

189 WILLIAM STREET (PART OF LOT 229, TP PLAN NO. 86)

ZONING BY-LAW AMENDMENT SUBMISSION

PUBLIC COMMENT RESPONSE MATRIX

DATE: October 14, 2026

#	Comment	Response
1	Michael Fox I'm providing FYI my comparisons of the lot coverage. I really think it would be helpful for the applicant to provide a more informed rationale for why buildings need to cover half the proposed lots. Lot coverage increase request to 45% from 33% The 33% refers to the maximum lot coverage permitted in an Established Residential (ER) Zone under Zoning By-law No. 4316-09. Lot Coverage, as per Zoning By-law No. 4316-09, is defined as the percentage of the lot area covered by buildings, including accessory buildings, bay / cantilevered windows, covered porches and verandas, covered decks and covered entrance ways, but not including an in-ground or above ground swimming pool, satellite dish, uncovered parking areas or driveways, or uncovered and unenclosed decks, porches or patios. Here are the current comparisons: 189 William St — subject property Year Built: 1969 Building - exterior square footage: 1,028 Sq. Ft. (7%) Lot Size: 13,845 Sq. Ft. 164 William St Year Built: 1948 Building - exterior square footage: 633 Sq. Ft. (13%) Lot Size: 4,750 Sq. Ft.	Noted. Additional justification related to lot coverage has been provided within the revised Planning Justification Brief included as part of this resubmission. To summarize, the request for 45% lot coverage is supportable as the future detached dwellings will be fully accommodated within all required zoning setbacks, ensuring the site is not over-developed. A notable portion of this coverage, approximately 11.1% as shown in the conceptual site plan, is dedicated to functional features like a front covered porch and a rear covered patio, which enhance usable amenity space and contribute positively to the traditional streetscape without adding excessive building mass. Namely, the front covered porch, in particular, reinforces passive surveillance and contributes positively to the traditional streetscape character of Old Town and William Street. Furthermore, the layout preserves sufficient landscaped open space to support proper stormwater drainage and

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	161 William St Year Built: 2011 Building - exterior square footage: 2,047 Sq. Ft. (24%) Lot Size: 8,450 Sq. Ft. 176 William St Year Built: 2015 Building - exterior square footage: 2,005 Sq. Ft. (32%) Lot Size: 6,252 Sq. Ft. 362 Gate St (50 foot lot is 15.24 metres) — our house Year Built: 2002 Building - exterior square footage: 2,206 Sq. Ft. (21%) Lot Size: 10,400 Sq. Ft. Calculations based on sketch provided: Building envelope 16.23 less 1.22 less 1.22 equals 13.79 39.62 less 7.5 less 7.5 equals 24.62 339.5 square metres = 52.8% of 642.5 metres (6,916 square feet)	infiltration. Front and rear yard setbacks will be adhered to, providing a minimum of 7.5 metre of landscaping areas. Specific grading and drainage details will also be fully addressed through subsequent building permit applications. Due to the narrow configuration of the lots, the increased coverage will not be visually prominent from the street view, and surrounding properties already exhibit significant variation in lot coverage, reaching up to 61% per the streetscape analysis contained within the PJR which was conducted via NiagaraNavigators tools identifying lot boundaries and areas. The character of the neighbourhood will be carefully preserved because the proposal supports a gentle form of residential intensification through single-detached dwellings, which are a permitted use under the Established Residential designation of the Town Official Plan and are compatible with surrounding lands. Ultimately, the proposed coverage strikes an appropriate balance by maintaining all standard setbacks and preserving meaningful open space while fitting into the character of William Street.
2	Susan and Rick Sherk	As noted within the submitted PJR, the proposed lot frontage and lot coverage

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	As a long time resident of the town, we have concerns with the recent application to subdivide 189 William St. into two small lots, as well as asking for smaller than normal frontages, and larger than normal lot coverages. Our first concern is ground water and natural drainage pathways toward One Mile Creek. Our lot connects corner to corner with 189 William, and we have severe lying water along our back lot line. Both Mike Fox and Harvey Wright have expressed this concern at the preliminary online meeting. Proposed digging of two new foundations on William will greatly exacerbate this water problem. We request that a complete water study be done before any decisions are made. Our second concern is densification. Under Schedule B2(Land Use- Old Town) of the newly adopted Town of NOTL Official Plan you state..." strictly focus on preserving the area's stable, compact, and historical character" of old town. Also, it " protects the character of existing low density historical neighbourhoods." Therefore, infill, with special adjustments, is not compatible with the neighbouring properties. Our third concern is that of establishing a precedent for even more increased densification/infill leading to a loss of character in the NOTL town, especially inside Mary/ Mississauga, the oldest block of the original town. And lastly, we respectfully suggest that this decision be delayed until the Official Town Plan is fully confirmed and back in our hands.	are consistent with the existing streetscape character, which features a diverse range of lot sizes and varying lot coverages throughout the area. The proposed 45% lot coverage will maintain substantial areas of soft landscaping and greenspace suitable for plantings, which assist with natural drainage pathways. Additionally, standard municipal development controls ensure that excavation and construction activities will not worsen drainage conditions. Prior to the issuance of a building permit, a comprehensive grading and drainage plan prepared by a qualified professional is required. The proposed development facilitates gentle residential intensification in Old Town by introducing two single-detached dwellings where one currently exists, which is a permitted use on the subject lands. The surrounding neighborhood comprises single-detached homes on varied lot configurations, and the proposal aligns with this established streetscape and land use context. Regarding concerns over precedent, every planning application is evaluated on its own distinct merits and technical rationale in accordance with the Planning Act and applicable municipal and provincial policies

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3	Ruth Kravec I am against severing 189 William Street : water issues, severance would set a precedent which would change the neighborhood. In the , now 44th year in same house, never had such backyard flooding until development started in the block.	As discussed above, the proposed severance facilitates a gentle form of residential intensification on the subject lands. Furthermore, regarding concerns over water issues and precedent, every planning application is evaluated on its own technical merits, and standard municipal requirements mandate a comprehensive grading and drainage plan at the building permit stage to ensure proper on-site stormwater management without negatively impacting adjacent properties.
4	David Grass & Debra Stephens We attended the public meeting on September 15 for the zoning bylaw amendment as it pertains to 189 William St (File # ZBA-08-2026). There were 3 speakers who provided legitimate concerns and several issues but water, groundwater drainage and flooding potential were the primary stumbling items. That said, I believe an other issue is the precedent that may be created. William Street is an elegant Street, laid out in colonial times to be the “grand avenue” to The Commons. The lots were generous and the frontal setbacks provided ample latitude to broaden the street as required. To date that has never come to fruition and a number of pleasant middle class bungalows were built on what were once tender fruit groves. A street conducive to a family lifestyle. At least 4 single family dwellings have been built after the demolition of 4 existing bungalows. Architecturally, the new dwellings compliment the streetscape with setbacks and height limits respected. If the proposed application for 189 William Street is approved, 2 houses will occupy the lot	Regarding concerns about precedent-setting issues, these matters have been addressed above, noting that every application is evaluated independently on its own planning merits. Furthermore, the proposed development will adhere to all front yard, rear yard, interior side yard, and maximum building height requirements outlined in the zoning by-law, as no relief is sought in these respects. The proposal facilitates gentle intensification within built-up areas Subject Lands, which is supported by the Town Official Plan.

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	where one was situated. And if that is allowed, what is the fate of the other bungalows and indeed the streetscape. What is elegant and pleasing to the eye and sensibilities could now become a canyon of bricks & mortar similar to other streets in NOTL – for example John from Victoria to Gate for example. What could be supported is an owner who wants to demolish and rebuild a single dwelling house that is to be constructed sensibly and in compliance with the published bylaws. Thanks for your consideration	