



TOWN OF
HALTON HILLS
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REPORT

TO: Mayor Bonnette and Members of Council

FROM: John McMulkin, Senior Planner – Development Review

DATE: June 9, 2022

REPORT NO.: PD-2022-0041

SUBJECT: Part Lot Control Exemption for Blocks 1 to 16, Plan 20M-1241
(Georgetown)

RECOMMENDATION:

THAT Report No. PD-2022-0041, dated June 9, 2022, regarding “Part Lot Control Exemption for Blocks 1 to 16, Plan 20M-1241 (Georgetown)”, be received;

AND FURTHER THAT the request to adopt a Part Lot Control Exemption By-law for the lands legally described as Blocks 1 to 16, Plan 20M-1241, Town of Halton Hills, Region of Halton, as generally set out in SCHEDULE 4 – DRAFT REFERENCE PLANS of this report, be approved;

AND FURTHER THAT Council enact the necessary By-law(s) to exempt Blocks 1 to 16, Plan 20M-1241, Town of Halton Hills, Region of Halton, from Section 50 of the Planning Act, R.S.O. 1990, c. P.13, as amended, for the purpose of legally creating and transferring 101 separate townhouse dwelling units.

KEY POINTS:

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

- The Worthington Homes (Humberstone) Inc. plan of subdivision located behind Town Hall was registered on March 18, 2022, as Plan 20M-1241.
- The subdivision contains a total of 101, 3-storey townhouse dwelling units within 16 blocks, which have received Site Plan approval.
- This report is recommending approval of the Part Lot Control Exemption By-law application to legally create and transfer 101 separate townhouse dwelling units located within the 16 blocks.

BACKGROUND AND DISCUSSION:

The Worthington Homes (Humberstone) Inc. plan of subdivision was registered on March 18, 2022, as Plan 20M-1241 (as reported to Council through Memo No. PD-2022-0001 dated April 1, 2022). The subdivision contains a total of 101, 3-storey townhouse dwelling units within 16 blocks on new public streets located off the extension of Halton Hills Drive behind Town Hall; see SCHEDULE 1 – LOCATION MAP and SCHEDULE 2 – SITE PLAN.

Site Plan approval and building permits were issued for 10 model home townhouse units located in Blocks 12 and 13 in December 2021 and construction is nearing completion. Site Plan approval was issued for the remaining blocks on March 31, 2022, and building permits are in the process of being obtained by the Applicant for these 91 townhouse units.

The Applicant is now requesting Part Lot Control Exemption for Blocks 1 to 16 to legally create and transfer the 101 separate townhouse dwelling units; see SCHEDULE 3 – PLAN 20M-1241 and SCHEDULE 4 – DRAFT REFERENCE PLANS.

The Part Lot Control Exemption By-law application was circulated to all applicable internal departments and external agencies for review and comment. No objections were raised by any of the circulated departments or agencies.

Staff therefore recommends that Council enact the by-law(s) necessary to exempt Blocks 1 to 16, Plan 20M-1241 from the provisions of Section 50 of the Planning Act.

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 was not needed as this report is administrative in nature.

INTERNAL CONSULTATION:

Planning staff consulted with the appropriate Town departments and external agencies including the Region of Halton in the 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

Jon Rehill, Acting Chief Administrative Officer