
Alton Mill H symbol removal application

Process and Path Forward



Brief background:

1. *Zoning by-law with list of permitted uses & Site Plan was approved in 2008*
2. *H symbol was applied to restaurant, place of assembly and place of entertainment pending adequate sewage capacity (at the time the Region planned to install a municipal sewage plant) and confirmation of floodproofing the building*
3. *Floodproofing work was signed off by CVC in 2009*
4. *Region decided to abandon sewage project*
5. *Assembly and entertainment uses were introduced as ancillary to the main uses (art studios, galleries, museum) using existing sewage system with stringent management practices*
6. *As uses became more significant Town recommended H removal application and Change of Use permit*

To fulfill the project vision four inter-related processes need to be completed. Each one is a separate step:

1. *H symbol removal to recognize assembly, entertainment & allow restaurant to proceed*
2. *Change of Use application under OBC to re-classify portion of building to Assembly*
3. *Building Permit application(s) for restaurant & sewage system expansion/upgrades*
4. *Ph. 2 Site Works in accordance with Site Plan Agreement*



Step One: H symbol removal

- current zoning permissions: intent of zoning was to permit full array of uses with assembly & restaurant being subject to H symbol
- H removal criteria in 2008 Zoning By-Laws re: floodproofing and adequate sewage capacity for current uses have been met
- additional tools exist under OBC to ensure sewage requirements for Step #3 are carried out
- H removal unlocks overall process
- Is a pre-requisite for Steps 2, 3 & 4

Step Two: #2: Change of Use Application to Assembly Classification (OBC)

- is the end of process to close various permits
- western 2/3 of main mill building to be classified as Assembly under OBC
- this classification needed for Restaurant & indoor Assembly uses
- upgrades to door, hardware & HVAC required
- application filed 2019 (pre-pandemic)
- plans, drawings, reports in with Town pending final approval



Step Three: Restaurant

- Key piece of overall vision, viability of AMAC & other local & regional stakeholders
- requires Building Permit application(s) for the space itself & sewage system
- sewage expansion & upgrades based on Alternative Solutions Report (ASR) involving a new tertiary treatment system (Waterloo Biofilter) serving the restaurant as well as dosing pump added to existing system which will continue to serve the rest of the building



Step Four: Phase 2 Site Works

- Ph. 2 Site works as per Site Plan Agreement include:
 - Upper field parking (additional 45 spaces)
 - Related planting & buffer strips, trail and artwork
 - need triggered by restaurant and proposed to be carried out concurrent with Step Three
- Governed by existing SPA registered on title in September 2008



Related issues & concerns for discussion

Parking

- Interim off-site parking has been implemented and managed to avoid parking issues on public streets/private property.
- Occasional reports to us about cars parked other than as directed
- What feedback has the Town received?

Possible solutions for consideration:

- Enforcement of parking regulations
- installation of Ph. 2 Site Work
- More public parking



Issues & concerns for discussion – not related to removal of H

Noise from weddings

- Poor behaviour
- music late at night

Current practices:

- move indoors at 10 pm
- Decibel meter readings to ensure volume levels are within acceptable parameters
- staffing & enforcement

Has the Town received any other concerns from the community?

Path Forward to fulfill project vision:

Intent is to proceed with the following steps in 2022 and 2023

- **Step One:** H symbol removal criteria have been met - 2022
- **Step Two:** Change of Use under OBC to re-classify building – 2022
- **Step Three:** Building Permits for restaurant & sewage are required – 2022/23
- **Step Four:** Ph. 2 Site Plan works to be done as approved – need triggered by restaurant and proposed to be carried out concurrent with Step Three – 2023