



PUBLIC MEETING-2022-0003

May 2, 2022

D14ZBA21.008 - 9 Caroline St, Georgetown

Minutes of the Public Meeting held on Monday, May 2, 2022 at 6:04 p.m., in the Council Chambers, Town of Halton Hills and Via Zoom.

Councillor J. Hurst chaired the meeting.

Councillor J. Hurst 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 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 Sovereign Caroline Street Limited.

To amend the Town of Halton Hills Zoning By-law 2010-0050.

To permit to permit 3 two-storey street townhouse units.

TOWN'S OPPORTUNITY

The Chair called upon the Town's representative, Tharushe Jayaveer, Planner – Policy/Developmental Review to come forward to explain the proposal.

T. Jayaveer provided an overview of the proposed Zoning By-law Amendment to permit 3 street townhouse units at 9 Caroline Street (Georgetown).

(Presentation on file in the Clerks Office.)

APPLICANT'S OPPORTUNITY

The Chair called upon the agent for the applicant, Mark Condello of GSAI. Mark Condello provided a presentation with further information and details on the proposal.

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:

Mike Anderson, 11 Caroline Street

M. Anderson inquired about the mature neighbourhood study and the by-laws regarding monster homes and is looking for written confirmation that the applicant has met the requirements under the zoning and by-laws.

M. Anderson requested a shade study as the height and location of the building will block the sun into their backyard and requested seeing the results of the soil study.

M. Anderson raised concern regarding damage to their property during demolition of 9 Caroline Street.

T. Jayaveer noted that the mature neighbourhood study is not applicable to this site and noted

that the property is two storeys and shadow studies are not typically required for developments that comply with the height requirements.

M. Condello advised that the applicant did commission a phase 1 environmental site assessment which is part of the public record and can be shared with the landowner. It was determined that a further study was not required.

T. Jayaveer provided her email address and phone number for M. Anderson to contact.

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.

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, Tharushe Jayaveer following the meeting.

The meeting adjourned at 6:32 p.m.

Rick Bonnette

MAYOR

Valerie Petryniak

TOWN CLERK