



\* Denotes Change From Council Agenda

## MINUTES

### COUNCIL MEETING

**MONDAY, OCTOBER 16, 2017**

The Town of Halton Hills Council met this 16<sup>th</sup> day of October, 2017, in the Council Chambers, Halton Hills Civic Centre, commencing at 5:00 p.m., with Mayor R. Bonnette in the Chair, and continued in Council Chambers at 6:32 p.m.

**MEMBERS PRESENT:** Mayor R. Bonnette, Councillors M. Albano, T. Brown, J. Fogal, J. Hurst, B. Inglis, M. Johnson, D. Kentner, A. Lawlor, B. Lewis, C. Somerville

**STAFF PRESENT:** (Open Session) A. B. Marshall, Chief Administrative Officer; Jane Diamanti, Commissioner of Corporate Services; W. Harris, Commissioner of Recreation and Parks; D. Kudo, Director of Engineering & Town Engineer; J. Linhardt, Commissioner of Planning and Sustainability; H. Olivieri, Deputy Chief; M. Leighton; Manager of Accounting and Treasurer; G. Cannon, Chief Librarian; R. Cockfield, Senior Policy & Intergovernmental Affairs Advisor ; T. Boutassis, Planner – Development Review; S. Howard, Manager of Recreation Services; M. Van Ravens, Manager of Transportation; H. Morris-Stokes, Acting Recreation Supervisor of Aquatics; A. Fuller, Manager of Communications; S. Burke, Manager of Planning Policy; M. Keller, Recreation Supervisor – Community Programs; D. Penrice, Economic Development Coordinator; 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; D. Kudo, Town Engineer; J. Linhardt, Commissioner of Planning and Sustainability; H. Olivieri, Deputy Chief; M. Leighton; Manager of Accounting and Treasurer; S. Jones, Clerk and Director of Legislative Services

**1. OPENING OF THE COUNCIL MEETING**

Mayor R. Bonnette called the meeting to order at 5:00 p.m. in the Council Chambers.

**2. CLOSED SESSION/CONFIDENTIAL REPORTS AND MEMORANDUMS FROM OFFICIALS**

Resolution No. 2017-0180

Moved by: Councillor D. Kentner

Seconded by: Councillor T. Brown

THAT the Council of the Town of Halton Hills meet in closed session in order to address the following matters:

- A. OFFICE OF THE CAO, REPORT NO. ADMIN-2017-0034 dated September 22, 2017 regarding the security of the property of the municipality or local board. (OMAFRA RED Agreement)

CARRIED

Council convened into Closed Session at 5:01 p.m.

**3. RECESS AT THE CALL OF THE CHAIR**

Mayor R. Bonnette called for a recess at 5:10 p.m.

**4. RECONVENE INTO OPEN SESSION**

Resolution No. 2017-0181

Moved by: Councillor B. Inglis

Seconded by: Councillor M. Johnson

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

CARRIED

**5. NATIONAL ANTHEM**

**6. ANNOUNCEMENTS**

A. Local Athlete Named to Canadian Delegation (Jordan Stott)

Mayor Bonnette announced that Jordan Stott, Lifesaving Sport athlete and member of the Halton Hills Lifeguard Club, is one of 10 Lifesaving Society Athletes named to the Canadian team for the 2017 European tour. Jordan earned her spot on the team through her success at the 2017 Canadian Pool Lifesaving Championships in Markham. Jordan finished that meet with an impressive first place finish in pentathlon, three second place finishes , and a third place finish in other challenge events.

As a member of the Canadian Delegation, Jordan will travel with her team to compete in the German Cup in Germany in November and the Orange Cup in the Netherlands in December. These events will serve as a training ground to introduce Jordan to internal competition in preparation for the 2018 World Lifesaving Championships, which will be held in Australia.

Jordan is a dedicated athlete who has trained with the Halton Hills Lifeguard Club since 2011. The club practices twice per week at the Georgetown Indoor Pool. Residents are encouraged to visit the Town's website at [www.haltonhills.ca](http://www.haltonhills.ca) for more information on how to get involved in the aquatics program.

Congratulations Jordan for being named to the Canadian delegation of the Lifesaving Championships.

B. National Trainer Status with the Lifesaving Society of Ontario (Heather Morris- Stokes)

Mayor Bonnette announced that the Town of Halton Hills is proud to recognize Heather Morris-Stokes, Acting Recreation Supervisor of Aquatics, for earning the National Trainer status with the Lifesaving Society of Ontario. National Trainers teach, evaluate and certify Lifesaving Society Trainer candidates in accordance with the policies, procedures and standards of the Society's leadership system and the Volunteer Code of Conduct. National Trainers are also expected to act as a leadership resource and provide leadership training to various regions of Ontario. Applicants were chosen based on achieving a high score in an interview, practical training activity and advanced qualifications.

National Trainers must possess in-depth knowledge of Lifesaving Society curriculum, have an expert grasp of the Society's leadership training system, and demonstrate a comprehensive knowledge of the organization and how it pursues its

drowning prevention mission. Through her energy, enthusiasm, and commitment to aquatic leadership, safety and drowning prevention, Heather has trained and actively mentored hundreds of candidates through the process towards successful appointment as advanced aquatic leaders across the Province.

We wish to congratulate Heather on this outstanding accomplishment and extend our thanks to her for her commitment and leadership to aquatic leadership and drowning prevention within our community.

For more information about Town of Halton Hills aquatic programming and advanced leadership visit our website at [www.haltonhills.ca](http://www.haltonhills.ca).

C. Bike Challenge

Councillor J. Fogal announced that the Halton Hills Bike Challenge finished on October 2, 2017 achieving and surpassing the goal of 416,000 km. There were 2,174 participants that logged the kilometres necessary to cross Canada, as a result of this achievement \$45,000 will be donated to the Georgetown Hospital Foundation. The cheque presentation will be taking place at Ollie's Cycle and Ski Shop on October 18, the sponsors will be on hand and there will be cake, all are welcome to attend.

D. Wenjiang Festival

Mayor R. Bonnette announced that from October 23 through 28, our community will welcome delegates from our Sister City, Wenjiang, China in a week-long festival of culture and camaraderie. Halton Hills residents will have a unique opportunity to experience Chinese culture through a variety of special events designed to showcase Wenjiang at its most vibrant. The Wenjiang Festival will include activities for Halton Hills residents and visitors of all ages.

This event will highlight Wenjiang's culture, arts and cuisine including:

- A performing arts showcase featuring folk dance and Sichuan Opera
- An exhibition of Wenjiang art including calligraphy, painting and photography
- Workshops and demonstrations of calligraphy and traditional Chinese painting
- Sichuan cooking demonstrations and classes
- Activities presented by the regional Chinese Canadian community
- A full day hockey event organized by the The Georgetown Hockey Heritage Council featuring exhibition games with players from China and Halton Hills as part of the Georgetown Hockey Celebrations.

I am particularly pleased to welcome citizens to the Festival. Since June of 2016, we have enjoyed a productive partnership with Wenjiang. We are very excited to welcome these delegations to our Town and happy to have the opportunity for our citizens to experience the rich culture of our Sister City. Fall will be at its most beautiful; it's a perfect time to share Halton Hills' special brand of warmth.

Thank you to our festival sponsors:

- TransCanada
- Halton Hills Community Energy Corporation
- The Club at North Halton
- CPI
- Grant Thornton
- Real Canadian Superstore
- Stone Edge Estate

For more information visit our website at [www.haltonhills.ca](http://www.haltonhills.ca)

E. Hockey Day in Halton Hills

Councillor D. Kentner announced that on Saturday October 28, the Hockey Community is gathering at Mold-Masters SportsPlex to celebrate the Heritage of our local Hockey Community.

Starting at 7:00 AM, there will be a series of 10 special games played on Alcott Ice Pad. The Halton Hills Thunder Minor Hockey Association, the North Halton Twisters Girls Hockey Association have scheduled both House League and Rep Games to showcase our sport at youth levels

Each game is special and carefully chosen, but these are different from normal:

- 11:30 AM – The Chengdu Spike Atom team from China will play
- 3:30 PM – The North American Chinese Hockey Association PeeWee team will play.
- 5:05 PM – The Georgetown Raiders Old Timers will host the Niagara District Scorecards “A salute to the 35<sup>th</sup>” Anniversary of Raiders 1982 Canadian Championship
- 7:30 PM – Georgetown Jr ‘A’ Raiders host Wellington Jr ‘A’ Dukes.

Admission for the entire day inclusive of all games is \$10. Tickets are available at the Lotto Booth at the Georgetown Market Place.

The Georgetown Hockey Heritage Council thanks all our Partners (particularly the Jr. A. Raiders) and sponsors and hopes you will come out to see and enjoy a “Great Day of Hockey Celebrations”.

**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.

Councillor J. Hurst declared a pecuniary/conflict of interest with respect to Item No. 2A (Confidential Report No. ADMIN-02017-0034) of the Agenda as he owns property within the Acton BIA. He did not partake in any discussions or voting on this matter and was not present during Closed Session.

Councillor J. Hurst declared a pecuniary/conflict of interest with respect to Item No. 11.2A (Presentation by S. Howard regarding Youth Services Update) and Item No. 11.3B (Report No. RP-2017-0023) of the Agenda as he is land owner for the Off the Wall Youth Centre in Acton. He did not partake in any discussions or voting on this matter.

**9. COUNCIL DELEGATIONS/PRESENTATIONS**

NIL

**10. REPORTS AND RECOMMENDATIONS FORWARDED FROM THE PREVIOUS GENERAL COMMITTEE MEETING OF SEPTEMBER 25, 2017.**

NIL

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

Resolution No. 2017-0182

Moved by: Councillor M. Johnson

Seconded by: Councillor J. Fogal

THAT the following minutes are hereby approved:

- A. Minutes of the Special Council Meeting held on September 19, 2017.
- B. Minutes of the Council Meeting held on September 25, 2017.
- C. Public Meeting Minutes (2017-0005) held on September 25, 2017.
- D. Confidential Minutes of the Special Council Meeting held on September 19, 2017.
- E. Confidential Minutes of the Council Meeting held on September 25, 2017.

CARRIED

## 11. GENERAL COMMITTEE

### Resolution No. 2017-0183

Moved by: Councillor M. Johnson

Seconded by: Councillor B. Lewis

THAT Council do now convene into General Committee.

CARRIED

**Councillor C. Somerville assumed the role of Presiding Officer.**

### 11.1 Public Meetings / Hearings

7:15 PM	Public Meeting	Proposed Draft Plan of Subdivision for 10862 Steeles Avenue East (Esquesing).
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(Refer to Item No. 11.3A of these Minutes, Report No. PLS-2017-0017)

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

### 11.2 Delegations/Presentations regarding items in General Committee

- A. Samantha Howard, Manager of Recreation Services Presentation to General Committee regarding Youth Services Update.

(Refer to Item No. 11.3B of these Minutes, Report No. RP-2017-0023)

(PowerPoint on file in the Clerks Office)

Warren Harris, Commissioner of Recreation and Parks introduced Samantha Howard, Manager of Recreation Services and noted that Alex Sarchuk and John Versluis of Halton Region send their regrets.

S. Howard provided General Committee with an overview of the Youth Services Network and the emerging integrated service delivery model for youth services that is being adapted in Halton Hills to address the needs of Halton Hills youth.

S. Howard noted that back in 2016 when the network formed it was a small group but the group has grown and strengthened and they are creating an inventory of services and service gaps to better address the needs of youth in Halton Hills.

### **11.3 Municipal Officers Reports and Memorandums Considered by General Committee**

\* Denotes Change from Municipal Officers Report Recommendation

- A. PLANNING & SUSTAINABILITY, REPORT NO. PLS-2017-0017 dated September 20, 2017 regarding Public Meeting Report – Proposed Draft Plan of Subdivision for 10862 Steeles Avenue East (Esquesing). Applicant: North American (Halton Hills) Development Corporation.

Recommendation No. GC-2017-0060

THAT Report No. PLS-2017-0017, dated September 20, 2017, with respect to the Public Meeting for the “Proposed Draft Plan of Subdivision to permit the creation of three (3) commercial development blocks, a public road, and a stormwater management block, File No. D12SUB17.002, submitted by North American (Halton Hills) Development Corporation, for the lands legally known as Concession 5, Part of Lot 15, Town of Halton Hills, Regional Municipality of Halton, municipally known as 10862 Steeles Avenue East (Esquesing)”, 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. RECREATION & PARKS, REPORT NO. RP-2017-0023 dated September 5, 2017 regarding Youth Services Update.

Recommendation No. GC-2017-0061

THAT Report No. R&P-2017-0023 dated September 5, 2017 regarding Youth Services Update be received;

AND FURTHER THAT the funding request of \$75 000 for a one year extension of Open Door (Georgetown) and Off The Wall (Acton) Youth Centres be referred to Budget Committee as part of the 2018 Operating Budget review;



AND FURTHER THAT staff be directed to report back on future updates from the Youth Services Network to advise of further changes in the provision of youth services in Halton Hills.

CARRIED

- C. TRANSPORTATION & PUBLIC WORKS, REPORT NO. TPW-2017-0008 dated October 2, 2017 regarding Halton Hills Drive and Area Development – Design Cost Sharing Agreement.

Recommendation No. GC-2017-0062

THAT Council Report No. TPW-2017-0008, dated October 2, 2017, regarding Halton Hills Drive and Area Development – Design Cost Sharing Agreement, be received;

AND FURTHER THAT Council authorizes staff to develop a cost sharing agreement so that Worthington Homes (Humberstone) Inc., 2 Autumn Circle, Limehouse, Ontario, L0P 1H0, can design and construct Halton Hills Drive and associated infrastructure on the Town's behalf;

AND FURTHER THAT the Manager of Purchasing be authorized to issue a single source purchase order to Worthington Homes (Humberstone) Inc., 2 Autumn Circle, Limehouse, Ontario, L0P 1H0, for engineering design services for Halton Hills Drive to an upset limit of \$155,000.00 plus HST, per the rationale outlined in Report No. TPW-2017-0008;

AND FURTHER THAT staff reports back to Council with the final construction costs for Halton Hills Drive and cost sharing agreement for authorization.

CARRIED

- D. PLANNING & SUSTAINABILITY, REPORT NO. PLS-2017-0021 dated September 29, 2017 regarding Intensification Opportunities Study Update – Award of Contract.

Recommendation No. GC-2017-0063

THAT Report No. PLS-2017-0021 dated September 29, 2017 regarding the Intensification Opportunities Study - Award of Contract be received;

AND FURTHER THAT Council approve the award of the Request for Proposal for Phase Two of the Intensification Opportunities Study Update to SvN Architects + Planners Inc., 110 Adelaide Street E., 44th Floor, Toronto, ON M5C 1K9;

AND FURTHER THAT the Manager of Purchasing be authorized to issue a Purchase Order to SvN Architects + Planners Inc., 110 Adelaide Street E., 44<sup>th</sup> Floor, Toronto, ON M5C 1K9 in the amount of \$72,383.00 plus HST for consulting services for the Intensification Opportunities Study as per Request for Proposal #P-102-17.

CARRIED

- E. OFFICE OF THE CAO, MEMORANDUM NO. MEM-ADMIN-2017-0012 dated September 29, 2017 regarding Amendments to By-law No. 2014-0036 A By-law Establishing and Amending Retention Periods of Corporate Records.

Recommendation No. GC-2017-0064

THAT MEMORANDUM NO. MEM-ADMIN-2017-0012 dated September 29, 2017 regarding Amendments to By-law No. 2014-0036 A By-law Establishing and Amending Retention Periods of Corporate Records be received for information.

CARRIED

**11.4 Adjourn back into Council**

Recommendation No. GC-2017-0065

THAT General Committee do now reconvene into Council.

CARRIED

**12. REPORTS AND RECOMMENDATIONS FORWARDED FROM GENERAL COMMITTEE FOR APPROVAL**

- A. Resolution No. 2017-0184

Moved by: Councillor B. Inglis  
Seconded by: Councillor D. Kentner

THAT the following recommendations from the October 16, 2017 General Committee Meeting are hereby adopted:

GC-2017-0060, GC-2017-0061  
GC-2017-0062, GC-2017-0063  
Gc-2017-0064

CARRIED

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

Resolution No. 2017-0185

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

THAT the following items are hereby approved:

- A. Report of the Community Affairs Committee Meeting held on October 2, 2017.
- B. Report of the Corporate Affairs Committee Meeting held on October 3, 2017.
- C. Report of the Fire Services and Emergency Planning Committee Meeting held on October 5, 2017.
- D. Confidential Minutes of the Community Affairs Committee Meeting held on October 2, 2017.

CARRIED

**14. RECEIPT OF MINUTES OF ADVISORY/SPECIAL COMMITTEES**

Resolution No. 2017-0186

Moved by: Councillor M. Albano  
Seconded by: Councillor T. Brown

THAT the following minutes are hereby received for information:

- A. Minutes of the Heritage Halton Hills Committee meeting held on September 20, 2017.
- B. Minutes of the Halton Hills Accessibility Advisory Committee meeting held on September 27, 2017.
- C. Minutes of the Halton Hills Public Library Board meeting held on September 13, 2017.
- D. Minutes of the Committee of Adjustment meeting held on August 2, 2017.

CARRIED

**15. PETITIONS/COMMUNICATIONS/MOTIONS**

- A. OGRA Nomination Endorsement for Councillor Bryan Lewis

Resolution No. 2017-0187

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

THAT Council for the Town of Halton Hills endorses the nomination of Bryan Lewis, Councillor Ward 2, for the position of South Central Zone Representative to the OGRA Board of Directors.

CARRIED

- B. Petition from the Citizens of Norval regarding Traffic & Truck Issues in Norval

Resolution No. 2017-0188

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

THAT the Council of the Town of Halton Hills formally receive the petition dated September 26, 2017 submitted by P.O.I.N.T (Protect Our Interest in Norval for Tomorrow) with 102 signatures.

CARRIED

**16. ADVANCE NOTICE OF MOTION**

**17. MOTION TO RECEIVE AND FILE GENERAL INFORMATION PACKAGE**

Resolution No. 2017-0189

Moved by: Councillor D. Kentner  
Seconded by: Councillor A. Lawlor

THAT the General Information Package dated October 16, 2017 be received.

CARRIED

**18. RECONVENE INTO CLOSED MEETING**

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

2A

OFFICE OF THE CAO, REPORT NO. ADMIN-2017-0034 dated September 22, 2017 regarding the security of the property of the municipality or local board. (OMAFRA RED Agreement)

Resolution No. 2017-0190

Moved by: Councillor M. Albano  
Seconded by: Councillor T. Brown

THAT Confidential Report No. ADMIN-2017-0034 dated September 22, 2017 regarding the security of the property of the municipality or local board (OMAFRA RED Agreement) be received;

AND FURTHER THAT staff carry out Councils direction on this matter.

CARRIED

**19. CONSIDERATION OF BY-LAWS**

Resolution No. 2017-0191

Moved by: Councillor M. Albano  
Seconded by: Councillor D. Kentner

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.

2017-0059 A By-law to authorize the Mayor and Clerk to enter into a Rural Economic Development (RED) Agreement with the Ontario Ministry of Agriculture and Rural Affairs.

2017-0060 A By-law to amend By-law No. 2014-0036 a By-law to delegate the authority for establishing and amending retention periods of corporate records to the Town Clerk.

2017-0061 A By-law to authorize the Purchasing Policy for the Town of Halton Hills.

2017-0062 A By-law to adopt the proceedings of the Council meeting held on the 16<sup>th</sup> day of October 2017.

CARRIED

**20. ADJOURNMENT**

Resolution No. 2017-0192

Moved by: Councillor D. Kentner  
Seconded by: Councillor B. Lewis

That this meeting do now adjourn at 8:08 p.m.

CARRIED

\_\_\_\_\_  
Rick Bonnette

MAYOR

\_\_\_\_\_  
Suzanne Jones

CLERK

**APPENDIX A**



**PUBLIC MEETING-2017-0006**

**10862 Steeles Avenue East - North American (Halton Hills)  
Development Corporation**

Minutes of the Public Meeting held on Monday, October 16, 2017 at 7:43 p.m., in the Council Chambers, Town of Halton Hills Civic Centre, 1 Halton Hills Drive, Halton Hills.

Councillor C. Somerville chaired the meeting.

Councillor C. Somerville 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 and 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 North American (Halton Hills) Development Corporation for a Draft Plan of Subdivision application to permit the creation of three (3) commercial development blocks, a public road, and a stormwater management block.

## **TOWN'S OPPORTUNITY**

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

T. Boutassis provided a summary of the proposed Commercial Draft Plan of Subdivision application submitted by North American (Halton Hills) Development Corporation for the property at 10862 Steeles Ave. E. in the Premier Gateway Employment Area. He noted that property is generally located on the south side of Steeles Ave. E., North of Highway 401 and, East of James Snow Parkway and is an irregular shape of approximately 14.65 hectares with approximately 300 metres of frontage onto Steeles Avenue.

The surrounding land uses are industrial & warehouses, vacant future employment lands, vacant lands owned by the Provincial Government and a range of major commercial and industrial type uses and Highway 401 and associated Exit Ramp 324.

The Applicant is proposing to subdivide the property into 3 commercial development blocks, a public road, and a stormwater management block. Block 1 is a vacant portion of land located on the northwest part of the site and is directly adjacent to Steeles Ave. E. Block 2 is a vacant portion of land located on the southwest part of the site and is directly south of Block 1. Blocks 1 & 2 will be created for future commercial development and will require Site Plan Approval to facilitate any development on site. Block 3 currently contains the existing Truck Town Terminals, which offers truck parking and repair operations. Block 4 is proposed to house the Stormwater Management Pond Expansion to service the development.

The existing facility to the east of the subject lands was constructed to service the commercial and industrial development fronting onto Brownridge Rd. but must be expanded to capture the additional stormwater run-off from the subject lands. A small sliver of land, known as Block 5, is being conveyed to the MTO for the Highway 401 widening.

The subject lands are proposed to be accessed from Steeles Ave. E. by way of Street 'A', a public road to be constructed by the Applicant. Street 'A' will have an approximate length of 180 metres and will be built utilizing a standard 26 metre right of way terminating in a cul-de-sac

The Applicant has also proposed two right-in right-out access points located at the easterly and westerly limits of the site's frontage along Steeles Ave. E., which are currently being reviewed by Town and External Agency staff.



The subject property is designated Gateway Area in the Town's OP and located in the Premier Gateway Employment Area. The Gateway Area designation permits a number of commercial and industrial type uses including: Full Service Hotels, Retail commercial uses, banks and financial institutions, research and development facilities, business and professional offices, theatres and cinemas, and uses that legally existed at the date of adoption of this Plan. Within this Gateway Area designation, there is a landlocked sub-area defined as Special Policy Area 1 that permits the parking and/or storing of tractor-trailers on the property. The site is zoned 401 Corridor Gateway Special Holding (H)(GS-1) which also permits a wide range of commercial and employment type uses.

Through implementing Zoning By-law 2008-0133 a Holding Provision was established on the property that can only be lifted when servicing allocation, phasing, Site Plan Approval, and Traffic Impact Study have been confirmed and approved. The implementing Zoning By-law also places restrictions on the maximum gross retail floor area of specific uses on the property as a whole. Restrictions are in place for home improvement retail warehouses, garden centres, and retail stores.

Agencies commented on concerns regarding stormwater management, traffic and transportation and servicing. At this point in time staff have received one request for general information on the types of uses contemplated for the site. Next steps are awaiting public comments, awaiting 2<sup>nd</sup> submission from applicant, working through the identified issues and a final report to Council on the disposition of this matter.

### **APPLICANT'S OPPORTUNITY**

The Chair called on the applicant to provide further information and details on the proposal. A planner MHBC came forward and stated that MHBC and their team of consultants were in support of the report and presentation and are available to answer any questions.

### **PUBLIC'S OPPORTUNITY**

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

No persons came forward.

### **FINAL COMMENT FROM STAFF**

The Chair asked if Town Staff wished to provide any further information prior to the conclusion of the meeting. T Boutassis stated that he would be available in the lobby after the meeting to answer questions or take down peoples contact information that wish to be kept up to date on the application.

**CONCLUSION OF MEETING**

The Chair declared this 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 November 16, 2017.

The meeting adjourned at 7:57 p.m.

\_\_\_\_\_  
Rick Bonnette

MAYOR

\_\_\_\_\_  
Suzanne Jones

CLERK