

**ONTARIO LAND TRIBUNAL**  
Tribunal d'appel de l'aménagement local

**PROCEEDING COMMENCED UNDER** subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Sovereign Ransom Street Limited
Subject:	Request to amend the Official Plan - Refusal of request by Town of Halton Hills
Existing Designation:	Low Density Residential Area
Proposed Designated:	Medium Density Residential Area
Purpose:	To permit a medium density residential area with 10 two-story townhouse units
Property Address/Description:	20 Ransom Street
Municipality:	Town of Halton Hills
Approval Authority File No.:	D09OPA20.001
OLT Case No.:	PL210303
OLT File No.:	PL210303
OLT Case Name:	Sovereign Ransom Street Limited v. Halton Hills (Town)

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Sovereign Ransom Street Limited
Subject:	Application amend Zoning By-law No. (#2010-0050 be amended) - Refusal of Application by Town of Halton Hills
Existing Zoning:	Low Density Residential One, Mature Neighbourhood (LDR1-1) (MN) Zone
Proposed Zoning:	Medium Density Residential Two Exception (MDR2(106) (H25)) Zone
Purpose:	To permit a medium density residential area with 10 two-story townhouse units
Property Address/Description:	20 Ransom Street
Municipality:	Town of Halton Hills
Municipality File No.:	D14ZBA20.004
OLT Case No.:	PL210303
OLT File No.:	PL210304

**MINUTES OF SETTLEMENT**

**BETWEEN:**

**CORPORATION OF THE TOWN OF HALTON HILLS**  
**("Town")**

**-and-**

**SOVEREIGN RANSOM STREET LIMITED**  
**(“Sovereign”)**

**WHEREAS** the Town and Sovereign are collectively referred to as the Parties;

**AND WHEREAS** Sovereign is the registered owner of the lands legally described as Lot 15, Part Lot 16 Plan 53, Also Shown on Plan 1098, Part 1 20R21958 Town of Halton Hills and municipally described as 20 Ransom Street in the Town of Halton Hills (Acton) (the “Site”);

**AND WHEREAS** on 20 May 2020, Sovereign applied for an Official Plan Amendment and a Zoning By-law amendment to facilitate the redevelopment of the Site for 10 townhouse units, which applications were assigned Town file numbers D09OPA20.0001 and D14ZBA20.004 respectively (the “Applications”);

**AND WHEREAS** by staff report dated 31 March 2021, planning staff for the Town recommended that the amendments that were the subject of the Applications be adopted and approved;

**AND WHEREAS** at its meeting on 12 April 2021, Council for the Town refused the Applications (the “Refusals”);

**AND WHEREAS** under cover letter dated 27 April 2021, Sovereign appealed the Refusals to the Local Planning Appeal Tribunal (now the Ontario Land Tribunal) (the “Tribunal”) (the “Appeals”);

**AND WHEREAS** Sovereign is prepared to make modifications to the proposed redevelopment of the Site which are responsive to concerns raised by the public and Council;

**AND WHEREAS** the Parties wish to settle the Appeals on the terms set out herein;

**NOW WITNESSETH** that in exchange for the payment of two dollars (\$2.00) of lawful money of Canada each paid to the other, the receipt and sufficiency being hereby acknowledged, and other good and valuable consideration the Parties agree as follows:

1. The recitals above are correct and form part of the terms of these Minutes of Settlement (“Minutes”).
  - a. .
2. The Parties agree to jointly request the Tribunal to exercise its authority under subsection 17(50) of the *Planning Act* to approve the draft Official Plan Amendment attached as **Schedule “A”** to these Minutes.

3. The Parties agree to jointly request the Tribunal to exercise its authority under subsection 34(26) of the *Planning Act* to approve the draft Zoning By-law Amendment attached as **Schedule “B”** to these Minutes.
4. Sovereign acknowledges and agrees that the redevelopment on the Site will be completed substantially in accordance with:
  - a. The Official Plan Amendment attached as Schedule A;
  - b. The Zoning By-law Amendment attached as Schedule B; and
  - c. The concept plan attached as **“Schedule C”**, which for greater certainty includes the following key modifications from the original concept plan:
    - i. One townhouse unit has been removed from Block 1, leaving total of nine (9) townhouse units.
    - ii. An additional five (5) visitor parking spaces have been added, for a new total of nine (9) visitor parking spaces.
    - iii. The setback from Ransom Street has been increased from 2.36 metres to 3.30 metres.
    - iv. The setback from the end units (Units 5 and 6) to the parking spaces (internal to the blocks) has been reduced from 1.25 metres to 1.00 metre.
    - v. The width of the proposed condominium road has been reduced from 6.4 metres to 6.0 metres.
    - vi. The buildings have been shifted so that the setback from the east property line is 7.5 metres.
5. The Parties agree to jointly request the Tribunal to schedule a settlement conference at its earliest opportunity.
6. Sovereign’s land use planners will provide planning evidence to the Tribunal in support of the Official Plan Amendment and Zoning By-law Amendment.
7. The Parties shall each bear their own costs in connection with the Appeals and these Minutes. The Parties shall not seek, nor are they entitled to, an award of costs against one another by the Tribunal.
8. These Minutes constitute the entire agreement between the Parties in connection with the Appeals and supersedes all prior representations, communications, negotiations and understandings, whether oral, written, express or implied, concerning the Appeals.
9. These Minutes bind the Parties and enure to the benefit of and bind their successors and assigns.
10. These Minutes shall be construed and enforced in accordance with the laws of the Province of Ontario and the laws of Canada applicable thereto and shall be treated in all respects as an Ontario contract.

11. These Minutes may be executed in counterparts, all of which shall constitute one agreement when taken together and shall be deemed to be an original agreement. Counterparts may be executed either in original or electronically transmitted and Parties adopt any signatures received by facsimile machine or other means of electronic communication as original signatures of the Parties.

**IN WITNESS WHEREOF**, the Parties have executed these Minutes of Settlement this \_\_\_\_\_ day of December 2021.

**CORPORATION OF THE TOWN OF HALTON HILLS**

Per: \_\_\_\_\_

Name:

Title:

I/We have authority to bind the Municipality.

**SOVEREIGN RANSOM STREET LIMITED**

Per: \_\_\_\_\_

Name:

Title:

I/We have authority to bind the Company.