



REPORT

TO: Mayor Bonnette and Members of Council

FROM: Ruth Conard, Planner – Development Review

DATE: June 30, 2022

REPORT NO.: PD-2022-0044

SUBJECT: Extension of Part Lot Control Exemption By-law for Semi-Detached Lots 106L/R to 113L/R and 125L/R to 139L/R, Registered Plan 1208 (Georgetown)

RECOMMENDATION:

THAT Report No. PD-2022-0044, dated June 30, 2022, regarding “Extension of Part Lot Control Exemption By-law for Semi-Detached Lots 106L/R to 113L/R and 125L/R to 139L/R, Registered Plan 1208 (Georgetown)”, be received;

AND FURTHER THAT the request to extend the Part Lot Control Exemption By-law for the lands legally described as Lots 106 to 113 and 125 to 139, Registered Plan 20M-1208, Town of Halton Hills, Region of Halton, as generally set out in SCHEDULE 2 of this report, be approved.

AND FURTHER THAT Council enact the necessary By-law extension to exempt the lands legally described as Lots 106 to 113 and 125 to 139, Registered Plan 20M-1208, Town of Halton Hills, Region of Halton, from Section 50 of the Planning Act, R.S.O. 1990, as amended .

KEY POINTS:

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

- On August 30, 2021, Council approved a Part Lot Control Exemption By-law to legally create 46 semi-detached lots in Phase 6 of the Halton Hills Village Homes subdivision in Georgetown South.
- The Part Lot Control Exemption By-law expires on August 30, 2022; the Applicant is seeking a 1-year extension of the By-law.
- This report recommends approval of the requested 1-year extension.

BACKGROUND AND DISCUSSION:

Phase 6 of the Halton Hills Village Homes Inc. (HHVHI 16) plan of subdivision was registered on August 17, 2018, as Plan 20M-1208. The subdivision contains a total of 403 dwelling units, consisting of 256 single detached dwellings, 31 semi-detached dwellings (62 units), two street townhouse blocks (15 units) and a future seniors housing block, as identified on SCHEDULE 1 – LOCATION MAP.

On August 30, 2021, Town Council approved a Part Lot Control Exemption to legally create 46 of the semi-detached dwelling lots through a Part Lot Control Exemption By-law (Lots 106L/R to 113L/R and 125L/R to 139L/R).

Due to unforeseen circumstances related to the COVID-19 pandemic, trade strikes and supply chain issues the Applicant is unable to complete construction of the semi-detached units prior to the Part Lot Control Exemption By-law expiring on August 30, 2022. As such, the Applicant is requesting a 1-year extension of the Part Lot Control Exemption By-law to August 30, 2023.

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 is not required as this report is administrative in nature.

INTERNAL CONSULTATION:

The Part Lot Control Exemption application was initially circulated to all application internal departments and external agencies for review and comments. No objections were received by any of the circulated departments or agencies.

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