



MINUTES
UNIONVILLE SUB-COMMITTEE
December 5, 2011
Ontario Room

Meeting # 4, Hughson Drive Working Group

Members/Council

Regional Councillor Jim Jones
Councillor Don Hamilton
Councillor Alan Ho

Members/Constituent Representatives

Michael Baranowsky (20 Hughson Drive)
Pat Ryan (25 Hughson Drive)
Al Ladha (10 Hughson Drive)
Ulisse Torelli (27 Hughson Drive)

Staff

Anna Henriques, Senior Planner – Zoning & Special Projects
Richard Kendall, Development Manager – Central District
Tom Villella, Senior Project Coordinator – Zoning & Special Projects
David Miller, Manager, East District
Kitty Bavington, Council/Committee Coordinator

The Unionville Sub-Committee convened at 4:05 p.m. with Regional Councillor Jim Jones in the Chair. There were no disclosures of interest.

1. Minutes

Moved by: Councillor Don Hamilton
Seconded by: Councillor Alan Ho

That the Minutes of the Unionville Subcommittee meetings dated October 4, 2011 and October 14, 2011, be adopted.

CARRIED

2. Review of Questionnaire Results

Staff summarized the resulted of the door-to-door survey of 45 homes on November 19, 2011. To date, 42 were returned (93 % return rate). Of the 42 that responded, 27 support lot severances, and 15 do not support lot severances.

Moved by: Councillor Alan Ho
Seconded by: Councillor Don Hamilton

That the results of the survey be received.

CARRIED

3. Committee (Councillors) decision on recommendation to Development Services Committee regarding appropriate lot frontage and lot area for the neighbourhood.

It was clarified that Subcommittee (consisting of the three Council members) is responsible for making a recommendation, with assistance from the input of the resident Working Group members.

Staff advised that the staff recommendation to preserve the character of the neighbourhood, based on planning principles, will not change. The Subcommittee recommendation may be different. Both recommendations will be presented to Development Services Committee, and ultimately, Council, for a decision.

The Working Group discussed the weighting of the survey results. With respect to the survey presentation, the Council members advised that the residents appeared to be knowledgeable of the subject and understood that the issue dealt with the potential to sever, now or in the future. The Committee was confident that the residents understood what they were voting for.

Factors that will impact the decision regarding lot frontage and lot area options were discussed in detail. Currently, multiple lots can be severed from each existing lot because there are no lot frontage requirements; going forward, the Committee discussed endorsing one severance per existing lot, with the exception of 10 Hughson Drive, which has recently obtained a severance and would not be permitted another one. This recommendation would support the survey results.

If the provision for lot severances is going to be included in the proposed zoning by-law, another Public Meeting would be required. The Committee discussed the next steps in the process.

The Committee recessed briefly from 4:57 to 5:04. When the Committee reconvened, a motion was considered.

Moved by: Councillor Alan Ho

Seconded by: Councillor Don Hamilton

That, based on survey results the Unionville Subcommittee recommends that lot severances be permitted.

CARRIED

The Working Group considered lot frontage, lot area, and side yard setbacks in consideration of lot severances. It was noted that Minor Variances are an available option for any of the provisions.

LOT FRONTAGE

The Committee agreed with the proposed **lot frontage equal to half of the existing lot frontage**, for new severed lots, with the exception of lots that have recently been severed and will not be permitted further severances.

SIDE YARD SETBACK

The Committee agreed to a side yard setback of **2.0 metres for existing and new severed lots**, for both one and two storey dwellings.

FLANKAGE SETBACKS

The Committee agreed to a flankage setback of **2.0 metres for existing and new severed lots**.

4. Next Steps

On December 6, 2011, staff will provide the Development Services Committee with an update from this meeting, along with a Memo requesting a Statutory Public Meeting be scheduled for January 17, 2012 in order to meet the Interim Control By-law expiry deadline in February.

The Unionville Subcommittee thanked the resident member of the Working Group for their efforts and input on this matter.

ADJOURNMENT

The Unionville Sub-Committee adjourned at 5:30 p.m.