



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: John McMulkin, Planner – Development Review

DATE: May 9, 2019

REPORT NO.: PLS-2019-0034

RE: Public Meeting for a proposed Zoning By-law Amendment to permit the creation of 5 new single detached residential lots (6 total including the retained lot) at 10759 Eighth Line (Georgetown)

RECOMMENDATION:

THAT Report No. PLS-2019-0034, dated May 9, 2019, with respect to the “Public Meeting for a proposed Zoning By-law Amendment to permit the creation of 5 new single detached residential lots (6 total including the retained lot) at 10759 Eighth Line (Georgetown)”, be received;

AND FURTHER THAT all agency and public comments be referred to staff for a further report regarding the disposition of this matter.

BACKGROUND:

1.0 Purpose of the Report:

The purpose of this report is to advise Council and the public about a Zoning By-law Amendment application seeking to obtain the necessary approval to create 5 new residential lots (6 total lots including the retained lot) for single detached dwellings at 10759 Eighth Line in Georgetown South.

2.0 Location & Site Characteristics:

The subject lands are bounded to the west by Eighth Line and located on the south side of Eaton Street; see **SCHEDULE 1 – LOCATION MAP**. The lands have an approximate area of 3,690.2 m² (0.91 acres) and contain frontage on both Eighth Line (45.72 metres) and Eaton Street (81.42 metres).

The property was occupied by a single detached dwelling, which was recently demolished.

Surrounding lands uses to the subject lands include:

To the North: Single detached residential dwellings;

To the East: Single detached residential dwellings;

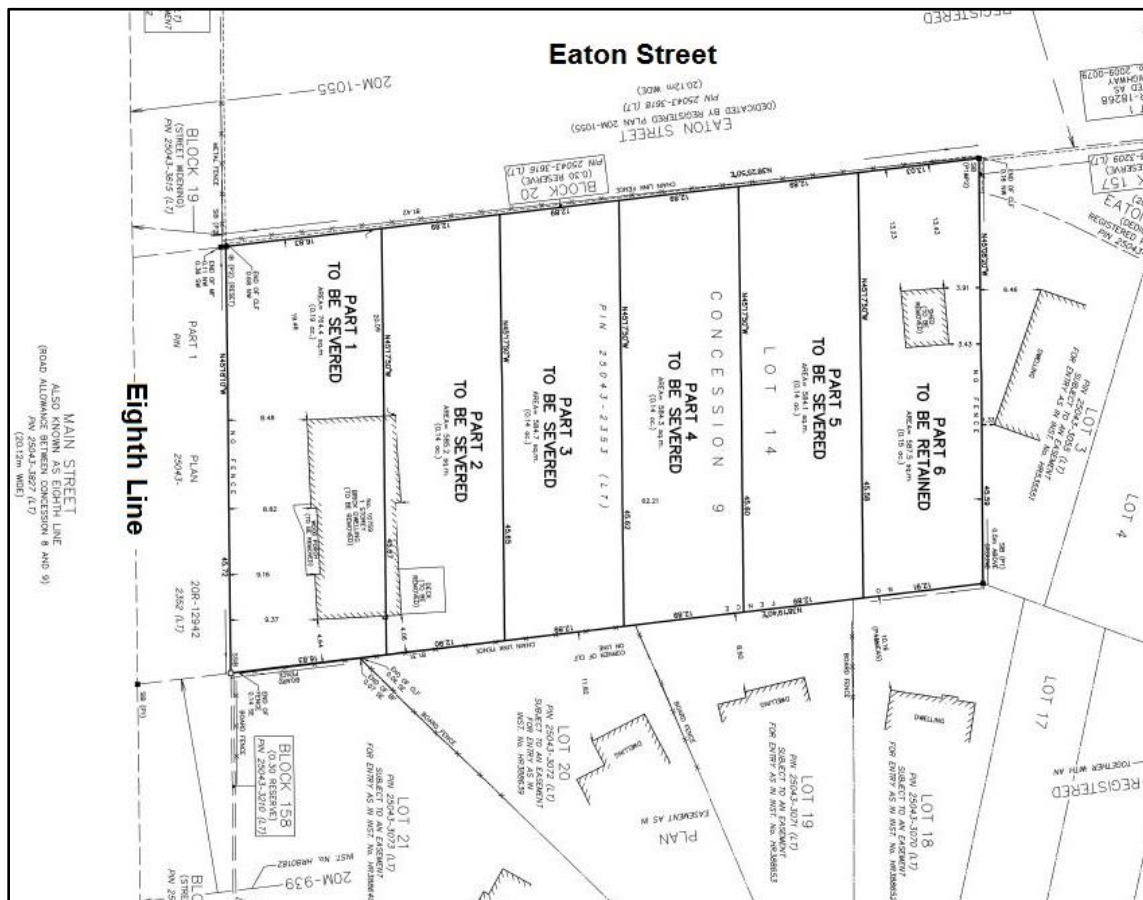
To the South: Single detached residential dwellings; and,

To the West: Agricultural properties that are included within the Vision Georgetown Secondary Plan area and intended to develop during the 2021-2031 planning period.

3.0 Development Proposal:

On March 29, 2019, the Town deemed complete the Zoning By-law Amendment application (File No. D14ZBA19.003) submitted by Robert Russell Planning Consultants Inc. (the Agent) on behalf of 1215846 Ontario Ltd. – Di Blasio Homes (the Applicant).

The application seeks to obtain the necessary land use approval to allow for the creation of five (5) new residential lots (6 total lots including the retained lot) for the purpose of constructing single detached dwellings that front onto Eaton Street; see severance sketch below:



The table below outlines the proposed lot sizes and frontages for each lot identified on **SCHEDULE 2 – CONCEPTUAL SITE PLAN**:

Lot	Area	Eaton Street Frontage
1	764.4 m ² (8,228 sq. ft.)	16.83 m (55.2 ft.)
2	585.2 m ² (6,299 sq. ft.)	12.89 m (42.3 ft.)
3	584.7 m ² (6,294 sq. ft.)	12.89 m (42.3 ft.)
4	584.3 m ² (6,289 sq. ft.)	12.89 m (42.3 ft.)
5	584.1 m ² (6,287 sq. ft.)	12.89 m (42.3 ft.)
6	587.5 m ² (6,324 sq. ft.)	13.03 m (42.7 ft.)
Total	3,690.2 m² (39,721 sq. ft.)	81.42 m² (267.1 ft.)

Access to each of the 6 residential lots is proposed by way of private driveways from Eaton Street, with the existing access from Eighth Line intended to be closed off. The residential lots are proposed to be on full municipal services that would connect to the water and wastewater mains located under the Eaton Street right-of-way.

The single detached dwellings intended to be constructed on the 6 lots are proposed to be 2-storeys in height and designed to reflect the existing character of the neighbourhood; see **SCHEDULE 3 – CONCEPTUAL BUILDING ELEVATIONS**. The Applicant has noted that the development would represent a density of 13.3 units/net residential hectare.

To accommodate the development the Applicant is proposing to rezone the property from the current Low Density Residential One (LDR1-1) zone to a Low Density Residential One (LDR1-3) zone; see **SCHEDULE 4 – DRAFT ZONING BY-LAW AMENDMENT**. The Applicant suggests that the LDR1-3 zone was selected because it allows for residential lots with minimum frontages of 12.0 metres (~40.0 ft.). The Applicant also noted that the existing residential lots located on the south side of Eaton Street directly adjacent to the subject site have 12.0 metre frontages. The proposal complies with all of the current LDR1-3 zone standards, with the exception of the minimum front yard setback for Lot 1.

A list of drawings and reports submitted in support of the application is attached as **SCHEDULE 5 – SUBMISSION MATERIALS** to this report.

Should the Zoning By-law Amendment application be approved the proposed development will require the submission of a Consent (Severance) application to facilitate the creation of the proposed residential lots.

COMMENTS:

1.0 Planning Context

In Ontario, when reviewing applications seeking to amend Zoning By-laws, development proposals are expected to conform with and meet the intent of all applicable Provincial,

Regional and Municipal policy documents. This section discusses the relevant policy framework that applies to the subject site and proposal.

1.1 Provincial Policy Statement

The 2014 Provincial Policy Statement (PPS) provides broad based policies that promote an appropriate range of housing types that makes efficient use of infrastructure and public services facilities, thus supporting the development of healthy communities. The proposal is required to be consistent with the relevant policies of the PPS in accordance with Section 3 of the Planning Act.

Specifically, Section 1.1.3 of the PPS speaks to density, intensification and redevelopment. This section (subsections 1.1.3.1 to 1.1.3.5) promotes intensification and redevelopment where appropriate in settlement areas, and where public health and safety are maintained.

1.2 Growth Plan for the Greater Golden Horseshoe

The subject lands are part of a larger designated urban area in Georgetown. The Growth Plan (2017) contains policies that speak to the provision of a diverse range and mix of housing options to accommodate people at all stages of life and creating an urban form that will optimize infrastructure to support the achievement of complete communities through a more compact built form. As per Section 3 of the Planning Act, the proposal shall conform and not conflict with the Growth Plan.

The property is located within a designated greenfield area in the Growth Plan (2017), which states that new development taking place in designated greenfield areas will be planned, designated, zoned and designed in a manner that supports the achievement of complete communities, supports active transportation, and encourages the integration and sustained viability of transit services.

1.3 Region of Halton Official Plan

The 2009 Regional Official Plan (ROP) designates the subject lands as Urban Area (Georgetown). Section 76 of the OP states that the range of permitted uses and the creation of new lots in the Urban Areas will be in accordance with Local Official Plans and Zoning By-laws. Section 89 of the ROP requires all development within the Urban Area to be on full municipal services.

1.4 Town of Halton Hills Official Plan

Under the Town's Official Plan, the subject lands are designated Low Density Residential Area (LDRA), which permits single detached dwellings.

Section D1.3.1.2 of the Official Plan indicates the following with regard to the height and density of residential uses within the Low Density Residential Area:

The maximum permitted density shall not exceed 20 units per net residential hectare in the Low Density Residential Area designation as shown on Schedule A3: Georgetown Urban Area.

The maximum building height shall not exceed three storeys in the Low Density Residential Area designation.

Section D1.4.3 indicates the following with regard to infill development in established residential neighbourhoods:

Infill development, in accordance with the applicable land use designation in the Plan, shall be encouraged provided Council is satisfied that:

- a) the proposed development, including building form and density, is compatible with the character of the existing neighbourhood;*
- b) new buildings are designed in a manner that is sensitive to the location, massing and height of adjacent buildings;*
- c) a suitable transition in lot sizes, densities, building forms and heights is provided from adjacent development;*
- d) existing trees and vegetation will be retained and enhanced where possible and additional landscaping will be provided to integrate the proposed development with the existing neighbourhood;*
- e) the proposed development will not create a traffic hazard or an unacceptable increase in traffic on local roads; and,*
- f) significant views and vistas which help define a residential neighbourhood are preserved.*

With regard to new lots proposed to be created by Consent, Section F1.2.1 requires the following to be satisfied for the retained and severed lots:

- a) front on and will be directly accessed by a public road that is maintained on a year-round basis;*
- b) will not cause a traffic hazard;*
- c) has adequate size and frontage for the proposed use in accordance with the implementing Zoning By-law and is compatible with adjacent uses;*
- d) can be serviced with an appropriate water supply and means of sewage disposal;*
- e) will not have a negative impact on the drainage patterns in the area;*
- f) will not restrict the development of the retained lands or other parcels of land, particularly as it relates to the provision of access, if they are designated for development by this Plan; and,*
- g) will not have a negative impact on natural heritage features and related ecological functions in the area.*

1.5 Town of Halton Hills Zoning By-law 2010-0050

The subject property is zoned Low Density Residential One (LDR1-1), which permits single detached dwellings on lots with minimum frontages of 18.0 metres (~60.0 ft.). The Applicant is proposing to rezone the subject property to the LDR1-3 zone, which permits single detached dwellings on lots with minimum frontages of 12.0 metres (~40.0 ft.).

2.0 Issues Summary

2.1 Department and Agency Circulation Comments

The application was circulated for review and comment to Town departments and external agencies on April 20, 2018. First submission comments have been received from all departments and agencies circulated.

None of the departments and agencies have objected to the proposed application; however, some comments/issues have been identified that are to be addressed prior to and as part of staff's final Recommendation Report. These include:

Development Engineering

Comments were provided concerning site grading and drainage, which will require re-submission. Additionally, the required road widening along Eaton Street, 0.3m reserve along the Eighth Line road allowance and required decorative/acoustic fencing along Eighth Line may impact the setbacks for Lots 1, 5 & 6.

Zoning

The minimum required front yard setback in the LDR1-3 zone is 6.0 metres and the minimum exterior side yard setback is 3.0 metres. The proposed Lot 1 shows a front yard setback of 5.83 metres. As noted above, some of the engineering requirements may also impact the minimum 3.0 metre exterior side yard setback for Lot 1.

2.2 Public Comments

A Public Open House was held by the Agent for the Applicant on May 15, 2018, at the Halton Hills Cultural Centre to provide residents an opportunity to review the proposal and ask questions/express concerns about the application. Comments/concerns identified at the Public Open House pertained to the following:

- Nuisances associated with construction activities such as noise, dust and vehicles/equipment passing by existing residential properties along Eaton Street;
- Sizes of the proposed lots, specifically the frontages of the lots being narrower than the five (5) existing residential lots located on the north side of Eaton Street;
- Increased traffic; and,
- Impacts to grading, drainage and storm water management of surrounding residential properties as a result of the development given the difference in the existing grade between the subject property and surrounding properties.

The purpose of the Public Meeting is to obtain additional comments and feedback from the community. Any further comments received from the public will be reviewed, addressed and included in the final Recommendation Report.

RELATIONSHIP TO STRATEGIC PLAN:

The final Recommendation Report will address the relationship between the proposed development and the Town's Strategic Plan.

FINANCIAL IMPACT:

There is no financial impact associated with this particular report.

CONSULTATION:

Pre-Consultation:

The proposed Zoning By-law Amendment application was considered at the February 18, 2018, Development Review Committee Pre-Consultation meeting (D00ENQ18.010). The Agent for the Applicant was provided with comments from various Town Departments and the Region of Halton at the meeting.

Public Open House:

The Agent for the Applicant held a Public Open House on May 15, 2018, at the Halton Hills Cultural Centre to introduce the proposal to the community. Notification was circulated by the Applicant to residents within 120 metres of the property. Town staff, the Agent for the Applicant and approximately 15 residents attended the meeting.

PUBLIC ENGAGEMENT:

Planning Staff will continue to ensure that Transparency, Notification and Participation, as defined in the Town's Public Engagement Charter, will be at the core of the Public Consultation Strategy throughout the review process for the subject proposal.

SUSTAINABILITY IMPLICATIONS:

The final Recommendation Report will address the relationship between the proposed development and any sustainability implications.

COMMUNICATIONS:

Public Notification Key Dates:

- Immediate: Signs posted along the Eighth Line and Eaton Street property frontages explaining the purpose of the proposed application.
- April 13, 2019: Notice of Received Application mailed out to all property owners assessed within 120 m of the subject property.
- April 29, 2019: Notice of Public Meeting was mailed out to all property owners assessed within 120 m of the subject property and to anyone who requested notification.
- May 2, 2019: Notice of Public Meeting was published in the Independent & Free Press.
- May 23, 2019: Courtesy Notice to be published in the Independent & Free Press.

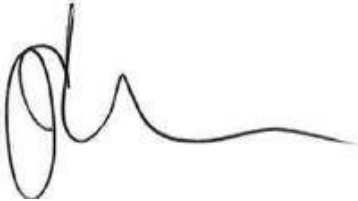
CONCLUSION:

The proposed Zoning By-law Amendment would facilitate the creation of 5 new residential lots (6 total lots including the retained lot) for single detached dwellings on lands located in Georgetown South. Once all relevant information, reports and comments have been reviewed, a final Recommendation Report, which summarizes all agency and public comments and assesses the merits of the proposal, will be prepared.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read "Jeff Markowiak".

Jeff Markowiak, Manager of Development Review

A handwritten signature in black ink, appearing to read "John Linhardt".

John Linhardt, Commissioner of Planning and Sustainability

A handwritten signature in black ink, appearing to read "Brent Marshall".

Brent Marshall, Chief Administrative Officer