



## REPORT

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

**FROM:** Greg Macdonald, Senior Planner – Development Review

**DATE:** April 19, 2022

**REPORT NO.:** PD-2022-0022

**SUBJECT:** Recommendation Report for Removal of Holding (H) Provision for 11450 Steeles Avenue (Premier Gateway Employment Area)

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### RECOMMENDATION:

THAT Report No. PD-2022-0022, dated April 19, 2022, with respect to “Recommendation Report for Removal of Holding (H) Provision for 11450 Steeles Avenue (Premier Gateway Employment Area)”, be received;

AND FURTHER THAT the request to remove the Holding (H) Provision from Zoning By-law 57-91, as amended by By-law 2000-138, for the lands described as Part of Lot 15, Concession 5, Town of Halton Hills, Regional Municipality of Halton, municipally known as 11450 Steeles Avenue (Premier Gateway Employment Area), 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:

- On December 13, 2021, Council approved a site-specific Zoning By-law Amendment to allow for the development of a food distribution warehouse at 11450 Steeles Avenue (Premier Gateway Employment Area). Staff anticipates Final Site Plan approval to be granted for the development shortly.
- On March 6, 2022, the Applicant applied to remove the Holding (H) Provision applicable to the property. The H is required to be lifted before construction can begin on the warehouse. No departments or agencies have concerns with the request to remove the Holding Provision.

- This report is recommending that the Holding (H) Provision be removed.

## **BACKGROUND AND DISCUSSION:**

### 1.0 Development Background

In December 2021 Council approved a site-specific Zoning By-law Amendment (File No. D14ZBA21.001) to facilitate the development of an industrial warehouse for food distribution at 11450 Steeles Avenue (Premier Gateway Employment Area); see **SCHEDULE 1 – LOCATION MAP** and **SCHEDULE 2 – SITE PLAN**.

The result of the application was to refine the limits of the Conservation Special (O3-1) Zone and approve a minor increase in the amount of land zoned 401 Corridor Prestige Industrial Zone (M7) Zone. The lands zoned (M7) are subject to a Holding (H) Provision.

In June 2021 the Applicant submitted a Site Plan Control application (File No. D11SPA21.006) for the proposed industrial warehouse. The application is currently under review; however, it is anticipated that Site Plan approval will be granted soon.

### 2.0 Holding (H) Provision Review

Zoning By-law Amendment application D14ZBA22.001H was submitted on March 6, 2022, seeking to remove the (H) Holding Provision from the subject lands.

Staff has applied the following criteria to the removal of the Holding (H) Provision that pertains to properties within the Halton Hills Premier Gateway Employment Area:

- the Owner has entered into any necessary Site Plan Agreement with the Town;
- all the necessary financial securities and payments have been submitted; and,
- adequate services are in place.

Town staff is satisfied that the criteria associated with the Holding (H) Provision have been, or will be addressed, as follows:

- It is anticipated that conditional Site Plan Approval will be granted soon which will allow for the applicant to enter into the required Site Plan Agreement with the Town.
- The amount of money for required securities and cash-in-lieu of parking land has been identified. These securities and payments must be received prior to issuance of a Building Permit from the Town of Halton Hills.
- The Region of Halton has advised that adequate services are available and servicing extensions across the frontage of the subject lands will be secured through the Site Plan Agreement. The Regional Servicing Agreement will be included as a condition of Site Plan Approval.

- The Region of Halton and Conservation Halton have no concerns with the removal of the (H) Holding Provision.
- The proposed development is of a high economic development priority to the Town of Halton Hills and the development and associated planning applications are being processed/facilitated under the Town of Halton Hill's Business Concierge Program. Removal of the (H) Holding Provision now would ensure no future delays in the issuance of Building Permits.

Based on the above, staff is recommending that Council lift the Holding (H) Provision from the portion of the subject lands zoned Holding 401 Corridor Prestige Industrial ((H)M7-2) Zone.

**STRATEGIC PLAN ALIGNMENT:**

This report aligns to the Town's Strategic plan recognizing the value to foster a prosperous economy, maintain and enhance the economic vitality of the town through the provision of a wide range of opportunities for economic development.

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 and Development staff consulted with all necessary departments, the Region of Halton and Conservation 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,

Jeff Markowiak, Director of Development Review

John Linhardt, Commissioner of Planning and Development

Chris Mills, Chief Administrative Officer