



TOWN OF  
**HALTON HILLS**  
*Working Together Working for You!*

## REPORT

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**TO:** Mayor Bonnette and Members of Council

**FROM:** Jeff Markowiak, Director of Development Review

**DATE:** August 12, 2021

**REPORT NO.:** PD-2021-0051

**SUBJECT:** Recommendation Report for removal of the Holding (H) Provision from the Eden Oak Creditview Heights subdivision lands (Glen Williams)

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### RECOMMENDATION:

THAT Report No. PD-2021-0051, dated August 12, 2021, with respect to a "Recommendation Report for removal of the Holding (H) Provision from the Eden Oak Creditview Heights subdivision lands (Glen Williams)", be received;

AND FURTHER THAT the request to remove the Holding (H) Provision from Zoning By-law 2010-0050, as amended by By-law 2017-0047, for the lands described as Part of Park Lot 3 and Ann Street Cavanagh's Unregistered Plan and Part of the East Half of Lot 20 Concession 9 shown as Parts 1 to 7, 20R18596 (formerly Village of Glen Williams), Town of Halton Hills, Regional Municipality of Halton (Glen Williams), be approved;

AND FURTHER THAT the necessary By-law be enacted to authorize the removal of the Holding (H) Provision, as generally shown in SCHEDULE 3 of this report.

### KEY POINTS:

The following are key points for consideration with respect to this report:

- The Eden Oak Creditview Heights 31-lot residential subdivision (also referred to as The Chase) in Glen Williams was registered on July 21, 2021.
- The subject report recommends removal of the Holding (H) Provision applied to the property through the OMB approved site-specific Zoning By-law. Removal of the Holding Provision is the last step before the remainder of the Building Permits can be issued for the subdivision (5 homes are currently under construction through Model Home permits).

## **BACKGROUND AND DISCUSSION:**

On April 3, 2017, the Ontario Municipal Board (now Ontario Land Tribunal) approved a site-specific Zoning By-law Amendment (By-law 2017-0047) and Draft Plan of Subdivision to create 31 new residential single detached lots in Glen Williams off an extension of Gamble Street (the subdivision is often referred to as Creditview Heights or The Chase); see SCHEDULE 1 – LOCATION MAP and SCHEDULE 2 – SUBDIVISION PLAN.

Following an extensive review by Town and Agency staff to clear the 114 draft plan conditions approved by the OMB, the Town issued its “Clearance of Plan of Subdivision for Registration” memo on June 25, 2021. The subdivision was subsequently registered on July 22, 2021, which formally resulted in the creation of the 31 residential lots, public roads and other lands to be transferred to the Town.

Traditionally registration of a subdivision is the last step before building permits can be issued for dwellings to be constructed on the residential lots. However, the OMB approved site-specific By-law placed a Holding (H1) Provision over the portion of the lands zoned Hamlet Residential One (HR1); building permits cannot be issued until the Holding Provision has been lifted. Eden Oak is requesting that the Holding Provision be removed in order to obtain building permits for the remaining 26 residential lots, as houses on 5 of the lots have already begun construction through Model Home permits (which do not require the H to be lifted before issuance).

As per Zoning By-law 2010-0050, the Holding (H1) Provision may be lifted once Council is satisfied that an appropriate subdivision agreement has been executed and that allocation of servicing has been provided to the site to the satisfaction of Halton Region. The two conditions of the H1 Provision have been satisfied as follows:

- As was required by the OMB approved draft plan of subdivision conditions, Eden Oak entered into a Subdivision Agreement with the Town on April 8, 2021, that addresses all of the Town’s requirements for the development; and
- The required 31 single detached equivalents (SDE) of water were allocated to the project on January 24, 2017. The Region has confirmed that this satisfied the servicing requirements of the H1 Provision.

Based on the above, Town staff is recommending that the H1 Provision be lifted from the property; see SCHEDULE 3 – PROPOSED HOLDING REMOVAL BY-LAW.

## **STRATEGIC PLAN ALIGNMENT:**

This report aligns to the Town’s Strategic plan recognizing the value to achieve sustainable growth to ensure that growth is managed so as to ensure a balanced, sustainable, well planned community infrastructure and services to meet the needs of its residents and businesses.

This report also identifies shaping growth as one of the Town’s Strategic priorities.

**RELATIONSHIP TO CLIMATE CHANGE:**

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

**PUBLIC ENGAGEMENT:**

Public Engagement was not needed as this report is administrative in nature.

**INTERNAL CONSULTATION:**

Planning staff has consulted with the appropriate Town departments and Region of Halton in the preparation of this report.

**FINANCIAL IMPLICATIONS:**

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

A handwritten signature in black ink, appearing to read 'C. Mills', with a long horizontal stroke extending to the right.

Chris Mills, Acting Chief Administrative Officer