



## **PUBLIC MEETING-2019-0006**

### **Zoning By-law Amendment for 10759 Eighth Line (Georgetown).**

**Proposed Zoning By-law Amendment to Permit the creation of 5 residential lots (6 total lots including the retained lot) for single detached dwellings at 10759 Eighth Line (Georgetown).**

Minutes of the Public Meeting Committee held on Monday, May 27, 2019, 6:19 p.m., in the Council Chambers, Town of Halton Hills, Town Hall, 1 Halton Hills Drive, Halton Hills.

Councillor T. Brown chaired the meeting.

Councillor T. Brown 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 the development proposal. 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 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 Local Planning Appeal 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 Local Planning Appeal Tribunal. In addition, 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 party to the hearing of an appeal before the Local Planning Appeal 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 each development proposal and that 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 an application;
- Next, the applicant will present any further relevant information, following which the public can obtain clarification, ask questions and express their views on the proposal.

The applicant and staff will attempt to answer questions or respond to concerns this evening. If this is not possible, the applicant and/or 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 an application by 1215846 Ontario Ltd. (Di Blasio Homes) to amend the Town of Halton Hills Zoning By-law 2010-0050, as amended and to permit the creation of 5 residential lots (6 total lots including the retained lot) for single detached dwellings.

## **TOWN'S OPPORTUNITY**

The Chair called upon town's representative, John McMulkin, Planner, to come forward to explain the proposal.

J. McMulkin stated that the purpose of tonight's Public Meeting is to provide a summary of the Zoning By-law Amendment application submitted by 1215846 Ontario Ltd. (Di Blasio Homes) for the property located at 10759 Eighth Line in Georgetown South. A Public Meeting is required for Zoning By-law Amendments under the Planning Act.

This Public Meeting is being held in accordance with the Mayor's Task Force on Public Engagement and the Public Engagement Charter. Tonight the Town of Halton Hills is informing you and consulting with you, the public, and providing an opportunity for you to ask questions and share your views on the subject development proposal.

The subject lands are located in Georgetown South on the south side of Eaton Street and are bounded to the west by Eighth Line. The lands have an approximate area of 3,690 m<sup>2</sup> (0.9 acres) and contain frontage on both Eighth Line (45 metres) and Eaton Street (81 metres). With regards to the surrounding neighbourhood context, to the North, East and South are single detached residential dwellings and to the West are agricultural properties that are included within the Vision Georgetown Secondary Plan area and are intended to develop during the 2021-2031 planning period.

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

Access to each of the 6 residential lots is proposed by way of private driveways from Eaton Street, with the existing driveway 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. The Applicant has provided conceptual building elevations to show how the dwellings could potentially be designed.

Under the Town's Official Plan, the subject lands are designated Low Density Residential Area, which permits single detached dwellings. The Low Density Residential Area allows for a maximum density of 20 units per net residential hectare – the Applicant has noted that the development would represent a density of 13.3 units per net residential hectare, which conforms to the maximum density requirement in the Town's Official Plan.

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.

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.

Comments have been received from all of the circulated internal departments and external agencies, who offered no objection to the proposed Zoning By-law Amendment. Town Development Engineering staff has identified the need for the submitted documents to be updated showing the required road widening along Eaton Street and the 0.3m (1 foot) reserve and decorative/acoustic fencing along Eighth Line as part of the second submission of the Zoning By-law Amendment application.

Contrary to the staff report, the minimum required front yard setback to a dwelling in the LDR1-3 Zone is 4.5 metres (not 6.0 metres), so the Conceptual Site Plan as submitted does comply with the zoning standards of the LDR1-3 Zone. The applicant will however need to update the Conceptual Site Plan to show the required road widening along Eaton Street and the required 0.3m reserve and decorative/acoustic fencing along Eighth Line in order to demonstrate compliance with the minimum front yard and exterior side yard setback requirements for the LDR1-3 zone.

The Public Meeting Notice was mailed to all properties within 120 m of the subject lands and to anyone that requested notification on April 29, 2019. The Public Meeting Notice was posted in the Independent & Free Press on May 2, 2019, with a courtesy Notice published on May 23, 2019.

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. 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.

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.

To date Planning staff has received two (2) phone calls, one (1) counter inquiry and one (1 ) written objection from residents in regards to the proposal. The written objection noted concerns regarding the width of the lot frontages, impact on property values, construction impacts and traffic and in one of the phone calls the resident also raised concerns regarding construction impacts and traffic. In the other phone call and at the counter inquiry the 2 residents were supportive of the proposal.

With respect to construction impacts, a Construction Management Plan was submitted by the Applicant which appears to address the concerns of the public; however, staff will continue to review the plan and take into consideration comments provided by the public concerning construction impacts.

With respect to lot frontages, the Applicant has noted that the frontages of the proposed lots are consistent with the lots located on the south side of Eaton Street directly east of the subject lands. Staff will continue to evaluate the lot frontages of the proposed lots to ensure compatibility with frontages and zoning of lots in the surrounding neighbourhood.

With respect to traffic, Town Transportation staff has reviewed the application and raised no objection. Staff asked that the existing driveway entrance off of Eighth Line be closed off post construction and the applicant has agreed to do so.

With respect to lot grading, drainage and storm water management, a lot grading and drainage plan and functional servicing and stormwater management report have been submitted to the Town for review. Town Development Engineering staff has reviewed these documents and provided comments to the Applicant in order to ensure that these concerns are addressed. In addition to this documentation, the Applicant has submitted other technical studies and drawings that respond to many of the listed concerns, which have been reviewed by Town and external agency staff. Prior to providing a recommendation to Council, Planning staff will ensure that all concerns raised by the public are thoroughly evaluated.

Any further comments received from the Public will be reviewed by Town staff and addressed through the review of this application. Future steps are; awaiting additional public comments, the deadline is June 17<sup>th</sup>, 2019, awaiting second submission that addresses Town and external agency comments, work through identified issues and a final report to Council on the disposition of this matter.

### **APPLICANT'S OPPORTUNITY**

The Chair called upon the applicant to provide further information and details on the proposal.

The applicant's agent, Rob Russell, Robert Russell Planning Consultants Inc. came forward and noted that the subject property was a holdout property from the original development which just finally sold. The development of this property is trying to complete the neighbourhood. The proposed development is consistent with the neighbourhood.

R. Russell noted that there are drainage issues with the property however that they are working with the neighbours to address the issues.

R. Russell also noted that the newly built properties will be higher end homes, with high end finishes, expected to be sold for \$1.4 to \$1.5 million.

### **PUBLIC'S OPPORTUNITY**

The Chair asked if there were any persons in attendance who have questions, require further clarification or information or wish to present their views on the proposal.

No persons came forward to speak about this application.

### **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 nothing further to information to provide.

### **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 notification of this proposal, please leave your name and contact information with Mr. McMulkin in the foyer outside this Council Chamber, or with the Town Clerk during regular business hours. Only those persons who leave their names and contact information will be provided further notification. If you wish to speak to the proposal when it is brought before Council in the future, you must register as a delegation with the Town Clerk prior to the meeting.

If you wish to make a written submission the deadline for comment is June 17, 2019.

The meeting adjourned at 6:40 p.m.

\_\_\_\_\_  
Rick Bonnette

MAYOR

\_\_\_\_\_  
Suzanne Jones

CLERK