

# Milton Community Consultation Committee

## Meeting Summary

**Date:** October 1, 2025

**Time:** 4:30 p.m.

**Location:** CN Milton Logistics Hub Site Office and Zoom

**Facilitators:** Edie Thome and Terry Flynn

**Administrator:** Elizabeth Wells

### In Attendance:

Terry Flynn, Facilitator; Edie Thome, Co-Facilitator; Elizabeth Wells, Administrator; Darren Reynolds, CN; Manny Loureiro, CN; Ricky Wai Kei Chiu, CN; Larry Chambers; Nancy Mott; Kelly Voisin; Danielle Havelka; Mishal Naseer; Rita Vogel Post

### Regrets:

Derek Lambe; Stephanie Carruth; Marsha Smith; Erin Caldwell; Allan Ehrlick

### Invited Guests:

Sarah Devin, Impact Assessment Agency of Canada (IAAC); Steve Fraser, IAAC; Sean Fung, CN Milton Project Architect

## Meeting Summary

### Agenda Items:

#### Welcome and Introductions

- **T. Flynn** opened the meeting at 4:30 p.m. and welcomed members attending both in person and online.
- **E. Thome** noted that the day's site tour was well attended and that weather conditions allowed for an excellent on-site walk-through and vehicle overview. She thanked CN staff for organizing the tour and refreshments.
- **T. Flynn** acknowledged new and continuing members and provided updates to the committee roster. He confirmed that Lucas Reale of Great Gulf Homes had departed the company and that Derek Lambe would now represent Great Gulf on the committee.
- **E. Thome** added that Erin Caldwell, previously representing Conestoga College, had assumed the Interim President role at the Milton Chamber of Commerce and would serve as that organization's representative going forward. The group welcomed the continuity this offered. A. Jafri (local resident) joined the tour as an observed and has interest in the Heritage Sub Committee going forward. He did not stay for the meeting.

#### Approval of Agenda

- **T. Flynn** called for a motion to approve the agenda as circulated. The motion was moved by **K. Voisson**, and seconded by **L. Chambers**, and it was approved with no changes.

### Approval of August 2025 Meeting Summary

- **T. Flynn** called for a motion to approve the August 2025 meeting summary. The motion was moved by **L. Chambers** and seconded by N. Mott, and it was approved as circulated.

### Impact Assessment Agency of Canada (IAAC) Presentation

- **E. Thome** introduced **S. Devin** and **S. Fraser** of the Impact Assessment Agency of Canada (IAAC), invited to discuss the Agency's compliance, enforcement, and follow-up processes.
- **S. Devin** explained that IAAC's Compliance, Enforcement and Follow-Up Division ensures proponents meet conditions outlined in their decision statements. She outlined the Agency's three teams:
  - Compliance Promotion and Follow-Up (her team)
  - Enforcement Operations (S. Fraser's team)
  - Policy and Support, which manages cross-cutting and non-project-specific issues.
- **S. Devin** said IAAC acts as the "one window" for any post-decision inquiries from communities or proponents and that compliance promotion involves education, clarification of conditions, and public outreach.
- **S. Devin** noted that follow-up programs are a legal requirement under the Impact Assessment Act. They verify whether project predictions were accurate and whether mitigation measures are effective. IAAC is now systematically reviewing follow-up data from multiple projects to identify national trends and best practices. In 2024-2025, the Agency received reports from about 20 active projects out of 45 with decision statements. IAAC plans to begin publishing aggregated findings in 2026 and is finalizing new guidance to standardize reporting formats.
- **Participant** asked how IAAC would ensure public access to these findings.
- **S. Devin** replied that inspection summaries and enforcement updates are posted on the Canadian Impact Assessment Registry, and the forthcoming program results will be published online once the Agency finalizes its format.
- **Participant** asked whether IAAC would consider holding a local meeting when the report is released.
- **S. Devin** said it was an option still under consideration.
- **S. Fraser** added that in-person engagement can help demystify IAAC's oversight role and reassure residents that the project remains under federal monitoring.
- **E. Thome** suggested posting the IAAC presentation and contact information on the committee website for easy reference.
- **S. Fraser** agreed that this would be an effective way for residents to reach IAAC directly.
- **S. Fraser** then discussed enforcement procedures. He explained that IAAC inspection reports are internal, but inspection summaries listing conditions reviewed and compliance status are public. The most recent site inspection occurred in December 2024, with results to be uploaded soon. He described IAAC's adaptive-management process: if new issues emerge—such as heritage discoveries, environmental findings, or Indigenous cultural sites—the proponent must halt work, notify authorities and Indigenous Nations, and revise plans. Updated plans must again involve consultation with community and Indigenous representatives before implementation.
- **Participant** asked whether the committee would be notified if plans were revised.
- **S. Fraser** replied that the proponent bears responsibility for notifying stakeholders as required by the conditions.
- **E. Thome** confirmed that CN includes any significant changes in its annual report and through committee briefings.

- **Participant** asked whether IAAC verifies predicted impacts directly.
- **S. Devin** explained that proponents conduct this verification through follow-up programs, while IAAC reviews submissions to identify trends rather than duplicating fieldwork.
- **Participant** asked how Milton compares with other federal projects.
- **S. Devin** said the Milton Hub is unusual for its urban setting and extensive conditions—over 300 in total—making it one of the most complex files in IAAC’s portfolio.
- **Participant** asked about cumulative effects.
- **S. Devin** said cumulative-effects evaluation primarily occurs during assessment, not enforcement, though IAAC is updating guidance to strengthen future analysis.
- **S. Fraser** concluded by emphasizing the importance of education and transparency, noting that IAAC’s role is to ensure that commitments made during the environmental assessment are carried through into construction and operation.

### **Landscape and Building Design Presentation**

- **S. Fung (Ware Malcomb)** presented an overview of the administrative building and landscape design. He explained that the facility targets LEED certification and will operate with an 84 percent solar-power offset, supported by high-efficiency systems designed to minimize energy use and greenhouse-gas emissions.
- Key sustainability features include:
  - High-performance building envelope for reduced heat loss.
  - Heat-pump systems with phase-change materials for consistent indoor temperature.
  - Rooftop solar panels and on-site renewable-energy generation.
  - Electric-vehicle charging infrastructure and low-carbon domestic water-heating systems.
  - Rainwater harvesting and reuse for landscape irrigation.
  - Pollinator habitat zones and native plantings to support biodiversity.
- **M. Loureiro** noted that CN is integrating Indigenous plant species into the landscaping and that feedback from Nations is pending.
- **Participant** expressed appreciation for the sustainability efforts and asked about community involvement in future landscaping decisions.
- **E. Thome** said opportunities for feedback will be shared once planting plans are finalized.

### **Project Update**

- **M. Loureiro** reported that construction remains on schedule, with CN targeting Q3 2027 for operations and exploring a phased-in start. He confirmed that Britannia Road lane closures are being managed with at least one lane open in each direction, coordinated with Halton Region. He said engineering work for the permanent site sign at Britannia and First Line is nearly complete, with installation targeted for October 2025.
- **R. Chiu** added that CN continues coordination with Halton Region on nighttime work scheduling and environmental monitoring. He confirmed that fish-species results from the 2025 sampling program will be summarized in the next CCC newsletter.
- **E. Thome** added that CN will continue to explore partnerships for a community garden with local environmental groups.

### **Committee Business**

#### **Heritage Committee Update**

- **E. Thome** reported that CN has requested IAAC approval to advance salvage of the heritage brick house at Tremaine Road earlier than the current three-year condition allows.

**R. Chiu** confirmed that IAAC's review of the amendment request is ongoing and that the study area will be expanded to consider commercial reuse options if the original transitional-housing plan does not proceed.

- **Participant** emphasized the importance of acting before further material deterioration occurs.

### **Signage and Community Outreach**

- **D. Reynolds** confirmed that installation of the permanent sign at Britannia and First Line is scheduled for late October and that temporary wayfinding signage remains in place.
- **E. Thome** noted that CN's myth-busting campaign addressing public misconceptions is launched. It is only targeted at people in Milton. Some participants have seen the ads as described by CN but others haven't. The ads will be shared ahead of the next meeting.

### **Committee Member Reports**

- **E. Thome** invited members to share community feedback and observations:
- **Participant** reported positive community interest in the project's visible progress and signage.
- **Participant** observed that traffic flow near the Britannia underpass has been smooth despite ongoing lane closures.
- **Participant** emphasized that residents continue to seek assurance about compliance monitoring and transparency.
- **Participant** commented that the beekeeping discussion during the site tour reflected public enthusiasm for pollinator habitats.
- **Participant** supported continued communication about sustainability initiatives to maintain local goodwill.
- **Participant** suggested engaging local students and youth organizations in future site tours and environmental-education activities.

### **Decision Tracker Review**

- E. Thome reviewed ongoing items:
  - CN's amendment request to IAAC for early salvage of the heritage house remains under review.
  - CN continues coordination with Halton Region to mitigate nighttime truck-brake noise.
  - Multilingual driver handouts are being developed for distribution once operations near commencement.
  - A demonstration of the truck check-in and reservation app will be scheduled closer to operational launch.
  - CN will invite Indigenous Nations to participate in site opening ceremonies.
  - CN will continue publishing environmental monitoring results, including fish-species data, in upcoming newsletters.

### **Next Meeting**

- E. Thome confirmed that the next meeting will take place in December 2025, with details to be circulated in advance. Agenda items will include a Q4 project update, progress on the heritage amendment request, and review of the upcoming newsletter.

### **Adjournment**

- **T. Flynn** called for a motion to adjourn the meeting. The motion was moved by **D. Havelka Leen** and seconded by **M. Nasser**, and it was approved unanimously.

### Participant Record of Attendance for 2025

Name	Organization	Feb 6	April 3	June 5	Aug 7	Oct 1
Larry Chambers	Community Member	✓	✗	✓	✓	✓
Nancy Mott	Community Member	✓	✓	✓	✓	✓
Kelly Voisin	Community Member	✓	✗	✓	✓	✓
Danielle Havelka	Wilfred Laurier University	✓	✓	✓	✗	✓
Mishal Naseer	Sustainable Milton	✗	✗	✓	✗	✓
Rita Vogel Post	Milton Rail (Residents Affected By Intermodal Lines)	✓	✓	✗	✗	✓
Derek Lambe	Vice President, Land Development	-	-	-	-	✗
Stephanie Carruth	Minds for Matter	✗	✗	✗	✗	✗
Marsha Smith	Halton Environmental Network	✗	✓	✓	✗	✗
Erin Caldwell	Milton Chamber of Commerce (interim)	✗	✓	✗	✓	✗
Allan Ehrlick	Halton Region Federation of Agriculture	✓	✓	✗	✓	✗
Bianca Caramento	Milton Chamber of Commerce	✓	✗	✓	-	-