



MINUTES
COUNCIL MEETING
MONDAY, MAY 27, 2019

The Town of Halton Hills Council met this 27th day of May, 2019, in the Council Chambers, 1 Halton Hills Drive Town Hall, commencing at 3:00 p.m. with Mayor R. Bonnette in the Chair and reconvened into Open Session at 6:00 p.m.

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

REGRETS Councillor J. Hurst

STAFF PRESENT
(Open Session) A. B. Marshall, CAO; 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; W. O' Donnell, Deputy Treasurer and Manager of Revenue and Taxation; G. Cannon, Chief Librarian

STAFF PRESENT
(Closed Session) A. B. Marshall, CAO; 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; W. O' Donnell, Deputy Treasurer and Manager of Revenue and Taxation; G. Cannon, Chief Librarian; V. Petryniak, Deputy Clerk; A. Fuller, Manager of Communications; S. Silver, Senior Advisor, Strategic Planning and Continuous Improvement; R. Cockfield, Manager of Strategic Planning and Continuous Improvement

*** Denotes Change From Council Agenda**

1. OPENING OF THE COUNCIL MEETING

Mayor R. Bonnette called the meeting to order at 3:00 p.m. in the Council Chambers.

2. CLOSED MEETING/CONFIDENTIAL REPORTS FROM OFFICIALS

Resolution No. 2019-0095

Moved by: Councillor C. Somerville

Seconded by: Councillor M. Albano

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

2.1

TRANSPORTATION AND PUBLIC WORKS REPORT NO. TPW-2019-0018 dated May 21, 2019 regarding a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on behalf of the municipality or local board. (Exchange Hotel)

2.2

PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0040 dated May 22, 2019 regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board. (Hidden Quarry)

2.3

LIBRARY SERVICES REPORT NO. LIB-2019-0001 dated May 9, 2019 regarding litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board. (Settlement)

2.4

OFFICE OF THE CAO MEMORANDUM NO. ADMIN-2019-0009 dated May 10, 2019 regarding personal matters about an identifiable individual, including municipal or local board employees. (Business Licensing Matter)

CARRIED

Council convened into Closed Session at 3:05 p.m.

3. RECESS AT THE CALL OF THE CHAIR

Mayor R. Bonnette called for a recess at 4:16 p.m.

4. RECONVENE INTO OPEN SESSION

Resolution No. 2019-0096

Moved by: Councillor B. Inglis

Seconded by: Councillor T. Brown

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 High Five Program Accreditation

Mayor R. Bonnette announced that the Recreation and Parks Department has successfully achieved its third re-accreditation status through Parks and Recreation Ontario's HIGH FIVE® program.

Mayor R. Bonnette called the members of the HIGH FIVE® leadership team from Recreation and Parks to the front for a photo in recognition of this accomplishment.

6.2 ParticipACTION Community Better Challenge

Mayor R. Bonnette announced that on May 25th at the Gellert Community Centre, the Town of Halton Hills was excited to launch the brand new annual ParticipACTION Community Better Challenge running from May 31st to June 16, 2019. We are challenging all those who live, work and play in Halton Hills to sit less and move more together and to then track their physical activity minutes in an effort to position Halton Hills as a community that champions active living.

6.3 Bike it to Work Day

Councillor J. Fogal announced that today May 27, 2019 was Bike it to Work Day. It was a successful event with many staff and members of the public participating.

Councillor J. Fogal also announced that the next Bike Event will be Father's Day Weekend, June 15 with the Bike it to the Market Event.

6.4 Climate Change Rally

Councillor J. Fogal announced that a second climate Change Rally was held on Friday May 24 at Dominion Gardens. A potential third Climate Change Rally is currently scheduled for September 20.

7. EMERGENCY BUSINESS MATTERS

7.1 Cuts to Municipal Budgets

Mayor R. Bonnette advised that he attended a meeting of the Large Urban Mayor's Caucus of Ontario (LUMCO) in Guelph, where Minister Clark met with Mayor's to discuss their displeasure with the Premier of Ontario for the cuts to Municipal Budgets.

Those cuts have since been reversed for the current year.

8. DISCLOSURES OF PECUNIARY INTEREST/CONFLICT OF INTEREST

8.1 Councillor C. Somerville

Declared a pecuniary/conflict of interest with respect to Item No. 14.1 of the Agenda, Minutes of the Committee of Adjustment dated April 3, 2019, specifically Item No. 4A, Minor Variance D13VAR19.008H - Daley as he and his spouse own property across from the referred to property.

9. COUNCIL DELEGATIONS/PRESENTATIONS

NIL

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

Resolution No. 2019-0097

Moved by: Councillor C. Somerville

Seconded by: Councillor A. Lawlor

THAT the following minutes are hereby approved:

10.1 Minutes of the Council Meeting held on May 6, 2019.

10.2 Public Meeting (2019-0004) Minutes dated May 6, 2019.

10.3 Public Meeting (2019-0005) Minutes dated May 6, 2019.

CARRIED

11. GENERAL COMMITTEE

Resolution No. 2019-0098

Moved by: Councillor W. Farrow-Reed

Seconded by: Councillor J. Fogal

THAT Council do now convene into General Committee.

CARRIED

Councillor T. Brown assumed the role of Presiding Officer.

11.1 Public Meetings / Hearings

11.1.a

6:15 PM PUBLIC MEETING

Proposed Zoning By-law Amendment to permit the creation of 5 new single detached residential lots at 10759 Eighth Line (Georgetown)

(Public Meeting Minutes 2019-0006 attached as Appendix A to these Minutes)

11.1.b

6:45 PM PUBLIC MEETING

Proposed Zoning By-law Amendment to permit the creation of 5 new single detached residential lots at 11801 Trafalgar Road (Georgetown).

(Public Meeting Minutes 2019-0007 attached as Appendix B to these Minutes)

11.2 Delegations/Presentations regarding items in General Committee

11.2.a

Susan Silver, Senior Advisor, Strategic Planning and Continuous Improvement

S. Silver made a presentation to General Committee regarding Bill 108 noting the potential impacts of the passing of Bill 108 and the absence of implementation details from the Province and the requirement to comment by June 1, 2019.

11.3 Municipal Officers Reports to be Considered by General Committee

11.3.a PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0034 dated May 9, 2019 regarding Public Meeting Report for a proposed Zoning By-law Amendment to permit the creation of 5 new single detached residential lots (6 total including the retained lot) at 10759 Eighth Line (Georgetown).

Recommendation No. GC-2019-0032

THAT Report No. PLS-2019-0034, dated May 9, 2019, with respect to the "Public Meeting for a proposed Zoning By-law Amendment to permit the creation of 5 new single detached residential lots (6 total including the retained lot) at 10759 Eighth Line (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 PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0033 dated May 10, 2019 regarding Public Meeting Report for a proposed Zoning By-law Amendment to permit the creation of 5 new single detached residential lots (6 total including the retained lot) at 11801 Trafalgar Road (Georgetown).

Recommendation No. GC-2019-0033

THAT Report No. PLS-2019-0033, dated May 10, 2019, with respect to the “Public Meeting for a proposed Zoning By-law Amendment to permit the creation of 5 new single detached residential lots (6 total including the retained lot) at 11801 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.c OFFICE OF THE CAO REPORT NO. ADMIN-2019-0021 dated May 14, 2019 regarding Bill 108.

Recommendation No. GC-2019-0034

THAT Report No. ADMIN-2019-0021 dated May 14, 2019 regarding Bill 108 be received for information;

AND FURTHER THAT staff be directed to prepare submissions to the Province of Ontario on Environmental Registry of Ontario (ERO) as outlined in Report ADMIN-2019-0021;

AND FURTHER THAT the Town Clerk forward a copy of Report ADMIN-2019-0021 to the Minister of Municipal Affairs and Housing and Minister of the Environment, Conservation and Parks, Halton Area MPPs, Region of Halton, the City of Burlington, the Town of Milton and the Town of Oakville for their information.

CARRIED

11.3.d PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0036 dated May 14, 2019, regarding the Halton Area Planning Partnership (HAPP) Joint Submissions on the Provincial Review of the Endangered Species and Conservation Authorities Acts.

Recommendation No. GC-2019-0035

THAT Report PLS-2019-0036, dated May 14, 2019, regarding the Halton Area Planning Partnership (HAPP) Joint Submissions on the Provincial Review of the Endangered Species and Conservation Authorities Acts, be received;

AND FURTHER THAT Council endorse the comments on the Provincial Review contained in the Joint Submissions attached as Schedules One and Two to this report, previously submitted to the Province to meet the commenting deadlines of May 18-21, 2019;

AND FURTHER THAT a copy of this report be forwarded to the Ministry of the Environment, Conservation and Parks, the Ministry of Natural Resources and Forestry, the Region of Halton, the Local Municipalities of Burlington, Milton and Oakville, Conservation Halton, Credit Valley Conservation and the Grand River Conservation Authority.

CARRIED

11.3.e PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0039 dated May 21, 2019 regarding 2019 Provincial Growth Plan, “A Place to Grow”.

Recommendation No. GC-2019-0036

THAT Report PLS-2019-0039 dated May 21, 2019 regarding the 2019 Provincial Growth Plan, “A Place to Grow” be received for information;

AND THAT staff be authorized to continue to review and evaluate the cumulative impacts of the revised Provincial Growth Plan as it relates to the suite of proposed draft legislation regarding the land use planning system in Ontario;

AND FURTHER THAT staff report back to Council regarding comments specific to the Provincially Significant Employment Zones mapping as it relates to the Town of Halton Hills

AND FURTHER THAT the Town Clerk forward a copy of Report PLS-2019-0039 to the Region of Halton, the City of Burlington, the Town of Milton and the Town of Oakville for their information.

CARRIED

11.3.f RECREATION AND PARKS REPORT NO. RP-2019-0020 dated May 16, 2019, regarding the Award of Proposal T-061-19 for Contractor of the Bundled Roof (4) & Cooling Tower (1) Replacement Project.

Recommendation No. GC-2019-0037

THAT Report No. RP-2019-0020 dated May 16, 2019, regarding the Award of Proposal T-061-19 for Contractor of the Bundled Roof (4) & Cooling Tower (1) Replacement Project be received;

AND FURTHER THAT Eileen Roofing Inc. 1825 Wilson Ave, North York ON M9M 1A2 be awarded the Contract No. T-061-19 Bundled Roof (4) & Cooling Tower (1) Replacement Project for a total amount of \$1,350,982.80;

AND FURTHER THAT Council authorize the Mayor and Clerk to execute the necessary contract documents for this project.

CARRIED

11.3.g TRANSPORTATION AND PUBLIC WORKS REPORT NO. TPW-2019-0024 dated May 15, 2019, regarding Connecting Links Update and Contribution Agreement.

Recommendation No. GC-2019-0038

THAT Report No. TPW-2019-0024, dated May 15, 2019, regarding Connecting Links Update and Contribution Agreement, be received;

AND FURTHER THAT Council supports the application to the Ministry of Transportation (MTO) for the Main Street North Bridge, Site No. 13, Rehabilitation in Halton Hills (Georgetown), as part of the Connecting Link Funding Program;

AND FURTHER THAT if the Town is successful in securing funding from the Connecting Link Funding Program, Council be requested to pass a resolution to enter into an Agreement with MTO and authorize the Mayor and Clerk to execute the necessary contract documents for this project.;

AND FURTHER THAT if the Town is successful in securing funding from the Connecting Link Funding Program, that 10% of the cost to the maximum of \$300,000.00 be derived from the Capital Replacement Reserve;

AND FURTHER THAT a copy of this resolution be forwarded to MTO.

CARRIED

11.3.h OFFICE OF THE CAO MEMORANDUM NO. ADMIN-2019-0010 dated May 14, 2019 regarding 2019 Provincial Budget Update.

Recommendation No. GC-2019-0039

THAT Memorandum No. ADMIN-2019-0010 dated May 14, 2019 regarding 2019 Provincial Budget Update be received for information.

CARRIED

11.3.i PLANNING AND SUSTAINABILITY MEMORANDUM NO. PLS-2019-0004 dated May 14, 2019 regarding Local Planning Appeal Tribunal (LPAT) Appeal for 12 Church Street East (Acton).

Recommendation No. GC-2019-0040

THAT Memorandum No. PLS-2019-0004 dated May 14, 2019 regarding Local Planning Appeal Tribunal (LPAT) Appeal for 12 Church Street East (Acton), be received for information.

CARRIED

11.3.j TRANSPORTATION AND PUBLIC WORKS MEMORANDUM NO. TPW-2019-0013 dated May 9, 2019 regarding Pavement Marking Program Update.

Recommendation No. GC-2019-0041

THAT Memorandum No. TPW-2019-0013 dated May 9, 2019 regarding Pavement Marking Program Update be received for information.

CARRIED

11.4 Adjourn back into Council

Recommendation No. GC-2019-0042

THAT General Committee do now reconvene into Council.

CARRIED

12. REPORTS AND RECOMMENDATIONS FORWARDED FROM GENERAL COMMITTEE FOR APPROVAL

Resolution No. 2019-0099

Moved by: Councillor M. Albano

Seconded by: Councillor J. Fogal

THAT the recommendations regarding the Reports & Memorandums from the Monday, May 27, 2019 General Committee Meeting are hereby adopted:

GC-2019-0032

GC-2019-0033

GC-2019-0034

GC-2019-0035

GC-2019-0036

GC-2019-0037

GC-2019-0038

GC-2019-0039

GC-2019-0040

GC-2019-0041

CARRIED

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

Resolution No. 2019-0100

Moved by: Councillor C. Somerville

Seconded by: Councillor A. Lawlor

THAT the following items are hereby approved:

13.1 Report of the Community and Corporate Affairs Committee Meeting held on May 14, 2019.

13.2 Report of the Planning, Public Works and Transportation Committee Meeting held on May 14, 2019.

CARRIED

14. RECEIPT OF MINUTES OF ADVISORY/SPECIAL COMMITTEES

Resolution No. 2019-0101

Moved by: Councillor W. Farrow-Reed

Seconded by: Councillor M. Johnson

THAT the following minutes are hereby received for information:

14.1 Minutes of the Committee of Adjustment Meeting held on April 3, 2019.

14.2 Minutes of the Downtown Georgetown BIA Board Meeting held on April 9, 2019.

14.3 Minutes of the Halton Hills Public Library Board Meeting held on April 10, 2019.

CARRIED

15. PETITIONS/COMMUNICATIONS/MOTIONS

15.1 Motion Regarding Bill 108

Resolution No. 2019-0102

Moved by: Councillor J. Fogal

Seconded by: Councillor C. Somerville

WHEREAS the legislation that abolished the Ontario Municipal Board (OMB) and replaced it with the Local Planning Appeal Tribunal (LPAT) received unanimous – all party support;

AND WHEREAS all parties recognized that local governments should have the authority to uphold their provincially approved Official Plans; to uphold their community driven planning;

AND WHEREAS Bill 108 will once again allow an unelected, unaccountable body to make decisions on how our communities evolve and grow;

AND WHEREAS on August 21, 2018 Minister Clark once again signed the Memorandum of Understanding (MOU) with the Association of Municipalities of Ontario, which recognizes that “Public policy issues are complex and thus require coordinated responses...” and that “The Municipal Act, 2001 provides that the Province of Ontario endorses the principle of regular consultation between Ontario and municipalities in relation to matters of mutual interest”;

AND WHEREAS the MOU sets out that “Ontario is committed to cooperating with its municipal governments in considering new legislation or regulations that will have a municipal impact”;

AND WHEREAS Bill 108 will impacts 15 different Acts – Cannabis Control Act, 2017, Conservation Authorities Act, Development Charges Act, Education Act, Endangered Species Act, 2007, Environmental Assessment Act, Environmental Protection Act, Labour Relations Act, 1995, Local Planning Appeal Tribunal Act, 2017, Municipal Act, 2001, Occupational Health and Safety Act, Ontario Heritage Act, Ontario Water Resources Act, Planning Act, Workplace Safety and Insurance Act, 1997.

NOW THEREFORE BE IT RESOLVED THAT The Town of Halton Hills oppose Bill 108 which in its current state will have negative consequences on community building and proper planning;

AND FURTHER THAT The Town of Halton Hills call upon the Government of Ontario to halt the legislative advancement of Bill 108 to enable fulsome consultation with Municipalities to ensure that its objectives for sound decision making for housing growth that meets local needs will be reasonably achieved;

AND FURTHER THAT a copy of this Motion be sent to the Honourable Doug Ford, Premier of Ontario, The Honourable Christine Elliott, Deputy Premier, the Honourable Steve Clark, Minister of Municipal Affairs, the Honourable Andrea Horwath, Leader of the Ontario New Democratic Party, the Honourable John Fraser, Leader of the Ontario Liberal Party, the Honourable Mike Schreiner, Leader of the Green Party of Ontario and all MPPs in the Province of Ontario;

AND FURTHER THAT a copy of this Motion be sent to the Association of Municipalities of Ontario (AMO) and all Ontario municipalities for their consideration.

Recorded Vote:

In Favour : Mayor Bonnette, Councillor Lawlor, Councillor Fogal, Councillor Inglis, Councillor Johnson, Councillor Farrow-Reed, Councillor Lewis, Councillor Somerville, Councillor Brown, Councillor Albano

Opposed: NIL

Absent: Councillor Hurst

MOTION CARRIED

16. ADVANCE NOTICE OF MOTION

NIL

17. MOTION TO RECEIVE AND FILE GENERAL INFORMATION PACKAGE

Resolution No. 2019-0103

Moved by: Councillor B. Inglis

Seconded by: Councillor T. Brown

THAT the General Information Package dated May 27, 2019 be received.

CARRIED

18. MOTION TO APPROVE CLOSED SESSION ITEMS

2.1

TRANSPORTATION AND PUBLIC WORKS REPORT NO. TPW-2019-0018 dated May 21, 2019 regarding a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on behalf of the municipality or local board. (Exchange Hotel)

Resolution No. 2019-0104

Moved by: Councillor T. Brown

Seconded by: Councillor W. Farrow-Reed

THAT Confidential Report No. TPW-2019-0018 dated May 21, 2019 regarding a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or be carried on by or on behalf of the municipality or local board (Exchange Hotel) be received;

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

CARRIED

2.2

PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0040 dated May 22, 2019 regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board. (Hidden Quarry)

Resolution No. 2019-0105

Moved by: Councillor T. Brown

Seconded by: Councillor M. Johnson

THAT Confidential Report No. PLS-2019-0040 dated May 22, 2019 regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board (Hidden Quarry) be received;

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

CARRIED

2.3

LIBRARY SERVICES REPORT NO. LIB-2019-0001 dated May 9, 2019 regarding litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board. (Settlement)

Resolution No. 2019-0106

Moved by: Councillor A. Lawlor

Seconded by: Councillor T. Brown

THAT Confidential Report No. LIB-2019-0001 dated May 9, 2019 regarding litigation or potential litigation, including matters before administrative tribunals affecting the municipality or local board (Settlement) be received;

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

CARRIED

2.4

OFFICE OF THE CAO MEMORANDUM NO. ADMIN-2019-0009 dated May 10, 2019 regarding personal matters about an identifiable individual, including municipal or local board employees. (Business Licensing Matter)

Resolution No. 2019-0107

Moved by: Councillor M. Albano

Seconded by: Councillor B. Inglis

THAT Confidential Memorandum No. ADMIN-2019-0009 dated May 10, 2019 regarding personal matters about an identifiable individual, including municipal or local board employees (Business Licensing Matter) be received for information.

CARRIED

19. CONSIDERATION OF BYLAWS

Resolution No. 2019-0108

Moved by: Councillor M. Albano

Seconded by: Councillor B. Inglis

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. 2019-0024

A By-law to adopt the proceedings of the Council Meeting held on the 27th day of May, 2019 and to authorize its execution.

CARRIED

20. ADJOURNMENT

Resolution No. 2019-0109

Moved by: Councillor C. Somerville

Seconded by: Councillor M. Johnson

THAT this Council meeting do now adjourn at 8:33 p.m.

CARRIED

Rick Bonnette, MAYOR

Suzanne Jones, CLERK

APPENDIX A



PUBLIC MEETING-2019-0006

Zoning By-law Amendment for 10759 Eighth Line (Georgetown).

Proposed Zoning By-law Amendment to Permit the creation of 5 residential lots (6 total lots including the retained lot) for single detached dwellings at 10759 Eighth Line (Georgetown).

Minutes of the Public Meeting Committee held on Monday, May 27, 2019, 6:19 p.m., in the Council Chambers, Town of Halton Hills, Town Hall, 1 Halton Hills Drive, Halton Hills.

Councillor T. Brown chaired the meeting.

Councillor T. Brown 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 1215846 Ontario Ltd. (Di Blasio Homes) to amend the Town of Halton Hills Zoning By-law 2010-0050, as amended and to permit the creation of 5 residential lots (6 total lots including the retained lot) for single detached dwellings.

TOWN'S OPPORTUNITY

The Chair called upon town's representative, John McMulkin, Planner, to come forward to explain the proposal.

J. McMulkin stated that the purpose of tonight's Public Meeting is to provide a summary of the Zoning By-law Amendment application submitted by 1215846 Ontario Ltd. (Di Blasio Homes) for the property located at 10759 Eighth Line in Georgetown South. A Public Meeting is required for Zoning By-law Amendments 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. Tonight the Town of Halton Hills is informing you and consulting with you, the public, and providing an opportunity for you to ask questions and share your views on the subject development proposal.

The subject lands are located in Georgetown South on the south side of Eaton Street and are bounded to the west by Eighth Line. The lands have an approximate area of 3,690 m² (0.9 acres) and contain frontage on both Eighth Line (45 metres) and Eaton Street (81 metres). With regards to the surrounding neighbourhood context, to the North, East and South are single detached residential dwellings and to the West are agricultural properties that are included within the Vision Georgetown Secondary Plan area and are intended to develop during the 2021-2031 planning period.

The application seeks to obtain the necessary land use approval to allow for the creation of five (5) new residential lots (6 total lots including the retained lot) for the purpose of constructing single detached dwellings that front onto Eaton Street. The property was occupied by a single detached dwelling and shed, which were recently demolished.

Access to each of the 6 residential lots is proposed by way of private driveways from Eaton Street, with the existing driveway access from Eighth Line intended to be closed off. The residential lots are proposed to be on full municipal services that would connect to the water and wastewater mains located under the Eaton Street right-of-way. The single detached dwellings intended to be constructed on the 6 lots are proposed to be 2-storeys in height and designed to reflect the existing character of the neighbourhood. The Applicant has provided conceptual building elevations to show how the dwellings could potentially be designed.

Under the Town's Official Plan, the subject lands are designated Low Density Residential Area, which permits single detached dwellings. The Low Density Residential Area allows for a maximum density of 20 units per net residential hectare – the Applicant has noted that the development would represent a density of 13.3 units per net residential hectare, which conforms to the maximum density requirement in the Town's Official Plan.

To accommodate the development the Applicant is proposing to rezone the property from the current Low Density Residential One (LDR1-1) zone to a Low Density Residential One (LDR1-3) zone.

The Applicant suggests that the LDR1-3 zone was selected because it allows for residential lots with minimum frontages of 12.0 metres (~40.0 ft.). The Applicant also noted that the existing residential lots located on the south side of Eaton Street directly adjacent to the subject site have 12.0 metre frontages.

Comments have been received from all of the circulated internal departments and external agencies, who offered no objection to the proposed Zoning By-law Amendment. Town Development Engineering staff has identified the need for the submitted documents to be updated showing the required road widening along Eaton Street and the 0.3m (1 foot) reserve and decorative/acoustic fencing along Eighth Line as part of the second submission of the Zoning By-law Amendment application. Contrary to the staff report, the minimum required front yard setback to a dwelling in the LDR1-3 Zone is 4.5 metres (not 6.0 metres), so the Conceptual Site Plan as submitted does comply with the zoning standards of the LDR1-3 Zone. The applicant will however need to update the Conceptual Site Plan to show the required road widening along Eaton Street and the required 0.3m reserve and decorative/acoustic fencing along Eighth Line in order to demonstrate compliance with the minimum front yard and exterior side yard setback requirements for the LDR1-3 zone.

The Public Meeting Notice was mailed to all properties within 120 m of the subject lands and to anyone that requested notification on April 29, 2019. The Public Meeting Notice was posted in the Independent & Free Press on May 2, 2019, with a courtesy Notice published on May 23, 2019.

A Public Open House was held by the Agent for the Applicant on May 15, 2018, at the Halton Hills Cultural Centre to provide residents an opportunity to review the proposal and ask questions/express concerns about the application. Notification was circulated by the Applicant to residents within 120 metres of the property. Town staff, the Agent for the Applicant and approximately 15 residents attended the meeting.

Comments/concerns identified at the Public Open House pertained to the following:

- Nuisances associated with construction activities such as noise, dust and vehicles/equipment passing by existing residential properties along Eaton Street;
- Sizes of the proposed lots, specifically the frontages of the lots being narrower than the five (5) existing residential lots located on the north side of Eaton Street;
- Increased traffic; and,
- Impacts to grading, drainage and storm water management of surrounding residential properties as a result of the development given the difference in the existing grade between the subject property and surrounding properties.

To date Planning staff has received two (2) phone calls, one (1) counter inquiry and one (1) written objection from residents in regards to the proposal. The written objection noted concerns regarding the width of the lot frontages, impact on property values, construction impacts and traffic and in one of the phone calls the resident also raised concerns regarding construction impacts and traffic. In the other phone call and at the counter inquiry the 2 residents were supportive of the proposal.

With respect to construction impacts, a Construction Management Plan was submitted by the Applicant which appears to address the concerns of the public; however, staff will continue to review the plan and take into consideration comments provided by the public concerning construction impacts.

With respect to lot frontages, the Applicant has noted that the frontages of the proposed lots are consistent with the lots located on the south side of Eaton Street directly east of the subject lands. Staff will continue to evaluate the lot frontages of the proposed lots to ensure compatibility with frontages and zoning of lots in the surrounding neighbourhood.

With respect to traffic, Town Transportation staff has reviewed the application and raised no objection. Staff asked that the existing driveway entrance off of Eighth Line be closed off post construction and the applicant has agreed to do so.

With respect to lot grading, drainage and storm water management, a lot grading and drainage plan and functional servicing and stormwater management report have been submitted to the Town for review. Town Development Engineering staff has reviewed these documents and provided comments to the Applicant in order to ensure that these concerns are addressed.

In addition to this documentation, the Applicant has submitted other technical studies and drawings that respond to many of the listed concerns, which have been reviewed by Town and external agency staff. Prior to providing a recommendation to Council, Planning staff will ensure that all concerns raised by the public are thoroughly evaluated.

Any further comments received from the Public will be reviewed by Town staff and addressed through the review of this application. Future steps are; awaiting additional public comments, the deadline is June 17th, 2019, awaiting second submission that addresses Town and external agency comments, work through identified issues and a final report 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's agent, Rob Russell, Robert Russell Planning Consultants Inc. came forward and noted that the subject property was a holdout property from the original development which just finally sold. The development of this property is trying to complete the neighbourhood. The proposed development is consistent with the neighbourhood.

R. Russell noted that there are drainage issues with the property however that they are working with the neighbours to address the issues.

R. Russell also noted that the newly built properties will be higher end homes, with high end finishes, expected to be sold for \$1.4 to \$1.5 million.

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 about this application.

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 nothing further to information to provide.

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. McMulkin 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 June 17, 2019.

The meeting adjourned at 6:40 p.m.

Rick Bonnette

MAYOR

Suzanne Jones

CLERK

APPENDIX B



PUBLIC MEETING-2019-0007

Proposed Zoning By-law Amendment for 11801 Trafalgar Road (Georgetown)

Proposed Zoning By-law Amendment to Permit the creation of 5 residential lots (6 total lots including the retained lot) for single detached dwellings at 11801 Trafalgar Road (Georgetown)

Minutes of the Public Meeting Committee held on Monday, May 27, 2019, 6:53 p.m., in the Council Chambers, Town of Halton Hills, Town Hall, 1 Halton Hills Drive, Halton Hills.

Councillor T. Brown chaired the meeting.

Councillor T. Brown 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 BSG Developments Holding Corporation (Bluestone Group) to amend the Town of Halton Hills Zoning By-law 2010-0050, as amended and to permit the creation of 5 residential lots (6 total lots including the retained lot) for single detached dwellings.

TOWN'S OPPORTUNITY

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

T. Boutassis noted the purpose of the Public Meeting is to provide a summary of the Zoning By-law Amendment application submitted by BSG Development Holding Corporation (Bluestone Group) for the property at 11801 Trafalgar Road in Georgetown. A Public Meeting is required for Zoning By-law Amendments 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. Tonight the Town of Halton Hills is informing you and consulting with you, the public, and providing an opportunity for you to ask questions and share your views on the subject development proposal.

The lot is comprised of two (2) properties that are both under the Ownership of the Applicant. The combined parcel has an area of approximately 8,400 sq. m (2.08 acres) and contains frontage on both Trafalgar Road and Newman Place. With regard to the surrounding neighbourhood context; to the North are single detached residential dwellings, to the East are single detached residential dwellings on the east side of Newman Place, to the South is a wooded area that slopes down and is owned by the Town of Halton Hills and to the West are agricultural properties with associated farm dwellings and buildings across Trafalgar Road.

The Applicant has submitted this Development Concept, which seeks to obtain the necessary land use approval to allow for the creation of five (5) new lots fronting onto Newman Place for the purpose of constructing single detached dwellings, the existing dwelling would be maintained on Parcel F and the portion of the lands noted as Parcel G are intended to be dedicated to the Town as they contain part of a woodlot that cannot be developed. Access to each of the new five (5) residential lots is proposed by way of private driveways off Newman Place. The retained dwelling would continue to be accessed from Trafalgar Road. The residential lots are proposed to be on full municipal services that would connect to the water and wastewater mains located under the Newman Place right-of-way. The single detached dwellings intended to be constructed on the five (5) new lots are proposed to be 1 and 2 storeys in height. The Applicant has provided conceptual building renderings to show how the dwellings could potentially be designed.

Under the Town's Official Plan, the subject lands are designated Low Density Residential Area, which permits single detached dwellings. The Low Density Residential Area allows for a maximum density of 20 units per net hectare. The proposal represents a density of 14 units per net residential hectare, which falls within the permitted density range. Further, a maximum height of 3-storeys is permitted. The Applicant is proposing a maximum height of 2-storeys.

The development of new single detached dwellings requires an Amendment to the Zoning By-law. The entire subject lands are zoned Development (D) Zone. The D Zone only permits buildings and structures that legally existed on the effective date of the By-law and does not permit the proposed creation of new residential lots. The Applicant is proposing to rezone the property from Development (D) to the Low Density Residential One (LDR1-3) Zone and Environmental Protection Two (EP2) Zone. The LDR1-3 Zone matches the zoning of the existing surrounding properties and the Applicant is proposing no site specific provisions.

If the Zoning By-law Amendment application is approved, the proposed development will require the submission of a Consent (Severance) application to facilitate the creation of the proposed lots.

The comments received to date offer no objection to the proposed Zoning By-law Amendment. Staff are still awaiting comments from various Town departments, Halton Region and the Credit Valley Conservation Authority

On April 29, 2019 the Public Meeting Notice was mailed to properties within 120 m of the subject lands. On May 2, 2019 the Public Notice was posted in the Independent & Free Press with a courtesy Notice published on May 23, 2019.

To date Planning staff have received; six (6) emails/correspondence and four (4) phone calls/counter inquiries from residents in regards to the proposal. Six (6) property owners have formally objected to the proposal.

A summary of the issues and concerns outlined by members of the public include:

- Stormwater drainage and sewage backup issues;
(The Applicant has submitted a Functional Servicing Report, which speaks to drainage and servicing and is currently being reviewed by the Town's Development Engineering Department and Halton Region.)
- Location, height, and setbacks of the proposed dwellings;
- Lot sizes compared to the surrounding neighbourhood;
(Staff will continue to review these concerns, however, as stated earlier the proposal conforms with the Official Plan policies applying to density and height and the Applicant has not requested any site specific reductions to the LDR1-3 zoning standards.)
- Construction related nuisance (dust, dirt/mud, noise, safety etc.).
(A Construction Management Plan will be required to be submitted with the Consent application that outlines noise, dust, and debris control, working hours, project staging, site safety, parking, access, communication with the surrounding neighbourhood, etc.)
- Increase in vehicular traffic;
(The Town's Transportation Department has indicated that there no traffic concerns with regard to the 5 new homes being proposed.)

- Removal of trees and environmental impacts;
(The Applicant has submitted a Tree Inventory and Preservation Plan as well as an Environmental Impact Assessment, which are currently being review by Town, Regional and CVC staff.)
- Effect on property values and altering the neighbourhood character;
- Appropriateness of this site for infill development;
- Loss of privacy and views.

The Applicant has submitted various technical studies and drawings that respond to many of the listed concerns and are currently being reviewed by Town and external agency staff. Prior to providing a recommendation to Council, Planning staff will ensure that all concerns raised by the public are thoroughly evaluated.

With regard to Future Steps; staff are awaiting additional comments from the public following the meeting tonight, staff are also awaiting additional comments from Town departments and external agencies, staff will work with the Applicant to satisfy all identified issues and 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's agent Glen Wellings of Wellings Planning Consultants Inc. came forward he stated that he is the planning consultant for the proponent. He stated that he does have a bit of history with the Georgetown West Community. When the Georgetown West Community was developed the subject lands were identified as having development potential but were not developed at that time for the simple reason that they were not owned by the principle developer of the Georgetown West Community, they were privately owned. The only surprise is that it has taken this long for them to get to this point for an application for development. These lands were not identified for park purposes through the Georgetown West planning exercise and consist of table lands with development potential. These lands have been designated as low density residential under the Town's Official Plan and zoned for development under the Zoning By-law. At the beginning of this process they assessed the development potential of these lands and as part of the assessment reviewed different built forms including, townhouses, semi-detached dwellings and/or single detached homes and decided that single detached residential units on larger lots was the desired approach. Rezoning of the lands would be consistent with the zoning in the immediate neighbourhood.

The development option put forth conforms to the Town's Official Plan and in fact the Town's Official Plan would allow for more density than what is being proposed, but again the proposal is consistent with the existing neighbourhood. The zoning proposed is the same as the rest of Newman Place and precisely matches the character of the existing neighbourhood. He also stated that through this process the intent is to convey the woodland portion of the property to the Town for future protection.

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.

The following persons came forward:

Jean Graham, 29 Newman Place, Georgetown

J. Graham stated that the main thing that she objected to here is the fact that this changed to future development land nine years ago back in 2010 and at that time no one in the neighbourhood received any letters, and no signage went up to warn them that this was happening. There are people whose property abut this proposed development land, they paid premiums on their lot because the land appeared free and clear with a good view with nothing behind them.

J. Graham stated that she felt the residents should have been told that this development was changing and that it was no longer going to be a single home on a big lot, but low density residential and would like to know why none of the neighbours were informed at that time, they were only informed four weeks ago that this was happening and they knew nothing about it before that time. J. Graham stated that it would have been far more respectful and informative to let the residents know that these changes were taking place as at this point it seems that it has been done and dusted, whereas if they had been told nine years ago that this was happening they could have made some more objections, been more informed and maybe had more input with respect to the homes that they would want to see in that lot area. Though the previous speaker noted that the proposed homes conform to the homes on the rest of the street it seems that only one of the proposed homes does and the rest look quite cramped with small narrow lots, not at all like the houses opposite to them. The proposed development changes the whole face and character of the neighbourhood. If they had been informed earlier they may have been able to request that only three or four homes be built on the lot with wider frontages, which may have suited the area better aesthetically. She stated that she wanted the people in planning to be aware that this development will affect the people on Callaghan that back on to the property, it will affect the sunlight and privacy. She noted that she is not as affected as the people on Callaghan but how she is affected is the ambience of the neighbourhood and the look of the neighbourhood which is important to her.

Andrew Robling, 42 Callaghan Crescent, Georgetown

A. Robling stated that he is the original home owner of 42 Callaghan Crescent and has lived there for 19 years. He stated that he had three points to make. The first point was to clarify something the planner said that there is concern about sewage and drainage and wanted to make it clear that there has been a history of sewage back up on Newman Place in the past that needs to be understood and he believes that it is on record with the Town. Second point he wanted people to understand is that Callaghan slopes from west to east and that in early years when he moved into his home there was a basement leakage and that they had to hire people to fill in the cracks in the basement and that he has concerns about the impact that the new homes may have to his home that this may happen again. Third point he wanted to make is that when you look at the planning drawings it looks like the foundation of the new home is going to start about four feet from the property line and no other homes in the area are built that close to the property line and it seems very close.

Andrew Mackenzie, 43 Newman Place, Georgetown

A. Mackenzie noted that the issue he wanted to talk about is drainage. He noted that the previous speaker had made a comment about drainage issues and sewer backup and that his home was the home that had experienced the sewage backup in the past. The backup was not severe and didn't cause any serious damage. They did have a member of the Town come out to have a look. There is a huge gash out of Newman Road where the road was excavated where they put in an access thing so they can take a look at it. He said that he didn't know a lot about these things but the commentary given was that the drainage from his sewage line y's from his home to 45 Newman and

the inspector said he had never seen anything like it in his 25 years and also that it was shrunk down to a three inch tube which the inspector had also never seen in 30 years. He was advised to get a sewage backup protection device which if properly installed by all but one person, that one person will have 4 ft of sewage in their basement if sewage were to backup. What he saw and what was explained to him at the time is that the problem existed on his property. He had no knowledge that this was a problem and he was told that essentially this is not a Town problem but the owner's problem. The interesting part of this is that he is an original owner and has lived there for 19 years and he had no say in the matter and that the inspector from the Town who he would assume would have been the inspector when his home was built and Law Development who would have been the developer when the home was built would have been responsible. He stated that we all know what the consequences of a severe back up will be and that his property would be the primary recipient of that should that happen and wanted to know what the Town would do to make sure this doesn't happen.

Bill Litshauer, 46 Callaghan Crescent, Georgetown

B. Litshauer stated that he backs on to where the new buildings will be adjacent to specifically parcel A. He noted that he is not an original owner that he moved to this home in 2013 and that one of the reasons that they moved there was for the character of the neighbourhood, a beautiful, calm and quiet neighbourhood and in particular behind their house. That will be gone if the proposed development moves forward as it stands right now. Of particular concern, the five proposed new dwellings will be facing Newman Place, but primary concern for him and he believes the neighbour to his right is that they are going to lose their privacy and sun and the new homes will be overlooking their yards. He asked that a concession be made to put a bungalow on parcel A of the lands to reduce that disturbance and/or move the structure back to minimize impacts to the existing homes in the neighbourhood.

Sue Robling, 42 Callaghan Crescent, Georgetown

S. Robling noted that there were a lot of neighbours in attendance in objection to this proposed development of the lands. She noted that they are going to have a house approximately four feet from her property and it is really going to change the character of our neighbourhood. They have raised their children here and she does not know of any other house that is going to have a house that close to their property line. It is going to change their total sun and their view. She noted that there are a lot of people here that are objecting to it and that she hoped that Council will listen to the people.

Hestie Meyer, 40 Callaghan Crescent, Georgetown

H. Meyer stated that they experience wildlife in the back of their yard, recently two wild turkeys have moved in there and they also have rabbits and what they will be losing is the nature that is being settled down in that area. Also there are no other houses in the area being built like the proposed houses.

Slawomir Niemczyk, 33 Callaghan Crescent, Georgetown

S. Niemczyk stated that the character of the neighbourhood and the quiet that the empty lot provides are important. He stated that he has two young boys and that the empty street and empty lot provide a very serene and quiet neighbourhood that is an awesome place to raise their family, which is part of the reason that they chose the area in 2010. He stated that they would be losing that and it would be a negative impact on the neighbourhood. He also stated that there are concerns with regards to the sewage backup and any potential plumbing issues. He noted that immediately prior to moving to their property there was a water leakage on the property, he is not sure how well it was repaired but it has been holding up so far. Not sure what negative impact that this will have on the rest of the neighbourhood.

Beth Loch, 44 Callaghan Crescent, Georgetown

B. Loch stated that they are the second house in and probably the most impacted by the development as her home is a bungalow and not the corner lot. They have two storeys to the left and to the right and now possibly to the back of their property. Her request to the Town and the Developer is to take under advisement to have a bungalow on that first lot.

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 provide.

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 June 17, 2019.

The meeting adjourned at 7:26 p.m.

Rick Bonnette

MAYOR

Suzanne Jones

CLERK