

**3. Scheduled Business:**

**3.2 SPRI.22.064 - Request for Comments - Zoning By-law Amendment Application - BH Properties Limited - 52 Beaufort Hills Road - City File D02-22003**

Shareefah René of the Planning and Infrastructure Department provided an overview of the proposed Zoning By-law Amendment application to facilitate the creation of two additional building lots on the subject lands.

Joanna Fast, Evans Planning Group, agent for the applicant, addressed Council regarding the proposed Zoning By-law Amendment Application submitted by BH Properties Limited for 52 Beaufort Hills Road. She displayed an aerial photograph of the neighbourhood to provide additional details related to lot size and lot frontage in comparison to other properties in the area; and addressed the comments made within the staff report specific to the trees on the property that comprised the natural woodlot, advising of the interpretations that were provided by their arborist and ecologist. She provided an overview of the parent zoning standards for the area; and reviewed the tree preservation plan, advising that they would continue to work with staff to reduce the number of trees to be removed and noted that through the future Site Plan application there would be compensation planting. J. Fast concluded her delegation by advising of other applications in the area that went to the Ontario Land Tribunal for consideration and requested that Council consider the past recommendations of City Planning staff as in her opinion, the proposed lot creation for 52 Beaufort Hills Road was appropriate for the neighbourhood.

Bob Stephens, 53 Beaufort Hills Road, addressed Council regarding the proposed Zoning By-law Amendment Application submitted by BH Properties Limited for 52 Beaufort Hills Road. He advised that the neighbourhood was characterized by mature trees and estate size lots which was why many of the residents chose to live there; and expressed concerns with the number of exceptions that had been made to the existing zoning by-law and the concern that those exceptions would become the new standard. He highlighted the comments made in the staff

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For Your Information and Any Action Deemed Necessary

report that the majority of the trees on the property were healthy, and noted that he was in support of appropriate tree protection being implemented through the Site Plan Control process. B. Stephens further advised of concerns with drainage and high water tables in the area, and the increase in area traffic and noise as a result of development as further detailed in his correspondence distributed as part of Item 3.2.1.

Carol Davidson, 25 Green Meadow Crescent, addressed Council regarding the proposed Zoning By-law Amendment Application submitted by BH Properties Limited for 52 Beaufort Hills Road. She highlighted information contained in the staff report including the recommendation that the applicant's request be revised to propose the creation of only one additional building lot instead of two, the importance of the woodlot and the benefit it provided to the community and the environment, the majority of the trees on the property were considered to be healthy, and the proposed development be subject to Site Plan Control in order to implement appropriate tree protection and ecological restoration measures. She addressed similar applications submitted for the area that were denied by the municipality and went to the Ontario Land Tribunal for consideration, advised of the lack of storm drainage in the area requesting the natural environment for all severance and infill proposals be maintained, and requested that the proper approvals and staff's recommendation for 52 Beaufort Hills be subject to Site Plan Control in order to implement appropriate tree protection and ecological restoration measures.

Peter Giatas, 137 Coon's Road, addressed Council regarding the proposed Zoning By-law Amendment Application submitted by BH Properties Limited for 52 Beaufort Hills Road. He advised that he along with other residents in the neighbourhood were against the proposed application to facilitate the creation of two additional building lots on the subject lands as it was not compatible with the character of the community, would set a dangerous precedent, and in their opinion, was not considered smart development. P. Giatas further expressed his concerns that the proposal did not fall within the category of affordable housing, and would be detrimental to the environment and existing woodlot, as further detailed in his correspondence distributed as part of Item 3.2.1.

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Extracts from  
Council Public Meeting  
C#24-22 held June 1, 2022

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Moved by: Councillor Beros  
Seconded by: Regional and Local Councillor Perrelli

a) That Staff Report SRPI.22.064 with respect to the Zoning By-law Amendment application submitted by BH Properties Limited for the lands known as Lot 215, Plan M-37 (Municipal Address: 52 Beaufort Hills Road), City File D02-22003, be received for information purposes only and that all comments be referred back to staff.

Carried Unanimously

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