



Minutes of the Town of Erin Special Council Meeting

July 13, 2015

7:00 p.m.

Municipal Council Chamber

PRESENT:

Allan Alls	Mayor
John Brennan	Councillor
Matt Sammut	Councillor
Jeff Duncan	Councillor

ABSENT: Rob Smith Councillor

STAFF PRESENT: Kathryn Ironmonger CAO/Town Manager
Dina Lundy Clerk

1. Call to Order

Mayor Alls called the meeting to order, and announced that this is a Public Meeting as required by the Ontario Planning Act to deal with planning matters regarding land development in the Province of Ontario.

If a person or public body that files an appeal of a decision of the Town of Erin in respect to a proposed Official Plan, Zoning By-Law Amendment and/or a Plan of Subdivision or Condominium does not make oral submission at a public meeting or make written submission to the Town of Erin before the proposed Official Plan Amendment, Zoning By-law Amendment and/or Plan of Subdivision or Condominium is adopted or refused, then the Ontario Municipal Board may dismiss all or part of the appeal.

Council requests that anyone wishing to provide comments or concerns to Town Council and/or staff do so in written form to ensure that the message is provided effectively and accurately and to record their interest in the matter and to request a notice of decision of the matter.

This meeting is to provide information for Council, exchange views, generate input etc. Council has not taken a position on the matter; Council's decision will come after full consideration of input from the meeting, submissions from the public and comments from agencies.

Mayor Alls introduced Council members and staff.

2. Declaration of Pecuniary Interest

None.

3. Topics for Discussion

3.1 Public Meeting - Zoning By-law Amendment - D14 Z15-03 - Sanderson

Aldo Salis, Manager of Development and Planning, County of Wellington

Mr. Salis gave a brief overview of the application before Council. The zoning by-law amendment is required to allow for the establishment of a recycling drop-off and distribution facility. Goods and materials collected will be of a dry nature. The activities on the property would be restricted to the interior of the existing buildings and to the rear of those buildings where bins will be used to store goods on a temporary basis. No new buildings or structures are proposed. There will be no crushing or processing equipment on the property: only a forklift and tractor for property maintenance. Vehicle traffic will be generated by public drop-off goods for recycling and when collection bins are removed/returned to the site by truck. No significant changes are proposed.

The subject land is currently zoned Highway Commercial and other C2 uses currently permitted would remain for this property. The uses of land permitted within areas designated Highway Commercial are generally those that cater to the travelling public or uses not considered compatible within the downtown area.

The property is within the CVC regulated area, and the CVC has no concerns with the application.

Mayor Alls asked the applicant to further explain the reasons for and purpose of the proposed amendment.

John Cox, JL Cox Planning, Agent for the Applicant

Mr. Cox further explained the application, giving background of prior uses of the property and highlighting the limited uses now available due to contamination issues which are further complicated by the impacts of being within the flood plain of the west credit. The scope of the proposed business does not fit into the definition of a salvage yard in the zoning by-law, and as such the applicant is requesting a new definition be added that reflects the proposed use. All activity proposed will occur behind the two buildings, material will be stored in bins and hauled off-site. No processing will occur at the site. Access to the rear of the property will be controlled and secured during off hours.

Mayor Alls invited the public to speak.

Deb Callaghan, 37 Erindale Drive

- by-law prohibits a recycling yard
- this use should be carefully considered before making a decision
- the property on Thompson Crescent is non-compliant
- the size and volume of trucks needs to be clarified
- there will be excessive noise from the forklift, bins, and trucks
- need to keep these businesses in the correct zone (industrial)

Pauline Follett, 13 Erin Heights Drive

- concur with the previous speaker
- a concrete barrier is not esthetically pleasing
- the Thompson Crescent property has not been maintained
- not in agreement with the rezoning of this property

John Zanatta, 70 Charmain Rd, Woodbridge (Represents - Erin Commercial Plaza - 9 Main Street)

- opposed to the amendment
- this is an industrial enterprise, not a commercial one
- can lead to an increase in less desirable development in the area
- not in keeping with the downtown core
- there are viable businesses nearby that will be adversely affected
- garbage will be dumped
- increased noise
- odour - due to residual substances on the metals
- the use does not speak to the best use for the property

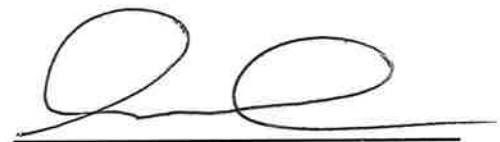
Mayor Alls thanked all those attending and advised that Council will consider all input prior to making a decision on the matter.

Aldo Salis advised that interested parties should contact the Town and County in writing with their concerns. A report will likely come before Council at the next regular meeting.

Upon a decision by Council, notice will be provided to all persons requesting notice and to all owners within 120m of the site.

4. **Adjournment**

The meeting was adjourned at 7:35pm.



Mayor



Clerk