

From: [Joe Krebs](#)
To: [Laura Loney](#)
Cc: ["Donna McClurg"](#)
Subject: RE: Follow-up from Friday - 4 Stewarttown Road
Date: Thursday, June 15, 2023 4:07:37 PM
Attachments: [image003.png](#)
[image005.png](#)
[image004.png](#)

[EXTERNAL EMAIL]

Thank you.

Sincerely,

Joe Krebs
Applewood Air- Conditioning Limited
3525 Hawkestone Road
Mississauga ON.
L5C 2V1
Office 905 275 4500
Cell 416 768 5537
Fax 905 275 7756



From: Laura Loney [mailto:lloney@haltonhills.ca]
Sent: Thursday, June 15, 2023 3:50 PM
To: Joe Krebs <joe@applewoodac.com>; 'Donna McClurg' <carriagehillarts@gmail.com>
Cc: Renee Brown <ReneeB@haltonhills.ca>; Clark Somerville <clarks@haltonhills.ca>
Subject: RE: Follow-up from Friday - 4 Stewarttown Road

Hi Joe & Donna,

Yes, it will be at Town Hall – 1 Halton Hills Drive off of Maple Avenue. Service Halton Hills can direct you towards the boardroom which is down the hall to the right of the main entrance. I have copied Renee Brown from the Clerk's office and Councillor Somerville as the Chair of Heritage Halton Hills for their information.

Thank you,

Laura

Laura Loney MPlan, MCIP, CAHP, RPP
Manager of Heritage Planning



Planning and Development, Town of Halton Hills
1 Halton Hills Drive, Halton Hills, L7G 5G2
905-873-2600 x2358 | lloney@haltonhills.ca
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From: Joe Krebs <joe@applewoodac.com>
Sent: Thursday, June 15, 2023 3:46 PM
To: Laura Loney <lloney@haltonhills.ca>
Cc: 'Donna McClurg' <carriagehillarts@gmail.com>
Subject: RE: Follow-up from Friday - 4 Stewarttown Road

[EXTERNAL EMAIL]

Hi Laura. Donna and I would like to attend the meeting at 4;30 PM on June 21 . Just to confirm it will be at the town hall on Maple Ave. ?

Sincerely,

Joe Krebs
Applewood Air- Conditioning Limited
3525 Hawkestone Road
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L5C 2V1
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Fax 905 275 7756



From: Laura Loney [<mailto:lloney@haltonhills.ca>]
Sent: Thursday, June 15, 2023 1:54 PM
To: Joe Krebs <joe@applewoodac.com>; 'Donna McClurg' <carriagehillarts@gmail.com>
Cc: Keith Hamilton <khamilton@haltonhills.ca>; Ruth Conard <rconard@haltonhills.ca>
Subject: RE: Follow-up from Friday - 4 Stewarttown Road

Good afternoon Joe & Donna,

Thank you again for providing this additional context, and for taking the time to discuss these issues with staff. We do hear your concerns.

Following internal discussion regarding your requests I can provide some additional feedback for you:

- Currently, an additional house is not permitted to be constructed on the property; however, we'll note that a detached building with a max of 40sq.m area and 4.5 height would be permitted as Stewarttown is considered urban area, potentially allowing for a creative solution for an additional residential unit
- A severance on the property would create a deficiency in lot frontages for both the severed and retained portions of the property and would not be supported by staff
- Additions to the existing building or alterations to the interior space (i.e. to create additional unit(s)) would be permitted and encouraged subject to any other applicable requirements as part of the building permit process. Designation would not limit future additions, interior alterations, or work involving the remainder of the property provided the identified heritage attribute (i.e. the house itself) is conserved
- Following designation, the property owner would be eligible for a 20% refund on their school, municipal, and regional taxes for the portion of the year it was designated. If designated in, say, June 2023, you'd apply in 2024 for a tax refund for the months of July through December. In 2025, you'd be able to apply for the full 2024 year's worth of taxes, and so on in perpetuity as long as the program exists and the designation applies.
- Each year you'd be eligible to apply for the Town's Heritage Property Grant Program for a cost-matching grant for up to \$3,000. We typically encourage owners to phase their projects so they can apply each year for a portion of the project, that way you can take full advantage of the program. My understanding is that all government grants are required to be reported as part of tax returns in Ontario but would recommend that you consult with a tax specialist in this regard.
- Following designation, a high quality aluminum plaque is prepared to be installed by the owner on the existing house in their preferred location. Typically designations result in positive local media coverage as well.
- Designated properties have been shown to retain or increase in value following designation, and is a source of pride for many owners and potential buyers of historic homes
- Staff are available to assist with future plans for work to the property, to provide recommendations regarding alterations, and general advice regarding designated properties.

I'll also advise you that staff intends to bring the Research & Evaluation Report for 4 Stewarttown Road to next week's meeting of Heritage Halton Hills (HHH) (4:30pm June 21, Esquesing Boardroom at Town Hall) for their review. HHH will review the report and make a recommendation that will be included in the meeting minutes and included in staff's report to Council, anticipated at this time to come forward to the July 10, 2023 Council meeting. We will provide additional notification confirming that date. You can request to speak at the HHH meeting next week, or put something in writing as well. Please do let me know and we'll be sure to accommodate you.

I've included the draft Research and Evaluation Report that will be on next week's agenda. There may be edits and comments made following the meeting and the final version will be included in

staff's report to Council.

Please feel free to connect with me should you have any additional questions or concerns regarding the above matters.

Best,

Laura



Laura Loney (she/her), MPlan, CAHP, RPP, CIP
Manager of Heritage Planning

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lloney@haltonhills.ca

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From: Joe Krebs <joe@applewoodac.com>

Sent: Monday, June 12, 2023 12:00 PM

To: Laura Loney <lloney@haltonhills.ca>

Cc: Ruth Conard <rconard@haltonhills.ca>; Keith Hamilton <khamilton@haltonhills.ca>; 'Donna McClurg' <carriagehillarts@gmail.com>

Subject: RE: Follow-up from Friday - 4 Stewarttown Road

[EXTERNAL EMAIL]

Thank you Laura, Ruth and Keith for taking the time to give us this information.

As Donna and I mentioned to Laura at our in person meeting on Friday June 2, we have started the process of getting our home at 4 Stewarttown Road ready to sell. We are close to retirement and are planning to purchase a bungalow on a smaller property to make life a little more manageable as we age.

We purchased 4 Stewarttown Road in April of 2005 and immediately fell in love with the house and property. In the past 18 years we have invested all of our money in the maintenance and upgrades to the house and property by choice because it is our home and we love it. Due to these costs we did not invest in RRSP's. Since we both work in the private sector neither of us have an indexed government pension to support us in our retirement years. We have basically counted on this property to be our nest egg, to one day sell for a profit which would be our "RRSP". We hoped this would enable us to purchase a reasonably newer Bungalow that would not require a lot of costly repairs and upgrades, and have some extra money left over in the bank to support the costs of the property taxes, utility expenses and whatever health care expenses may come up in those retirement years. We also hoped there might be enough to help out our children and grandchildren a bit financially, and not be a financial burden to them in any way.

Donna had to close her Massage Therapy Business in 2020 due to the Federal, Provincial and Municipal government restrictions. That future income has been lost and will not be recovered. This

Heritage Designation feels like another government restriction that may negatively affect our income again.

We are concerned that the Heritage Designation may deter prospective buyers from considering our property due to restrictions on constructing a new build. As you know, these older homes are not energy efficient and it is very costly to upgrade them to the 2023 building code energy efficiency levels. For this reason a purchaser may find it less expensive to demolish an old home and build a new energy efficient house, than to upgrade and add an addition to the existing one. Causing potential buyers to look at other properties and limiting our buyer pool.

Maybe a compromise to the Zoning Bylaw that would allow a new home to be constructed next to the existing house with a shared driveway would be attractive to a prospective buyer that plans to build a new home so the two homes could accommodate an extended family situation. There is definitely the space on this 1.3 acre lot for another house.

We do not want to see the house demolished so I think you need to give a little on the Zoning Bylaws so as to not restrict our potential buyer market. I did give Laura some information on the selling prices of similar properties in the immediate area so you can refer to them to see what the market value number is. Please consider this, because all we want is to sell for market value in a timely matter.

These are some of the reasons that we are hesitant about the Heritage Designation and the restrictions that come with it.

In order to sell this home we will need to be as transparent as possible about the Heritage process that you are proposing with our Realtor and Lawyer.

If you could please send me in writing:

- Feedback about any adjustments / considerations to the Zoning bylaw that could allow for a 2nd house to be built on the property
- All Property Tax discounts that will be given if Designated
- All Financial Grants that will be available and are they tax free
- Any other details that would make the Heritage Designation an attractive option to potential purchasers
- Include the dates and lengths of time in years the tax discounts and grants and rebates will apply

Thank you, we appreciate your time and consideration.

Sincerely,

Joe Krebs
Applewood Air- Conditioning Limited

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Mississauga ON.
L5C 2V1
Office 905 275 4500
Cell 416 768 5537
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From: Laura Loney [<mailto:lloney@haltonhills.ca>]
Sent: Wednesday, June 07, 2023 1:19 PM
To: Joe Krebs <joe@applewoodac.com>; Ruth Conard <rconard@haltonhills.ca>
Cc: Keith Hamilton <khamilton@haltonhills.ca>; 'Donna McClurg' <carriagehillarts@gmail.com>;
Bronwyn Parker <bparker@haltonhills.ca>
Subject: RE: Follow-up from Friday - 4 Stewarttown Road

Hi Joe,

I'll leave the other questions to Ruth, but in terms of demolition for the existing house – as we previously discussed - that 60 day notice period for a demolition along with rationale to support the demolition from a heritage consultant would apply. Within those 60 days following a complete application Council would either have to support the demolition and remove the property from the Heritage Register or refuse the designation by issuing a Notice of Intention to Designate.

In terms of demolishing the rear additions to the original building and constructing a new addition or additions, I'd be very supportive of this approach.

If designated, this would require Council approval for a demolition application (likely to be refused) with similar appeal avenues through the Ontario Land Tribunal should Council not support it.

Laura



Laura Loney (she/her), MPlan, CAHP, RPP, CIP
Manager of Heritage Planning
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From: Joe Krebs <joe@applewoodac.com>
Sent: Wednesday, June 7, 2023 10:52 AM

To: Ruth Conard <rconard@haltonhills.ca>

Cc: Laura Loney <lloney@haltonhills.ca>; Keith Hamilton <khamilton@haltonhills.ca>; 'Donna McClurg' <carriagehillarts@gmail.com>

Subject: RE: Follow-up from Friday - 4 Stewarttown Road

[EXTERNAL EMAIL]

So if I have a potential buyer that who is willing to pay market value but may want to either demolish the existing addition and rebuild a newer addition or demolish the existing home and build their dream home on this 1.3 acre lot, will that be allowed currently (like this year) , and if the Heritage Designation goes through? There have been other homes on smaller lots on Stewarttown Road , Trafalgar Road and others in this area that demolished and rebuilt in the past few years.

Sincerely,

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Fax 905 275 7756



From: Ruth Conard [<mailto:rconard@haltonhills.ca>]

Sent: Wednesday, June 07, 2023 10:44 AM

To: Joe Krebs <joe@applewoodac.com>; Laura Loney <lloney@haltonhills.ca>

Cc: Keith Hamilton <khamilton@haltonhills.ca>; Bronwyn Parker <bparker@haltonhills.ca>; 'Donna McClurg' <carriagehillarts@gmail.com>

Subject: RE: Follow-up from Friday - 4 Stewarttown Road

Hi Joe,

An accessory dwelling unit is only permitted in a single, semi or townhouse dwelling subject to the criteria below.

There are no permissions for an additional house on the property.

I hope that helps.

Thanks,



Ruth Conard, MCIP, RPP
Planner – Development Review

905-873-2600 ext. 2214

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From: Joe Krebs <joe@applewoodac.com>

Sent: Wednesday, June 7, 2023 10:38 AM

To: Laura Loney <lloney@haltonhills.ca>

Cc: Keith Hamilton <khamilton@haltonhills.ca>; Ruth Conard <rconard@haltonhills.ca>; Bronwyn Parker <bparker@haltonhills.ca>; 'Donna McClurg' <carriagehillarts@gmail.com>

Subject: RE: Follow-up from Friday - 4 Stewarttown Road

[EXTERNAL EMAIL]

I am a little confused by the Zoning By-law section. Does this mean we are allowed to build an additional 110 square meter home on the property?

Sincerely,

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From: Laura Loney [<mailto:lloney@haltonhills.ca>]

Sent: Monday, June 05, 2023 11:26 AM

To: Joe Krebs <joe@applewoodac.com>

Cc: Keith Hamilton <khamilton@haltonhills.ca>; Ruth Conard <rconard@haltonhills.ca>; Bronwyn Parker <bparker@haltonhills.ca>

Subject: Follow-up from Friday - 4 Stewarttown Road

Good morning Joe,

I'd like to thank you again for meeting with me to discuss the ongoing research and evaluation for your property at 4 Stewarttown Road for potential designation under the *Ontario Heritage Act*. As discussed, I'll continue to keep you in the loop.

I consulted with my colleagues Keith and Ruth (copied) on the current policies that apply to your property. If you have specific questions about anything below please do not hesitate to reach out – Ruth is on the Development Review team while Keith is on the Policy team and the Senior Planner responsible for the Stewarttown Secondary Plan.

Official Plan:

- The property is located within the LDR (Low-density Residential) Area, so current use (single detached dwelling) is most appropriate;
- Main permitted uses in this area are single-detached homes, semis and duplexes;
- Key complementary uses are B&Bs, home occupations and group homes;
- Also within a Residential Special Policy Area 10 where max density is 5 units per net residential hectare;
- The size of the lot is 0.49ha, and the additional road allowance brings it to 0.53ha;
- Based on this only adding one additional unit (i.e. single detached home) would be permissible without an OPA (Official Plan Amendment). Three units would exceed density restriction.
- Note at this time additional residential units are not being included as part of this, and they are currently permitted within any existing dwellings.
- The Secondary Plan process is not proposing any changes to existing permissions, other than updating for Additional Residential Units where applicable.
- Note: trying to sever into 3 lots may be problematic, however once Bill 97 is finalized, detached Additional Residential Uses will likely be permitted as-of-right

Zoning By-law:

- The property is zoned Hamlet Residential One in Zoning By-law 2010-0050, as amended. The minimum lot frontage is 30 metres and the minimum lot area is 0.2 hectares.
- Although severing one more lot may be permitted based on lot area, the lot frontage of the new lots would not meet the required frontage outlined in the Zoning By-law (30 metres).
- An accessory dwelling unit is permitted only within single detached, semi-detached, or townhouse dwellings and provided the accessory dwelling unit occupies no more than 40% or 110 m² of floor area (whichever is less) or the floor area of a basement within permitted dwelling types
- The applicant would be required to obtain a building permit and register the accessory dwelling unit.

I'll note that designation of the property would identify what is significant about the property as a whole (i.e. the house itself) and additional residential units on the property, or additions to the existing building, would certainly be possible from my perspective provided other planning requirements were met as above.

I'll look forward to connecting with you again at Wednesday's Open House.

Best,

Laura



Laura Loney (she/her), MPlan, CAHP, RPP, CIP
Manager of Heritage Planning

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