

THOMSON ROGERS

LAWYERS

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SENT BY EMAIL

December 2, 2021

Mayor Bonnette and Members of Council
Town of Halton Hills
1 Halton Hills Drive
Halton Hills, Ontario
L7G 5G2

Dear Mayor Bonnette and Members of Council:

Town of Halton Hills re: 20 Ransom Street
Our File No. 500839

We are writing to present Council with a settlement offer made by Sovereign Ransom Street Limited (“the Applicant”) relating to the development proposal at 20 Ransom Street, Acton.

Background

After initial pre-consultation with staff, the Applicant applied in May of 2020 to amend the Town’s Official Plan and Zoning By-law to permit the development of 10 townhouse units on the property known municipally as 20 Ransom Street (“the Subject Lands”). The Subject Lands currently contain a single detached house on a large lot and were identified as a candidate site for intensification in the Town’s 2020 Intensification Opportunities Study Update.

The Town held a statutory public meeting on September 14, 2020. A number of members of the public expressed concerns about the application, either at the meeting or in writing.

In December of 2020, the Applicant provided a resubmission, accompanied by additional and revised technical reports which responded in part to issues raised by members of the public.

On March 31, 2021, Town planning staff provided a report to Council recommending approval of the application. In light of ongoing public concerns, Council voted on April 12, 2021 to deny the application.

The Applicant subsequently appealed to the Ontario Land Tribunal. A case management conference was held on October 5, 2021 and a hearing on the merits of the appeal is currently scheduled for March 21-25, 2022.

The Offer to Settle

In order to avoid a hearing before the OLT, the Applicant has offered to make a number of concessions to address concerns raised by Town Council and members of the public. Specifically, the Owner has offered to amend its proposal as follows:

1. Reduction in the number of proposed townhouse units from 10 to 9;
2. Provision of 5 additional on-site visitor parking spaces, for a total of 9;
3. Increase in the setback from the proposed townhouses to the east lot line to 7.55m (meeting the Town's standard medium density rear-yard setback of 7.5m); and
4. Prohibition on second floor decks and balconies.

These changes respond specifically to concerns relating to density, parking and privacy. With these changes, the proposed development will exceed the parking standards set out in the Town's zoning-by-law, including meeting the recommendations on size of parking spaces that were made by the Town's December 2020 parking study.

Proposed minutes of settlement, together with a draft OPA, ZBA and concept plan reflecting the details of the proposed settlement are attached for Council's reference.

Recommendation

In our view, the proposed settlement addresses the most significant concerns raised by members of Council and the public and provides for a resolution of the outstanding appeals. We therefore recommend that Council endorse the proposed settlement and instruct us to execute the proposed minutes of settlement on behalf of the Town.

We will attend the scheduled Council meeting on December 13, 2021 and will be prepared to address any questions at that time.

Yours very truly,

A handwritten signature in blue ink, appearing to read "DNG/germain". The signature is stylized and somewhat cursive.

David N. Germain

DNG/dng