rib Fest for an Exemption from the Noise By-law No. 2010-0030 at 1 Park Avenue, Town of Halton Hills.

Recommendation No. GC-2017-0038

THAT Report No. ADMIN-2017-0022 dated May 8, 2017, regarding a request from Georgetown Rib Fest dated February 23, 2017 for an exemption from the Noise By-law No. 2010-0030 be received;

AND FURTHER THAT Council grant the request to allow Georgetown Rib Fest to hold a music event at Georgetown Fairgrounds located at 1 Park Avenue, Town of Halton Hills on Friday, August 18, 2017 from 4:00 pm until 11:00 pm, Saturday, August 19, 2017 from 11:00 am until 11:00 pm and Sunday, August 20, 2017 from 11:00 am until 7:00 pm.

AND FURTHER THAT Council grant the exemption for a period of three years for the annual event titled Georgetown Rib Fest ending September 30, 2019.

AND FURTHER THAT the exemption include a stipulation noting “Council can rescind the exemption at any time over the three year period should the Town receive noise complaints which, by Town enforcement standards, are not adequately addressed”.

CARRIED

- C. TRANSPORTATION & PUBLIC WORKS, REPORT NO. P&I-2017-0054 dated May 31, 2017 regarding Site Alteration By-law.

REPORT REFERRED

(Note: Upon discussion and recommendations suggested by the Town Solicitor, Report No. P&I-2017-0054 and respective by-law have been referred back to staff. This matter will be brought forward to Council at a later date.)

- D. TRANSPORTATION & PUBLIC WORKS, REPORT NO. P&I-2017-0070 dated June 5, 2017 regarding Ministry of the Environment and Climate Change (MOECC) Proposed Excess Soil Regulatory Package and Rational Document for Reuse of Excess Soil at Receiving Sites.

Recommendation No. GC-2017-0039

THAT Report No. P&I-2017-0070, dated June 5, 2017, regarding the Ministry of the Environment and Climate Change (MOECC) Proposed Excess Soil Regulatory Package and Rational Document for Reuse of Excess Soil at Receiving Sites, be received;

AND FURTHER THAT staff be authorized to provide comments on the Proposed Excess Soil Regulatory Package and Rational Document for Reuse of Excess Soil at Receiving Sites to the Environmental Bill of Rights (EBR) posting;

AND FURTHER THAT staff reports back to Council after the Proposed Excess Soil Regulatory Package and Rational Document for Reuse of Excess Soil at Receiving Sites are finalized.

CARRIED

- E. PLANNING & SUSTAINABILITY, REPORT NO. P&I-2017-0068 dated May 30, 2017 regarding Site-specific Exception for 126 Rexway Drive, Georgetown, from Interim Control By-law 2016-0009.

Recommendation No. GC-2017-0040

THAT Report No. P&I-2017-0068, dated May 19, 2017, and titled "Site-specific Exception for 126 Rexway Drive, Georgetown, from Interim Control By-law 2016-0009" be received;

AND FURTHER THAT the Mayor and Town Clerk be authorized to sign the By-law attached as Schedule 3, which amends Interim Control By-law 2016-0009 to grant a site-specific exception for 126 Rexway Drive, Georgetown.

CARRIED

- F. PLANNING & SUSTAINABILITY, REPORT NO. P&I-2017-0066 dated June 7, 2017 regarding Glen Williams Work Plan.

Recommendation No. GC-2017-0041

THAT Report No. P&I-2017-0066, dated June 7, 2017 regarding the proposed Hamlet of Glen Williams Work Plan, be received;

AND FURTHER THAT Planning staff be directed to report back to Council in the Fall of 2017 with a proposed Terms of Reference for the preparation of a study addressing the issue of large home rebuilds in the older, established neighbourhoods of Glen Williams, with a project budget of \$40,000 taken from the Capital Replacement Reserve;

AND FURTHER THAT a Scoped Review of the Hamlet of Glen Williams Secondary Plan be targeted for initiation in 2019, pending consultation on the scope of the review with the residents of Glen Williams, and recognizing staff resourcing constraints in the interim.

CARRIED

- G. CORPORATE SERVICES, REPORT NO. COMMSERV-2017-0008 dated June 14, 2017 regarding Public Engagement.

Recommendation No. GC-2017-0042

THAT Report COMMSERV-2017-0008, dated June 14, 2017, regarding Public Engagement be received;

AND FURTHER THAT Council support the creation of a Mayor's Task Force on Public Engagement;

AND FURTHER THAT Council approves the single source award to *Bang the Table*, 1090 Homer St., 3rd Floor, Vancouver, BC V6B 2W9 in the amount of \$10,000 plus H.S.T for the delivery of an online engagement platform;

AND FURTHER THAT the Manager of Purchasing be authorized to issue a purchase order to *Bang the Table* 1090 Homer St., 3rd Floor, Vancouver, BC V6B 2W9 in the amount of \$10,000, plus H.S.T;

AND FURTHER THAT Council is kept apprised on the various components identified in this report.

CARRIED

11.4 Adjourn back into Council

Recommendation No. GC-2017-0043

THAT General Committee do now reconvene into Council.

CARRIED

12. REPORTS AND RECOMMENDATIONS FORWARDED FROM GENERAL COMMITTEE FOR APPROVAL

A. Resolution No. 2017-0119

Moved by: Councillor J. Fogal
Seconded by: Councillor A. Lawlor

THAT the following recommendations from the June 19, 2017 General Committee Meeting are hereby adopted:

GC-2017-0037, GC-2017-0038
GC-2017-0039, GC-2017-0040
GC-2017-0041, GC-2017-0042

CARRIED

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

Resolution No. 2017-0120

Moved by: Councillor J. Fogal
Seconded by: Councillor A. Lawlor

THAT the following items are hereby approved:

- A. Report of the Community Affairs Committee Meeting held on June 12, 2017.
- B. Report of the Corporate Affairs Committee Meeting held on June 13, 2017.
- C. Confidential Minutes of the Community Affairs Committee Meeting held on June 12, 2017.

CARRIED

14. RECEIPT OF MINUTES OF ADVISORY/SPECIAL COMMITTEES

Resolution No. 2017-0121

Moved by: Councillor T. Brown

Seconded by: Councillor B. Lewis

THAT the following minutes are hereby received for information:

- A. Minutes of the Heritage Halton Hills Committee meeting held on May 17, 2017.
- B. Minutes of the Site Alteration Committee meeting held on May 18, 2017.

CARRIED

15. PETITIONS/COMMUNICATIONS/MOTIONS

NIL

16. ADVANCE NOTICE OF MOTION

NIL

17. MOTION TO RECEIVE AND FILE GENERAL INFORMATION PACKAGE

Resolution No. 2017-0122

Moved by: Councillor M. Johnson

Seconded by: Councillor B. Inglis

THAT the General Information Package dated June 19, 2017 be received.

CARRIED

18. RECONVENE INTO CLOSED MEETING

The following items pertain to Item #2 of these minutes.

2A

TRANSPORTATION & PUBLIC WORKS, MEMORANDUM NO. MEM-P&I-2017-0027 dated June 5, 2017 regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose. (Site Alteration By-law)

Resolution No. 2017-0123

Moved by: Councillor A. Lawlor
Seconded by: Councillor B. Inglis

THAT Confidential MEMORANDUM NO. MEM-P&I-2017-0027 dated June 5, 2017 regarding advice that is subject to solicitor-client privilege, including communications necessary for that purpose (Site Alteration By-law) be received for information.

CARRIED

2B

RECREATION & PARKS, MEMORANDUM NO. MEM-R&P-2017-0004 dated June 8, 2017 regarding a proposed or pending acquisition or disposition of land by the municipality or local board. (Town-owned Lands)

Resolution No. 2017-0124

Moved by: Councillor J. Fogal
Seconded by: Councillor T. Brown

THAT Confidential RECREATION & PARKS, MEMORANDUM NO. MEM-R&P-2017-0004 dated June 8, 2017 regarding a proposed or pending acquisition or disposition of land by the municipality or local board (Town-owned Lands), be received for information.

CARRIED

2C

PLANNING & SUSTAINABILITY REPORT NO. P&I-2017-0037 dated March 15, 2017 regarding personal matters about an identifiable individual, including municipal or local board employees and litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board. (Public Consultation)

Resolution No. 2017-0125

Moved by: Councillor T. Brown
Seconded by: Councillor B. Lewis

THAT Confidential REPORT NO. P&I-2017-0037 dated March 15, 2017 regarding personal matters about an identifiable individual, including municipal or local board employees and litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (Public Consultation) be received.

CARRIED

19. CONSIDERATION OF BY-LAWS

Resolution No. 2017-0126

Moved by: Councillor M. Johnson
Seconded by: Councillor B. Lewis

THAT the following Bills are hereby passed by Council;

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

- 2017-0035 A By-law to Appoint Moya Jane Leighton Treasurer for the Town of Halton Hills.
- 2017-0036 A By-law to Appoint John Linhardt Commissioner of Planning and Sustainability for the Town of Halton Hills.
- 2017-0037 A By-law to appoint Wendy O'Donnell as Deputy Treasurer for the Town of Halton Hills.
- 2017-0038 A By-law to amend By-law No. 2016-0048 for the appointment of Municipal Law Enforcement Officers for the purpose of enforcing the Town's Parking By-laws.
- 2017-0039 A By-law to grant a site-specific exception for the property with municipal address of 126 Rexway Drive, Georgetown, from Interim Control By-law 2016-0009.
- 2017-0040 REFERRED – Site Alteration

2017-0041 A By-law to adopt the proceedings of the Council meeting held on the 19th day of June 2017.

CARRIED

.20. ADJOURNMENT

Resolution No. 2017-0127

Moved by: Councillor M. Johnson

Seconded by: Councillor J. Fogal

That this meeting do now adjourn at 8:47 p.m.

CARRIED

_____MAYOR
Rick Bonnette

_____CLERK
Suzanne Jones

APPENDIX A



PUBLIC MEETING-2017-0003

340 Main Street North, Acton

Proposed Draft of Subdivision to permit the creation of three (3) industrial development blocks, a public road, stormwater management block and the restoration and enhancement of a wetland area

Minutes of the Public Meeting held on Monday, June 19, 2017 at 7:36 p.m., in the Council Chambers, Town of Halton Hills Civic Centre, 1 Halton Hills Drive, Halton Hills.

Councillor M. Johnson chaired the meeting.

Councillor M. Johnson 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 Municipal Board for a hearing. 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 Municipal Board. 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 Municipal Board, unless, in the opinion of the Board, 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.

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 applications by FPL Holdings (Halton Hills) Ltd. for a Draft Plan of Subdivision application to permit the creation of three (3) industrial development blocks, a public road, stormwater management block and the restoration and enhancement of a wetland area.

TOWN'S OPPORTUNITY

The Chair asked for the Town's representative, Tony Boutassis, Development Review Planner to come forward to explain the proposal.

T. Boutassis provided a summary of the proposed Industrial Draft Plan of Subdivision application submitted by FPL Holdings (Halton Hills) Ltd. for the property at 340 Main Street North in Acton. He noted that 340 Main Street North is located in the Acton Employment Area, generally located west of Main Street North; and, East of Highway 7 and the Goderich-Exeter Railway. It is a large, irregular shaped lot with an area of approximately 22.20 hectares (54.84 acres) and has 50 metres of frontage along Main St. N.

The Applicant is proposing to subdivide the property into 3 industrial development blocks, a public road, stormwater management block and a wetland area that would be preserved and enhanced.

The surrounding land uses are:

- To the North and West: Rural properties that contain agricultural operations and associated residences
- To the East: Employment / Industrial uses
- To the South: Railway and rural residential properties

Lot 1 is located on the far western portion of the site and is directly adjacent to the Railway, this lot will be serviced with a rail spur and a site plan has been submitted for development of the property.

Lot 2 is located to the east of Lot 1 and will also be serviced by the rail spur; and, may be further divided in the future depending on market conditions and interested tenants.

Lot 3 is located to the south of Street A and will contain the preserved and enhanced wetland.

In order for these industrial lots to be developed a Site Plan Application will be required for each of the lots. Detailed urban design elements including architectural design, landscaping, setbacks, fencing and screening will be evaluated at the Site Plan stage. Preliminary earthworks are currently ongoing on the site including the stripping of topsoil and preliminary grading through a Site Alteration Permit.

The subject lands are proposed to be accessed from Main St. N. by way of Street A, a public road to be constructed by the Applicant. Street A will have an approximate length of 630 metres and will be built utilizing a 26 metre right of way with a sidewalk included on the north side. A ROW Block known as Street B has also been included at the request of staff to preserve access to the industrial lands to the south when future development occurs.

Site Plan has been submitted by Canwel Building Materials Group Inc. for Lot 1 and is being reviewed in conjunction with the Draft Plan of Subdivision. It has been circulated to Town staff and external agencies for review and comment.

CanWel Building Materials Group is one of Canada's largest distributors of buildings materials, lumber and renovation products. The proposed building consists of mostly unheated warehouse space with only the office, service room and a small portion of the warehouse being heated.

The subject property is designated General Employment Area in the Town's OP and located in Acton's Employment / Industrial Area. The designation permits the development of industrial uses within wholly enclosed buildings and also permits accessory outdoor storage subject to specific policies outlined in Section D3.4 of the Official Plan.

The subject lands are zoned Employment One (EMP1), which permits a wide range of employment and industrial type uses including the proposed use.

The area covering a portion of Lot 3 is considered a Provincially Significant Wetland that was previously filled in. Through consultation with the CVC, the Applicant is proposing to enhance the feature with additional vegetation and the intent is that it would become a part of Block 3 and incorporate the required CVC development setbacks.

Staff will continue to work with the Applicant and External Agencies to satisfy concerns raised with respect to:

- Stormwater Management
- Natural Heritage
- Traffic & Transportation

To date Planning staff have received;

- 2 phone calls;
- 3 planning counter inquiries
- 2 letters outlining questions and concerns from an adjacent property owner

No objections have been received from any member of the public, however, Planning staff have responded to questions and concerns from members of the public regarding Access & Road, Grading & Drainage, Noise, Fencing & Screening and Tree Removal.

Any further comments or concerns received from the Public and comments received here tonight will be reviewed, addressed and included in the final Recommendation Report.

APPLICANT'S OPPORTUNITY

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

Bob Tremblay, Project Manager came forward representing the developer and CanWel. He noted that they had been waiting for a property such as this and that the property fits their needs perfectly.

Mr. Tremblay stated that he believes that they have addressed all of the concerns expressed so far and that they are interested in being good neighbours and will continue to work with Town staff regarding any further concerns.

PUBLIC'S OPPORTUNITY

The Chair asked if there were any persons in attendance that had questions, required further clarification or information or wished to present their views on the proposal.

No persons came forward.

FINAL COMMENT FROM STAFF

The Chair asked if Town Staff wished to provide further information prior to the conclusion of the meeting.

No further comments were made.

CONCLUSION OF MEETING

The Chair declared the Public Meeting closed. The Chair stated 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 notification of this proposal, please leave your name 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 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 July 19, 2017.

The meeting adjourned at 7:56 p.m.

_____MAYOR
Rick Bonnette

_____CLERK
Suzanne Jones