



PUBLIC MEETING-2022-0006

May 24, 2022

D12SUB22.001

D&M Developers Inc. – 12 Church Street East (Acton)

Minutes of the Public Meeting held on Tuesday, May 24, 2022 at 7:13 p.m., in the Council Chambers, Town of Halton Hills and Via Zoom.

Councillor B. Inglis chaired the meeting.

Councillor B. Inglis 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 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&M Developers Inc.

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

A Statutory Public Meeting is required for the One Lot Draft Plan of Subdivision under the Planning Act.

TOWN'S OPPORTUNITY

The Chair called upon the Town's representative, Ruth Conard, Planner –Development Review to come forward to explain the proposal.

R. Conard provided an overview of the One Lot Draft Plan of Subdivision, Draft Plan of Common Element Condominium and Part Lot Control Exemption to facilitate the completion of the previously approved 11-unit townhouse development at 12 Church Street East in Acton.

(Presentation on file in the Clerks Office.)

APPLICANT'S OPPORTUNITY

The Chair called upon the applicant, Abdullah Gulzar. Abdullah Gulzar provided 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:

James & Ann Hamilton, 9 Church Street East

J. Hamilton raised concerned with the initial site plan development regarding parking. The other concern is that some of the 'No Parking' signs have been removed along Church Street during the construction and they have not been re-installed.

J. Jelsma noted that Town staff are aware of the issue and have reached out to the consultant about re-instating the signs and have confirmed that that section of road has been designated as no parking.

A. Hamilton raised concern with parking as the street currently has many residents parking there, and she is concerned what will happen from extra vehicles from this development.

B. Andrews noted that Town staff will look into this concern regarding parking and traffic.

Stacy Johnston & Chris Charles, 38 Willow Street

C. Charles inquired about site elevation, grading and drainage. The development has raised the grading. C. Charles would like to hear more about the site elevation plan as there is concern with draining caused by this development.

J. Jelsma noted that Town staff have looked at the grading plans. There is a storm sewer system within the development.

C. Charles requested to see the plans.

J. Jelsma advised that he will contact the resident with further information on this.

Pat Tyrrell, 50 Willow Street South

P. Tyrrell raised concern about the laneway that runs directly beside her house regarding the digging up of the laneway during the installation of the storm sewers. The grading is causing issue when it rains. P. Tyrrell also raised concern about traffic on this laneway with the new development and the increase of noise that will come from it.

J. Jelsma advised that the laneway is not connected to the condo. As for grading and drainage, Town staff will be following up with the consultant to do further surveying.

P. Tyrrell asked which surface it will be and J. Jelsma noted it will be gravel surfacing.

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 no further comments.

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, Ruth Conard following the meeting.

The meeting adjourned at 7:38 p.m.

_____MAYOR
Rick Bonnette

_____TOWN CLERK
Valerie Petryniak