



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Ruth Conard, Planner – Development Review

DATE: April 21, 2021

REPORT NO.: PD-2021-0027

RE: Part Lot Control Exemption for Blocks 288 and 289, Registered Plan 20M-1208 (Georgetown)

RECOMMENDATION:

THAT Report No. PD-2021-0027, dated April 21, 2021, regarding “Part Lot Control Exemption for Blocks 288 and 289, Registered Plan 20M-1208 (Georgetown)”, be received;

AND FURTHER THAT the request to adopt a Part Lot Control Exemption By-law for the lands legally described as Blocks 288 and 289, Registered Plan 20M-1208, Town of Halton Hills, Region of Halton, as generally set out in SCHEDULE 2 of this report, be approved;

AND FURTHER THAT Council enact the necessary By-law to exempt the lands legally described as Blocks 288 and 289, Registered Plan 20M-1208, Town of Halton Hills, Region of Halton, from Section 50 of the Planning Act, R.S.O. 1990, as amended.

BACKGROUND:

Phase 6 of the Halton Hills Village Homes Inc. (HHVHI 16) plan of subdivision was registered on August 17, 2018, as Plan 20M-1208. The subdivision contains a total of 403 dwelling units, consisting of 256 single detached dwellings, 31 semi-detached dwellings (62 units), two street townhouse blocks (15 units) and a future 70-unit seniors housing block (for which a Zoning By-law Amendment and other implementing applications will be required), as identified on SCHEDULE 1 – LOCATION MAP.

Final Site Plan approval for the two street townhouse blocks was granted on May 14, 2019, and construction of the townhouses is nearing completion.

The Applicant is now proposing to legally create the 15 separate townhouse lots through a Part Lot Control Exemption By-law; Block 288 consists of seven units and Block 289 consists of eight units.

COMMENTS:

The Part Lot Control Exemption application was circulated to all applicable internal departments and external agencies for review and comment. No objections were raised by any of the circulated departments or agencies.

RELATIONSHIP TO STRATEGIC PLAN:

The subject application for Part Lot Control Exemption is administrative as per the Planning Act and has no relation to the Strategic Plan.

FINANCIAL IMPACT:

This is an operational matter and as such the subject application for Part Lot Control Exemption does not have any financial impact on Town budgets.

CONSULTATION:

Planning staff has consulted with the appropriate Town departments and the Region of Halton in the preparation of this report.

PUBLIC ENGAGEMENT:

The Planning Act does not require any public notification or engagement for Part Lot Control Exemption applications.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendation outlined in this report is not applicable to the Strategy's implementation.

COMMUNICATIONS:

There are no communications impacts associated with this application.

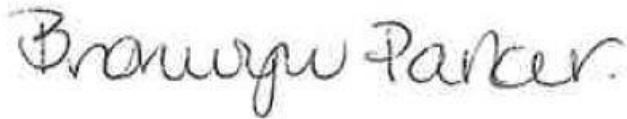
CONCLUSION:

It is the opinion of Planning staff that the application for Part Lot Control Exemption for the lands legally described as Blocks 288 and 289, Registered Plan 20M-1208, is appropriate and therefore should be approved as requested.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read "Jeff Markowiak". The signature is fluid and cursive, with the first name "Jeff" being more prominent.

Jeff Markowiak, Director of Development Review

A handwritten signature in black ink, appearing to read "Bronwyn Parker". The signature is written in a cursive style, with the first name "Bronwyn" being the most legible part.

Bronwyn Parker, Acting Commissioner of Planning and Development

A handwritten signature in black ink, appearing to read "C. Mills". The signature is very stylized and cursive, with the first letter "C" being large and the last name "Mills" being written in a more compact, flowing manner.

Chris Mills, Acting Chief Administrative Officer