

REPORT

REPORT TO: Chair and Members of the Planning, Public Works and Transportation Committee

REPORT FROM: John McMulkin, Planner – Development Review

DATE: June 6, 2018

REPORT NO.: PLS-2018-0056

RE: Recommendation Report for Part Lot Control Exemption in order to convey lands from 12 Armstrong Avenue to 33 Mountainview Road North (Georgetown)

RECOMMENDATION:

THAT Report No. PLS-2018-0056, dated June 6, 2018, with respect to a “Recommendation Report for Part Lot Control Exemption in order to convey lands from 12 Armstrong Avenue to 33 Mountainview Road North (Georgetown)”, be received;

AND FURTHER THAT the request for a Part Lot Control Exemption By-law for the lands legally described as Part Lots 49 and 50 and Part Block B, Plan 617, Town of Halton Hills, Regional Municipality of Halton, municipally known as 12 Armstrong Avenue (Georgetown), as generally set out in SCHEDULE 2 of this report, be approved;

AND FURTHER THAT Council enacts the necessary by-law to exempt the lands legally described as Part Lots 49 and 50 and Part Block B, Plan 617, from Section 50 of the Planning Act.

BACKGROUND:

The subject Part Lot Control Exemption application seeks to transfer ownership of a parcel of land from 12 Armstrong Avenue (McNally Limited) to 33 Mountainview Road North (Georgetown Chevrolet); see **SCHEDULES 1 & 2** of this report. The intended use of the transferred parcel is for outdoor storage of motor vehicles associated with the Georgetown Chevrolet automobile dealership.

A portion of these lands were subject to a Part Lot Control Exemption application approved earlier this year (March 2018) that resulted in the transfer a small parcel of land from 45 Mountainview Road North to 12 Armstrong Avenue (Report PLS-2018-0020).

Official Plan Designation & Zoning:

The 12 Armstrong Avenue property (including the parcel subject to the proposed transfer) is designated “General Employment Area” under the Town’s Official Plan and zoned “Employment One (EMP1)” under Zoning By-law 2010-0050. The receiving parcel (33 Mountainview Road North) is designated “Secondary Commercial Sub-Area” in the OP and zoned “Georgetown Community Node Two Holding 4 (GCN2(H4))”.

The EMP1 zone applicable to the lands to be transferred (12 Armstrong Ave.) does not allow outdoor storage of vehicles as a stand-alone use. However, when the transferred parcel is merged with the receiving property, any outdoor storage of vehicles on the transferred parcel would be considered as an accessory use to the existing auto dealership at 33 Armstrong Ave., which is permitted under zone in By-law 2010-0050.

COMMENTS:

The Part Lot Control Exemption application was circulated to all applicable Town departments and external agencies for review and comment. No objections were raised by any of the circulated departments or agencies.

Planning staff has no objections to the proposed by-law to allow the transfer of ownership of the land in order to accommodate the outdoor storage of motor vehicles associated with the Georgetown Chevrolet automobile dealership. As noted, Zoning By-law 2010-0050 allows accessory uses within one zone to support principal uses in another zone provided they are located on the same lot.

RELATIONSHIP TO STRATEGIC PLAN:

The application is an administrative matter that has no relationship to the Strategic Plan.

FINANCIAL IMPACT:

The application is an administrative matter that has no financial impact on Town budgets.

CONSULTATION:

The Part Lot Control Exemption application was circulated to the appropriate Town departments and the Region of Halton for comment. No objections were received.

PUBLIC ENGAGEMENT:

The Planning Act does not require any public notification for Part Lot Control Exemption applications.

SUSTAINABILITY IMPLICATIONS:

The application is an administrative matter that has no relationship to the Town’s Community Sustainability Strategy.

COMMUNICATIONS:

There are no communications impacts associated with this application.

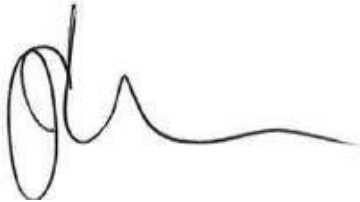
CONCLUSION:

It is Planning staff's opinion that the application for Part Lot Control Exemption for the lands legally described as Part Lots 49 and 50 and Part Block B, Plan 617, is appropriate and therefore should be approved.

Reviewed and Approved by,



Jeff Markowiak, Manager of Development Review



John Linhardt, Commissioner of Planning and Sustainability



Brent Marshall, CAO