



PUBLIC MEETING-2022-0010

December 12, 2022

Town-initiated Amendments to the Halton Hills Official Plan to implement changes resulting from Bill 109, More Homes For Everyone Act, 2022 (OPA 49)

Minutes of the Public Meeting held on Monday, December 12, 2022 at 6:04 p.m., in the Council Chambers, Town of Halton Hills and Via Zoom.

Mayor A. Lawlor chaired the meeting.

Mayor A. Lawlor advised the following:

The purpose of this Public Meeting is to inform and consult with the public, and to provide the public with the opportunity to ask questions or to express views with respect to the proposed Official Plan Amendment.

The Councillors are here to observe and listen to the public's comments. Council will not make any decisions this evening and will not be asking any questions of staff themselves.

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 submissions 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 any proposal to amend the Official Plan and 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 proposed Official Plan Amendment;

- Next, the public can obtain clarification, ask questions, and express their views on the proposal.

Town staff will attempt to answer questions or respond to concerns this evening. If this is not possible, 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 a proposed Official Plan Amendment which will have the purpose of making changes to the Town's pre-consultation process, subjecting Site Plan applications to complete application requirements and updating the supplementary information requirements for development applications. The Official Plan Amendment is intended to implement changes to the Planning Act resulting from Bill 109, More Homes for Everyone Act, 2022.

TOWN'S OPPORTUNITY

The Chair called upon the Town's representative, Jeff Markowiak, Director of Development Review to come forward to explain the proposal.

J. Markowiak provided an overview of the proposed Town-initiated Amendments to the Halton Hills Official Plan to implement changes resulting from Bill 109, More Homes For Everyone Act, 2022 (OPA 49).

(Presentation on file in the Clerks Office.)

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 members of the public spoke to Town's staff presentation:

Joan Griffin, Glen Williams Community Association

J. Griffin thanked Town Staff for their presentation and recommendations on Bill 109.

J. Griffin asked two questions:

- How will subwater shed documentation be reviewed with the tighter timelines set out in Bill 109?
- Can developers appeal the recommendations that the Town is putting forwarded?

J. Markowiak provided responses noting that all proposed amendments to the Town's Official Plan are subject to an appeal process with the OLT by any party which disagrees with them.

Tom Hill, Sixth Line, Limehouse

T. Hill asked two questions:

- Are individual applicants subject to the same pre-consultation process? It seems difficult to find a definition of what the requirements.
- Can detail be provided about applicants holding public meetings? How would it work for a smaller resident who is bringing an application forward?

J. Markowiak provided responses noting that throughout the pre-consultation process, applicants are invited to attend a virtual meeting with Town Staff to hear staff comments and ask any questions.

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 Jeff Markowiak, Director of Development Review following the meeting.

The meeting adjourned at 6:46 p.m.

Ann Lawlor

MAYOR

Valerie Petryniak

TOWN CLERK