

No-Frills supermarket in Acton?

Town requires updated market analysis and impact report

CRAFT Development Corporation wants to build a 28,500-square-foot supermarket – a Loblaws No Frills store according to a Town planner – on the south side of Queen Street between McDonald’s and backyards of houses on the west side of Tanners Drive. There is currently a farm house on the heavily treed property, which sports a For Sale sign. Owner Rudy Keck of Acton said the

sale is conditional on the rezoning and Official Plan amendment.

The application to change the land use to “corridor commercial” from medium density, became public at the Town Council meeting on Monday when staff recommended CRAFT pay \$12,656 for a peer review of its market analysis and impact evaluation report in support of the applications to amend the Official

Plan and Zoning Bylaw to allow the supermarket at 388 Queen St. East.

Town policy requires a market impact study for supermarket or department store applications in Acton and Georgetown to determine if the proposed development would hurt existing and commercial designations in the Official Plan.

Regional/Ward Two Councillor Jane Fogal questioned why Morgan’s retail market study of Acton, done in 2010, is not adequate, asking if they were expecting different results. That 2010 report determined Acton would need an additional 10,000-square-feet of supermarket/retail space by 2031.

John Linhardt, the

Town’s Director of Planning, Development and Sustainability, said they aren’t looking at detailed issues of regulating competition, but “what (the supermarket’s) impact would be to existing facilities, and whether that impact might be detrimental or overpowering that might lead to a blight-type scenario...” Linhardt said.

The CRAFT application is for almost three times more floor space than identified in the Morgan report of Acton’s retail requirements until 2031,

and Linhardt said a market impact assessment will examine Morgan’s “ease of entry” calculation used to determine how much additional floor space can be accommodated while holding sales per-square-foot constant through existing facilities.

He said the peer review would get into a more detailed assessment of market conditions in light of the applications which came “earlier” than anticipated or envisioned in the 2010 Morgan report. A public meeting on the application will be held

this fall.

CRAFT’s website identifies the company as a leading retail space construction, development and management organization serving South Central Ontario. No Frills is a chain of Canadian deep discount supermarkets owned by Loblaw Companies Limited, a subsidiary of George Weston Limited. They feature discount prices, somewhat limited stock and customers must pack their own groceries and bring their own shopping bags or pay five cents per bag.

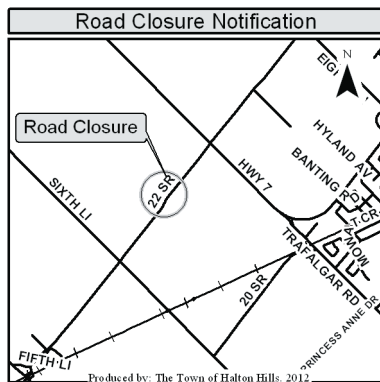


TEMPORARY ROAD CLOSURE

July, 2012 – September, 2012

22 Side Road between Highway 7 and Sixth Line

The Town of Halton Hills Infrastructure Services Department is advising of the temporary closure of 22 Side Road between Highway 7 and the Sixth Line. The closure location will be at the existing culvert structure, half way between Highway 7 and the Sixth Line. The closure will commence from Tuesday, July 3, 2012 until mid September, 2012.



The closure is required to expedite the reconstruction of this road culvert.

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