

ATTACHMENT 3

Excerpt of Committee of the Whole Minutes – April 11, 2022

Public Meeting

Chair Martin declared the Public Meeting to be open.

DS13-2022: Development Services Information Report – Official Plan Amendment Application 2/2022 and Zone Change Application 5/2022 – 39A Holdings Ltd.

Council discussed zoning history of the property, requirement of peer-reviewed reports, specificity of the application, nature of the business of the property, potential for a formalized trail to Bolender Park, landfill history of the site, and reasons asphalt is not permitted.

Consultants Amanda Stellings and Hugh Handy with GSP Group provided Council with an overview of the application on behalf of her client and outlined:

- Site Context;
- Site History;
- Proposed Development;
- Official Plan Amendment;
- Zoning By-law Amendment;
- Technical Studies in Support; and
- Concerns to date.

Council discussed converting open space to industrial use, plans for replanting trees, inventory of trees on the property, buffer on the east end, fencing plans for the property, Township Tree Replacement policy, and dust prevention options.

Registered Participant Cheryl Fisher, resident of Elmira, expressed concerns including the buffer zone to the south and noted her desire to see significant greenery in this space. Ms. Fisher also noted concerns regarding site specificity and spoke in favour of the installation of an easement trail.

Mr. Vink spoke to the site specificity of the application and noted other future uses would need to go through a similar process. Mr. Vink also spoke to additional tree planting through the site plan process in the buffer zone on the south side of the parcel.

Registered Participant Anne Kendall, resident of Elmira, noted the neighbourhood she lives in and expressed her concerns with being surrounded by industrial properties. Ms. Kendall also noted concerns of noise, light, and air pollution that would be increased with approval of this application, impacts on road infrastructure, environmental impacts, and increased truck traffic.

Mr. Handy estimated the parking spaces in the application to be approximately one hundred spaces.

Registered Participant Barry Glofcheskie, resident of Elmira, noted his neighbourhood in Elmira and echoed concerns of idling trucks, increased traffic, and increased pollution resulting from approval of the application. Mr. Glofcheskie noted further concerns regarding the minimal size of the buffer and the removal of the open space.

Council discussed the necessity of a traffic study for the application, types of storage permitted, and special requirements of open spaces.

Clerk Jeff Smith stated that there were no further unregistered participants in the meeting.

There being no further speakers, Chair Martin declared the Public Meeting to be closed.