



**MINUTES**  
**COUNCIL MEETING**  
**MONDAY, SEPTEMBER 14, 2020**

The Town of Halton Hills Council met this 14<sup>th</sup> day of September, 2020 in the Council Chambers, Halton Hills Town Hall and Via Zoom, commencing at 1:31 p.m., with Mayor R. Bonnette in the Chair and reconvened into Open Session at 2:30 p.m. in the Council Chambers and Via Zoom.

**MEMBERS PRESENT:** Mayor R. Bonnette,  
(EP-Electronic Participation) Councillor C. Somerville (EP), Councillor J. Fogal (EP),  
Councillor M. Albano (EP), Councillor J. Hurst (EP),  
Councillor T. Brown, Councillor B. Lewis (EP),  
Councillor W. Farrow-Reed (EP), Councillor M. Johnson (EP),  
Councillor B. Inglis, Councillor A. Lawlor (EP)

**STAFF PRESENT:** C. Mills, Acting Chief Administrative Officer,  
(Closed Session) S. Jones, Clerk & Director of Legislative Services,  
(E – Electronically Present) J. Linhardt, Commissioner of Planning & Sustainability,  
W. Harris, Commissioner of Recreation & Parks (E),  
H. Olivieri, Chief & Commissioner of Fire Services (E),  
B. Andrews, Interim Commissioner of Transportation and Public  
Works (E),  
M. Southern, Chief Librarian (E),  
A. Matthews, Director of Facilities (E)  
V. Petryniak, Deputy Clerk

**STAFF PRESENT:** C. Mills, Acting Chief Administrative Officer,  
(Open Session) S. Jones, Clerk & Director of Legislative Services,  
(E – Electronically Present) J. Linhardt, Commissioner of Planning & Sustainability,  
W. Harris, Commissioner of Recreation & Parks (E),  
H. Olivieri, Chief & Commissioner of Fire Services (E),  
B. Andrews, Interim Commissioner of Transportation and Public  
Works (E),  
M. Southern, Chief Librarian (E)

**\* Denotes Change From Council Agenda**

**1. OPENING OF THE COUNCIL MEETING**

Mayor R. Bonnette called the meeting to order at 1:31 p.m. in the Council Chambers.

## **2. CLOSED MEETING/CONFIDENTIAL REPORTS FROM OFFICIALS**

Resolution No. 2020-0176

Moved by: Councillor J. Fogal

Seconded by: Councillor W. Farrow-Reed

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

- 2.1 RECREATION AND PARKS REPORT NO. RP-2020-0020 dated August 27, 2020 regarding personal matters about an identifiable individual, including municipal or local board employees. (Rental Agreement)

**CARRIED**

Council convened into Closed Session at 1:35 p.m.

## **3. RECONVENE INTO OPEN SESSION**

Resolution No. 2020-0177

Moved by: Councillor C. Somerville

Seconded by: Councillor A. Lawlor

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

**CARRIED**

Council reconvened in Open Session at 2:30 p.m.

## **4. ANNOUNCEMENTS**

### **4.1 Terry Fox Run - Sunday, September 20, 2020**

Councillor J. Hurst announced that Sunday, September 20th marks the 40th Anniversary of the Terry Fox Run. This year will be a virtual run. Register on line at [www.terryfox.org](http://www.terryfox.org).

### **4.2 Climate Shoe Strikes**

Councillor J. Fogal announced that there will be two Climate Shoe Strikes on Friday, September 25th one in Acton and one in Georgetown. People can drop off their shoes prior to the event.

#### **4.3 COVID-19 Update**

Mayor R. Bonnette announced that the COVID-19 cases are increasing in the province and reminded residents to social distance, wear a mask and wash their hands frequently.

#### **5. EMERGENCY BUSINESS MATTERS**

NIL

#### **6. DISCLOSURES OF PECUNIARY INTEREST/CONFLICT OF INTEREST**

No disclosures were made.

#### **7. COUNCIL DELEGATIONS/PRESENTATIONS**

##### **7.1 Curt Benson, Director, Planning Services and Chief Planning Official - Halton Region**

C. Benson, Director, Planning Services and Chief Planning Official for Halton Region provided a presentation to Council regarding Halton Region's Official Plan Review. The presentation covered the draft concepts and outlined each of the five policy areas.

#### **8. RESOLUTION PREPARED TO ADOPT THE MINUTES OF THE PREVIOUS MEETING(S) OF COUNCIL**

Resolution No. 2020-0178

Moved by: Councillor T. Brown

Seconded by: Councillor M. Johnson

THAT the following minutes are hereby approved:

8.1 Minutes of the Council Meeting held on August 31, 2020.

8.2 Minutes of the Special Council Meeting held on August 24, 2020.

8.3 Confidential Minutes of the Council Meeting held on August 31, 2020.

**CARRIED**

**9. GENERAL COMMITTEE**

Resolution No. 2020-0179

Moved by: Councillor B. Inglis

Seconded by: Councillor M. Albano

THAT Council do now convene into General Committee.

**CARRIED**

**Mayor R. Bonnette assumed the role of Presiding Officer.**

**9.1 Delegations/Presentations regarding items in General Committee**

**9.2 Municipal Officers Reports to be Considered by General Committee**

**9.2.a OFFICE OF THE CAO REPORT NO. ADMIN-2020-0030 dated September 8, 2020 regarding a request from Property Owner of 10 Henry Street for a variance to the Fence By-law 2002-0060, as amended**

Recommendation No. GC-2020-0063

THAT Report No. ADMIN-2020-0030 dated September 8, 2020 regarding a request from Property Owner of 10 Henry Street for a variance to the Fence By-law 2002-0060, as amended is received;

**AND FURTHER THAT the fence variance contained in Report No. ADMIN-2020-0030 not be granted to Property Owner, 10 Henry Street.**

**CARRIED AS AMENDED**

**9.2.b PLANNING AND DEVELOPMENT REPORT NO. PD-2020-0043 dated August 19, 2020, regarding Recommendation Report for Removal of Holding (H5) Provision, 620 Main Street (Glen Williams).**

Recommendation No. GC-2020-0064

THAT Report No. PD-2020-0043, dated August 19, 2020, regarding Recommendation Report for Removal of Holding (H5) Provision, 620 Main Street (Glen Williams), be received;

AND FURTHER THAT the request to remove the Holding (H5) Provision from Zoning By-law 2010-0050, as amended, for the lands legally described as Lot 52, RCP 1555, Town of Halton Hills, Regional Municipality of Halton, 620 Main Street (Glen Williams), be approved;

AND FURTHER THAT the necessary By-law be enacted to authorize the removal of the Holding (H5) Provision as generally shown on SCHEDULE 5 of this report.

**CARRIED**

**9.2.c RECREATION AND PARKS REPORT NO. RP-2020-0018 dated August 21, 2020 regarding Acton Legion Seniors Residence – Pedestrian Connections and License Agreement**

**DEFERRED TO SEPTEMBER 28, 2020**

**9.2.d RECREATION AND PARKS REPORT NO. RP-2020-0019 dated September 1, 2020 regarding Aquatic User Group Rate Reduction.**

Recommendation No. GC-2020-0065

THAT Report No. RP-2020-0019 dated September 1, 2020 regarding Aquatic User Group Rate Reduction be received;

AND FURTHER THAT staff be authorized to reduce hourly facility rental rate of pools by 50% for qualifying aquatic user groups from September 2020 to June 2021 per the rationale outlined in Report RP-2020-0019.

**CARRIED**

**9.2.e TRANSPORTATION AND PUBLIC WORKS REPORT NO. TPW-2020-0029 dated August 24, 2020, regarding the Municipal Transit Enhanced Cleaning (MTEC) Provincial Funding.**

Recommendation No. GC-2020-0066

THAT Report No. TPW-2020-0029, dated August 24, 2020, regarding the Municipal Transit Enhanced Cleaning (MTEC) Provincial Funding, be received;

AND FURTHER THAT the Mayor and the Clerk be authorized to enter into a Transfer Payment Agreement with the Ministry of Transportation (MTO) for the Municipal Transit Enhanced Cleaning (MTEC) Provincial Fund once received;

AND FURTHER THAT a By-law be enacted authorizing the Mayor and Clerk to enter into the Transfer Payment Agreement for the Municipal Transit Enhanced Cleaning (MTEC) Provincial Fund once received.

**CARRIED**

**9.3 Adjourn back into Council**

Recommendation No. GC-2020-0067

THAT General Committee do now reconvene into Council.

**CARRIED**

**10. REPORTS AND RECOMMENDATIONS FORWARDED FROM GENERAL COMMITTEE FOR APPROVAL**

Resolution No. 2020-0180

Moved by: Councillor J. Hurst

Seconded by: Councillor T. Brown

THAT the recommendations regarding the Reports & Memorandums from the Monday, September 14, 2020 General Committee Meeting are hereby adopted:

GC-2020-0063

GC-2020-0064

GC-2020-0065

GC-2020-0066

**CARRIED**

**11. RECEIPT OF MINUTES OF ADVISORY/SPECIAL COMMITTEES**

Resolution No. 2020-0181

Moved by: Councillor B. Lewis

Seconded by: Councillor C. Somerville

THAT the Minutes of the Committee of Adjustment Meeting held on August 5, 2020 are hereby received for information.

**CARRIED**

**12. PETITIONS/COMMUNICATIONS/MOTIONS**

**12.1 Construction Noise**

Resolution No. 2020-0182

Moved by: Mayor R. Bonnette

Seconded by: Councillor M. Johnson

WHEREAS the Town of Oakville passed a Motion regarding Construction Noise (appended to this motion) requesting that the Province of Ontario remove the section of order 131/20 as it relates to construction activity in municipalities between 6:00 a.m. and 10:00 p.m.;

AND WHEREAS the Town of Halton Hills supports this Motion as extended construction hours for construction activity not related to the healthcare sector is disruptive to Town of Halton Hills residents, and excessive sound and inadequately controlled noise may impair public health, safety and welfare and may become a nuisance.

THEREFORE BE IT RESOLVED THAT Council for the Town of Halton Hills supports the Town of Oakville's Motion and also request that the Province of Ontario remove the section of Order 131/20, as it relates to construction activity in municipalities between 6:00 a.m. and 10:00 p.m. not related to the health care sector or priority transit projects, allowing municipal by-laws to once again regulate construction noise, except for the health care sector and priority transit projects;

AND FURTHER THAT this resolution be forwarded to Premier Doug Ford, The Honourable Steve Clark, Minister of Municipal Affairs and Housing, The Honourable Laurie Scott, Minister of Infrastructure, The Honourable Victor Fedeli, Minister of Economic Development, Job Creation and Trade, The Honourable Ted Arnott, M.P.P. Wellington- Halton Hills, Halton Region, Town of Oakville, Town of Milton and City of Burlington

**CARRIED**

## **12.2 National Urban Cycling Infrastructure Stimulus Fund - COVID 19**

Resolution No. 2020-0183

Moved by: Councillor J. Fogal

Seconded by: Councillor C. Somerville

WHEREAS Halton Hills is committed to investing in Active Transportation and has commissioned an Active Transportation Strategy Study;

AND WHEREAS Active Transportation has become an important recovery strategy during the COVID 19 adaptation period;

AND WHEREAS the Halton Hills Active Transportation Plan recommends an investment of \$19.5 million in cycling infrastructure to create a coherent cycling network necessary to serve as an alternative to automobile and transit modes of transportation.

THEREFORE BE IT RESOLVED that the Town of Halton Hills endorse Region of Peel Resolution 2020-629 regarding support for establishing a National Urban Cycling Infrastructure Stimulus Fund;

AND FURTHER THAT the Mayor send a letter, on behalf of Town of Halton Hills Council, to the Federal Government supporting the creation of a national urban cycling infrastructure fund of a least \$265 million as part of a COVID-19 economic stimulus package to be distributed over the next two years to Canadian municipalities;

AND FURTHER THAT Halton Hills support the Federal Government's recent announcement to establish a national transportation strategy and advocate for the inclusion of longer-term sustainable funding to implement active transportation infrastructure and programs;

AND FURTHER THAT a copy of the letter be sent to neighbouring GTHA municipalities, **FCM and Michael Chong, M.P. Wellington-Halton Hills** as encouragement to also advocate for a national urban cycling infrastructure stimulus fund.

**CARRIED**



**13. ADVANCE NOTICE OF MOTION**

NIL

**14. MOTION TO RECEIVE AND FILE GENERAL INFORMATION PACKAGE**

Mayor R. Bonnette acknowledged the correspondence received by J. Longstreet in the General Information Package (pages 8-13) regarding Opposition to the 5G Rollout that is taking place in Halton Hills.

Resolution No. 2020-0184

Moved by: Councillor M. Johnson

Seconded by: Councillor W. Farrow-Reed

THAT the General Information Package dated September 14, 2020 be received.

**CARRIED**

**15. MOTION TO APPROVE CLOSED SESSION ITEMS**

**2.1**

**RECREATION AND PARKS REPORT NO. RP-2020-0020 dated August 27, 2020 regarding personal matters about an identifiable individual, including municipal or local board employees. (Rental Agreement)**

Resolution No. 2020-0185

Moved by: Councillor W. Farrow-Reed

Seconded by: Councillor J. Fogal

THAT Confidential Report No. RP-2020-0020 dated August 27, 2020 regarding personal matters about an identifiable individual, including municipal or local board employees (Rental Agreement), be received;

AND FURTHER THAT Staff carry out Council's direction on this matter as set out in the Confidential Minutes dated September 14, 2020.

**CARRIED**

**16. RECESS**

Council recessed at 4:21 p.m.

**17. STATUTORY PUBLIC MEETING(S) - 6:00 p.m. Start Time**

Resolution No. 2020-0186

Moved by: Councillor M. Albano

Seconded by: Councillor J. Hurst

THAT Council reconvene this meeting at 6:03 p.m.

**CARRIED**

**17.1 Public Meeting - 94 Guelph Street (Georgetown)**

**Application to change the zoning of the lands to permit business office, service commercial and medical office uses within the existing building.**

(Public Meeting Minutes 2020-0001 regarding 94 Guelph Street (Georgetown) attached as Appendix A to these Minutes)

**17.1.a PLANNING AND DEVELOPMENT REPORT NO. PD-2020-0040 dated August 20, 2020, regarding Public Meeting for a proposed Zoning By-law Amendment to permit business office, service commercial and medical office uses at 94 Guelph Street (Georgetown).**

Resolution No. 2020-0187

Moved by: Councillor A. Lawlor

Seconded by: Councillor M. Johnson

THAT Report No. PD-2020-0040, dated August 20, 2020, regarding Public Meeting for a proposed Zoning By-law Amendment to permit business office, service commercial and medical office uses at 94 Guelph Street (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**

## **17.2 Public Meeting - 20 Ransom Street (Acton)**

**Application to permit the development of 10 two-storey townhouse units to be accessed by a private laneway.**

(Public Meeting Minutes 2020-0002 regarding 20 Ransom Street (Acton) attached as Appendix B to these Minutes)

### **17.2.a PLANNING AND DEVELOPMENT REPORT NO. PD-2020-0027 dated August 21, 2020, regarding Public Meeting for proposed Official Plan and Zoning By-law Amendments to allow for the development of 10 townhouse units at 20 Ransom Street (Acton)**

Resolution No. 2020-0188

Moved by: Councillor C. Somerville

Seconded by: Councillor M. Albano

THAT Report No. PD-2020-0027, dated August 21, 2020, regarding Public Meeting for proposed Official Plan and Zoning By-law Amendments to allow for the development of 10 townhouse units at 20 Ransom Street (Acton), 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**

## **18. CONSIDERATION OF BYLAWS**

Resolution No. 2020-0189

Moved by: Councillor B. Lewis

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. 2020-0054**

A By-law to authorize the sale of Block 13, Plan 20M-1055 to the Owners of 304 and 308 Eaton Street.

### **BY-LAW NO. 2020-0055**

A By-law to remove the Holding (H5) Provision from Zoning By-law 2010-0050, as amended for 620 Main Street (Glen Williams).

**BY-LAW NO. 2020-0056**

A By-law to authorize the execution of an agreement with Her Majesty the Queen in the right of the Province of Ontario as represented by the Minister of Transportation for the Province of Ontario, Municipal Transit Enhanced Cleaning (MTEC) Provincial Fund.

**BY-LAW NO. 2020-0057**

A By-law to adopt the proceedings of the Council Meeting held on the 14th day of September, 2020 and to authorize its execution.

**CARRIED**

**19. ADJOURNMENT**

Resolution No. 2020-0190

Moved by: Councillor T. Brown

Seconded by: Councillor B. Lewis

THAT this Council meeting do now adjourn at 7:25 p.m.

**CARRIED**

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Rick Bonnette, MAYOR

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Suzanne Jones, CLERK

## APPENDIX A



### **PUBLIC MEETING-2020-0001 94 Guelph Street (Georgetown)**

Application to change the zoning of the lands to permit business office, service commercial and medical office uses within the existing building.

Minutes of the Public Meeting held on Monday, September 14, 2020, 6:00 p.m., in the Council Chambers, Town of Halton Hills, Town Hall, 1 Halton Hills Drive, Halton Hills.

Mayor R. Bonnette chaired the meeting.

Mayor R. Bonnette 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 George Barakat to amend the Town of Halton Hills Zoning By-law 2010-0050, as amended to change the zoning of the lands to permit business office, service commercial and medical office uses within the existing building.

## **TOWN'S OPPORTUNITY**

The Chair called upon the Town's representative, Ruth Conard, Planner, to come forward to explain the proposal.

R. Conard provided a summary of the Zoning By-law Amendment application submitted by George Barakat for the property located at 94 Guelph Street in Georgetown. A Public Meeting is required for the Zoning By-law Amendment 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 subject property is located on the south side of Guelph Street, west of Maple Avenue. The lot has an area of approximately 614.0 m<sup>2</sup> (6,609 ft<sup>2</sup>) with frontage of approximately 15.0 m (49.0 ft) on Guelph Street. The property currently contains a two-storey building which is proposed to be maintained.

The surrounding lands uses include to the North single detached dwellings, a 5-storey apartment building and vacant lands previously occupied by a gas station across Guelph Street, to the East Gary Allen High School, to the South Georgetown District High School and to the West commercial uses and single detached residential dwellings further west.

The application is seeking to obtain the necessary site specific land use approvals to permit business office, service commercial and medical office uses, in addition to the low density residential uses currently permitted under the applicable Residential Commercial zone. The Zoning By-law Amendment would allow the Applicant to

continue to operate his business office out of the existing building, which has been occurring since 2018.

No alterations to the exterior of the existing building are proposed as a result of this application. The property will continue to be accessed off Guelph Street and parking will be provided on the property. To accommodate the proposal, the Applicant is suggesting to rezone the property from Residential Commercial to a site specific Residential Commercial Exception zone.

Under the Town's Official Plan, the property is designated Low Density Residential Area. Uses allowed under this designation include single detached, semi-detached and duplex dwellings.

The property is also subject to the Residential Special Policy Area 7, which applies to the row of single detached lots on the south side of Guelph Street, adjacent to Georgetown District High School. Special Policy Area 7 allows the conversion of residential dwellings for office and limited retail uses, subject to an Amendment to the Zoning By-law and Site Plan Control.

Under the Comprehensive Zoning By-law 2010-0050 the subject property is zoned Residential Commercial (RCO), which permits low density residential uses. Business office, service commercial and medical office uses are only permitted in this zone if they legally existed prior to the enactment of the Comprehensive Zoning By-law. As these uses did not exist on the site prior to the enactment of Zoning By-law 2010-0050, a Zoning By-law Amendment is required.

The proposal and existing building complies with the Residential Commercial zone standards for lot frontage, building height and setbacks. As mentioned before, to address the introduction of the business office, service commercial and medical office uses, the Applicant is suggesting to rezone the property to a site specific Residential Commercial Exception zone.

Comments have been received from all of the circulated internal departments and external agencies. The following matter has been identified which requires further clarification:

The site plan drawing illustrates six (6) parking spaces on-site, which is only sufficient to accommodate business office uses within the existing building, based on the parking requirements under Zoning By-law 2010-0050. However, the Zoning By-law Amendment application is also seeking to permit service commercial and medical offices uses, which carry higher parking requirements per square metre of non-residential floor area. The Applicant has not identified the need to obtain parking relief as part of their proposal, despite needing it to accommodate the additional uses. Transportation staff requires the Applicant to submit a Parking Justification Study as part of the next submission to identify the extent of relief being requested and to appropriately consider such a request.

The Public Meeting Notice was mailed to all properties within 120 m of the subject lands on August 19, 2020. The Public Meeting Notice was posted in the Independent & Free Press on August 20, 2020, with a courtesy Notice published on September 10, 2020.

To date, we have received one (1) inquiry from an adjacent landowner requesting additional information about the proposal. Any further public comments will be identified in the recommendation report which will be prepared at a later date.

For future steps staff are awaiting further comments from the public following tonight's meeting.

Staff are also waiting for a second submission that addresses Town and external agency comments. The Applicant will continue to work through the parking matter. And staff will prepare a final report to Council on the disposition of this matter.

### **PUBLIC'S OPPORTUNITY**

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

No persons came forward.

### **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 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 information regarding this proposal please contact the Planner, Ruth Conard, following the meeting.



If you wish to make a written submission the deadline for comment is October 6, 2020.

The meeting adjourned at 6:24 p.m.

\_\_\_\_\_  
Rick Bonnette

MAYOR

\_\_\_\_\_  
Suzanne Jones

CLERK

## APPENDIX B



### PUBLIC MEETING-2020-0002

#### 20 Ransom Street (Acton)

Application to permit the development of 10 two-storey townhouse units to be accessed by a private laneway.

Minutes of the Public Meeting held on Monday, September 14, 2020, 6:25 p.m., in the Council Chambers, Town of Halton Hills, Town Hall, 1 Halton Hills Drive, Halton Hills.

Mayor R. Bonnette chaired the meeting.

Mayor R. Bonnette 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 This Public Meeting involves an application by Sovereign Ransom Street Company to amend the Town of Halton Hills Official Plan and Town of Halton Hills Zoning By-law 2010-0050, as amended, to permit the development of 10 two-storey townhouse units to be accessed by a private laneway.

### **TOWN'S OPPORTUNITY**

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

G. MacDonald advised that the public meeting is being held to provide a summary of the proposed amendments to the Official Plan and Zoning By-law 2010-0050 by the applicant Sovereign Ransom Street Limited, for 20 Ransom Street, Town of Halton Hills (Acton), to permit the development of 10 two-storey townhouse units to be accessed by a private laneway.

A Public Meeting is required for an Official Plan and Zoning By-law Amendment 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 subject location is located on the south side of Ransom Street in Acton, Main Street south is located just to the east, which is the main Regional Road into Acton. The property is rectangular in shape with approximately 34 metres of frontage on Ransom Street and approximately ¼ of a hectare of lot area.

The surrounding land uses are single detached dwellings on the opposite side of Ransom Street that front onto Adams Court, single detached dwellings to the east, and a place of worship at the corner of Ransom and Main Street. To the south is a large townhouse complex on Kingham Road and to the west a three storey apartment building.

The development concept proposal is for 10 two storey townhouses on a private access driveway. Each unit would have two parking spaces and an additional three visitor parking spaces are provided for the development. Each unit would have a private rear yard or amenity space at the back of the units, with privacy fencing surrounding the development.

If the development applications are later approved then site plan control applications will also be required. G. MacDonald provided a rendering of the townhouse units noting that the end unit closest to Ransom Street would front onto Ransom Street, while the driveway and parking would be internal to the site.

The subject lands within the Halton Hills Official Plan are currently designated low density residential area, this designation does not permit townhouses and caps density at 15 units per hectare. The official plan amendment therefore proposes to re-designate the subject lands as medium density residential area. The medium density residential area designation allows for 21-50 units per hectare of land, this proposed density is approximately 37 units per hectare. The amendment to the official plan would allow the townhouses at the proposed density, with regard to the Town of Halton Hills Zoning By-law the subject lands are designated low density residential one or LDR1-1 in the neighbourhood overlay, this zone does not permit townhouses. The zoning by-law amendment proposes to rezone the subject lands from a low density residential one zone to a medium density residential two zone, which will permit townhouses.

Additional site specific modifications that are currently identified pertain mostly to a reduced setback from the front lot line and a reduced setback to the rear lot line.

With regards to the first circulation of the submission to agencies and departments for review and comment, the first submission comments have been received and some comments will need to be addressed in order to properly evaluate the proposal before a recommendation report can be presented to planning committee. These comments include:

- Information needed to review compatibility with the abutting land uses
- Revisions and clarifications to the traffic impact study
- Some additional and further grading and stormwater management information

Public comments to the initial public notice mailing include three emails with public comments and one phone call. Since that time two additional written correspondences have been received and forwarded to Council.

Public Comments include the following questions/concerns:

- Concern with built form to the existing mature neighbourhood
- Tree loss
- Construction impacts (noise, dust, etc.)
- Increased traffic congestion and parking pressures

- Impacts from the storage of garbage
- Snow storage melt impacts onto adjacent vegetation
- Lack of greenspace/outdoor amenity
- Could the development exacerbate water main issues

These comments and all others received will be reviewed by town staff and addressed through further review of the applications prior to the recommendation report. However it should be noted with regards to the concern over garbage storage, the Region of Halton has confirmed that the townhouses are eligible for individual curb side collection in front of each unit. With regards to construction impact, at the required site plan application stage of development a construction management plan is mandated, which provides for mitigation of certain impacts.

The applicant is also required to provide a traffic impact study. A tree preservation plan has been submitted and is under review and earlier as note a private amenity space has been provided for each unit.

A Public Information Centre hosted by the applicants was held on October 30 2019 at the Dufferin Rural Heritage Centre in Acton with regard to the subject lands. The information centre was attended by town staff and approximately 15 residents. At the time of the Public Information Centre the proposal was for a 15 unit four storey stacked townhouse development, both comments by staff and resident's concerns resulted in the applicant revising the proposal to what it is today.

Next steps for staff include review of the second submission upon receipt, work through identified issues from staff/agency comments and comments from members of the public and a final report to Council on the disposition of this matter.

## **APPLICANT'S OPPORTUNITY**

Mark Condello Planner for Glen Schnarr and Associates representing the applicant Sovereign Ransom Street Limited came forward.

M. Condello advised that the applicant hosted a community information meeting back in October 2019 on the development of these lands and this meeting was held well in advance of any application being submitted. A more intense built form was presented at that meeting and from that meeting they did receive some good feedback from the residents on the height, density, parking and other perceived impacts to the neighbourhood. From that meeting they did take back the feedback and revise the proposal to what is before the public today, that proposal being for ten two storey townhouses on a private road.

M. Condello stated that the applicant is of the opinion that this proposal represents a sensitive infill development, while providing an efficient use of an underutilized parcel of land. This property was identified in the Town's recent residential intensification

opportunities study update, reviewed by Council back in June. This site has already been identified as a potential area for intensification and what this proposal does is provides a sensitive intensification of the site.

In terms of the application a number of technical drawings and reports were submitted for the proposal that are now being reviewed by staff and comments have been received on the matter. Some items were identified by engineering staff that need to be clarified or further information is to be provided, all of which will be addressed in a second resubmission, which is anticipated to be filed shortly after this meeting. Mr. Condello and the applicant are looking to get Council's input on the application as well as to hear from area residents before proceeding on filing a second resubmission.

## **PUBLIC'S OPPORTUNITY**

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

### **Sean Thompson, 16 Adams Court**

Mr. Thompson submitted a Youtube Video in advance of the public meeting and requested that it be played in lieu of his speaking at the meeting. The video was played.

The Youtube Video expressed concerns with respect to parking, garbage and snow removal issues that will result from this development.

### **Carolyn Elston- Ryder & Craig Ryder – Owners of property that backs on to the east side of the proposed development**

C. Elston-Ryder stated that there was mention of a meeting that took place on October 30, 2019 that actually shut down almost an hour and a half early and therefore all residents were not able to attend. She stated that she feels that this is a reflection of how this company has moved forward and has almost tried to bully the residents of the neighbourhood by shutting the meeting down early, sending letters from lawyers and not addressing the resident's concerns.

Mrs. Elston-Ryder stated that she is concerned about the loss of privacy and continuity of the neighbourhood. She stated that they moved to Acton because they do not wish to live in that type of medium density housing, though from her perspective she would consider it high density.

Mrs. Elston-Ryder noted that as we move through the pandemic it has become evident that this is not the type of housing that is desired or desirable for any growing community. People need greenspace and need to be able to have their own greenspace. The allotment referred to is 7 foot, which is an average size NBA player

between the back of the proposed townhouse that will be located behind them and her back fence. She stated that if the resident of the townhouse were to swing open their door, (which the average door swing is 3 feet) and were to trip and fall they would literally hit their back fence.

Mrs. Elston-Ryder stated her concerns about the loss of greenspace, loss of mature trees, the eco system, snow removal, noise, loss of privacy and loss of enjoyment of their property. She raised concerns raised about traffic on Highway 25, only refuge they have is their back yard and this development will alleviate any kind of refuge that they have.

Mrs. Elston-Ryder requested clarification about the privacy fence mentioned in the presentation.

### **Ben Westwood, 14 Adams Court**

B. Westwood stated that he disagrees with the proposal for 10 townhomes. He stated that he has concerns with regard to the current parking situation and with the addition of the townhomes there would be no parking on the street at all. He also noted that he would expect that these townhomes will have children living in them and there is no place in the area for the kids to play. He expressed concerns about the loss of mature trees and the general down grade of the whole neighbourhood if these homes are not maintained.

### **Alex Wright, 6 Adams Court**

A. Wright agreed with the previous speakers and stated that the proposal seems almost ridiculous and unfair to the residents who purchased their home in a quiet neighbourhood. Now to have 20-30 residents injected in to this small space that they are currently already struggling with. He stated that for the record he is strongly opposed to a change to this by-law.

### **Dr. Jeffrey Stoltz, 26 Adams Court**

Dr. J. Stoltz referred to his correspondence he sent to Council on September 10, 2020 in which he outlined the various sections and subsections where the proposed development is in contrast to the guidelines set out in the Official Plan for the Town of Halton Hills and he strongly recommends that Council declines both the Proposed Official Plan and Zoning By-law Amendments.

Dr. J. Stoltz referred to his letter and the various ways that the proposed development is not compatible with the surrounding area with respect to height and density, as the homes in the area are on large lots and are low density. He noted that the request for further amendments to reduce setbacks further shows the incompatibility to the existing neighbourhood.

Dr. J. Stoltz highlighted the concerns expressed in his letter to Council with respect to traffic congestion on the surrounding streets that will create an unsafe situation for residents of the area and the issues with parking.

Dr. J. Stoltz noted the lack of amenities within a safe walking distance of the neighbourhood and the lack of amenity area for the area and the reduced private amenity space proposed for the individual townhouses.

Dr. J. Stoltz stated that further intensification in the neighbourhood is not sustainable for the area. He stated a counter proposal would be two townhouse units with a maximum of four units would satisfy the objections raised and serve to enhance the neighbourhood and provide adequate parking, space for amenities for the residence to be aligned with the Official Plan for Halton Hills and the residents of the community.

(Dr. J. Stoltz letter dated September 10, 2020 is on file in the Planning Department)

#### **Michael Williton, 2 Adams Court**

M. Williton agreed with the previous speaker's comments and concerns. He objects to the proposed development as his residence is right next to the proposed development, He stated that this development will cause a lot of congestion and a lot of issues with respect to construction and privacy. This development is not feasible and it is laughable that the back yards are postage stamps. Parking alone is problematic and the traffic on the road is quite noisy as it is and the proposed development will add to that. He stated that he officially protests the amendment.

#### **Courtney Larmand, 28 Adams Court**

C. Larmand stated that she already submitted a letter to Town Council highlighting issues such as parking, now removal and the rezoning of the property to medium density. She stated that she just wanted to also officially object verbally to the proposed rezoning.

C. Larmand stated that parking is an issue in the area and with the number of children already living on Adams Court it would be dangerous to allow this development.

#### **Responses:**

M. Cordello addressed the comments/questions of the speakers.

With regard to the concerns about lack of parking he stated that the parking proposed is consistent with the standards within the Town's Zoning By-law



With regard to the concerns raised about garbage pick up, the project is eligible for Regional pick up therefore there will not be a communal collection area for this proposal.

With respect to the concerns about the loss of mature trees, an arborists report was prepared and submitted and is being reviewed by town staff and tree removal will be consistent and comply with the Town's tree by-law and as part of the application a compensation plan will be reviewed by staff to that regard. As part of a site plan application a landscape plan will be provided that will look at landscape planting, to be done along the rear yard to mitigate any loss of privacy

With respect to the concerns about the size of the rear yards for the townhouses, the rear yards are proposed to be 7 metres not 7 feet, 7 metres is a standard size for a townhouse rear yard, that is 22 feet of amenity space per unit.

With respect to snow removal, that will be evaluated through a site plan application.

With respect to compatibility of the proposed, new built form along Ransom Street, it is compatible with the 3 storey apartment building to the west, as it will be a transition between the single dwellings along Main Street and the three storey apartment building

With respect the concerns about traffic, a traffic report was completed by the applicant and submitted to Town Staff for review. Additional analysis and clarification will be provided regarding this with the second submission.

With respect to the concerns/questions about privacy fencing, staff has already requested further details about the proposed privacy fence and the applicant will be providing that detail as part of their next resubmission. Typically these details are done through the site plan application process.

### **Second time Speakers:**

#### **Dr. Jeffrey Stoltz, 26 Adams Court**

Dr. Stoltz noted that in the Noise Feasibility Study it states that road traffic noise exceeds the guidelines and asked how this would be addressed.

Dr. Stoltz also commented on the 12 mature trees that will be removed to permit this development.

Dr. Stoltz further commented that parking suitability is as per a medium density area and that this is not a medium density area.

**Alex Wright, 6 Adams Court**

A. Wright stated that he is strongly opposed to the proposal.

**Carolyn Elston- Ryder**

C. Elston-Ryder requested clarification as to when the traffic study was completed. She wished to ensure that it was not completed during COVID, as that would be an inaccurate representation of traffic.

**Responses:**

M. Cordello addressed the comments/questions of the speakers.

With respect to noise, the noise report provides recommendations with respect to noise exceedance due to traffic. The report is currently with staff for review, no comments or concerns received at this time.

With respect to the removal of the mature trees, an arborists report was provided and it does note that 12 mature trees will need to be removed for this development. Through the application process a tree compensation plan will be provided and is in keeping with the Town's By-laws. and there are ongoing discussion with staff

With respect to Traffic , a traffic study was prepared prior to April 2020, Mr. Condello said he will get confirmation from the traffic consultant of when the traffic counts were completed however he believes that they were done prior to any municipal shut downs prior to COVID 19. He will provide that clarification to staff.

**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.

J. Linhardt stated that staff are taking detailed notes of issues/concerns raised by the residents. He assured the residents that all comments will be taken into consideration prior to any final report to Council.

## **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 information regarding this proposal please contact the Planner, Greg Macdonald, following the meeting.

The meeting adjourned at 7:22 p.m.

\_\_\_\_\_  
Rick Bonnette

MAYOR

\_\_\_\_\_  
Suzanne Jones

CLERK