



## **PUBLIC MEETING-2018-0001**

### **Housekeeping Amendments To Zoning By-Law No. 2010-0050 – 249-251 Guelph Street (Georgetown)**

Minutes of the Public Meeting Committee held on Monday, April 16, 2018, 6:25 p.m., in the Council Chambers, Town of Halton Hills Civic Centre, 1 Halton Hills Drive, Halton Hills.

Councillor A. Lawlor chaired the meeting.

Councillor A. Lawlor 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 Local Planning Appeal 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 Local Planning Appeal 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 Local Planning Appeal 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 proposal;
- Next, the public can obtain clarification, ask questions and express their views on the proposal.

The applicant and staff will attempt to answer questions or respond to concerns this evening. If this is not possible, the applicant and/or staff will follow up and obtain this information. Responses will be provided when this matter is brought forward and evaluated by Council at a later date.

## **SPECIFIC PROPOSAL**

This Public Meeting involves a staff-initiated housekeeping amendment to the Town's Comprehensive Zoning By-law No. 2010-0050 to incorporate a property municipally known as 249-251 Guelph Street (Georgetown) into the By-law. The property is still subject to the Town of Georgetown Zoning By-law No. 57-91 and its zoning needs to be updated in order to facilitate the approval of a Site Plan Application filed by the new owner of the property for a 2-storey commercial building consisting of a drive-through take-out restaurant, retail units and business offices.

## **TOWN'S OPPORTUNITY**

The Town's representative, John McMulkin, Planner – Development Review, came forward to explain the proposal.

J. McMulkin gave a presentation regarding the proposed by-law amendment at 249-251 Guelph Street to allow for the construction of a 2-storey retail/commercial building. It will contain a take-out restaurant with a drive-thru, and two retail units with business offices on the second floor. He explained the history of the zoning of the property and why an amendment to the by-law was needed today.

Staff are recommending the property be rezoned to "Georgetown Community Node Two Holding One (GCN2 (H1) Zone which applies to all of the properties that surround this site. The housekeeping amendment will also grant site specific permission to the site to reduce the front yard planting strip width from 3.0 m to 1.5 m. Staff are satisfied that the Owner has designed an attractive streetscape for the site. The proposed site plan complies with all parking, height and massing provisions of By-law 2010-0050.

J. McMulkin outlined the steps taken to notify the public throughout this process and to date, no public comments have been received, however the deadline for submitting comments is May 1, 2018. Staff will bring a report back to Council once they are satisfied with the final site plan proposal.

## **PUBLIC'S OPPORTUNITY**

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

No person in attendance came forward to speak.

## **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.

There were no final comments from staff.

## **CONCLUSION OF MEETING**

The Chair declared the Public Meeting closed and advised that 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 notification of this proposal, please leave your name and contact information with Mr. McMulkin in the foyer outside this Council Chamber, or with the Town Clerk during regular business hours. Only those persons who leave their names and contact information will be provided further notification. If you wish to speak to the proposal when it is brought before Council in the future, you must register as a delegation with the Town Clerk prior to the meeting.

If you wish to make a written submission the deadline for comment is May 1, 2018.

The meeting adjourned at 6:50 p.m.

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

MAYOR

\_\_\_\_\_  
Suzanne Jones

CLERK