

**Results of Public Meeting  
OZS-2020-0002**

**Members Present via Electronic Participation:**

Regional Councillor M. Medeiros – Wards 3 and 4 (Chair)  
Regional Councillor P. Fortini – Wards 7 and 8 (Vice-Chair)  
Regional Councillor P. Vicente – Wards 1 and 5  
Regional Councillor R. Santos – Wards 1 and 5  
Regional Councillor M. Palleschi – Wards 2 and 6  
Regional Councillor G. Dhillon – Wards 9 and 10 (joined the meeting at 7:08 p.m. – personal)  
City Councillor D. Whillans – Wards 2 and 6  
City Councillor J. Bowman – Wards 3 and 4  
City Councillor C. Williams – Wards 7 and 8 (joined the meeting at 7:30PM)  
City Councillor H. Singh – Wards 9 and 10

**Members Absent:** nil

**Staff Present:**

D. Barrick, Chief Administrative Officer  
**Planning and Economic Development:**  
R. Forward, Commissioner  
A. Parsons, Director, Development Services  
R. Conrad, Director of Building, and Chief Building Official  
E. Corazzola, Manager, Zoning and Sign By-law Services  
D. VanderBerg, Manager, Development Services  
D. Balasal, Policy Planner  
N. Rea, Policy Planner  
S. Dykstra, Development Planner  
H. Katyal, Development Planner  
C. Owusu-Gyimah, Development Planner  
**City Clerk's Office:**  
P. Fay, City Clerk  
C. Gravlev, Deputy City Clerk  
S. Danton, Legislative Coordinator

A meeting of the Planning and Development Services Committee was held on Monday, June 22, 2020 virtually via livestream. This was a Statutory Public Meeting for this application. Notice of this meeting was sent to property owners within 240 metres of the subject land in accordance with the Planning Act and City Council Procedures.

Note: In consideration of the current COVID-19 public health orders prohibiting public gatherings of more than 5 people and requirements for physical distancing between

persons, in-person attendance at this Committee of Council meeting was limited to Members of Council and essential City staff only. Physical distancing was maintained in Council Chambers at all times during the meeting.

The meeting was called to order at 7:03 p.m., and adjourned at 10:12 p.m.

There were no members of the public who had pre-registered delegations for this meeting.

The following issues were raised by the Public through correspondence received for this application:

#### Site-Generated Traffic

##### *Issue:*

Deerhurst Drive is already experiencing high volumes of traffic due to existing businesses (that all require use of large dump trucks) being located in close proximity on Wentworth Court.

##### *Response:*

The submitted Traffic Study indicates that under existing conditions during the weekday AM peak hour, all movements are operating at a good level of service. Under future total traffic conditions, the intersection will continue to operate at an acceptable level of service.

Additionally, the proposed Ready-Mix Concrete Batching Plant is a small-scale plant operation with limited hours of operation. As a result, a limited number of trucks are expected to access the future site, ranging from 10 aggregate trucks and approximately 15 cement trucks. As studied in the Traffic Brief by reviewing the traffic generated by the adjacent batching plant, this traffic generated is much less.

##### *Issue:*

Trucks associated with existing businesses (ie. Gravel and Concrete) as well as garbage trucks cause safety issues, especially during Construction Season. Wentworth Court is not wide enough for passing vehicles and is a hazard for small vehicles to pass.

#### Roadway Capacity and Queuing

##### *Response:*

The Traffic Brief submitted by the applicant found that the site access and the driveway of the proposed development will operate well in future conditions with no roadway improvements required.

A Capacity and Queuing Analysis was done as a part of the Traffic Brief submitted by the applicant to understand if the queues would exceed the roadway length. The analysis found that during the weekday AM and PM peak hours, vehicular movements operated at an acceptable level of service with the highest delays ranging from 12-15 seconds. Future traffic conditions are expected to continue operating at an acceptable level of service.

### Incompatible Land Uses

#### *Issue:*

There is a school located at Wentworth Court and Deerhurst Drive which will be impacted by increased truck traffic and higher risk for school children.

#### *Response:*

All of the properties fronting on Wentworth Court as well as at the intersection of Wentworth Court and Deerhurst Drive are zoned Industrial (M3) Section 1565 which provides for industrial uses and limited non-industrial uses including commercial, technical, or recreational schools.

Private schools are not a permitted use in the Industrial (M3) Section 1565 zoning designation. Any applications to permit a school use would go through the planning approvals process including public notice.

There is currently an active case at the Local Planning Appeal Tribunal (Case File: PL190466) regarding the school referred to in the comments. A Minor Variance application (A19-045) was filed with the City to permit a place of worship and an accessory private school for a temporary period of five years amongst other minor variances. At the time of application in 2019, as stated in Staff's report for the Committee of Adjustment, the proposed place of worship and the accessory private school had existed on the property for more than 10 years without municipal approval.

It is noted that City Staff had recommended refusal because it did not meet the tests of a minor variance. The application was later approved by the Committee of Adjustment subject to the fulfillment of certain conditions. Two industrial property owners located near the site then appealed this decision to the LPAT. The reason for the appeal is that heavy industrial uses are required to be located within a specific distance and setback from sensitive land uses to be compliant with municipal and provincial policy. A place of worship and an accessory private school are considered sensitive land uses. A hearing is scheduled for September 30, 2020.

#### *Issue:*

There are large amounts of dirt left on the road by the trucks driven on the road.

*Response:*

This is not an issue related to the planning and development of this site. By-law enforcement division is to be informed when this occurs so that officers may be dispatched to investigate. The proposed concrete batching plant is not expected to operate all seasons and is therefore not expected to exacerbate the existing situation.