



## **PUBLIC MEETING-2022-0001**

**April 11, 2022**

### **D09OPA21.004 and D14ZBA21.018 – 12, 22 and 24 Dayfoot Drive (Georgetown)**

Minutes of the Public Meeting held on Monday, April 11, 2022 at 6:11 p.m., in the Council Chambers, Town of Halton Hills and Via Zoom.

Councillor J. Fogal chaired the meeting.

Councillor J. Fogal advised the following:

The purpose of this Public Meeting is to inform and provide the public with the opportunity to ask questions or to express views with respect to the development proposal. The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

As the Chair, I am informing you that when Council makes a decision, should you disagree with that decision, the Planning Act provides you with an opportunity to appeal the decision to the Ontario Land Tribunal for a hearing, subject to Tribunal validation of your appeal. Please note that if a person or public body does not make oral submissions at a public meeting or written submissions to the Town of Halton Hills before the decision is made, the person or public body is not entitled to appeal the decision of the Town of Halton Hills to the Ontario Land Tribunal. In addition, if a person or public body does not make oral submission at a public meeting or make written comments to the Town of Halton Hills before the decision is made the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal, unless, in the opinion of the Tribunal, there are reasonable grounds to do so. You may wish to talk to Planning staff regarding further information on the appeal process.

The Planning Act requires that at least one Public Meeting be held for each development proposal and that every person in attendance shall be given an opportunity to make representations in respect of the proposal.

The format of this Public Meeting is as follows:

- The Town will generally explain the purpose and details of the applications.
- Next, the applicant will present any further relevant information, following which the public can obtain clarification, ask questions, and express their views on the proposal.

Recognizing this is not the final staff report on this matter, the applicant and staff will attempt to answer questions this evening.

## **SPECIFIC PROPOSAL**

This Public Meeting involves an application by 2661426 Ontario Inc. (Neuhaus Developments), through their agent Evans Planning Inc.

To amend the Town of Halton Hills Official Plan and Zoning By-law.

To allow for the development of a 6-storey, 155-unit multiple dwelling.

## **TOWN'S OPPORTUNITY**

The Chair called upon the Town's representative, Greg Macdonald, Senior Planner – Developmental Review to come forward to explain the proposal.

G. Macdonald provided an overview of the Proposed Official Plan and Zoning By-law Amendments to permit the development of a 6-storey, 155-unit condominium at 12, 22 and 24 Dayfoot Drive (Georgetown).

(Presentation on file in the Clerks Office)

## **APPLICANT'S OPPORTUNITY**

The Chair called upon the applicant Adam Layton of Evans Planning. Adam Layton provided a presentation with further information and details on the proposal.

(Presentation on file in the Clerks Office)

## **PUBLIC'S OPPORTUNITY**

The Chair asked if there were any persons online that have questions, require further clarification or information or wish to present their views on the proposal to come forward.

The following persons provided comments and asked questions:

### **Rob Elder, 60 Dayfoot Drive**

R. Elder raised concern with the 155 units plus the other 55 units along Mill Street as he is concerned with the traffic implications from this many units. The second concern R. Elder addressed is the hydro poles that go up and down Mill Street and Dayfoot, worried with the removal of trees.

A. Layton advised that a traffic study has been prepared to assess current and future conditions, which will look at traffic generate through the proposed project. A. Layton noted that the parking facility, which will include bike spaces is being looked at.

G. MacDonald advised that the hydro wires pertain more to the Amico site. J. Jelsma noted that it has been looked into with Halton Hills Hydro.

### **Susan Robertson, Halton Hills**

S. Robertson raised concern of traffic congestion and over intensification in this location. S. Robertson noted that this site is right beside a closed land fill. S. Robertson noted that primary concern is the impact to the river and to the dump, would like clarification on how this is being addressed.

G. MacDonald noted that additional environmental studies will be required.

A. Layton advised that if the land fill is off site, it may not be able to be assessed itself but the impacts of it on the proposed site could be looked into.

S. Robertson asked what the Town can do to address the contamination of intensification right beside a landfill.

B. Andrews provided comment on the state of the infrastructure noting that there are a number of intersection improvements scheduled later this year to improve traffic flow.

### **Lisa Swartz, 6 Dayfoot Drive**

L. Swartz raised concern regarding drawings of proposal, as there is a fence on her property that is not shown on the drawings and would like to confirm the fence will not be removed.

L. Swartz also noted that businesses downtown Georgetown have no parking and is concerned that this development will make parking and traffic worse.

G. MacDonald noted that these comments will be taken under advisement as part of the review, in particularly the parking issues during the development and once it is built.

### **Megan Suddergaard, 17 Queen Street**

M. Suddergaard raised concern regarding reduced parking, increased traffic and a raise in density and also inquired about increase in noise for surrounding neighbours.

G. MacDonald advised that the noise issue has been brought up through technical review by internal staff and also members of the public, will have to address a noise study and look at the issue further.

**FINAL COMMENT FROM STAFF**

The Chair asked if there was any further information which Town Staff wished to provide prior to the conclusion of the meeting.

Staff had nothing further to add.

**CONCLUSION OF MEETING**

The Chair declared the Public Meeting closed. Council will take no action on this proposal tonight. Staff will be reporting at a later date with a recommendation for Council's consideration.

If you wish to receive further information regarding this proposal please contact the Planner, Greg Macdonald following the meeting.

The meeting adjourned at 7:11 p.m.

\_\_\_\_\_MAYOR  
Rick Bonnette

\_\_\_\_\_TOWN CLERK  
Valerie Petryniak