



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Greg Macdonald, Senior Planner – Development Review

DATE: August 21, 2020

REPORT NO.: PD-2020-0027

RE: Public Meeting for proposed Official Plan and Zoning By-law Amendments to allow for the development of 10 townhouse units at 20 Ransom Street (Acton)

RECOMMENDATION:

THAT Report No. PD-2020-0027, dated August 21, 2020, regarding Public Meeting for proposed Official Plan and Zoning By-law Amendments to allow for the development of 10 townhouse units at 20 Ransom Street (Acton), 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:

The purpose of this report is to advise Council and the public about the submitted Official Plan and Zoning By-law Amendment applications seeking to obtain the necessary approvals to construct 10 two-storey townhouse units on a private road at 20 Ransom Street in Acton.

Location and Site Characteristics:

The subject property, municipally known as 20 Ransom Street, is located in Acton on the south side of Ransom Street just west of Main Street South; see SCHEDULE 1 – LOCATION MAP. The 0.27 ha property is rectangular in shape and has 33.6 m of frontage on Ransom Street. The lands currently contain a single detached dwelling, which is proposed to be demolished.

Surrounding land uses to the subject property include (note for the purposes of the description, Main Street South is east of the property):

- To the North: Single detached dwellings (opposite side of Ransom Street on Adams Court)
- To the East: Single detached dwellings and a place of worship
- To the South: Block townhouses
- To the West: 3-Storey apartment building

Development Proposal

On June 12, 2020, the Town deemed complete Official Plan and Zoning By-law Amendment applications submitted by Glen Schnarr & Associates Inc. (the Applicant), on behalf of Sovereign Ransom Street Company, seeking the necessary land use approvals to facilitate the development of 10 two-storey townhouse units (six in Block 1 and four in Block 2) on a private road; see SCHEDULE 2 – SITE PLAN.



Figure 1: Concept Plan

Further details regarding the proposal are outlined in Table 1, below.

Table 1: Development Proposal Details

Design Elements	Application Proposal
Number of Units	10 townhouses
Height (Storeys)	2-storeys (approximately 10.5 m to roof peak)
Unit Parking	2 space per unit (1 in garage; 1 in driveway)
Visitor Parking	3 spaces
Vehicular Access Points	1 (from Ransom Street)
Amenity Space	Private rear yard amenity area for each unit with screening

The Applicant has also provided conceptual elevations of the townhouse units for illustrative purposes; see SCHEDULE 3 – CONCEPT ELEVATIONS. Both blocks have the same general architectural details.

The proposed Official Plan Amendment seeks to change the current designation of the property from Low Density Residential Area to Medium Density Residential Area to allow the townhouse dwellings and proposed density; see SCHEDULE 4 – DRAFT OFFICIAL PLAN AMENDMENT. The current Low Density Residential Area designation does not permit townhouse units and restricts the maximum density of development to 15 units per net residential hectare (Section D1.3.1.2); the proposed 10-unit townhouse development would constitute a density of 38 units per net residential hectare. The Medium Density Residential Area designation would permit block townhouse dwellings and a density of 21-50 units per net residential hectare.

The Zoning By-law Amendment proposes to rezone the subject property from Low Density Residential One – Mature Neighbourhood (LDR1-1)(MN) to a site-specific Medium Density Residential Two (MDR2) zone; see SCHEDULE 5 – DRAFT ZONING BYLAW AMENDMENT. To accommodate the proposed townhouse development, site specific provisions to the MDR2 zone would be required to address the following:

- a reduced setback between townhouse Block 1 and the front lot line (adjacent to Ransom St.). The setback is proposed at 2.3 m, whereas 4.5 m is required;
- a reduced setback between townhouse Block 2 and the rear lot line (at the south end of the property). The setback is proposed at 1.5 m, whereas 4.5 m is required; and
- a 6.4 m drive aisle providing access to a parking area instead of 6.7 m;

A list of drawings and reports submitted in support of the application is attached as SCHEDULE 6 to this report.

Should the Official Plan and Zoning By-law Amendments be approved, the proposed development will require the submission of a Site Plan Control Application. A Draft Plan of Condominium Application would also be required to establish a Standard Form Condominium Tenure should the applicant propose condominium tenure.

COMMENTS:

1.0 Planning Context:

In Ontario, when reviewing applications seeking to amend local Official Plans and/or 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 2020 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 (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 Acton. The Growth Plan 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.

A major guiding principle of the Growth Plan is to prioritize intensification and higher densities, where appropriate, to make efficient use of land and infrastructure and support transit viability.

1.3 Region of Halton Official Plan

The 2009 Regional Official Plan (ROP) designates the subject lands as Urban Area (Acton). 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

The subject lands are designated Low Density Residential Area (LDRA) in the Town's Official Plan. Permitted uses in the LDRA include single detached, semi-detached and duplex dwellings up to a maximum density of 15 units per net residential hectare and a maximum height of three storeys (Section D1.3.1).

Section D1.4.4 outlines that new medium (and high) density development, by way of Amendment, shall be considered provided Council is satisfied that the proposal:

- a) *is located on and has direct access to a Collector or Arterial Road as shown on Schedule B1 to this plan;*
- b) *respects the character of adjacent residential neighbourhoods, in terms of height, massing and setbacks;*
- c) *can easily be integrated with surrounding land uses;*
- d) *will not cause traffic hazards or an unacceptable level of congestion on surrounding roads;*
- e) *can easily be accessed by public transit if available;*
- f) *is located in close proximity to community facilities, such as parks, schools and open spaces;*
- g) *is located on a site that has adequate land area to incorporate the building, on-site parking, an outdoor amenity area, and appropriate buffering such as setbacks, landscaping and fencing to ensure the compatibility of the use with adjacent land uses;*
- h) *where appropriate, considers the role of topography and natural vegetation in minimizing the impacts of tall buildings on adjacent land uses;*
- i) *has demonstrated that the potential shadow impacts associated with tall buildings will be at an acceptable level on adjacent properties; and,*
- j) *municipal water and wastewater services are adequate and available.*

The Official Plan also states that all new development requiring Planning Act approval shall conform to the Urban Design policies (Section F2) of the Plan (Section D1.4.1).

Schedule A6-1 of the Town's Official Plan, also identifies the subject lands as being located within the Built Boundary of the Urban Area of Acton. The intensification targets establish a minimum of 460 units within the Built Boundary of Acton between 2015 and 2031 (excluding Downtown Acton and the South Acton Special Study Area which have additional intensification targets).

The subject lands were also identified as a potential infill opportunity site within the Town's recent Residential Intensification Opportunities Study Update. This study was intended to identify possible development sites in Acton and Georgetown that could help achieve anticipate population growth targets established by the Province for the 2041 planning horizon. The results of the Study Update were presented to Council in June 2020 and forwarded to the Region of Halton for use as part of their Regional Official Plan Review and Municipal Comprehensive Review program that are currently underway.

The Applicant is proposing to amend the designation of the property from Low Density Residential Area to Medium Density Residential Area to facilitate the proposed townhouse development.

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

The subject lands are zoned Low Density Residential One – Mature Neighbourhood (LDR1-1)(MN), which permits only single detached dwellings.

In order to permit the townhouse development the Applicant is proposing a Zoning By-law Amendment to rezone the lands to a site-specific Medium Density Residential Two (MDR2) zone.

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 June 15, 2020. 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 issues have been identified that are to be addressed prior to and as part of staff's final Recommendation Report. These issues include:

Planning:

Planning and urban design comments have been provided requesting further information in order to better evaluate the compatibility of the proposed townhouse development with the mature neighbourhood to the north and east (i.e. clarification on the proposed reduced setbacks, landscaping, fencing, overlook, etc.).

Transportation:

The Traffic Impact Study (TIS) is required to be updated to accurately reflect the existing traffic and parking conditions in the area. As part of the update the study will need to look at traffic to a 2025 horizon year and add a section that addresses TAC standards for the setback of the access driveway.

Region of Halton

Servicing allocation must be obtained from the Town of Halton Hills for the equivalent of 7 SDE of allocation.

2.2 Public Comments:

To date, Planning staff has received three (3) emails and one (1) phone call outlining concerns with the proposed development. Comments/concerns identified in the correspondence relate to the following:

- incompatible built form to the existing mature neighbourhood;
- tree loss along the east property line, abutting the single detached homes fronting Main St.;
- construction impacts (noise, dust, etc.);
- increased traffic congestion and parking pressures on adjacent local roads;
- loss of privacy to residents to the east;
- impacts from the storage of garbage (vermin, odours, unsightliness, etc.);
- snow storage melt impacts onto adjacent vegetation;
- lack of greenspace/outdoor amenity for the new residents; and,
- concern as to whether the development could exacerbate water main issues occurring in the neighbourhood.

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 Official Plan and Zoning By-law Amendments were considered at the October 3, 2019, Development Review Committee Pre-consultation meeting (D00ENQ19.039). The Applicant was provided with preliminary comments from various Town Departments and the Region of Halton at the meeting. It should be noted at that time the proposal was for 15 stacked townhouse (multiple dwelling) units within two 4-storey blocks. Through the pre-consultation process Town staff questioned whether a 4-storey stacked townhouse development was suitable for the site and compatible with some of the adjacent land uses.

Public Information Centre (PIC):

The Applicant held a Public Information Centre (PIC) on October 30, 2019, at the Dufferin Rural Heritage Centre in Acton to introduce the proposal for 15 stacked townhouses to the community. The meeting was attended by approximately 15 residents. Town staff also attended the meeting. Residents raised a number of

concerns pertaining to compatibility, height, density, parking, and other impacts on the neighbourhood.

The Applicant has since indicated it was the comments from staff at the Pre-Consultation stage and the feedback from residents at the PIC that resulted in the revised development proposal for 10 two-storey townhouse units.

PUBLIC ENGAGEMENT:

Planning Staff will continue to ensure that Transparency, Notification and Participation, as defined in the Town's Public Engagement Charter, continue to 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:

June 15, 2020: Notice of Received Applications mailed out to all property owners and tenants assessed within 120 m of the subject property.

June 30, 2020: Sign posted along the Ransom Street property frontage explaining the purpose of the proposed applications.

Aug. 19, 2020: Notice of Public Meeting was mailed out to all property owners and tenants assessed within 120 m of the subject property and to anyone who requested notification.

Aug. 20, 2020: Notice of a Public Meeting was published in the Independent & Free Press.

Sept. 10, 2020: Courtesy Notice to be published in the Independent & Free Press.

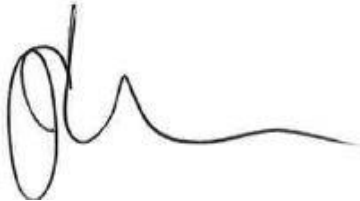
CONCLUSION:

The proposed Official Plan and Zoning By-law Amendments contemplate the development of 10 two-storey townhouses units at 20 Ransom Street in Acton. Once all relevant information, reports and comments have been reviewed and assessed, a final Recommendation Report, which summarizes all agency and public comments and assesses the merits of the application, will be prepared.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read "Jeff Markowiak". The signature is fluid and cursive, with a large initial "J" and "M".

Jeff Markowiak, Director of Development Review

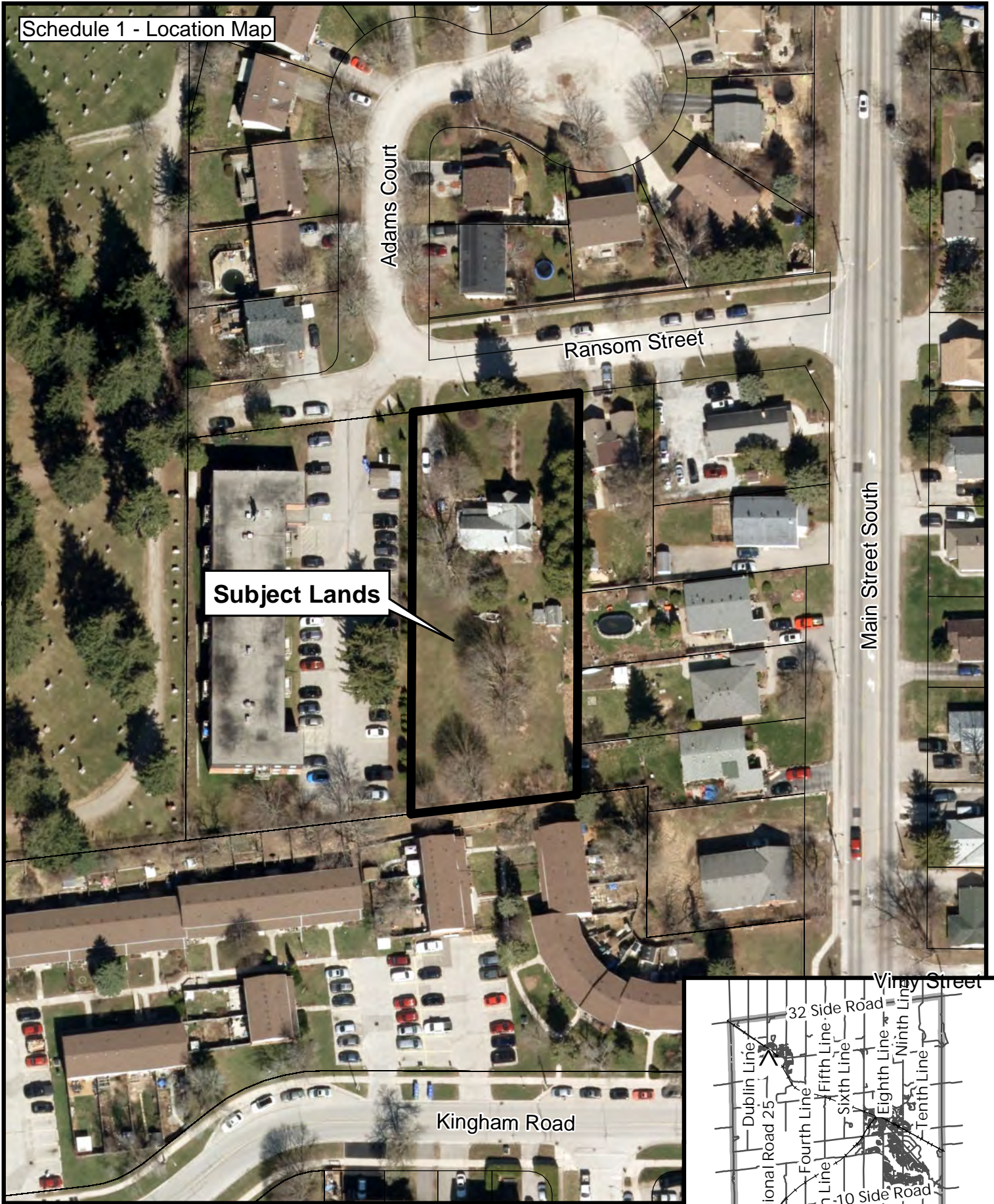
A handwritten signature in black ink, appearing to read "John Linhardt". The signature is cursive and somewhat stylized, with a large initial "J" and "L".

John Linhardt, Commissioner of Planning and Development

A handwritten signature in black ink, appearing to read "Chris Mills". The signature is cursive and somewhat stylized, with a large initial "C" and "M".

Chris Mills, Acting Chief Administrative Officer

Schedule 1 - Location Map



Subject Lands

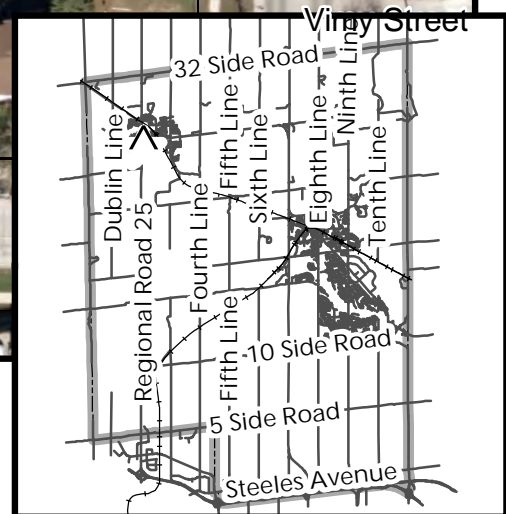
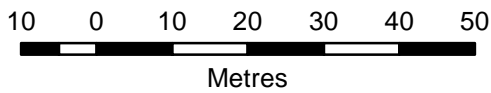
Adams Court

Ransom Street

Main Street South

Kingham Road

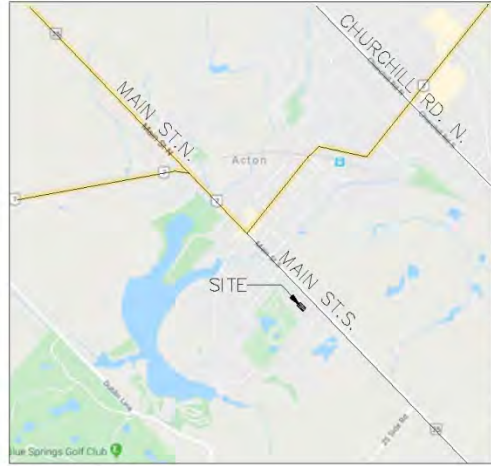
Vinny Street





SITE STATISTICS

GROSS SITE AREA	2712.10 m ² /0.6702 Ac/ 0.2712 Ha	
NUMBER OF UNITS / GFA		
BLOCK 1	6 UNITS	4 MODEL A (1600 sf) 1 MODEL B (1640 sf) 1 MODEL C (1640 sf)
BLOCK 2	4 UNITS	2 MODEL A (1600 sf) 1 MODEL D (1640 sf) 1 MODEL E (1500 sf)
TOTAL NUMBER OF UNITS / GFA	10 UNITS (16020 sf)	
DENSITY	10 UNITS/0.2712 Ha	36.873 UPH
	10 UNITS/0.6702 Ac	14.021 UPA
COVERAGE	913.82 M ²	33.70%
ROADS, WALKWAY, D/W	922.75 M ²	34.02%
LANDSCAPE	875.53 M ²	32.28%
PARKING:		
(2 CARS PER UNIT, 1 IN GARAGE; 1 IN DRIVEWAY)		20
VISITOR PARKING:		
required (0.25/unit x 10 units = 2.5)		
provided (include one accessibility parking space)		3
TOTAL:		23



**SOVERIGN RANSOM ST.
LIMITED**

**PROPOSED CONDOMINIUM
TOWNHOUSE
DEVELOPMENT**

20 RANSOM STREET
TOWN OF HALTON HILL
ONTARIO



70 Silton Road, Unit #01,
Woodbridge, Ontario, L4L 8B9
(905) 265-2688

DATE	REF.	DESCRIPTION	DATE	CHECKED BY
02/27/20	CZ	UPDATED PER NEW SURVEY	02/06/2020	
02/18/20	FP	REDUCED UNIT LENGTH		
02/10/20	CZ	PRELIMINARY SITE PLAN		

Job Number	20-1468	Scale	1:250
Drawn By	CZ	Sheet Number	01

DO NOT SCALE DRAWING

Schedule 3 - Concept Elevations



Sovereign Ransom St. Limited Conceptual Building Elevation

FBP 20-1468 Block 1 Front Elevation March 25, 2020



BY-LAW NO. 2020-____

A By-law to adopt Amendment No. __ to the Official Plan of the
Town of Halton Hills, 20 Ransom Street (Acton)
All of Lot 15 and Part of Lot 16, Registered PLAN 53
Town of Halton Hills, Regional Municipality of Halton
(File: D09OPA20.____)

WHEREAS the Council of the Corporation of the Town of Halton Hills is empowered to enact this By-law by virtue of the provisions of the Planning Act, R.S.O. 1990, c.P.13, as amended;

AND WHEREAS the Regional Municipality of Halton, as the approval authority, has exempt this Official Plan Amendment from approval;

AND WHEREAS on [Insert Date], Council for the Town of Halton Hills approved Report No. PD-2020-____, dated [Insert Date], in which certain recommendations were made regarding amending the Town of Halton Hills Official Plan to permit 10 townhouses on lands municipally known as 20 Ransom Street (Acton).

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. That Amendment No. __ to the Official Plan of the Town of Halton Hills, being the attached text and schedules, is hereby approved;
2. That the Town Clerk is hereby authorized to circulate the Official Plan Amendment as provided for by the Planning Act, R.S.O. 1990, c.P.13, as amended, regarding the appeal process.

BY-LAW read and passed by the Council for the Town of Halton Hills this __ day of _____, 2020.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES

OFFICIAL PLAN AMENDMENT No. ___
TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

PART A: THE PREAMBLE does not constitute part of this Amendment

PART B: THE AMENDMENT consisting of the following Schedule and text constitutes Amendment No. ___ to the Official Plan for the Town of Halton Hills.

**AMENDMENT NO. __ TO THE OFFICIAL PLAN
OF THE TOWN OF HALTON HILLS**

The attached text and Schedule constitute Amendment No. __ to the Official Plan of the Town of Halton Hills, which was adopted by the Council of the Town of Halton Hills by By-law 2020-_____ in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13, as amended;

THE CORPORATION OF THE TOWN OF HALTON HILLS

MAYOR – Rick Bonnette

TOWN CLERK – Suzanne Jones

PART A – THE PREAMBLE

PURPOSE OF THE AMENDMENT

This Amendment is intended to facilitate the development of ten (10) 2-storey townhouses on lands municipally known as 20 Ransom Street within the Acton Urban Area of the Town of Halton Hills. The subject lands are currently designated *Low Density Residential Area* in the Town of Halton Hills Official Plan.

The approved policies for the Low Density Residential Area allow single detached, semi-detached, and duplex dwellings at a density not exceeding 15 units per hectare. The proposed development would result in block townhouses developed with a residential density of which is calculated at 36.8 units per hectare.

The Amendment changes the Official Plan designation on this property from Low Density Residential Area to Medium Density Residential Area subject to a Special Policy Area to permit __ residential townhouses.

LOCATION AND SITE DESCRIPTION

The subject property is municipally known as 20 Ransom Street in the Acton Urban Area. The 0.27 ha (0.67 ac) lot is rectangular in shape and fronts onto Ransom Street by 33.60 metres. The subject property currently contains a 1 ½ storey dwelling and accessory shed.

Surrounding land uses to the subject property include:

- To the North: Low density residential dwellings
- To the East: Low density residential dwellings
- To the West: Apartment building and cemetery
- To the South: Medium density residential buildings

BASIS FOR THE AMENDMENT

The following planning and land use considerations have been identified and are considered appropriate to provide for the change from Low Density Residential Area to Medium Density Residential Area subject to a Special Policy Area for the lands:

1. The proposed townhouses are considered a moderate transition in density and suitable height for the area;
2. Conceptual Plans submitted demonstrate that the site can be developed with adequate on-site parking, private road and landscaping;
3. Council is satisfied that the proposed development fulfills the criteria set out in Section D1.4.3 and D1.4.4 of the Official Plan.

PART B – THE AMENDMENT

All of this part of the document consisting of the following Schedule and text constitutes Amendment No. ___ to the Official Plan for the Town of Halton Hills.

DETAILS OF THE AMENDMENT

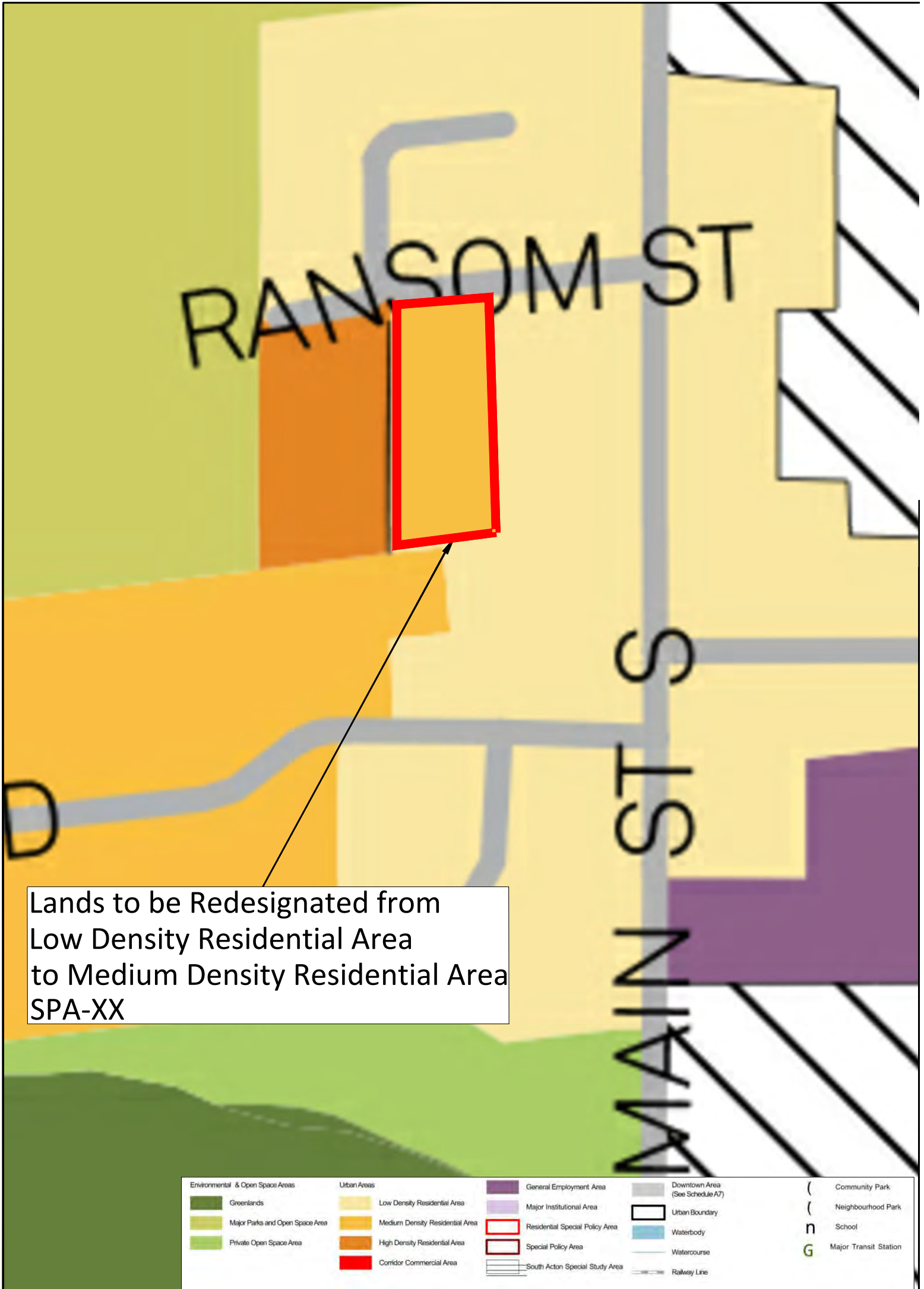
The Official Plan for the Town of Halton Hills is amended as follows:

1. That Schedule A6 – Acton Urban Area Land Use Plan is hereby amended by identifying lands municipally known as 20 Ransom Street as Medium Density Residential Area by colour-coding this property with the corresponding colour as shown in Schedule ‘1’ to this amendment.
2. That Schedule A6 – Acton Urban Area Land Use Plan is hereby amended by marking with a number “___” and adding a solid red line around the lands shown in Schedule ‘1’ to this amendment, municipally known as 20 Ransom Street (Acton).
3. That Section D1.6, Residential Special Policy Areas, of the Official Plan for the Town of Halton Hills is hereby amended by adding a new subsection, which shall read as follows:

“D1.6. ___ Residential Special Policy Area ___

A maximum of 10 residential townhouses, with a maximum height of 2 storeys, shall be permitted within the Medium Density Residential Area designation on lands identified as Residential Special Policy Area ___, as shown on Schedule A6 of this Plan.

SCHEDULE '1'



Lands to be Redesignated from Low Density Residential Area to Medium Density Residential Area SPA-XX

*Schedule based on
Town of Halton Hills Official Plan
Schedule A6 - Urban Area Land Use Plan

— SUBJECT PROPERTY



Scale NTS
April 1, 2020



BY-LAW NO. 2020-_____

A By-law to Amend Zoning By-law 2010-0050, as amended, for
lands described as All of Lot 15 and Part of Lot 16, Registered
PLAN 53,
Town of Halton Hills, Regional Municipality of Halton
20 Ransom Street (Acton)

WHEREAS Council is empowered to enact this By-law by virtue of the provisions of Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended;

AND WHEREAS Council has recommended that Zoning By-law 2010-0050 be amended as hereinafter set out;

AND WHEREAS said recommendation will conform to the Official Plan for the Town of Halton Hills, as amended by Official Plan Amendment No. ___;

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

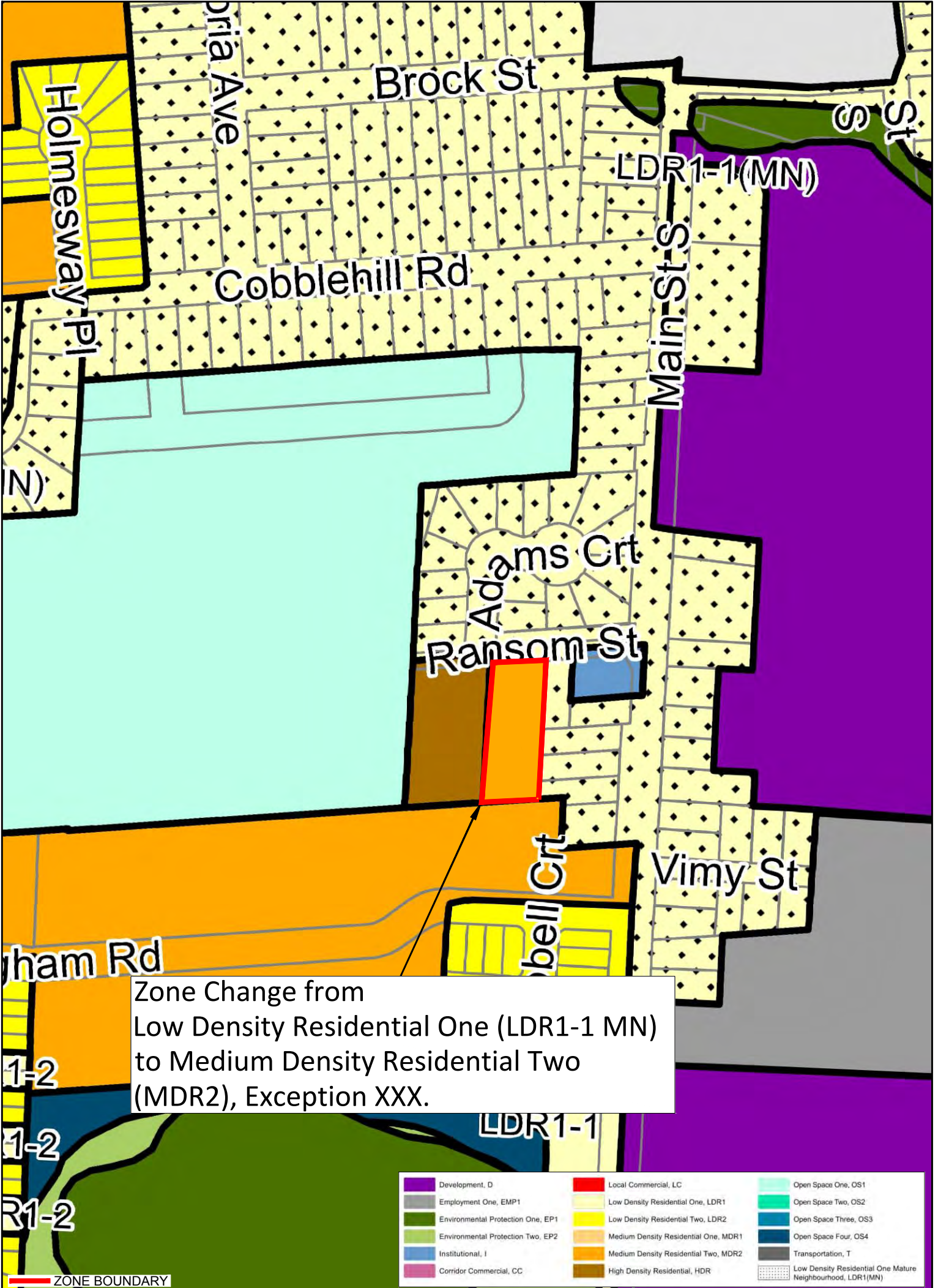
1. That Schedule "A6" of Zoning By-law 2010-0050, as amended, is hereby further amended by rezoning the lands described as All of Lot 15 and Part of Lot 16, Registered PLAN 53, Town of Halton Hills, Regional Municipality of Halton, municipally known as 20 Ransom Street (Acton) from Low Density Residential One Mature Neighbourhood (LDR1-2(MN)) Zone to Medium Density Residential Two Exception-XXX Zone as shown on Schedule "1" attached to and forming part of this By-law.
2. That Table 13.1: Exceptions is hereby amended by adding the Exception Provisions contained in Schedule "2" attached to and forming part of this By-law.

BY-LAW read and passed by the Council for the Town of Halton Hills this ___ day of _____, 2020.

MAYOR – RICK BONNETTE

CLERK – SUZANNE JONES

SCHEDULE '1'



20 RANSOM STREET, PART OF LOT 15,
ACTON, HALTON HILLS,
REGIONAL MUNICIPALITY OF HALTON

THIS IS SCHEDULE "A" TO
BY-LAW _____
PASSED BY COUNCIL

SCHEDULE 2 to By-law 2020-_____

13.1 EXCEPTIONS

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Address	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
XXX	MDR2	20 Ransom Street (Acton)		(i) 2 -storey Townhouse Dwelling Unit not exceeding ten (10) units accessed by a private lane;		(i) For the purposes of this zone Townhouse Dwelling Unit means a multiple dwelling unit in a townhouse building, with each unit have direct access to a private road; (ii) Minimum required garage setback to a private road – 6 metres; (iii) Minimum Required front yard setback - as shown on Schedule 3 to this By-law; (iv) Minimum Required Setback from the rear wall of a Townhouse Dwelling unit to a lot line – as shown on Schedule 3 to this By-law; (v) Minimum Required setback from the side wall of a Townhouse Dwelling Unit to a lot line – as shown on Schedule 3 to this By-law; (vi) Minimum height – 2 storey (X.X metres); (vii) Minimum required number of parking spaces – 2 parking spaces per Townhouse Dwelling Unit, 3 visitor parking spaces; (viii) Minimum setback for surface parking and

						<p>private lane from a lot line – as shown on Schedule 3 to this By-law;</p> <p>(ix) Porches, decks and/or stairs may encroach into a front, rear, interior or exterior side yard no more than 3 metres;</p> <p>(x) Features including but no limited to, eaves or gutters, chimney breasts, pilasters and roof overhangs may encroach into a front, rear, interior or exterior side yard no more than 3 metres;</p> <p>(xi) Minimum required width of an aisle provided access to a parking space – 6.4 metres;</p>
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SCHEDULE '3'



20 RANSOM STREET, PART OF LOT 15,
ACTON, HALTON HILLS,
REGIONAL MUNICIPALITY OF HALTON

THIS IS SCHEDULE "A" TO
BY-LAW _____
PASSED BY COUNCIL

SCHEDULE 6 – SUBMISSION MATERIALS

The following reports/information have been submitted to the Town for review:

- Covering Letter and Official Plan & Zoning By-law Amendment Application Forms
- Draft Official Plan Amendment and Zoning By-law
- Environmental Site Screening Questionnaire
- Phase One Environmental Site Assessment, prepared by Pinchin
- Planning Justification Report, prepared by Glen Schnarr & Associates (includes Public Consultation Strategy)
- Urban Design Brief, prepared by Glen Schnarr & Associates
- Functional Servicing and Stormwater Management Report, prepared by C.F. Crozier & Associates Inc.
- Noise Feasibility Study, prepared by HGC Engineering
- Traffic Brief, prepared by C.F. Crozier & Associates Inc. (includes waste management maneuvering plan)
- Geotechnical Investigation, prepared by Pinchin
- Arborist Report, prepared by SBK

Drawing List:

Drawing/ Plan No.	Title	Prepared By	Drawing Date
	Development Concept Plan	FBP Architects Inc.	June 2, 2020
	Preliminary Building Elevations	FBP Architects Inc.	Undated
	Conceptual Building Renderings	FBP Architects Inc.	March 25, 2020
	Tree Inventory Plan	SBK	March 25, 2020
	Plan of Survey	Van Harten Surveying	Feb. 24, 2020
	Topographic Survey	Van Harten Surveying	Feb. 24, 2020
C101	Erosion Control and Removals	Crozier & Associates Inc.	April 2, 2020
C102	Grading Figure	Crozier & Associates Inc.	April 2, 2020
C103	Servicing Figure	Crozier & Associates Inc.	April 2, 2020
C104	Pre-Development Figure	Crozier & Associates Inc.	April 2, 2020
C105	Post-Development Figure	Crozier & Associates Inc.	April 2, 2020