

PM-2023-009

May 29, 2023

Premier Gateway Phase 2B Employment Area Secondary Plan Project

Minutes of the Public Meeting held on Monday, May 29, 2023 at 6:22 p.m., in the Council Chambers, Town of Halton Hills and Via Zoom.

Mayor A. Lawlor chaired the meeting.

Mayor A. Lawlor 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 Official Plan Amendment pertaining to the Premier Gateway Phase 2B Employment Area Secondary Plan. 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 Land 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 Ontario Land 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 Ontario Land 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:

- Melissa Ricci, Senior Policy Planner, will provide an overview of the Premier Gateway Phase 2B Employment Area Secondary Plan Project.
- Then, Lorelei Jones, Principal at Macaulay Shiomi Howson Ltd (MSH) (the consultant for the Study), will go over the draft Secondary Plan and Urban Design Guidelines.
- Next, the public will have the opportunity to obtain clarification, ask questions, and express their views on the proposed Amendments.

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.

M. Ricci, Senior Policy Planner at Town of Halton Hills and L. Jones, Principal at Macaulay Shiomi Howson Ltd. provided a presentation on Premier Gateway Phase 2B Draft Secondary Plan.

(Presentation on file with the Clerks Office.)

PUBLIC'S OPPORTUNITY

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

The following members of the public came forward:

Bill Tam, KLM Planning Partners Inc.

B. Tam noted that he represents Crownvetch Development Inc, owners of the land at the northwest quadrant of Steeles Avenue West and Winston Churchill Boulevard. B. Tam raised concerns regarding the location and sizing of the storm ponds and the access out to Steeles Avenue. B. Tam has also submitted a letter to Town staff prior to the meeting.

Pryia Sidhu, 8218 Tenth Line, North

P. Sidhu asked for clarification on the uses that are permitted in the area (commercial versus residential).

Steven Pham, Weston Consulting

S. Pham noted that he represents the owner of Part Lot 1 Concession 9. S. Pham advised that they are happy with the land use designation and are supportive of the draft policies. S. Pham has also submitted a letter to Town staff prior to the meeting.

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.

Staff had no further comment.

CONCLUSION OF MEETING

The Chair declared the Public Meeting closed. Council will take no action on the proposed Official Plan Amendment 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, Melissa Ricci, following the meeting.

The meeting adjourned at 6:59 p.m.

Ann Lawlor

MAYOR

Valerie Petryniak

TOWN CLERK