



## **PUBLIC MEETING-2018-0002**

### **Amendment to the Halton Hills Zoning By-law 2010-0050, as amended to permit the development of 12 residential townhouse units (3-storeys) located along a private laneway (12 Church Street East, Acton)**

Minutes of the Public Meeting Committee held on Monday, April 16, 2018, 6:52 p.m., in the Council Chambers, Town of Halton Hills Town Hall, 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 an application;
- 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.

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 an application by D and M Developers Inc. to amend the Town of Halton Hills Zoning By-law 2010-0050, as amended to permit the development of 12 residential townhouse units (3-storeys) located along a private laneway.

## **TOWN'S OPPORTUNITY**

The Chair called on the Town's representative, Tony Boutassis, Senior Planner – Development Review, to come forward to explain the proposal.

T. Boutassis gave a presentation regarding the proposed amendment to Zoning By-law 2010-0050 to permit the development of 12 residential townhouse units which are 3 storey's in height located along a private laneway at 12 Church Street East in Acton. It is an irregular shaped property with a shared laneway. Due to ground water being relatively close to the surface, the townhomes will not have basements and will be 3 storey's in height. To offset no rear yardage, each unit will have a deck built on the second floor.

Public notification was done through public notices mailed to all properties within 120m of the subject lands as well as a notification published in the paper in March 2018. Staff received some public comments with 1 property owner supporting the proposal and 2 formally objecting it. A revised plan was submitted by the developer which reduced the amount of townhouses to 11.

Staff are currently awaiting public comments which are due by May 11, 2018. They will continue to work through the identified issues and are awaiting a 2<sup>nd</sup> submission from the applicant. A final report will be brought to Council once everything has been resolved.

## **APPLICANT'S OPPORTUNITY**

The Chair called upon the applicant to provide further information and details on the proposal.

Rob Russell, agent acting on behalf of the applicant came forward to provide additional details to the presentation. He agreed with the staff presentation and further explained with the ground water close to the surface the units could not accommodate a basement, which resulted in going to 3 storeys. He also indicated there was no way to connect services to Church Street so they would need to be connected at Willow Street. This resulted in the removal of one of the units so the easement was left untouched and provided for a larger right of way.

## **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.

Hugh Hyndman of 38 Willow Street came forward to present his concerns. He questioned the ground water level as he abuts this property and has a basement at his house with no water concerns at all. He asked if the applicant could re-check the ground water concerns, with hopes the townhouses could have basements which would only have them as 2 storey units. He asked if the developer would provide new fencing to help property owners maintain the privacy they currently have.

Jacoba Kamminga of 17 Agnes Street came forward to present her concerns. She shares the right of way with a garage located at 17 Agnes Street which is used by the tenant daily. She's asking for no vehicular access to the laneway as well as no pedestrian walkway. Other concerns were of a privacy fence along the north side of the easement; water runoff concerns and that the new people be made aware there is an existing garage there to avoid noise complaints. She also asked they be provided with adequate notices for construction.

Matthew Galliford of 149 Church Street East came forward to present his concerns. He is concerned of the height of the townhouse units and hopes the external features of the units will have feature characteristics that fit in with the surrounding area. He also addressed a concern for parking in the area which is greatly needed now, asking if additional parking will be provided as Church Street already has parking issues.

## **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. Boutassis 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 11, 2018.

The meeting adjourned at 7: 30 p.m.

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Rick Bonnette

MAYOR

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Suzanne Jones

CLERK