

PM-2024-005

October 7, 2024

Additional Residential Units Policy Update

Minutes of the Public Meeting held on Monday, October 7, 2024, at 6:12 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 provide the public with the opportunity to ask questions or to express views with respect to Official Plan and Zoning By-law Amendments pertaining to policies for Additional Residential Units. The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

As the Chair, I am informing you that in accordance with Section 17 (subsections 24.1 and 24.1.1) of the Planning Act, there is no appeal with respect to policies adopted to authorize the use of additional residential units as laid out in the draft Official Plan and Zoning By-law Amendments, except by the Minister of Municipal Affairs and Housing. Please note that if the Minister were to appeal Council's decision, if a person or public body does not make oral submission 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 participant to the hearing of the 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 a Statutory Public Meeting be held for a proposal to amend the Official Plan.

The format of this Public Meeting is as follows:

- Keith Hamilton, Senior Policy Planner, will provide a presentation that covers current Town policies for Additional Residential Units, Provincial legislative changes impacting our policies, and required changes that are the basis for the Official Plan and Zoning By-law Amendments.
- Next, the public will have the opportunity to obtain clarification, ask questions, and express their views on the proposed Amendments.

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.

TOWN'S OPPORTUNITY

The Chair called upon Keith Hamilton, Senior Policy Planner.

K. Hamilton presented regarding Additional Residential Units Policy Update.

(Presentation available on the [Town's Municipal Calendar](#) webpage.)

PUBLIC'S OPPORTUNITY

The Chair asked if there were any persons online or in person 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 came forward:

Bethany Van Ravens, 56 John Street, Georgetown

B. Van Ravens, Matthews Design inquired about square footage of detached dwelling units and whether the minimum will be increased based on space needed as well as the Building Code requirements.

K. Hamilton noted that staff will consider that feedback.

Antonia Amalidi, 11617 Nassagaweya-Esquesing Townline

A. Amalidi brought forward concerns regarding flexible placement, optimal use of space and space restrictions and wants to ensure the Town is considering other surrounding municipal by-laws regarding spacing. We want to be able to build homes for the future.

K. Hamilton responded that zoning restrictions will be considered and looked at.

Colleen, 16 Gollop Crescent

Colleen asked for clarification on how many units could be on one property and will be there a limit to how many people can reside in these units. Colleen brought forward concerns regarding additional residential units and brought forward concerns regarding what pre-emptive measures the Town is taking on these units.

J. Linhardt provided response regarding PPU's and advised that Town staff is currently dealing with what the Province has mandated regarding ARUs.

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 comment.

CONCLUSION OF MEETING

The Chair declared the Public Meeting closed. Council will take no action on the proposed Official Plan and Zoning By-law Amendments 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 project please contact the Planner, Keith Hamilton, following the meeting.

If you wish to make a written submission, the deadline for comment is October 22, 2024.

The meeting adjourned at 6:46 p.m.

_____MAYOR
Ann Lawlor

_____TOWN CLERK
Valerie Petryniak