

# No Frills store in Acton gets OK

By **LISA TALLYN**  
Staff Writer



There could soon be another grocery store opening in Acton after a developer received Ontario Municipal Board (OMB) approval for amendments to the Town's Official Plan (OP) and zoning bylaw last week.

The OP amendment approves re-designating land at 388 Queen St. E. from Medium Density to Corridor Commercial Area and a zoning bylaw amendment rezones the property to permit the construction of a supermarket.

Queen St. East Acton Development Inc. (QSEADI), which is planning to build a No Frills grocery store, had appealed the matter to the OMB due to Town Council's refusal or neglect to enact the amendments. After the appeal was filed, Council in October supported in principle both amendments, so was in agreement with QSEADI at the hearing last Wednesday.

QSEADI planner Tony Volpentesta said the the proposal is for a one-storey 2,650 sq. m. (28,525 sq. ft) retail store (intended to be a grocery store) with 101 parking spaces, with access to Queen St. and a loading area located on the west side of the building. He said the original proposal called for a secondary access to Tanners Dr., but that is no longer part of the application.

A Memo of Understanding has been signed by QSEADI and resident Alan

Scott, acting spokesperson for a number of residents who live on Tanners Dr. and Beardmore Cr. It states the developer will plant perimeter trees with an average height of no less than 15 ft. along the south and east property line, averaging 25 trees per 200 linear ft. The preferred species is White Spruce, with White Pine, Larch and Balsa Fir as other options.

Also in the memo, Scott confirmed all other concerns raised including lighting, noise, hours for deliveries, perimeter fencing, property values and traffic concerns are resolved to his satisfaction or no longer being pursued.

In the end OMB Vice-chair Susan Schiller gave an oral decision saying she was "satisfied the Official Plan Amendment and zoning bylaw instrument taken together appropriately regard matters of provincial interest, are consistent with the Provincial Policy Statement, conform to the Growth Plan for the Greater Golden Horseshoe, conform to the requirements of the Region of Halton Official Plan."

QSEADI lawyer Ira Kagan said his client plans to file a site plan application for the project in about a week.

"My client hopes to have the store open as soon as possible to serve the citizens of Acton," said Kagan following the hearing.



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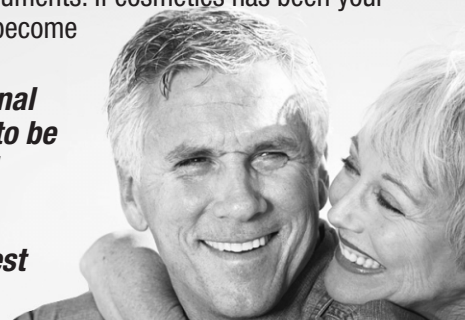
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