

REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: John McMulkin, Planner – Development Review

DATE: April 19, 2018

REPORT NO.: PLS-2018-0034

RE: Application for Removal of Holding (H1) Provision
File No.: D14ZBA18.001H – HHVHI 16 Subdivision (Phase 6)
Location: Part Lot 11, Concession 10 Esquesing, Town of Halton Hills (Georgetown)

RECOMMENDATION:

THAT Report No. PLS-2018-0034, dated April 19, 2018, with respect to the Recommendation Report for an “Application for Removal of the Holding (H1) Provision, File No. D14ZBA18.001H – HHVHI 16 Subdivision (Phase 6), for the lands described as Part Lot 11, Concession 10 Esquesing, Town of Halton Hills (Georgetown)”, be received;

AND FURTHER THAT the request to remove the Holding (H1) Provision from Town of Halton Hills Zoning By-law 2010-0050, as amended, for the lands described as Part Lot 11, Concession 10 Esquesing, Town of Halton Hills (Georgetown), be approved;

AND FURTHER THAT the necessary By-law be enacted to authorize the removal of the Holding (H1) Provision, as shown in SCHEDULE 3 – PROPOSED ZONING BY-LAW.

BACKGROUND:

The subject lands (Phase 6) represent the last phase of the Halton Hills Village Homes Inc. (HHVHI) 16 subdivision to be developed. The first phase of the HHVHI 16 subdivision was approved by the Ontario Municipal Board (OMB) in 2000; development of the previous five phases of the subdivision occurred as follows:

- Phase 1 registered as Plan 20M-774, on February 4, 2004.
- Phase 2 registered as Plans 20M-944 and 20M-945, on September 8, 2005.
- Phase 3 registered as Plan 20M-1025, on December 4, 2007.
- Phase 4 registered as Plan 20M-1128, on February 14, 2013.
- Phase 5 registered as Plan 20M-1196, on October 17, 2017.

Phase 6 is subject to Zoning By-law 2010-0050, as amended by By-law 2011-0033, which zoned the lands to permit a mix of low and medium density residential uses. A Holding (H1) Provision applies to the lands that may be removed once Council is

satisfied that an appropriate subdivision agreement has been executed and that the allocation of servicing has been approved by the Region of Halton.

On February 16, 2018, the Town received a request from the Applicant (Rob Russell Planning Consultants) to commence with the Holding (H1) Provision removal process for the Phase 6 lands as shown on **SCHEDULE 1**. The Owner (Halton Hills South Property Corporation) requires the Holding (H1) Provision to be removed in order to proceed with the registration of Phase 6 and the issuance of Building Permits for the single and semi-detached dwellings. It should be noted that the two townhouse blocks will require Site Plan Approval and other implementing applications before Building Permits can be issued, while the senior's housing block still requires a further Zoning By-law Amendment.

The Holding (H1) Provision has already been removed from the lands subject to the previous five phases of the HHVHI 16 subdivision.

COMMENTS:

The Holding (H1) Provision may be lifted once Council is satisfied that:

- an appropriate subdivision agreement has been executed; and
- the allocation of servicing has been approved by the Region of Halton.

Town staff is satisfied that the conditions of the Holding (H1) Provision have been fulfilled as follows:

Subdivision Agreement

The Subdivision agreement for Phase 6 was finalized on April 13, 2018. All required securities and payments have also been submitted to the Town.

The scope of the agreement addresses typical requirements associated with the development of a new plan of subdivision for residential land use, which includes infrastructure (roads, stormwater, sanitary and water) and security (monetary) issues.

Servicing Allocation

Town Council assigned the necessary servicing allocation to multiple phases of the HHVHI 16 subdivision, including Phase 6, in January of 2015 through Report PDS-2015-0001.

However, as a condition of the 2015 water allocation, the developer/builder agreed to limit the number of Building Permits applied for annually, including consideration of a phased removal of the Holding (H1) Provision. As such, the necessary SDEs still remain assigned to Phase 6 of the subdivision.

On March 23, 2018, the Region of Halton confirmed that appropriate servicing has been allocated to Phase 6 of the subdivision.

On the basis of the above, Town staff has no objection to the Holding (H1) Provision being removed for the last phase (Phase 6) of the subdivision.

RELATIONSHIP TO STRATEGIC PLAN:

The lifting of the Holding (H1) Provision is consistent with the Town's strategy to manage growth.

FINANCIAL IMPACT:

The removal of the Holding (H1) Provision is an administrative matter and has no financial impact.

CONSULTATION:

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

PUBLIC ENGAGEMENT:

Public consultation is not required prior to the removal of this Holding (H1) Provision.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life.

The recommendations outlined in this report are not applicable to the Strategy's implementation.

COMMUNICATIONS:

Notice of the Town's intention to pass the Holding Removal By-law was completed in accordance with the requirements of the Planning Act.

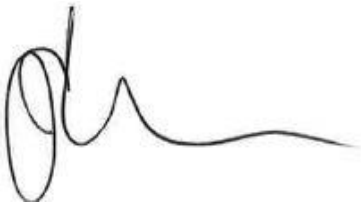
CONCLUSION:

On the basis of the foregoing, Planning staff recommends that Council lift the Holding (H1) Provision from the subject lands (Phase 6) by enacting the attached By-law, as generally shown in **SCHEDULE 3**.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read "Jeff Markowiak". The signature is fluid and cursive, with the first name being more prominent.

Jeff Markowiak, Acting Manager of Development Review

A handwritten signature in black ink, appearing to read "John Linhardt". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

John Linhardt, Commissioner of Planning and Sustainability

A handwritten signature in black ink, appearing to read "Brent Marshall". The signature is fluid and cursive, with the first name being more prominent.

Brent Marshall, CAO