



TOWN OF
HALTON HILLS
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MEMORANDUM

TO: Mayor Bonnette and Members of Council

FROM: John McMulkin, Planner – Development Review

DATE: April 1, 2022

MEMO NO.: PD-2022-0001

SUBJECT: Registration of Humberstone Subdivision
File No.:#58; D12SUB15.001
Owner:#58; Worthington Homes (Humberstone) Inc.
Location:#58; 2 Humberstone Drive (Georgetown)

PURPOSE OF THE MEMORANDUM:

The purpose of this memorandum is to advise Council of the recent registration of the Humberstone plan of subdivision, located at 2 Humberstone Drive (formerly 3 Halton Hills Drive) in Georgetown (the lands directly behind Town Hall).

BACKGROUND:

On July 14, 2017, Worthington Homes (Humberstone) Inc. (the Owner) received Draft Plan of Subdivision and Zoning By-law Amendment approval from Council to permit the development of 101, 3-storey townhouse dwelling units on new public streets located off the future extension of Halton Hills Drive (File Nos. D12SUB15.001 & D14ZBA15.002); see **SCHEDULE 1 – LOCATION MAP** and **SCHEDULE 2 – SITE PLAN**. Since that time the Owner has cleared the conditions of approval for the Draft Plan of Subdivision and on March 18, 2022, the M-Plan was registered as Plan 20M-1241; see **SCHEDULE 3 – DRAFT M-PLAN**.

COMMENTS:

Other relevant milestones associated with the development include:

- The Owner entered into a Pre-servicing Agreement with the Town on November 10, 2020, to allow earth works to commence on-site. Much of that work has already been completed.
- In May 2020, the Owner submitted a Site Plan application for approval of the dwelling units and landscaping proposed within the townhouse blocks. Site Plan

approval and building permits were issued for 10 model home townhouse units in December 2021. Review of the remainder of the Site Plan application is now complete; final Site Plan approval was issued on March 31, 2022 and building permits can now be obtained for the remaining 91 townhouse units.

- Council approved a Holding Removal By-law on September 20, 2021, to lift the Holding Provision applicable to the property.

CONCLUSION:

It is recommended that this memorandum be received for information.

Reviewed and approved by,

Jeff Markowiak, Director of Development Review

John Linhardt, Commissioner of Planning and Development

Chris Mills, Chief Administrative Officer