TOWN OF HALTON HILLS

REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Ruth Conard, Planner – Development Review

DATE: December 21, 2020

REPORT NO.: PD-2021-0002

RE: Part Lot Control Exemption for Lots 98-105, Registered Plan 20M-1208 (Georgetown)

RECOMMENDATION:

THAT Report No. PD-2021-0002, dated December 21, 2020, regarding "Part Lot Control Exemption for Lots 98-105, Registered Plan 20M-1208 (Georgetown)", be received;

AND FURTHER THAT the request to adopt a Part Lot Control Exemption By-law for the lands legally described as Lots 98, 99, 100, 101, 102, 103, 104 and 105, Registered Plan 20M-1208, 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 By-law to exempt the lands legally described as Lots 98, 99, 100, 101, 102, 103, 104 and 105, Registered Plan 20M-1208, Town of Halton Hills, Region of Halton, from Section 50 of the Planning Act, R.S.O. 1990, as amended.

BACKGROUND:

Phase 6 of the Halton Hills Village Homes Inc. (HHVHI) plan of subdivision was registered on August 17, 2018, as Plan 20M-1208. The subdivision contains a total of 403 dwelling units consisting of 256 single detached dwellings, 31 semi-detached dwellings (62 units), two street townhouse blocks (15 units) and a future 70-unit seniors housing block.

The Applicant is now proposing to legally establish 16 of the 62 semi-detached units through a Part Lot Control Exemption By-law; **see SCHEDULES 1 & 2**.

COMMENTS:

The Part Lot Control Exemption application was circulated to all applicable internal departments and external agencies for review and comment. No objections were raised by any of the circulated departments or agencies.

RELATIONSHIP TO STRATEGIC PLAN:

The subject application for Part Lot Control Exemption is administrative as per the Planning Act and has no relationship to the Strategic Plan.

FINANCIAL IMPACT:

This is an operational matter and as such the subject application for Part Lot Control Exemption does not have any financial impact on Town budgets.

CONSULTATION:

Planning staff has consulted with the appropriate Town departments and the Region of Halton in the preparation of this report.

PUBLIC ENGAGEMENT:

The Planning Act does not require any public notification or engagement for Part Lot Control Exemption applications.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendation outlined in this report is not applicable to the Strategy's implementation.

COMMUNICATIONS:

There are no communications impacts associated with this application.

CONCLUSION:

It is the opinion of Planning staff that the application for Part Lot Control Exemption for the lands legally described as Lots 98, 99, 100, 101, 102, 103, 104 and 105, Registered Plan 20M-1208, is appropriate and therefore should be approved as requested.

Reviewed and Approved by,

Jeff Markowiak, Acting Commissioner of Planning and Development

Warren Harris, Acting Chief Administrative Officer