

Statutory Public Meeting

**Proposed Amendments to the Official Plan and
Zoning By-law 2010-0050**

Applicant: Sovereign Ransom Street Company

**20 Ransom Street
Town of Halton Hills (Acton)**

File No's: D09OPA20.001 & D14ZBA20.004



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September 14, 2020

PUBLIC ENGAGEMENT MATRIX

Spectrum of engagement	INFORM	CONSULT	COLLABORATE
Purpose	Communicate; share information to build awareness	Listen and learn; test ideas and concepts and develop recommendations	Actively participate; to partner to develop alternatives and/or recommendations
Town's responsibility	<ul style="list-style-type: none"> Provide information including advising on applicable legislation that dictates process. Share final decision 	<ul style="list-style-type: none"> Provide information Provide opportunity for public to share views, values and priorities. Consider how recommendations could be incorporated Share final decision Report back on final decision 	<ul style="list-style-type: none"> Provide information Provide opportunity for public to share views, values and priorities. Provide opportunity to influence where there are alternatives within a project that have been identified for discussion and fall within the scope of legislation. Consider how recommendations could be incorporated Share final decision Report back on final decision
Public's responsibility	Learn	Participate	Partner



Levels of Engagement:



INFORM



CONSULT



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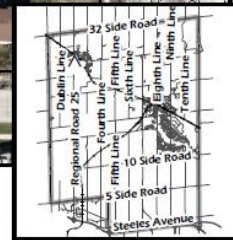
On the Agenda



1. Site Location
2. Development Proposal
3. Site & Neighbourhood
Context
4. Planning Policy
5. Comments
6. Future Steps



Site Location



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Development Proposal



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Townhouse Rendering



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Site and Neighbourhood Context

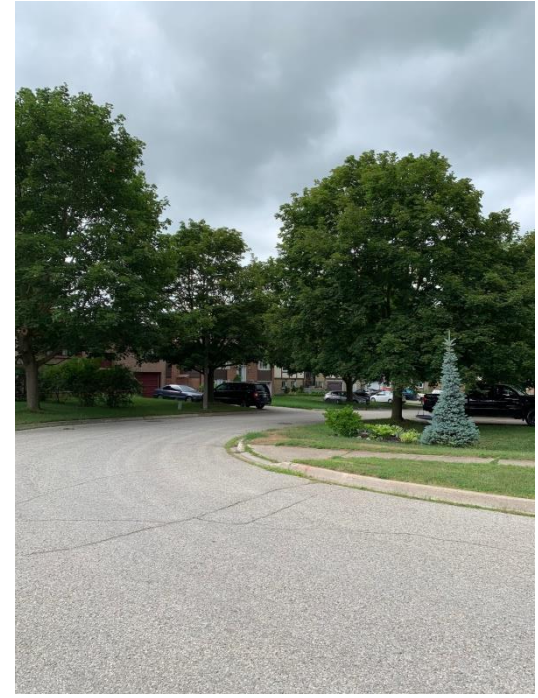


Site and Neighbourhood Context



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Site and Neighbourhood Context



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Site and Neighbourhood Context

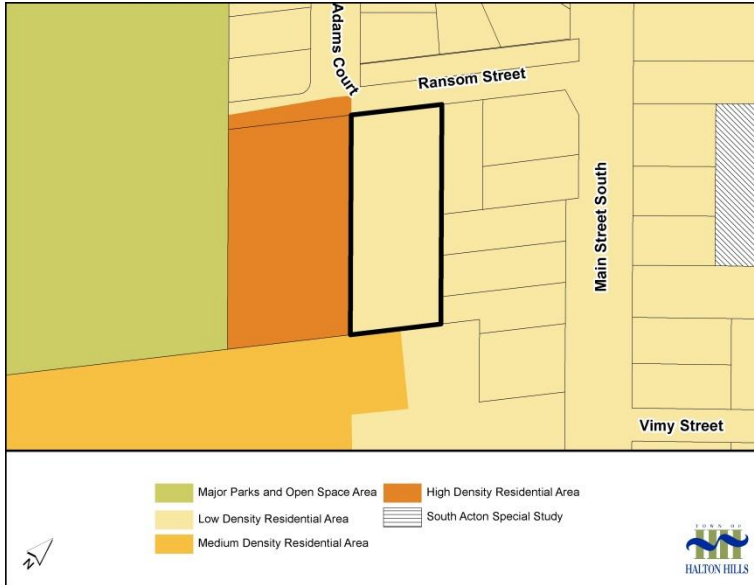


Site and Neighbourhood Context



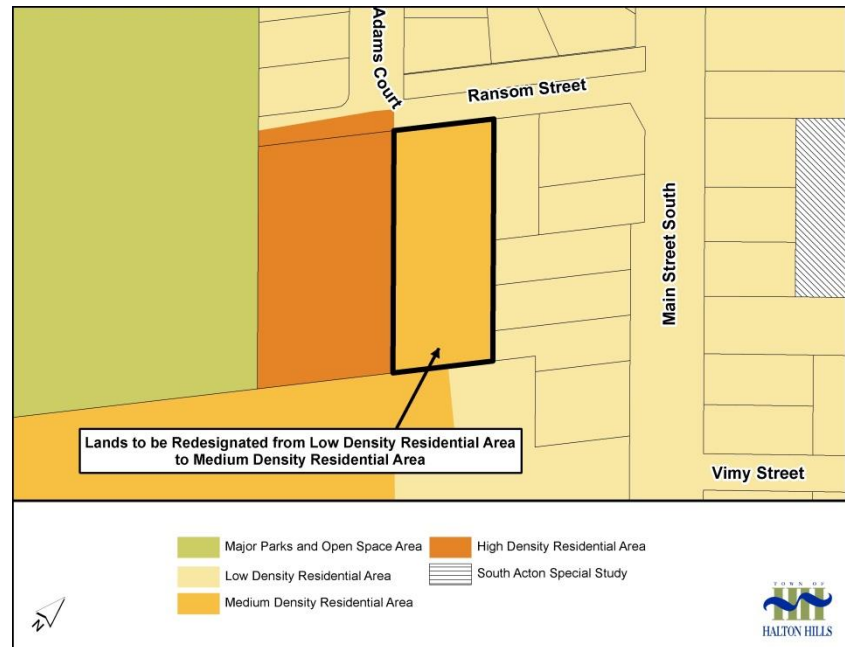
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Town of Halton Hills Official Plan Proposed Designation

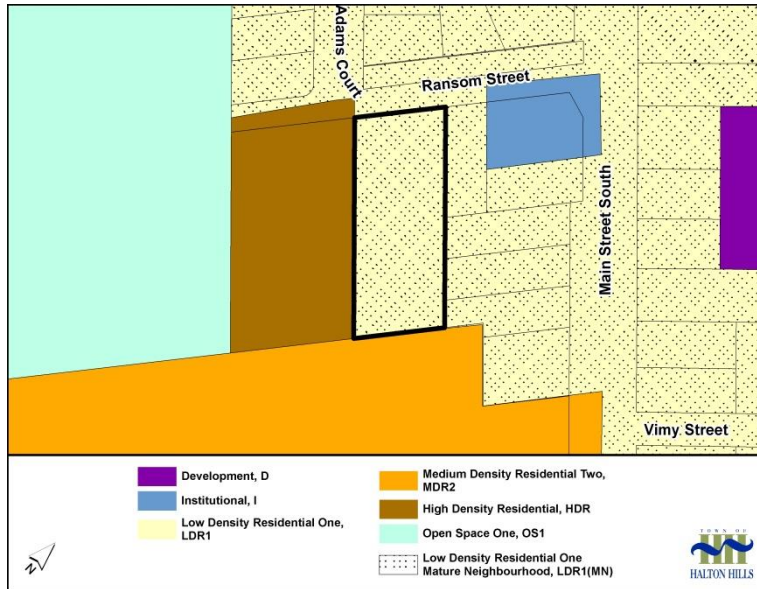


Existing Designation

Proposed Designation

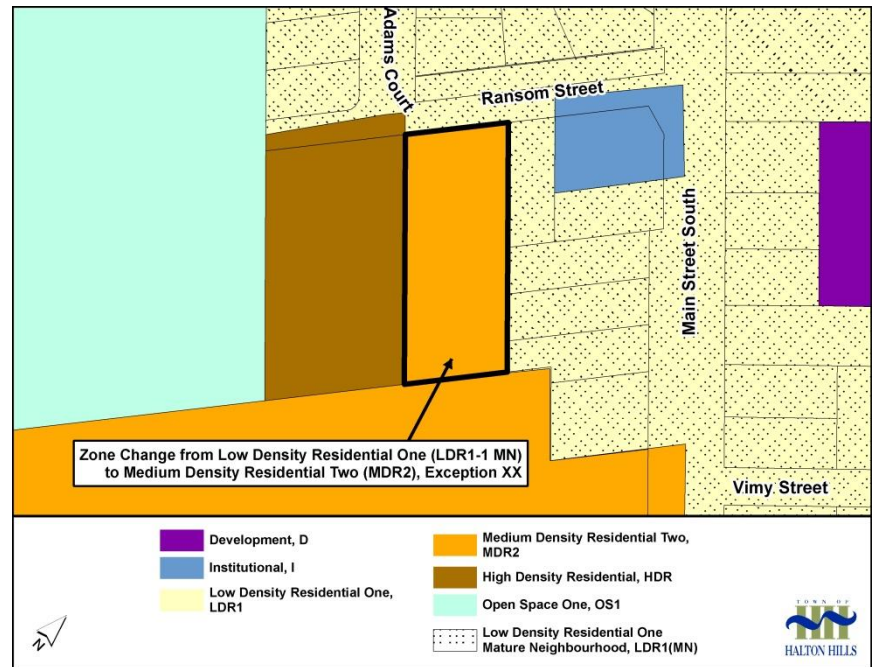


Town of Halton Hills Zoning By-law Proposed Zoning



Existing Zoning

Proposed Zoning



Agency / Department Comments

- Planning/Urban Design
 - Additional information to ensure compatibility with abutting land uses and to evaluate zoning modifications
- Traffic and Transportation
 - Revisions to the Traffic Impact Study needed and confirmation that access driveway has proper site lines
- Engineering
 - Additional information to confirm that grading and storm water management meet municipal standards

Public Notification

- June 15, 2020 - Initial Notice of Received Applications mailed to all properties within 120 m of the subject lands
- August 19, 2020 – Public Meeting Notice mailed to all properties within 120 m of the subject lands
- August 20, 2020 - Public Notice published in the Independent & Free Press (Courtesy Notice published on September 10, 2020)

Public Comments

- Concern with built form to the existing mature neighbourhood;
- tree loss;
- construction impacts (noise, dust, etc.);
- increased traffic congestion and parking pressures;
- loss of privacy to residents to the east;
- impacts from the storage of garbage;
- snow storage melt impacts onto adjacent vegetation;
- lack of greenspace/outdoor amenity; and,
- Could the development exacerbate water main issues.



Public Information Centre

- October 30, 2019 – Dufferin Rural Heritage Centre (Acton)
- Town Staff and Applicant/Owner attended
- Approximately 15 residents attended
- At the time the proposal was for 15 four-storey stacked townhouses
- Both staff comments and residents concerns resulted in the applicant revising the proposal

Future Steps

- Review Second Submission upon Receipt
- Work through identified issues from staff/agency comments and members of the public
- Final report to Council on the disposition of this matter

THANK YOU



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