



TOWN OF  
**HALTON HILLS**  
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## REPORT

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**TO:** Mayor Bonnette and Members of Council

**FROM:** Ruth Conard – Planner – Development Review

**DATE:** May 4, 2022

**REPORT NO.:** PD-2022-0025

**SUBJECT:** Public Meeting for a One Lot Plan of Subdivision required to facilitate the previously approved 11-unit townhouse development at 12 Church Street East (Acton)

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### RECOMMENDATION:

THAT Report No. PD-2022-0025, dated May 4, 2022, with respect to a “Public Meeting for a One Lot Plan of Subdivision required to facilitate the previously approved 11-unit townhouse development at 12 Church Street East (Acton)”, be received;

AND FURTHER THAT all agency and public comments be referred to staff for further report regarding the disposition of this matter.

### KEY POINTS:

The following are key points for consideration with respect to this report:

- D&M Developers Inc. (the Applicant) has submitted Draft Plan of Subdivision, Draft Plan of Common Element Condominium and Part Lot Control Exemption applications to facilitate the completion of the previously approved 11-unit townhouse development at 12 Church Street East in Acton.
- Under the *Planning Act* a Statutory Public Meeting is required to be held for the Draft Plan of Subdivision application.
- Town and external agency staff were circulated the applications; no concerns have been identified to date. No public comments have been received as of the date of this report either.
- The purpose of the Public Meeting is to obtain comments and feedback from the community. Any comments received will be thoroughly reviewed, evaluated, and included in the Final Recommendation Report to Council at a later date.

## BACKGROUND AND DISCUSSION:

The Town has received applications for a One Lot Draft Plan of Subdivision, Plan of Common Element Condominium and Part Lot Control Exemption to facilitate the completion of the previously approved 11-unit freehold townhouse development at 12 Church Street East in Acton.

### 1.0 Location & Site Characteristics

The subject property, municipally referred to as 12 Church Street East, is generally located on the south side of Church Street East just east of Main Street South in Downtown Acton; see **SCHEDULE 1 – LOCATION MAP**. The irregular shaped lot is approximately 0.36 hectares (0.88 acres) in size and has roughly 45 metres (151 feet) of frontage along Church Street East.

Construction of the previously approved townhouse development is currently underway on-site.

### 2.0 Application History

On March 21, 2019, a site-specific Zoning By-law Amendment was approved by Council to permit 11 three-storey townhouse units on the subject lands. Site Plan Approval was subsequently issued on March 18, 2020; see **SCHEDULE 2 – SITE PLAN**. As previously stated, the townhouse development is currently under construction.

### 3.0 Development Proposal

The Applicant intends for the development to be established through a common element condominium with each of the townhouse units to be held in freehold ownership. On March 31, 2022, the Town received the following applications by D&M Developers Inc. to facilitate the completion of the development and allow for transfer of ownership of the townhouse units to the purchasers:

1. Plan of Subdivision Application (File No. D12SUB22.001) to create a one lot plan of subdivision, which is required to allow the division of individual freehold lots and common element blocks (necessary for the condominium corporation) to be created;
2. Plan of Common Element Condominium Application (File No. D07CDM22.001) to define and create the blocks (i.e. street, visitor parking area, landscaping) to be owned and maintained by the proposed condominium corporation; and,
3. Part Lot Control Exemption Application (File No. D25PLC22.001) to define and create the 11 freehold townhouse parcels.

Under the *Planning Act*, a Statutory Public Meeting is required to be held with respect to the Draft Plan of Subdivision application.

#### 4.0 Planning Context

##### Town of Halton Hills Official Plan

Under the Town's Official Plan, the subject lands are located within the Acton Downtown Area and designated Downtown Core Sub-Area. Permitted uses within this designation include townhouse units.

##### Town of Halton Hills Zoning By-law

On March 21, 2019, Council approved site-specific By-law 2019-0019, which zoned the subject lands Medium Density Residential Two Exception 69 (MDR2(69)). This site-specific zone permits 11 three-storey townhouse units.

#### 5.0 Department and Agency Circulation Comments

The Draft Plan of Subdivision, Draft Plan of Common Element Condominium and Part Lot Control Exemption applications were circulated to Town department and external agencies for review. As of the date of this report no concerns have yet to be identified by staff.

#### 4.0 Public Comments

To date, in response to the March 2022 submission, Planning staff have not received any comments from the public.

#### **STRATEGIC PLAN ALIGNMENT:**

This report is administrative in nature and does not have an impact on the Town's Strategic Plan.

#### **RELATIONSHIP TO CLIMATE CHANGE:**

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

#### **PUBLIC ENGAGEMENT:**

Public Engagement has been conducted as follows:

April 28, 2022	Notice of Public Meeting published in the Independent & Free Press
May 4, 2022	Public Meeting notice mailed out to residents who requested notification and all properties assessed within 120 m of the subject property

May 19, 2022

Courtesy notice of Public Meeting published in the Independent & Free Press

**INTERNAL CONSULTATION:**

Planning staff have consulted with the appropriate Town departments and external agencies, including the Region of Halton, in the review of these applications and preparation of this report.

**FINANCIAL IMPLICATIONS:**

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

Jeff Markowiak, Director of Development Review

John Linhardt, Commissioner of Planning and Development

Chris Mills, Chief Administrative Officer