

COUNCIL HIGHLIGHTS

Town of Bradford West Gwillimbury Council Meeting – May 7, 2019

Bradford hotel plan takes another step towards reality

Council approved an agreement aimed at bringing a hotel to Bradford as quickly as possible.

Bradford Shopping Centres Inc. (SmartCentres) is in the process of severing a portion of their land at Sideroad 10 just north of Holland Street West in order to sell it to the Bradford Hospitality Group, which intends to build a hotel on the land.

Council supported both parties' request for a Development Charge (DC) Deferral Agreement so that the DCs would be paid by the new property owner instead of the seller. DCs are normally payable in two instalments – one at the time of severance and one when the building permit is issued. Under the deferral agreement, DCs will be paid in three installments – the first at occupancy and the balance paid one and two years following occupancy.

Electric vehicle charging stations could be coming to BWG parking lots

The Town has expressed interest in bringing electric vehicle charging stations to municipal parking lots following a proposal from Baseload Power Corp. (BPC), a North York company that aims to develop a network of EV charging stations across areas including Simcoe County.

BPC approached the Town with an unsolicited proposal to install, manage and maintain Level 3 fast-charging electric vehicle infrastructure on municipal property. BPC would bear all of the costs – with support from a federal grant – and the Town would receive a percentage of any revenue generated.

BPC first needs to secure the government funding, so to support their grant application, the Town will sign a memorandum of understanding indicating interest in partnering on the project. If the grant application is successful, BPC and the Town would negotiate an agreement. If the final terms of the agreement cannot be successfully negotiated, both parties walk away with no further obligations.

Statutory Public Meeting

The *Planning Act* requires the Town to hold a Public Information Meeting to consider any application for amendments to the Official Plan or Zoning By-laws and Plans of Subdivision. The purpose of the meeting is introduce the proposal to the public, share information, invite questions and seek feedback.

At the May 7 Council meeting, a Public Meeting was held regarding an application for Draft Plan of Subdivision approval from KLM Planning Partners Inc. on behalf of Bradford East Development Inc. The application is to facilitate the development of a public road with 29 townhouses on land located on the north side of Jonkman Blvd., east of Simcoe Rd.

If any member of the public would like to share a comment or receive notice of future council meetings where these applications will be considered, please send an email to: planninginfo@townofbwg.com

Council approved all Committee of the Whole decisions from April 16, 2019.

Committee of the Whole

Please note that decisions made in Committee of the Whole are not final until approved at a subsequent Regular Council meeting.

Town to investigate allowing cannabis micro-cultivation operations

Over the past few months, the Town has received several notices from prospective operators seeking Health Canada licenses for cannabis "micro-cultivation" operation facilities within the municipality. Because such facilities are limited to less than 200 square metres, they can operate on relatively small properties that are potentially located among or close to clusters of residences and other sensitive land uses. A staff report outlined the situation and asked for direction from Council.

In response, the Committee of the Whole proposed that staff initiate a study to develop any necessary Official Plan and Zoning By-law provisions that address cannabis micro-cultivation operations within the municipality. Until those provisions can be put in place, an interim control by-law would be passed to prohibit the establishment of such operations within the town.

AC unit setbacks to be removed from Zoning By-law

Under the current Town of BWG Zoning By-law, central air conditioning (AC) units installed in a side yard must be set back a minimum of 1.2 m from the property line. This has become increasingly difficult to achieve and enforce as residential lots have become narrower to align with provincial and municipal growth policies and to meet market demands.

Staff researched and presented several options, and the Committee of the Whole voted in favour of removing regulations regarding AC units from the Zoning By-law entirely. The Town could still address the two primary concerns regarding AC units – drainage and noise – through the Cleaning Drains and Swales By-law and the Noise By-law.

Oversize, Overweight Loads By-Law proposed

The *Highway Traffic Act* allows municipalities to issue permits to regulate the movement of heavy vehicles or oversized loads on the Town's roads; however, without a by-law in place, these permits are not enforceable.

The Committee of the Whole supported a proposed by-law that requires the applicant to submit a designated haul route, define the type, size and weight of the load being transported and stipulate whether or not an escort is required, and also provide the applicant's insurance information. The new application process would allow the Town to have oversight over all loads that are travelling through BWG throughout the year, as well as provide a level of control over what roadways the applicant is permitted to use as a haul route.

Announcements:

- **Police Week Open House** – *South Simcoe Police South Div. (81 Melbourne Dr.)*
Saturday, May 11, 12:30-2:00 p.m.: Celebrate National Police Week at the SSPS Annual Open House. Meet police officers, see displays including info on specialized police units, and learn how they help keep our community safe.
- **Marsh Mash** – *Westside Community Church (1466 Sideroad 5)*
Saturday, May 18, 8:00 a.m.-3:00 p.m.: Canoeists, kayakers, stand-up paddleboarders and outrigger paddlers and invited to participate, with categories for people of all ages and experience levels. Learn more at www.marshmash.ca
- **Regional Government Review** – *opportunities for participation:*
Through May 21: Send an email or take an online survey; learn more at www.ontario.ca/regionalgovernment
- **Bradford Farmers' Market**– *BWG Public Library (425 Holland St. W)*
Saturday, May 25, 8:00a.m.-1:00 p.m.: Enjoy live music, meet local community groups, and find produce from the Holland Marsh and beyond including plants, flowers and herbs, honey, dairy products, maple syrup, cured meats, free-run eggs, baking, preserves, as well as a wide variety of seasonal fruits and vegetables, and handmade arts and crafts.
- **National AccessAbility Awareness Week** – *BWG Leisure Centre (471 West Park Ave.)*
Sunday, May 26, 1:00 p.m.: The BWG Accessibility Advisory Committee is hosting a flag raising followed by a BBQ and community gathering to highlight the importance of accessibility.

For the complete Town of BWG Community Events Calendar, go to:
www.townofbwg.com/events

Full minutes and agendas are available at: bradfordwestgwillimbury.civicweb.net