



\* Denotes Change From Council Agenda

## MINUTES

### COUNCIL MEETING

**MONDAY, FEBRUARY 29, 2016**

The Town of Halton Hills Council met this 29<sup>th</sup> day of February, 2016, in the Council Chambers, Halton Hills Civic Centre, commencing at 4:30 p.m., with Mayor R. Bonnette in the Chair, and continued in Council Chambers at 7:00 p.m. (Halton Hills Achievement Awards were held at 6:00 p.m.)

**MEMBERS PRESENT:** Mayor R. Bonnette, Councillors M. Albano, T. Brown, J. Fogal, J. Hurst, B. Inglis, M. Johnson, D. Kentner, A. Lawlor, B. Lewis

**REGRETS:** Councillor C. Somerville

**STAFF PRESENT:** (Open Session) B. Marshall, Chief Administrative Officer/Fire Chief; E. DeSousa, Commissioner of Finance and Treasurer; W. Harris, Interim Commissioner of Community & Corporate Services; C. Mills, Commissioner of Planning and Infrastructure; J. Linhardt, Executive Director of Planning and Chief Planning Official; J. Diamanti, Executive Director of Library Services and Culture; H. Olivieri, Deputy Fire Chief; M. Van Ravens, Manager of Transportation and Development Engineering; A. Farr, Manager of Development Review; S. Burke, Manager of Planning Policy; R. de Silva, Planner – Policy; S. Jones, Town Clerk

**STAFF PRESENT:** (Closed Session) B. Marshall, Chief Administrative Officer/Fire Chief; E. DeSousa, Commissioner of Finance and Treasurer; W. Harris, Interim Commissioner of Community & Corporate Services; C. Mills, Commissioner of Planning and Infrastructure; J. Linhardt, Executive Director of Planning and Chief Planning Official; S. Jones, Town Clerk

#### 1. OPENING OF THE COUNCIL MEETING

Mayor R. Bonnette called the meeting to order at 4:30 p.m. in the Council Chambers.

**2. CLOSED SESSION/CONFIDENTIAL REPORTS FROM OFFICIALS**

Resolution No. 2016-0025

Moved by: Councillor M. Albano  
Seconded by: Councillor B. Inglis

THAT the Council of the Town of Halton Hills meet in closed session in order to address the following matters:

- A. REPORT NO. ADMIN-2016-0014 dated February 22, 2016 regarding a proposed or pending acquisition or disposition by the municipality or local board. (Halton Hills Community Energy Corporation)
- B. MEMORANDUM NO. MEM-ADMIN-2016-0005 dated February 17, 2016 regarding personal matters about an identifiable individual, including municipal or local board employees. (Procurement)
- C. Any matters arising out of confidential minutes listed elsewhere on this agenda.

CARRIED

Council convened into Closed Session at 4:35 p.m.

**3. RECESS AT THE CALL OF THE CHAIR**

Mayor R. Bonnette called for a recess at 5:15 p.m.

**4. RECONVENE INTO OPEN SESSION**

Resolution No. 2016-0026

Moved by: Councillor J. Hurst  
Seconded by: Councillor B. Inglis

That the Council of the Town of Halton Hills reconvene this meeting in open session.

CARRIED

**5. NATIONAL ANTHEM**

Mayor Bonnette announced the following Addendum items:

- Item 11.2 – Delegations/Presentations – (A.) Albert Grin of Rockhaven Homes Limited Presentation to General committee regarding Proposed Interim Control By-law and Mature Neighbourhoods Character Study.
- Item 11.2 – Delegations/Presentations – (B.) Mike Grasser of Trafalgar Country Homeowners Presentation to General Committee regarding Proposed Official Plan & Zoning By-law Amendments for 8 & 10 Lindsay Court and 123758 & 13764 Highway 7, Halton Hills.

**6. ANNOUNCEMENTS**

- A. Mayor Bonnette announced that on behalf of Council he sends deepest condolences to the Sutherland and Firth families for their recent tragic losses.

**7. EMERGENCY BUSINESS MATTERS**

NIL

**8. DISCLOSURES OF PECUNIARY INTEREST/CONFLICT OF INTEREST**

The Mayor called upon Members of Council to declare any pecuniary interest they might have on the agenda this date.

- A. Councillor M. Albano declared a pecuniary interest with respect to Item No.11.3 C (Report No. P&I-2016 008 regarding Application for Removal of Holding (H) Provision, 32 Eastern Avenue and 160 Church Street East (Acton)) of these Minutes, as he owns property adjacent to a property outlined in this report. He did not partake in any discussion or voting on this matter.

**9. COUNCIL DELEGATIONS/PRESENTATIONS**

NIL

**10. REPORTS AND RECOMMENDATIONS FORWARDED FROM THE PREVIOUS GENERAL COMMITTEE MEETING OF FEBRUARY 1, 2016.**

NIL

**10.1 Resolution prepared to adopt the Minutes of the previous meeting of Council.**

Resolution No. 2016-0027

Moved by: Councillor D. Kentner  
Seconded by: Councillor B. Lewis

THAT the following minutes are hereby approved:

1. Minutes of the Council meeting held on February 1, 2016.
2. Confidential Minutes of the Council meeting held on February 1, 2016.
3. Appeal Hearing Minutes dated February 1, 2016 (Site Alteration Denial of Site Alteration Permit – 12519 8<sup>th</sup> Line, 1244002 Ontario Inc.)
4. Minutes of the Council Workshop dated February 1, 2016. (Phase 1B Secondary Plan – Review and Background Study)

CARRIED

**11. GENERAL COMMITTEE**

Resolution No. 2016-0028

Moved by: Councillor T. Brown  
Seconded by: Councillor J. Hurst

THAT Council do now convene into General Committee.

CARRIED

**Councillor J. Fogal assumed the role of Presiding Officer.**

**11.1 Public Meetings / Hearings**

7:15 p.m.	Public Meeting	Proposed Draft Plan of Condominium to permit 21 townhouse units. Location: Concession 9, Part Lot 11, being Parts 1, 3 & 10 and Part of Lot 2, Town of Halton Hills. Applicant: Fernbrook Homes (Mountainview) Limited.
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(Refer to Item No. 11.3A of these Minutes, Report No. P&I-2016-0024)

(Minutes of Public Meeting attached as Appendix A of these Minutes)

## 11.2 Delegations/Presentations regarding items in General Committee

- A. Albert Grin of Rochhaven Homes Limited was present and made a presentation to General Committee regarding Proposed Interim Control By-law and Mature Neighbourhoods Character Study.

A. Grin noted that he agreed municipalities need to have control regarding size of buildings, however he has concerns as to whether the Interim Control By-law is the right tool. He advised that improvements to buildings would be stifled in Halton Hills if the ICBL is approved. He further spoke to scenarios should the proposed ICBL come in to force, and provided committee as to how the ICBL should be revised.

- B. Mike Grasser, Trafalgar Country Homeowners was present and made a presentation to General Committee regarding Proposed Official Plan & Zoning By-law Amendments for 8 & 10 Lindsay Court and 13758 & 13764 Highway 7, Halton Hills.

M. Grasser advised that he not opposed to the development, but wants to see a positive impact on existing neighbourhoods. He spoke to concerns regarding separation of green space, the size of the proposed townhouses, the need for a pedestrian connection, impacts of residential parking, the removal of mature trees, and potential noise impacts.

## 11.3 Municipal Officers Reports Considered by General Committee

\* Denotes Change From Municipal Officers Report Recommendation

- A. REPORT NO. P&I-2016-0024 dated February 16, 2016 regarding Proposed Draft Plan of Condominium to permit 21 townhouse units. Location: Concession 9, Part Lot 11, being Parts 1, 3 & 10 and Part of Lot 2, Town of Halton Hills. Applicant: Fernbrook Homes (Mountainview) Limited.

Recommendation No. GC-2016-0004

THAT Report No. PI-2016-0024, dated February 5, 2016, with respect to the Public Meeting for the "Proposed Draft Plan of Common Element Condominium to permit 21 townhouse units, File No. D07CDM15.002, submitted by Fernbrook Homes (Mountainview) Limited, for the lands legally known as Concession 9, Part Lot 11, being Parts 1, 3 & 10 and Part of Lot 2, Plan 20R-11759, Town of Halton Hills, Regional Municipality of Halton, located on the southeast corner of Danby Road and 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.

CARRIED

- B. REPORT NO. P&I-2016-0028 dated February 17, 2016 regarding Proposed Interim Control By-law and Mature Neighbourhoods Character Study.

Recommendation No. GC-2016-0005

THAT Report No. PI-2016-0028 dated February 17, 2016 regarding the rationale for passage of an Interim Control By-law with respect to the Mature Neighbourhoods Character Study be received;

AND FURTHER THAT Council directs staff to carry out a Mature Neighbourhoods Character Study, which shall provide recommendations with respect to the appropriate regulations and standards pertaining to large home rebuilds in the mature neighbourhoods of Acton and Georgetown;

AND FURTHER THAT the Mayor and Clerk be authorized to sign the Interim Control By-law attached as Schedule One to this report, implementing interim control of large home rebuilds in mature neighbourhoods of Acton and Georgetown, pending the completion of the Mature Neighbourhoods Character Study.

- \* AND FURTHER THAT the property known as 315 Maple Avenue be exempted from the Interim Control By-law as the process for a rebuild is currently underway and therefore should be grandfathered under the current zoning by-law;
- \* AND FURTHER THAT Paragraph 5 of the Interim Control By-law be amended to note that any applications that have been submitted on or before February 29, 2016 be exempted from the Interim Control By-law;
- \* AND FURTHER THAT staff report back on an Interim Control By-law exemption process for Council's consideration.

**CARRIED AS AMENDED**

- C. REPORT NO. P&I-2016-0008 dated January 25, 2016 regarding Application for Removal of Holding (H) Provision. Location: Lots 8 & 9, Block 21, Registered Plan 31, Town of Halton Hills – 32 Eastern Avenue and 160 Church Street East (Acton).

Recommendation No. GC-2016-0006

THAT Report No. PI-2016-0008, dated January 25, 2016, with respect to an Application for Removal of Holding (H) Provision, File No. D14ZBA16.002H – Finoro Custom Homes, Lots 8 and 9, Block 21, Registered Plan 31, Town of Halton Hills, Regional Municipality of Halton, municipally known as 32 Eastern Avenue and 160 Church Street East (Acton), be received;

AND FURTHER THAT the request to remove the Holding (H) Provision from Zoning By-law 2010-0050, as amended, for the lands described as Lots 8 and 9, Block 21, Registered Plan 31, Town of Halton Hills, Regional Municipality of Halton, be approved;

AND FURTHER THAT the necessary By-law be enacted to authorize the removal of the Holding (H) Provision as generally shown in SCHEDULE 2.

CARRIED

- D. REPORT NO. P&I-2016-0003 dated February 19, 2016 regarding Proposed Official Plan & Zoning By-law Amendments to permit a 109-unit medium density residential development. Location: 8 & 10 Lindsay Court and 13758 & 13764 Highway 7, Town of Halton Hills (Georgetown).

Recommendation No. GC-2016-0007

THAT Recommendation Report PI-2016-0003, dated February 19, 2016, with respect to the "Proposed Official Plan and Zoning By-law Amendment Applications to permit the development of a 109-unit medium density residential development", File No(s). D09OPA12.002, D09OPA15.002, D14ZBA12.009 and D14ZBA15.009, submitted by Glenn Schnarr & Associates on the behalf of the Owners, for the lands municipally known as 8, 10 & 12 Lindsay Court and 13758 & 13764 Highway 7 (Georgetown), be received;

AND FURTHER THAT Official Plan Amendment No. 28 which amends the Town of Halton Hills Official Plan for the lands municipally known as 8, 10 & 12 Lindsay Court and 13758 & 13764 Highway 7 (Georgetown), as generally shown in APPENDIX 3 – OFFICIAL PLAN AMENDMENT, be endorsed;

AND FURTHER THAT the Zoning By-law Amendment, to amend Town of Halton Hills Zoning By-law 2010-0050, as amended, for the lands municipally known as 8, 10 & 12 Lindsay Court and 13758 & 13764 Highway 7 (Georgetown), as generally shown in APPENDIX 4 – ZONING BY- LAW AMENDMENT, be endorsed and that the amending By-law incorporate a Holding (H) Provision in accordance with Section 36 of the *Planning Act*;

AND FURTHER THAT in consideration of Council's removal of the Holding (H) Provision in the Amending By-law, the Owner shall satisfy the Town and other public agencies regarding the specific matters as outlined in APPENDIX 4 – ZONING BY- LAW AMENDMENT - Schedule 4 – 14.1 Holding Provisions;

AND FURTHER THAT vehicle access to the development not be provided onto McCullough Crescent via the Town owned SWM block, legally described as Block 209, Plan 20M-575, located immediately east of the subject lands; and,

AND FURTHER THAT the Town Solicitor be authorized to appear before the Ontario Municipal Board to advise the Board of Council's decision and to take such steps as may be necessary to support the Town's position.

CARRIED

#### **11.4 Adjourn back into Council**

##### Recommendation No. GC-2016-0008

THAT General Committee do now reconvene into Council.

CARRIED

### **12. REPORTS AND RECOMMENDATIONS FORWARDED FROM GENERAL COMMITTEE FOR APPROVAL**

#### A. Resolution No. 2016-0029

Moved by: Councillor J. Fogal  
Seconded by: Councillor B. Lewis

THAT the following recommendations from the February 29, 2016 General Committee Meeting are hereby adopted:

GC-2016-0004, GC-2016-0005 as amended  
GC-2016-0006, GC-2016-0007

CARRIED

### **13. REPORTS OF THE STANDING COMMITTEES (ADOPTION/RECEIPT OF MINUTES & RECOMMENDATIONS)**

#### Resolution No. 2016-0030

Moved by: Councillor J. Fogal  
Seconded by: Councillor B. Lewis

THAT Item 11.4D of the Corporate Affairs committee Meeting held on Tuesday, February 9, 2016 be amended as follows;



THAT Report No. ADMIN-2016-0012 dated January 28, 2016 regarding Award of Request for Proposal P-0113-15 for Executive Recruitment Roster be received;

AND FURTHER THAT the Council for the Town of Halton Hills authorize the award of the Request for Proposal for Executive Recruitment Services to the following roster of firms for a five-year contract;

1. Feldman Daxon Partners Inc. 45 St. Clair Avenue West, Suite 700, Toronto ON, M4V 4R3
2. Organization Consulting Limited, 251 Consumers Road, 12<sup>th</sup> Floor, Toronto, ON, M2J 4R3
3. Waterhouse Executive Search Ltd., 151 Yonge Street, 11<sup>th</sup> Floor, Toronto, ON, M5C 2W7

AND FURTHER THAT Council authorize the Manager of Purchasing to issue the necessary purchase order as required.

CARRIED

Resolution No. 2016-0031

Moved by: Councillor M. Albano

Seconded by: Councillor B. Inglis

THAT the following items numbered A to E are hereby approved:

- A. Report of the Community Affairs Committee Meeting held on February 2, 2016.
- B. Report of the Fire Services and Emergency Planning Committee meeting held on February 4, 2016.
- C. Report of the Corporate Affairs Committee Meeting held on February 9, 2016, **as amended**.
- D. Confidential Minutes of the Community Affairs Committee Meeting held on February 2, 2016.
- E. Confidential Minutes of the Corporate Affairs Committee Meeting held on February 9, 2016.

CARRIED

**14. RECEIPT OF MINUTES OF ADVISORY/SPECIAL COMMITTEES**

Resolution No. 2016-0032

Moved by: Councillor T. Brown

Seconded by: Councillor A. Lawlor

THAT the following items numbered A to B are hereby received for information;

- A. Minutes of the Heritage Halton Hills Committee meeting held on January 20, 2016.
- B. Minutes of the Halton Hills Public Library Board meeting held on January 13, 2016.

CARRIED

**15. PETITIONS/COMMUNICATIONS/MOTIONS**

- A. Motion to Waive the Special Event Permit Fee for CAShh

Resolution No. 2016-0033

Moved by: Mayor R. Bonnette

Seconded by: Councillor J. Hurst

THAT Council waive the special event permit fee for CAShh (Cancer Assistance Services of Halton Hills) to proceed with their fund raising efforts for the month of April 2016;

AND FURTHER THAT CAShh be given an exemption to the Sign By-law (By-law No. 2003-0065) in order to have lawn signs erected for the month of April 2016.

CARRIED

- B. Motion for Broader Investment Powers

Resolution No. 2016-0034

Moved by: Councillor D. Kentner

Seconded by: Councillor J. Fogal

WHEREAS municipalities are required to invest their reserves in accordance with the Municipal Act, 2001 and Ontario Regulation 438/97 (as amended), which specifically outlines allowable investments;

AND WHEREAS to ensure the sustainability and sound stewardship of the municipality's investments, the municipality is of the opinion that changes should be made to the Municipal Act, 2001 and Ontario Regulation 438/97 (as amended), to allow for the prudent investment of reserves, if those investments are professionally managed and part of a broader investment strategy;

AND WHEREAS the Prudent Investor Standard is an industry accepted best practice in effectively managing a portfolio of investments, and the Standard applies to investments, not in isolation, but in the context of the portfolio of investments and as part of an overall strategy, that should incorporate acceptable risk and return objectives suitable to the stakeholders;

AND WHEREAS the Province is conferring "Prudent Investor" status on the City of Toronto to enable greater diversification in portfolio management;

AND WHEREAS the Association of Municipalities of Ontario (AMO), Local Authority Services (LAS), and the Municipal Finance Officers Association of Ontario (MFOA), have long requested that the Prudent Investor Standard apply to all municipal investments that are invested with The One Investment Program;

AND WHEREAS in 2005, municipalities were granted the ability to invest in longer-term corporate bonds and Canadian equity investments via only the One Investment Program, and the One Investment Program has demonstrated strong investment returns for municipalities within these 'new' investment sectors;

AND WHEREAS the institutional portfolio managers utilized by the One Investment Program recommend that the Prudent Investor Standard approach is a more appropriate approach to investing;

AND WHEREAS operating municipal investments under the Prudent Investor Standard is precluded by the Municipal Act, Eligible Investments, in its current form;

THEREFORE BE IT RESOLVED THAT Council support the request of AMO, LAS, and MFOA to amend Ontario Regulation 438/97 (as amended) of the Municipal Act, 2001, to allow municipalities to invest consistent with the Prudent Investor Standard, if such investments are through the One Investment Program.

CARRIED

C. Halton Region 2016 West Nile Virus Response Plan

Resolution No. 2016-0035

Moved by: Councillor M. Albano

Seconded by: Councillor M. Johnson

THAT Council confirms its support to the Region's 2016 West Nile Virus Response Plan;

AND FURTHER THAT Council authorizes the Clerk to sign a letter to the Director of Health and Protection Services confirming that the Town of Halton Hills supports the Health Department's initiative in 2016.

CARRIED

**16. ADVANCE NOTICE OF MOTION**

NIL

**17. MOTION TO RECEIVE AND FILE GENERAL INFORMATION PACKAGE**

Resolution No. 2016-0036

Moved by: Councillor B. Inglis

Seconded by: Councillor J. Hurst

THAT the General Information Package dated February 29, 2016 be received.

CARRIED

**18. CLOSED SESSION/CONFIDENTIAL REPORTS FROM OFFICIALS**

The following items pertain to Item #2 of these minutes.

2A

REPORT NO. ADMIN-2016-0014 dated February 22, 2016 regarding a proposed or pending acquisition or disposition by the municipality or local board. (Halton Hills Community Energy Corporation)

Resolution No. 2016-0037

Moved by: Councillor J. Hurst  
Seconded by: Councillor B. Inglis

THAT Confidential REPORT NO. ADMIN-2016-0014 dated February 22, 2016 regarding a proposed or pending acquisition or disposition by the municipality or local board (Halton Hills Community Energy Corporation) be received;

AND FURTHER THAT Halton Hills Community Energy Corporation carry out Council's direction.

CARRIED

2B

MEMORANDUM NO. MEM-ADMIN-2016-0005 dated February 17, 2016 regarding personal matters about an identifiable individual, including municipal or local board employees. (Procurement)

Resolution No. 2016-0038

Moved by: Councillor T. Brown  
Seconded by: Councillor A. Lawlor

THAT Confidential MEMORANDUM NO. MEM-ADMIN-2016-0005 dated February 17, 2016 regarding personal matters about an identifiable individual, including municipal or local board employees (Procurement) be received for information.

CARRIED

**19. CONSIDERATION OF BY-LAWS**

Resolution No. 2016-0039

Moved by: Councillor J. Hurst

Seconded by: Councillor B. Lewis

THAT the following Bills are hereby passed by Council;

AND THAT the Mayor and Clerk are hereby authorized to execute the said by-laws and affix the seal of the Corporation thereto.

2016-0007 A By-law to remove the Holding (H) Provision from Zoning By-law 2010-0050, as amended, for the lands described as Lots 8 and 9, Block 21, Registered Plan 31, Town of Halton Hills.

2016-0008 A By-law to authorize the execution of a License Renewal with the owners of 10118 Old Pine Crest Road and the use of the well located on the Town-owned lands shown as Part 1 on 20R-16318.

2016-0009 An Interim Control By-law to control the erection of additions resulting in, any large scale single-detached dwellings within defined areas of the Town of Halton Hills for a period of one year.

2016-0010 A By-law to adopt the proceedings of the Council meeting held on the 29<sup>th</sup> day of February 2016.

CARRIED

**20. ADJOURNMENT**

Resolution No. 2016-0040

Moved by: Councillor D. Kentner

Seconded by: Councillor B. Lewis

That this meeting do now adjourn at 9:00 p.m.

CARRIED

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

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

**APPENDIX A**



**MINUTES**

**PUBLIC MEETING-2016-0001**

**Draft Plan of Common Element Condominium Application  
21 townhouse units on a Plan of Condominium  
Fernbrook Homes (Mountainview) Limited  
(Phase 3B)**

Minutes of the Public Meeting held on Monday, February 29, 2016 at 7:35 p.m., in the Council Chambers, Town of Halton Hills Civic Centre, 1 Halton Hills Drive.

Councillor J. Fogal chaired the meeting.

Councillor J. Fogal 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 Ontario Municipal Board for a hearing. 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 Ontario Municipal Board. 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 Ontario Municipal Board, unless, in the opinion of the Board, 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.

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 applications by Fernbrook Homes (Mountainview) Limited for a Draft Plan of Common Element Condominium application to permit 21 townhouse units on a Plan of Condominium. The Plan of Condominium is part of a larger townhouse development containing a total of 34 townhouse units.

## **TOWN'S OPPORTUNITY**

The Chair asked the Town's representative, Tony Boutassis, Development Review Planner to come forward to explain the proposal.

T. Boutassis advised that the purpose of the public meeting is to provide the public with a summary of the proposed development application submitted by the applicant, referred to as the Fernbrook Phase 3B Townhouses. A public meeting is required for a Draft Plan of Common Element Condominium under the Planning Act.

He identified the surrounding uses to the identified lands including:

- To the North – Future location of Norval United Church
- To the East – Low density, single detached residential development
- To the South – Halton Hills Fire Headquarters
- To the West – Future urban lands that are part of the planning process for Vision Georgetown.

T. Boutassis provided background information regarding the submission of the application as well as the fact that the proposed townhouse development is permitted under the Town of Halton Hills Official Plan which designates the subject lands as Medium Density Residential Area. Under the Zoning By-law the lands are Zoned Medium Density Residential One (MDR1), Exception 73 in Zoning By-law 2010-0050 as approved by By-law 2013-0073. This exception relates to site specific zoning provisions and additional permitted uses including, street townhouses accessed by a private lane, home occupations and private home daycares.

The Proposed Development amounts to a total of 34 townhouse units. All 34 townhouse units are being developed simultaneously and are currently under construction. The Proposal required two Site Plan Applications the main difference between the two is that the owners of the Condo



Townhouse units will be subject to the rules and regulations of the Condominium Corporation, will be required to pay maintenance fees and share ownership of the common elements. Residents living in the street townhouse units will not as they front onto a public road and have no common elements to share. In terms of parking the following has been proposed:

- Each condo townhouse unit is proposed to have 2 parking spaces (1 in the garage and 1 in the driveway)
- 10 visitor parking spaces are also proposed for the site, where only 7 are required
- The developer has provided an additional 3 parking spaces over and above the 7 required

The purpose of the Condo Application is to legally create and define the lands that are owned and maintained by the Condominium Corporation, which include:

- Private Street (Rain Forest Lane)
- Visitor Parking
- Snow Storage Areas
- Perimeter Fencing
- Light posts
- Amenity space including the developments community mailbox location

T. Boutassis stated that Planning Staff mailed out public meeting notices on February 1, 2016 and a Public Notice Advertisement was placed in the Independent & Free Press on February 4 and February 25. To date Planning staff have received the following comments/inquiries:

- Request for general information about the proposed development, timing of construction or potential purchasers
- No objections or concerns have been received from any member of the public

Any further comments received from the Public and comments received at the Public Meeting will be reviewed, addressed and included in the final Recommendation Report.

## **APPLICANT'S OPPORTUNITY**

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

Rob Russell, Agent for Fernbrook Homes (Mountainview) Limited came forward and stated that what remains with this application is formalities, and on behalf of his client he supports the information provided by Town staff and that he was available to answer any questions.

## **PUBLIC'S OPPORTUNITY**

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

No persons came forward

**FINAL COMMENT FROM STAFF**

The Chair asked staff if there was any further information which Town Staff wished to provide prior to the conclusion of the meeting. Staff had no further information to provide.

No further comments provided.

**CONCLUSION OF MEETING**

The Chair declared the Public Meeting closed. The Chair advised that 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 with Mr. Boutassis in the foyer outside this Council Chamber, or with the Town Clerk during regular business hours. Only those persons who leave their names 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 March 30, 2016.

The meeting adjourned at 7:47 p.m.

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

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