



TOWN OF
HALTON HILLS
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REPORT

TO: Mayor Bonnette and Members of Council

FROM: Ruth Conard, Planner – Development Review

DATE: July 19, 2021

REPORT NO.: PD-2021-0040

SUBJECT: Part Lot Control Exemption for Semi-Detached Lots 106L/R to 113L/R and 125L/R to 139L/R, Registered Plan 20M-11208 (Georgetown)

RECOMMENDATION:

THAT Report No. PD-2021-0040, dated July 19, 2021, regarding “Part Lot Control Exemption for Semi-Detached Lots 106L/R to 113L/R and 125L/R to 139L/R, Registered Plan 20M-11208 (Georgetown)”, be received;

AND FURTHER THAT the request to adopt a Part Lot Control Exemption By-law for the lands legally described as Lots 106 to 113 and 125 to 139, Registered Plan 20M-11208, 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 Lots 106 to 113 and 125 to 139, Registered Plan 20M-11208, Town of Halton Hills, Region of Halton, from Section 50 of the Planning Act, R.S.O. 1990, as amended.

KEY POINTS:

The following are key points for consideration with respect to this report:

- The Applicant is seeking Exemption from Part Lot Control in order to legally create 46 semi-detached lots in Phase 6 of the Halton Hills Village Homes Inc. plan of subdivision in South Georgetown.

BACKGROUND AND DISCUSSION:

Phase 6 of the Halton Hills Village Homes Inc. (HHVHI 16) 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 seniors housing block (for which an Official Plan and Zoning By-law Amendment and other implementing applications will be required), as identified on SCHEDULE 1 – LOCATION MAP.

The Applicant is now proposing to legally create 46 semi-detached dwelling lots through a Part Lot Control Exemption By-law (Lots 106L/R to 113L/R and 125L/R to 139L/R). The other 16 semi-detached lots were previously created through part-lot control exemption earlier this year (Report No. PD-2021-0002).

STRATEGIC PLAN ALIGNMENT:

This report is administrative in nature and does not have an impact on the Town's Strategic Plan.

RELATIONSHIP TO CLIMATE CHANGE:

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

PUBLIC ENGAGEMENT:

Public Engagement was not needed as this report is administrative in nature.

INTERNAL CONSULTATION:

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

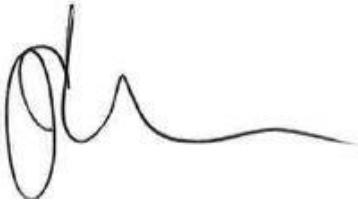
FINANCIAL IMPLICATIONS:

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

A handwritten signature in black ink, appearing to read 'Jeff Markowiak', written in a cursive style.

Jeff Markowiak, Director of Development Review

A handwritten signature in black ink, appearing to read 'John Linhardt', written in a cursive style.

John Linhardt, Commissioner of Planning and Development

A handwritten signature in black ink, appearing to read 'Chris Mills', written in a cursive style.

Chris Mills, Acting Chief Administrative Officer