



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.