



REPORT

TO: Mayor Lawlor and Members of Council

FROM: Ruth Conard, Planner – Development Review

DATE: May 11, 2023

REPORT NO.: PD-2023-043

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

RECOMMENDATION:

THAT Report No. PD-2023-043, dated May 11, 2023, regarding “Extension of Part Lot Control Exemption By-law for Blocks 1 to 16, Plan 20M-1241 (Georgetown)”, be received;

AND FURTHER THAT the request for a 1-year extension to Part Lot Control Exemption By-law 2022-0048, 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 2 of this report, be approved;

AND FURTHER THAT Council enact the necessary 1-year extension to By-law 2022-0048 to exempt the lands legally described as 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, as amended.

KEY POINTS:

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

- On July 4, 2022, Council passed Part Lot Control Exemption By-law 2022-0048 to legally create and transfer 101 separate townhouse dwelling units located within 16 blocks.
- The Part Lot Control Exemption By-law expires on July 4, 2023; 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:

The Worthington Homes (Humberstone) Inc. plan of subdivision 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 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.

On July 4, 2022, Council passed Part Lot Control Exemption By-law 2022-0048 to legally create and transfer 101 separate townhouse units located within the 16 blocks through a Part Lot Control Exemption.

Due to supply chain issues and other unforeseen circumstances, the Applicant is unable to complete construction and transfer of all the townhouse units prior to the Part Lot Control Exemption By-law expiring on July 4, 2023. As such the Applicant is requesting a 1-year extension of the Part Lot Control Exemption By-law to July 4, 2024.

Planning staff is recommending that the requested 1-year By-law extension be approved.

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:

The Part Lot Control Exemption application was initially circulated to all applicable 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 & Development

Chris Mills, Chief Administrative Officer