



MINUTES

COUNCIL MEETING

TUESDAY, MARCH 5, 2019

The Town of Halton Hills Council met this 5th day of March, 2019, in the Council Chambers, 1 Halton Hills Drive Town Hall, commencing at 4:30 p.m., with Mayor R. Bonnette in the Chair and reconvened in Council Chambers at 6:00 p.m. for Open Session.

MEMBERS PRESENT: Mayor R. Bonnette
Councillor C. Somerville
Councillor M. Albano
Councillor J. Hurst
Councillor T. Brown
Councillor B. Lewis
Councillor W. Farrow-Reed
Councillor M. Johnson,
Councillor A. Lawlor

REGRETS: Councillor B. Inglis, Councillor J. Fogal

STAFF PRESENT: A. B. Marshall, Chief Administrative Officer,
(Open Session) S. Jones, Clerk & Director of Legislative Services
C. Mills, Commissioner of Transportation & Public Works
J. Linhardt, Commissioner of Planning & Sustainability,
W. Harris, Commissioner of Recreation & Parks,
J. Diamanti, Commissioner of Corporate Services,
H. Olivieri, Chief & Commissioner of Fire Services,
M.J. Leighton, Manager of Accounting and Town Treasurer,
G. Cannon, Chief Librarian

STAFF PRESENT: A. B. Marshall, Chief Administrative Officer,
(Closed Session) S. Jones, Clerk & Director of Legislative Services
C. Mills, Commissioner of Transportation & Public Works
J. Linhardt, Commissioner of Planning & Sustainability,
W. Harris, Commissioner of Recreation & Parks,
J. Diamanti, Commissioner of Corporate Services,
H. Olivieri, Chief & Commissioner of Fire Services,
M.J. Leighton, Manager of Accounting and Town Treasurer,
G. Cannon, Chief Librarian,

R. Cockfield, Manager of Strategic Planning
S. Burke, Manager of Strategic Research
S. Gourlay, Manager of Purchasing (present for Item 2.2)

*** Denotes Change From Council Agenda**

1. OPENING OF THE COUNCIL MEETING

Mayor R. Bonnette called the meeting to order at 4:30 p.m. in the Council Chambers.

2. CLOSED MEETING/CONFIDENTIAL REPORTS FROM OFFICIALS

Resolution No. 2019-0041

Moved by: Councillor W. Farrow-Reed

Seconded by: Councillor C. Somerville

THAT the Council of the Town of Halton Hills meet in closed session in order to address the following matters:

2.1

PLANNING AND SUSTAINABILITY REPORT NO. 2019-0018 dated February 15, 2019 regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board. (Proposed minutes of Settlement)

2.2

RECREATION AND PARKS REPORT NO. RP-2019-0010 dated January 22, 2019 regarding a proposed or pending acquisition or disposition of land by the municipality or local board. (Surplus Lands)

CARRIED

Council convened into closed session at 4:35 p.m.

3. RECESS AT THE CALL OF THE CHAIR

Mayor R. Bonnette called for a recess at 5:15 p.m.

4. RECONVENE INTO OPEN SESSION

Resolution No. 2019-0042

Moved by: Councillor A. Lawlor

Seconded by: Councillor B. Lewis

THAT the Council for the Town of Halton Hills reconvene this meeting in open session.

CARRIED

Council reconvened in Open Session at 6:00 p.m.

5. NATIONAL ANTHEM

6. ANNOUNCEMENTS

6.1 Bike It Committee Summit

Mayor R. Bonnette announced that the Bike it Committee Summit is taking place on Wednesday, March 6, 2019.

6.2 Trafalgar Sports Park "Field of Dreams"

Mayor R. Bonnette announced that the Trafalgar Sports Park "Field of Dreams" project is a partnership between the local sports organizations and the Town of Halton Hills.

The Halton Hills Minor Baseball Association and the Georgetown Slopitch League came forward to present their financial contribution to the Trafalgar Sports Park ball diamonds.

7. EMERGENCY BUSINESS MATTERS

Mayor R. Bonnette announced that there has been flooding and ice jams occurring in the Credit River in Glen Williams. He advised that Town Staff and Council have been monitoring the situation and are in contact with the Credit Valley Conservation Authority to see what can be done.

8. DISCLOSURES OF PECUNIARY INTEREST/CONFLICT OF INTEREST

There were no disclosures.

9. COUNCIL DELEGATIONS/PRESENTATIONS

NIL

10. RESOLUTION PREPARED TO ADOPT THE MINUTES OF THE PREVIOUS MEETING(S) OF COUNCIL

THAT the following minutes are hereby approved:

Resolution No. 2019-0043

Moved by: Councillor J. Hurst

Seconded by: Councillor W. Farrow-Reed

THAT the following minutes are hereby approved:

10.1 Minutes of the Council Meeting held on February 11, 2019.

10.2 Minutes of the Council Workshop held on February 11, 2019.

10.3 Minutes of the Special Council Meeting held on February 27, 2019.

10.4 Confidential Minutes of the Council Meeting held on February 11, 2019.

10.5 Confidential Minutes of the Council Workshop held on February 11, 2019.

10.6 Confidential Minutes of the Special Council meeting held on February 27, 2019.

CARRIED

11. GENERAL COMMITTEE

Resolution No. 2019-0044

Moved by: Councillor M. Albano

Seconded by: Councillor B. Lewis

THAT Council do now convene into General Committee.

CARRIED

Councillor A. Lawlor assumed the role of Presiding Officer.

11.1 Public Meetings / Hearings

11.1.a

6:15 PM - Public Meeting

Proposed Zoning By-law Amendment and Draft Plan of Subdivision to allow for the development of 122 to 134 Residential Townhouse Units at 11571-11605 Trafalgar Road (Georgetown).

(Refer to Item No. 11.3.a of these Minutes, Report No. PLS-2019-0012)

(Public Meeting Minutes 2019-0002 – Appendix A)

11.1.b

6:45 PM - Public Meeting

Official Plan Amendment to implement the recommendations of the Glen Williams Mature Neighbourhood Study.

(Refer to Item No. 11.3.b of these Minutes, Report No. PLS-2019-0019)

(Public Meeting Minutes 2019-0003 – Appendix B)

11.2 Delegations/Presentations regarding items in General Committee

NIL

11.3 Municipal Officers Reports to be Considered by General Committee

11.3.a

REPORT NO. PLS-2019-0012

PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0012 dated February 12, 2019, with respect to the “Public Meeting for proposed Zoning By-law Amendment and Draft Plan of Subdivision to allow for the development of 122 to 134 residential townhouse units at 11571-11605 Trafalgar Road (Georgetown)”.

Recommendation No. GC-2019-0014

THAT Report No. PLS-2019-0012, dated February 12, 2019, with respect to the “Public Meeting for proposed Zoning By-law Amendment and Draft Plan of Subdivision to allow for the development of 122 to 134 residential townhouse units at 11571-11605 Trafalgar Road (Georgetown)”, be received;

AND FURTHER THAT all agency and public comments be referred to staff for a further report regarding the disposition of this matter.

CARRIED

11.3.b

REPORT NO. PLS-2019-0019

PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0019 dated February 15, 2019, regarding a Statutory Public Meeting for a Town-initiated Official Plan Amendment and Zoning By-law Amendment to implement the recommendations of the Glen Williams Mature Neighbourhood Study.

Recommendation No. GC-2019-0015

THAT Report PLS-2019-0019, dated February 15, 2019, regarding a Statutory Public Meeting for a Town-initiated Official Plan Amendment and Zoning By-law Amendment to implement the recommendations of the Glen Williams Mature Neighbourhood Study, be received;

AND FURTHER THAT all comments received from the public be referred to staff to be considered in a further report to Council regarding the final disposition of the Town-initiated Official Plan Amendment and Zoning By-law Amendment to implement the recommendations of the Glen Williams Mature Neighbourhood Study.

CARRIED

11.3.c

REPORT NO. ADMIN-2019-0008

OFFICE OF THE CAO REPORT NO. ADMIN-2019-0008 dated February 25, 2019 regarding Appointments to the 2019-2022 Citizen Advisory Committees and Boards.

Recommendation No. GC-2019-0016

THAT Report No. ADMIN-2019-0008 dated February 25, 2019 regarding Appointments to the 2019-2022 Citizen Advisory Committees and Boards be received;

AND FURTHER THAT Council appoint the persons recommended by the selection committees for the Committee of Adjustment, Property Standards Committee & Fence Viewers (Joint Committee), Active Transportation Committee, Heritage Halton Hills Committee, Site Alteration Committee, Halton Hills Accessibility Advisory Committee and the Halton Hills Public Library Board, as set out in Confidential Appendix A to this Report;

AND FURTHER THAT Staff be directed to bring forward a By-law to amend By-law 2005-0131 with regard to the composition of the Halton Hills Public Library Board to increase the overall number of members from 10 members to 11 members (nine individuals chosen from the public at large and two individuals who are members of Council).

CARRIED

11.3.d

REPORT NO. RP-2019-0011

RECREATION AND PARKS REPORT NO. RP-2019-0011 dated February 15, 2019 regarding Development Agreement Update for Kiwanis Field.

Recommendation No. GC-2019-0017

THAT Report RP-2019-0011 regarding the Development Agreement Update for Kiwanis Field dated February 15, 2019 be received;

AND FURTHER THAT the Mayor and Clerk be authorized to execute a Novation Agreement with the Halton District School Board per the terms contained within Report RP-2019-0011 to replace that originally approved through By-law 2010-0051.

CARRIED

11.3.e

REPORT NO. TPW-2019-0011

TRANSPORTATION AND PUBLIC WORKS REPORT NO. TPW-2019-0011, dated February 15, 2019, regarding 2018 Building Permit Annual Report.

Recommendation No. GC-2019-0018

That Report No. TPW-2019-0011, dated February 15, 2019, regarding 2018 Building Permit Annual Report, be received.

CARRIED

11.4 Adjourn back into Council

THAT General Committee do now reconvene into Council.

12. REPORTS AND RECOMMENDATIONS FORWARDED FROM GENERAL COMMITTEE FOR APPROVAL

Resolution No. 2019-0045

Moved by: Councillor C. Somerville

Seconded by: Councillor J. Hurst

THAT the recommendations regarding the Reports & Memorandums from the March 5, 2019 General Committee Meeting are hereby adopted:

GC-2019-0014

GC-2019-0015

GC-2019-0016

GC-2019-0017

GC-2019-0018

CARRIED

13. REPORTS OF THE STANDING COMMITTEES (ADOPTION / RECEIPT OF MINUTES & RECOMMENDATIONS)

Resolution No. 2019-0046

Moved by: Councillor C. Somerville

Seconded by: Councillor W. Farrow-Reed

THAT the following items are hereby approved:

13.1 Report of the Community and Corporate Affairs Committee Meeting held on February 26, 2019.

13.2 Report of the Planning Public Works and Transportation Committee Meeting held on February 26, 2019.

CARRIED

14. RECEIPT OF MINUTES OF ADVISORY/SPECIAL COMMITTEES

Resolution No. 2019-0047

Moved by: Councillor T. Brown

Seconded by: Councillor M. Johnson

THAT the following minutes are hereby received for information:

14.1 Minutes of the Halton Hills Public Library Board Meeting held on January 9, 2019.

14.2 Minutes of the Downtown Georgetown BIA Meeting held on December 18, 2018.

CARRIED

15. PETITIONS/COMMUNICATIONS/MOTIONS

15.1 Town of Halton Hills Support to the Region's West Nile Virus Response Plan

Resolution No. 2019-0048

Moved by: Councillor W. Farrow-Reed

Seconded by: Councillor T. Brown

THAT Council confirms its support to the Region's 2019 West Nile Virus Response Plan;

AND FURTHER THAT Council authorizes the Clerk to sign a letter to the Director of Healthy Environments and Communicable Disease confirming that the Town of Halton Hills supports the Health Department's initiative in 2019.

CARRIED

16. ADVANCE NOTICE OF MOTION

NIL

17. MOTION TO RECEIVE AND FILE GENERAL INFORMATION PACKAGE

Resolution No. 2019-0049

Moved by: Councillor W. Farrow-Reed

Seconded by: Councillor M. Albano

THAT the General Information Package dated March 5, 2019 be received.

CARRIED

18. MOTION TO APPROVE CLOSED SESSION ITEMS

2.1

PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0018 dated February 15, 2019 regarding litigation or potential litigation, including matters before administrative tribunals, affecting the local municipality or local board. (Proposed Minutes of Settlement)

Resolution No. 2019-0050

Moved by: Councillor M. Albano

Seconded by: Councillor M. Johnson

THAT Report No. PLS-2019-0018 dated February 15, 2019 regarding litigation or potential litigation, including matters before administrative tribunals, affecting the local municipality or local board(Proposed Minutes of Settlement) be received;

AND FURTHER THAT Staff carry out Council's direction on this matter.

CARRIED

2.2

RECREATION AND PARKS REPORT NO. RP-2019-0010 dated January 22, 2019 regarding a proposed or pending acquisition or disposition of land by the municipality or local board. (Surplus Lands)

Resolution No. 2019-0051

Moved by: Councillor M. Johnson

Seconded by: Councillor B. Lewis

THAT Report No. RP-2019-0010 dated January 22, 2019 regarding a proposed or pending acquisition or disposition of land by the municipality or local board (Surplus Lands) be received;

AND FURTHER THAT staff carry out Council's direction on this matter.

CARRIED

19. CONSIDERATION OF BYLAWS

Resolution No. 2019-0052

Moved by: Councillor M. Johnson

Seconded by: Councillor B. Lewis

THAT the following Bills are hereby passed by Council;

AND FURTHER THAT the Mayor and Clerk are hereby authorized to execute the said by-laws and affix the seal of the Corporation thereto:

BY-LAW NO. 2019-0007

A By-law to amend By-law No. 2018-0076, a by-law to permit the Municipality to impose fees or charges with respect to services or activities provided, related costs payable, and for the use of its property.

BY-LAW NO. 2019-0008

A By-law to regulate the obstruction, encumbering, injuring, or fouling of highways, and to repeal By-law No. 90-68.

BY-LAW NO. 2019-0009

A By-law to authorize the Mayor and Clerk to execute a Development Agreement with the Halton District School Board.

BY-LAW NO. 2019-0010

A By-law to adopt the proceedings of the Council Meeting held on the 5th day of March, 2019 and to authorize its execution.

CARRIED

20. ADJOURNMENT

Resolution No. 2019-0053

Moved by: Councillor C. Somerville

Seconded by: Councillor B. Lewis

THAT this Council meeting do now adjourn at 7:43 p.m.

CARRIED

Rick Bonnette, MAYOR

Suzanne Jones, CLERK

APPENDIX A



PUBLIC MEETING-2019-0002

11571-11605 Trafalgar Road (Georgetown) Proposed Zoning By-law Amendment and Draft Plan of Subdivision to allow for the development of 122 to 134 Residential Townhouse Units

Minutes of the Public Meeting Committee held on Tuesday, March 5, 2019, 6:28 p.m., in the Council Chambers, Town of Halton Hills, Town Hall, 1 Halton Hills Drive, Halton Hills.

Councillor A. Lawlor chaired the meeting.

Councillor A. Lawlor advised the following:

The purpose of this Public Meeting is to inform and provide the public with the opportunity to ask questions or to express views with respect to the development proposal. The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

As the Chair, I am informing you that when Council makes a decision, should you disagree with that decision, the Planning Act provides you with an opportunity to appeal the decision to the Local Planning Appeal Tribunal for a hearing, subject to Tribunal validation of your appeal. Please note that if a person or public body does not make oral submissions at a public meeting or written submissions to the Town of Halton Hills before the decision is made, the person or public body is not entitled to appeal the decision of the Town of Halton Hills to the Local Planning Appeal Tribunal. In addition, if a person or public body does not make oral submission at a public meeting, or make written comments to the Town of Halton Hills before the decision is made the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal, unless, in the opinion of the Tribunal, there are reasonable grounds to do so. You may wish to talk to Planning staff regarding further information on the appeal process.

The Planning Act requires that at least one Public Meeting be held for each development proposal and that every person in attendance shall be given an opportunity to make representations in respect of the proposal.

The format of this Public Meeting is as follows:

- The Town will generally explain the purpose and details of an application;
- Next, the applicant will present any further relevant information, following which the public can obtain clarification, ask questions and express their views on the proposal.

The applicant and staff will attempt to answer questions or respond to concerns this evening. If this is not possible, the applicant and/or staff will follow up and obtain this information. Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

SPECIFIC PROPOSAL

This Public Meeting involves an application by BV Georgetown GP Inc. to amend the Town of Halton Hills Zoning By-law 2010-0050, as amended, and for a Draft Plan of Subdivision application and to permit the development of 122 to 134 residential townhouse dwelling units to be accessed by a private condominium road.

TOWN'S OPPORTUNITY

The Chair called upon the Town's representative, Tony Boutassis, Senior Planner, to come forward to explain the proposal.

T. Boutassis stated that the purpose of the public meeting is to provide a summary of the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by BV Georgetown GP Inc. for the properties at 11571-11605 Trafalgar Road in Georgetown. A Public Meeting is required for both Zoning By-law Amendments and Draft Plan of Subdivisions under the Planning Act.

This Public Meeting is being held in accordance with the Mayor's Task Force on Public Engagement and the Public Engagement Charter. The Public Engagement Charter speaks to 3 levels of engagement, which are Inform, Consult and Collaborate. With this public meeting the Town of Halton Hills is informing and consulting with the public, and providing an opportunity for you to ask questions and share your views on the subject development proposal.

The subject lands are made up of 5 properties and are generally located on the east side of Trafalgar Road, immediately west of the CN Railway. The five properties have a combined area of approximately 3.16 hectares (7.80 acres) and contain a frontage of approximately 140 metres along Trafalgar Road.

With regard to the surrounding neighbourhood context, to the North there is the Georgetown Christian Reformed Church and Halton Hills Christian School. To the East is the CN Railway and further east the Civic Centre Area and Town Hall. To the South are residential properties that are part of the Trafalgar Road Redevelopment Area

Phase 2 lands and to the West are the Trafalgar Sports Park; JS & Son Funeral Home and the Robert C. Austin Operations Centre across Trafalgar Rd.

The Town's Official Plan requires that a Comprehensive Development Plan or CDP be prepared for the subject lands. The CDP was completed and approved by Council on September 10, 2018.

The main purpose of the CDP was to show how all the lands within the Trafalgar Road Redevelopment Area could be developed together.

The CDP provided 3 development concepts of varying densities; outlined technical development constraints; contained detailed Urban Design Guidelines that future development would have to comply with and separated the CDP lands into 2 distinct phases.

The Zoning By-law Amendment and Subdivision application have been submitted for the Phase 1 lands. The Phase 2 lands are held under separate ownership and would be developed at a later date.

The Applicant has submitted two Development Concepts with their applications; one proposing 122 townhouse units and the other proposing 134 townhouse units. Both concepts are consistent with the concepts approved through the CDP.

Development Concept 1 proposes 122, 3-storey townhouse units made up of dual frontage townhouses along Trafalgar Road that are accessed from the interior road and traditional townhouses. Concept 1 also includes the following: a centralized parkette that would contain play equipment; one main full-movement access from Trafalgar Road that lines up with the driveway access across the street, and the interior road is proposed to be a private condominium road and is designed to provide access to the Phase 2 CDP lands. A total of 244 parking spaces are proposed with 2 spaces per unit (1 in the garage and the other on the driveway); and 40 visitor parking spaces located throughout the development site. A north to south pedestrian trail is also proposed for the site adjacent to the CN Rail corridor linking the site to Princess Anne Drive and the Phase 2 CDP lands. Once the Phase 2 lands are developed it is expected the trail will provide a connection to the Trafalgar Sports Park entrance.

With their submission, the Applicant provided a number of modern contemporary building elevation examples to give the Town an idea of what types of architectural design could be incorporated with the townhouses. The specific architectural design of the townhouse units would be approved through the required Site Plan process.

The subject lands form part of the designated Trafalgar Road Redevelopment Area, which are also subject to Residential Special Policy Area 5. This designation permits medium and high density residential uses. The Phase 2 lands contain a Greenlands designation associated with a watercourse which may impact the future development potential of the southern limits.

As previously mentioned, a CDP was completed and approved by Council on September 10, 2018. The CDP contemplates a total of 145-170 residential units to be accommodated on Phases 1 and 2 of the Trafalgar Road Redevelopment Lands. The subject lands are zoned Development (D) Zone, which does not permit the proposed townhouses. This Zone only permits buildings and structures that legally existed on the effective date of the By-law.

As indicated in the Official Plan, a Zoning By-law Amendment is required to bring the lands into conformity with the OP. The Zoning By-law Amendment proposes to rezone the subject lands to Medium Density Residential Two (MDR2) to accommodate the 3-storey townhouses and varying building typologies. The Applicant is seeking a number of site specific provisions to the MDR2 Zone including; Front, rear and side yard setbacks, Lot frontage, encroachments of porches, decks, stairs and architectural features; and, including definitions for the various building typologies being proposed.

The Draft Plan of Subdivision application is administrative in nature and is being submitted to create the necessary development block for the entire Phase 1 lands. Planning staff are still awaiting comments from various Town departments and external agencies, however, through the CDP we previously had a good understanding of the technical constraints present on the site.

The main comments provided to Planning staff so far deal with development concept selection, water and wastewater servicing and Preliminary comments from Halton Region and the Credit Valley Conservation Authority.

With the 2nd Submission, Town staff will be requiring the Applicant to select 1 of the Development Concepts to move forward with. Town staff have a preference for Development Concept 2, which proposes traditional townhouses, dual frontage townhouses and back-to-back townhouses

The reason for this is that the Concept provides a good range of building types and unit sizes that may assist in attracting a variety of different purchasers.

The subject lands are proposed to be developed on full municipal services through water and sanitary sewer connections to Princess Anne Drive. The Applicant has indicated that this is the most cost-efficient way to service the development rather than extending services down Trafalgar Road. To accommodate the connection a portion of land will have to be acquired from the abutting Halton Hills Christian School property. The two parties have generally agreed on the purchase and sale of the lands, which is conditional upon the approval of a Severance application.

Town staff are awaiting detailed comments on the site servicing proposal from Halton Region.

The Region & CVC have provided preliminary comments on the development proposal: The Region has indicated that neither of the Development concepts have taken into consideration the ultimate 42 metre right-of-way on Trafalgar Road; and, that a number of the submitted technical studies will require revisions and additional information is required with the 2nd Submission.

The CVC has indicated that they require; establishment of the limit of development and an associated buffer, which is typically 10 metres wide; and, they also require confirmation of the extent of the floodplain; and, if the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications were approved, Site Plan, Draft Plan of Condominium and Part Lot Control Applications will be required to facilitate the development.

Staff will continue to work with the Applicant and External Agencies to satisfy these comments and any additional comments that are received.

With respect to public notice on February 5, 2019 public meeting notice was mailed to properties within 120 m of the subject lands. On February 7, 2019 public notice was posted in the Independent & Free Press. The Public Meeting was also advertised on the days leading up to tonight on the Town's website and various social media platforms like Facebook and Twitter.

To date Planning staff have received 1 phone call inquiry from a resident interested in potentially purchasing one of the townhouse units. A Public Information Centre for the CDP was held on June 6, 2017, which was well attended. The comments from individuals that attended the PIC were incorporated into the CDP Development Concepts approved by Council.

Any further comments received from the Public will be reviewed by Town staff and addressed through the review of these applications.

With regard to Future Steps; staff are awaiting comments from the public following the meeting tonight, staff are also awaiting additional comments from Town departments and external agencies and staff will work with the Applicant to satisfy all identified issues. A Final Report will be delivered to Council on the disposition of this matter

APPLICANT'S OPPORTUNITY

The Chair called upon the applicant to provide further information and details on the proposal.

The Applicant had nothing to add at this time.

PUBLIC'S OPPORTUNITY

The Chair asked if there were any persons in attendance who have questions, require further clarification or information or wish to present their views on the proposal.

No persons came forward to speak.

FINAL COMMENT FROM STAFF

The Chair asked if there was any further information which Town Staff wished to provide prior to the conclusion of the meeting.

Staff had no further information to add.

CONCLUSION OF MEETING

The Chair declared the Public Meeting closed. Council will take no action on this proposal tonight. Staff will be reporting at a later date with a recommendation for Council's consideration.

If you wish to receive further notification of this proposal, please leave your name and contact information with Mr. Boutassis in the foyer outside this Council Chamber, or with the Town Clerk during regular business hours. Only those persons who leave their names and contact information will be provided further notification. If you wish to speak to the proposal when it is brought before Council in the future, you must register as a delegation with the Town Clerk prior to the meeting.

If you wish to make a written submission the deadline for comment is March 29, 2019.

The meeting adjourned at 6:44 p.m.

MAYOR

Rick Bonnette

CLERK

Suzanne Jones

APPENDIX B



PUBLIC MEETING-2019-0003

Glen Williams Mature Neighbourhood Study

Minutes of the Public Meeting Committee held on Tuesday, March 5, 2019, 6:45 p.m., in the Council Chambers, Town of Halton Hills, Town Hall, 1 Halton Hills Drive, Halton Hills.

Councillor A. Lawlor chaired the meeting.

Councillor A. Lawlor advised the following:

The purpose of this Public Meeting is to inform and consult with the public, and to provide the public with the opportunity to ask questions or to express views with respect to the proposed Official Plan Amendment and Zoning By-law Amendment to implement the proposed final recommendations of the Glen Williams Mature Neighbourhood Study.

The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

As the Chair, I am informing you that when Council makes a decision, should you disagree with that decision, the Planning Act provides you with an opportunity to appeal the decision to the Local Planning Appeal Tribunal for a hearing.

Please note that if a person or public body does not make oral submissions at a public meeting or written submissions to the Town of Halton Hills before the Official Plan Amendment and Zoning By-law Amendment is approved, the person or public body is not entitled to appeal the decision to the Local Planning Appeal Tribunal.

In addition, if a person or public body does not make an oral submission at a public meeting, or submit written comments to the Town of Halton Hills before the proposed Official Plan Amendment and Zoning By-law Amendment is approved, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal, unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

You may wish to talk to Town staff regarding further information on the appeal process.

The Planning Act requires that a Statutory Public Meeting be held for a proposal to amend the Official Plan or Zoning By-law.

The format of this Public Meeting is as follows:

- The Town's consultant, Dana Anderson of MHBC, will give a presentation explaining the purpose and details of the proposed amendments;
- Next, the public can obtain clarification, ask questions and express their views on the proposal.

The Town's consultants and staff will attempt to answer questions or respond to concerns this evening. If this is not possible, staff will follow up and obtain this information. Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

SPECIFIC PROPOSAL

This Public Meeting involves a proposed Official Plan Amendment to the Glen Williams Secondary Plan, and an Amendment to the Town's Comprehensive Zoning By-law, to implement the final recommendations of the Glen Williams Mature Neighbourhood Study.

TOWN'S OPPORTUNITY

The Chair called upon the Town's representative, Dana Anderson, MHBC Planning, to come forward to explain the proposed Official Plan and Zoning By-law Amendment.

D. Anderson noted that the purpose of the study was to address the potential impact of the construction of large-scale residential rebuilds on the character and appearance of the mature neighbourhoods of Glen Williams and to examine what changes to the Town's Zoning By-law were needed to ensure that the character of the mature neighbourhoods of the hamlet can be maintained and changes to the Official Plan as necessary.

The Interim Control By-law(ICBL) was enacted in November, 2017 to restrict the size and scale of large home rebuilds within defined areas of Glen Williams, while the Glen Williams Mature Neighbourhood Study was being undertaken, the By-law is in effect until May 27, 2019.

The main study area focus was based on the boundary in the Interim Control By-law 2017-0070.

The Study Area boundary was revised slightly from the ICBL boundary based on Glen Williams Community Association input. The areas outside the primary Study Area were also examined towards the end of the study based on Steering Committee input.

D. Anderson advised that this Public Meeting is being held in accordance with the Mayor's Task Force on Public Engagement and the Public Engagement Charter focusing on informing you and consulting with you, the public, and providing an opportunity for you to ask questions and share your views on the Town-initiated Official Plan and Zoning By-law Amendments.

Public Notice for this meeting was sent to all those on the Project Notification List and Public Notice was published in the Independent & Free Press and posted on the Town's website and project webpage on February 14, 2019 with a Courtesy Notice published on Feb. 28, 2019.

D. Anderson advised that at the Phase 1 Public Workshop, participants received graphic worksheets related to elements that define neighbourhood character grouped into 3 themes; lot features, housing features and neighbourhood features. The medium to high priorities that came out of this workshop were building height, lot coverage, garages, side yard setbacks, Ontario Heritage Act and tree protection.

At the Phase 2 Open House, staff and project consultants provided a presentation of the study process and how they arrived at the draft options. The draft options relating to each element were presented and participants were invited to provide input by; voting on which options they supported, which options, if any, needed to be changed, and, which options they disagreed with.

The options with respect to lot coverage were; 1) to maintain no lot coverage provision (existing results in varying lot coverages); 2) to introduce lot coverage controls (10%, 20%, 30%). The majority were interested in introducing lot coverage controls.

The options with respect to garages were; 1) no change, exempt rear yard garages from lot coverage calculations (to encourage rear yard garages as it gives more space between houses); 2) require garages to be recessed by at least 1m from the front of the house. The majority were interested in exempting rear yard garages from lot coverage calculations and were interested in requiring garages to be recessed by at least 1m from the front of the house.

The options with respect to height were; 1) decreasing max building height from 11m to 9m or 10m, houses under 6m – minimum side yard setback = 2.25m on both sides; 2) houses 6-8m – minimum side yard setback = 2.25m on one side & 4.5m on the other; 3) houses over 8m – minimum side yard setback = 4.5m on both sides. The majority were interested in decreasing building height to 9m and in having building height be proportional to side yard setbacks.

The options with respect to Heritage Conservation District (HCD) were; 1) Should the Town study this issue further? 2) Should the Town provide residents with further information regarding HCD's? 3) Should the Town hold a public workshop and or survey to see if people in the Glen would like to start a HCD study? Many were interested in receiving further information regarding HCD's and some commented that HCDs should be considered in certain parts of the Glen.

The options with respect to Tree protection were; 1) Should the Town study this issue further?

2) Should the Town review tree replacement and incentives programs instead of tree removal restriction. Many were interested in receiving more information regarding tree protection and a few were interested in having the Town review tree replacement and incentives programs instead of tree removal restrictions. One commented saying they would like a tree by-law to be put in place

The Steering Committee requested that maximum lot coverage should also be reviewed for HR2 zoned lots in the study area and HR1 and HR2 zoned lots outside the study area.

Based on additional analysis conducted by the project team, many of the HR1 and HR2 zoned lots examined had an existing lot coverage of around 10%.

15% maximum lot coverage seemed an appropriate maximum to introduce some control on the building envelope of the home, without overly restricting rebuilds on these larger primarily HR2 zoned lots.

The Final Recommendations with regards to the Official Plan Amendment were:

1. Introduce objective to Section H4.2 – Objectives of the Secondary Plan that addresses the maintenance and enhancement of the character of Mature Neighbourhood Areas by ensuring compatibility with the existing character of the neighbourhood.
2. Introduce a new sub-section to the Secondary Plan under Section H4.3 – General Policies, that addresses change in mature neighbourhoods including the following definition for Mature Neighbourhood Areas:

Mature Neighbourhood Areas are those areas of Glen Williams characterized by older established residential development, either on smaller lots in the historic core, or on larger lots but with a distinct character in other older areas of the hamlet. These areas are delineated in the Zoning By-law.

This section also establishes the following additional criteria against which to evaluate large home rebuilds and accessory buildings if a minor variance to the implementing zoning by-law is required:

- a) compatibility with existing building orientation and building setbacks;

- b) that the scale, massing, building height, and built form features are compatible with the existing character of the neighbourhood;
- c) the preservation of landscaped open space areas and the protection of existing trees; and,
- d) that impacts on adjacent properties are minimized.

The Final Recommendations with regards to the Zoning By-law Amendment were:

1. Introduce Mature Neighbourhood – Glen Williams provisions to Section 9 of the Zoning By-Law, including the following standards for Single Detached Dwellings in the following zones:

For HR1 (MN1) & HCC (MN1) Zones

Minimum Interior Side Yard Setback: 2.25 metres for the first storey, plus an additional 1.2m for each storey above the first storey. A balcony or deck shall not be permitted on the second floor of the interior side yard elevations of any two storey dwelling.

Maximum Lot Coverage for 1 and 1.5 storey: 35%

Maximum Lot Coverage for 2 and 2.5 storey: 30%

Attached private garage: must be recessed by at least 1m from the front of the house.

Maximum building height: 9m

For HR1 (MN2) Zones and HR2 (MN2) Zones

- Maximum Lot Coverage: 15%
- Maximum building height: 9m

Note: Rear yard detached garages are exempted from lot coverage calculations.

The special provisions for Non-Urban Zones in the Hamlet of Glen Williams are;

1. The minimum interior side yard is 2.25m for the first storey, plus an additional 1.2m for each full storey above the first storey. A balcony or deck shall not be permitted on the second floor of the interior side yard elevations of any two storey dwelling.
2. For existing lots with lot frontages of less than 18 metres, the existing minimum interior side yard for single detached dwellings existing prior to the passing of the by-law shall be permitted.
3. For dwellings with attached Private Garages, garages must be recessed by at least 1m from the front wall of the house.
4. Detached rear yard garages are exempt from the maximum lot coverage provisions of this by-law.
5. The wall of the private garage facing the lot line the driveway crosses to access the private garage is to be located no closer than 5.5 metres from that lot line.
6. Applicable only to single-detached dwellings.

The final recommendations with regards to tree protection were that because tree protection is beyond the scope of the Official Plan and the Zoning By-law, tree protection should be considered through a separate process outside of the Glen Williams Neighbourhood Study.

The Town is preparing a comprehensive tree inventory and a tree management strategy which will include the recommended approach and tools (i.e. education, incentives, regulation etc.) to manage and enhance the Town's tree resources.

The final recommendations with respect to Heritage Conservation District are that the Town of Halton Hills maintains a municipal register of properties that are of cultural heritage value or interest. As the Town has been performing an ongoing evaluation of its cultural heritage resources and updating its heritage work program on a regular basis, it would be appropriate for the Town to give further consideration to the identification of areas for Heritage Conservation District study within certain blocks of Glen Williams as part of its ongoing heritage work program and as provided for in the Town's Official Plan.

Moving forward Town Staff will review and consider public comments, submit a Final Report to Council with proposed Amendments.

PUBLIC'S OPPORTUNITY

The Chair asked if there were any persons who have questions, require further clarification or information or wish to present their views on the proposal.

The following persons came forward:

Wayne Scott, 15 Credit Street, Glen Williams

W. Scott stated that he felt the proposed amendments needed to go further with regards to replacement of homes to address the potential issue of a catastrophic event where a home is burned to the ground. Mr. Scott stated that with what is proposed it appears that the home owner would be unable to rebuild what previously existed. They would have to build to meet the new standards. He stated that a home owner should be able to rebuild what existed if they so choose to do so.

Mr. Scott also had concerns about the treatment of corner lots as the orientation of existing built homes do not conform to the new standards and home owners with corner lots should understand how the new standards affect them. The owners of pre-existing homes should understand how the new standards may affect their property.

D. Anderson advised that under other existing legislation there are general provisions that allow home owners whose home has burned to the ground to rebuild and are not required to meet new standards.

J. Linhardt noted that the Final Report will flush out the details regarding this issue.

Neal Panchuk, 100 Confederation Street, Glen Williams

N. Panchuk suggested that side yard setbacks should apply to the upper floors with respect to balcony's etc.

D. Anderson stated that the By-law notes this.

FINAL COMMENT FROM STAFF

The Chair asked if there was any further information which Town Staff or the Consultant wished to provide prior to the conclusion of the meeting.

Staff had no further information to add.

CONCLUSION OF MEETING

The Chair declared the Public Meeting closed. Council will take no action on this proposal tonight. Staff will be reporting at a later date with a recommendation for Council's consideration.

If you wish to receive further notification on this matter, please leave your name with Steve Burke in the foyer outside this Council Chambers, or with the Town Clerk during regular business hours. Only those persons who leave their names will be provided further notification. If you wish to speak to the proposal when it is brought before Council in the future, you must register as a delegation with the Town Clerk prior to the meeting.

If you wish to make a written submission, the deadline for comment is March 18, 2019.

The meeting adjourned at 7:25 p.m.

Rick Bonnette

MAYOR

Suzanne Jones

CLERK