



TOWN OF  
**HALTON HILLS**  
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## REPORT

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

**FROM:** John McMulkin, Planner – Development Review

**DATE:** September 2, 2021

**REPORT NO.:** PD-2021-0052

**SUBJECT:** Recommendation Report for Removal of Holding (H24)  
Provision for 2 Humberstone Drive (Georgetown)

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### RECOMMENDATION:

THAT Report No. PD-2021-0052, dated September 2, 2021, with respect to “Recommendation Report for Removal of Holding (H24) Provision for 2 Humberstone Drive (Georgetown)”, be received;

AND FURTHER THAT the request to remove the Holding (H24) Provision from Zoning By-law 2010-0050, as amended, for the lands described as Part of Lot 18, Concession 8 Esquesing, Town of Halton Hills, Regional Municipality of Halton, 2 Humberstone Drive (Georgetown), be approved;

AND FURTHER THAT the necessary By-law be enacted to authorize the removal of the Holding (H24) 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 site received Draft Plan of Subdivision and Zoning By-law Amendment approval from Council in July of 2017 to permit the development of 101, 3-storey townhouse dwelling units on new public streets located off the future extension of Halton Hills Drive (File Nos. D12SUB15.001 & D14ZBA15.002).
- As part of the site-specific Zoning By-law Amendment, a Holding (H24) Provision was placed within the medium density residential portion of the site to be occupied by the proposed townhouses.
- The H24 Provision is conditional upon off-site requirements being fulfilled, Subdivision and External Servicing Agreements being executed, and outstanding urban and architectural design requirements being satisfied.

- Town and Halton Region staff have confirmed that all off-site requirements have been addressed through the Owner's execution of the Subdivision and External Servicing Agreements and the outstanding urban and architectural design requirements have been satisfied through the review of the Site Plan application submission for the development (File No. D11SPA21.009).
- This report is recommending the removal of the H24 Provision from the portion of the property to be occupied by the proposed 101 street townhouse dwelling units.

## **BACKGROUND AND DISCUSSION:**

On July 14, 2017, Worthington Homes (Humberstone) Inc. (the Owner) received Draft Plan of Subdivision and Zoning By-law Amendment approval from Council to permit the development of 101, 3-storey townhouse dwelling units on new public streets located off the future extension of Halton Hills Drive (File Nos. D12SUB15.001 & D14ZBA15.002); see **SCHEDULE 1 – LOCATION MAP** and **SCHEDULE 2 – SITE PLAN**. Since that time the Owner has been in the process of clearing the conditions of approval for the Draft Plan of Subdivision and is seeking to proceed to registration this Fall.

The Owner entered into a Pre-servicing Agreement with the Town on November 10, 2020, to allow earth works to commence on-site. In May 2020, the Owner submitted a Site Plan application for staff approval of the dwelling units and landscaping proposed within the townhouse blocks. A Holding Removal application was also submitted at that time for Council approval; removal of the Holding Provision will facilitate building permits being issued for the townhouse blocks.

The site is designated Civic Centre Area in the Town's Official Plan. The portion of the lot intended for the townhouse blocks is subject to site-specific Medium Density Residential One (MDR1) zones in the Town's Comprehensive Zoning By-law 2010-0050, as amended by Zoning By-law 2017-0044. Street townhouse dwellings are permitted within the site-specific MDR1 zones (i.e. Exception Nos. 100-A, 100-B, 100-C, and 100-D), which have varying development standards depending on the townhouse block. Each MDR1 zone is subject to the same Holding (H24) Provision.

The H24 Provision may be lifted once:

- Off-site requirements related to external works and infrastructure have been fulfilled;
- Town and Halton Region Subdivision and External Servicing Agreements have been executed; and,
- Outstanding urban and architectural design requirements have been satisfied.

Town staff is satisfied that the criteria associated with the lifting of the H24 Provision have been addressed as follows:

- All off-site requirements related to external works and infrastructure have been included within the Subdivision and External Servicing Agreements, including all financial obligations such as providing securities, insurance and cash-in-lieu of parkland dedication;

- Town and Halton Region staff have confirmed that the Subdivision and External Servicing Agreements have been executed by the Owner and all financial obligations have been fulfilled; and,
- The outstanding urban and architectural design requirements identified through the Draft Plan of Subdivision application process have been satisfied through staff's review of the Site Plan application for the proposed townhouse development (File No. D11SPA21.009).

Based on the above, staff is recommending that Council lifts the H24 Provision from the portion of the site to be occupied by the proposed townhouses; see **SCHEDULE 3 – PROPOSED HOLDING REMOVAL BY-LAW**. While staff is satisfied that the urban and architectural design components of the Site Plan application have been resolved, Final Site Plan approval is not anticipated to be issued until this Fall. Should Council approve the removal of the Holding Provision, building permits cannot be issued until Final Site Plan approval has been granted.

#### **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 appropriate Town departments and the Region of Halton in preparation of this report.

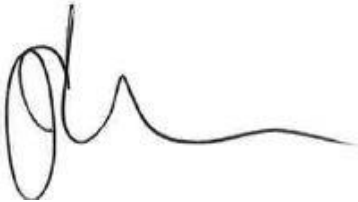
**FINANCIAL IMPLICATIONS:**

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

Reviewed and approved by,

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Jeff Markowiak, Director of Development Review

A handwritten signature in black ink, appearing to read "John Linhardt". The signature is fluid and cursive, with the first name "John" and last name "Linhardt" clearly distinguishable.

John Linhardt, Commissioner of Planning and Development

A handwritten signature in black ink, appearing to read "Chris Mills". The signature is fluid and cursive, with the first name "Chris" and last name "Mills" clearly distinguishable.

Chris Mills, Acting Chief Administrative Officer