



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: John McMulkin, Planner – Development Review

DATE: August 22, 2018

REPORT NO.: PLS-2018-0070

RE: Recommendation Report for the Removal of the Holding (H) Provision for 14996 (14946) Steeles Avenue (Halton Hills Premier Gateway Business Park)

RECOMMENDATION:

THAT Report No. PLS-2018-0070, dated August 22, 2018, with respect to a “Recommendation Report for the Removal of the Holding (H) Provision for 14996 (14946) Steeles Avenue (Halton Hills Premier Gateway Business Park)”, be received;

AND FURTHER THAT the request to remove the Holding (H) Provision from Zoning By-law 57-91, as amended by By-law 00-138, for the lands described as Part Lot 15, Concession 9 New Survey Trafalgar, Town of Halton Hills, Regional Municipality of Halton, municipally known as 14996 (14946) Steeles Avenue (Halton Hills Premier Gateway Business Park), 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 4 of this report.

BACKGROUND:

On August 8, 2018, Dickinson + Hicks Architects Inc. submitted an application on behalf of the Owner to remove the Holding (H) Provision from the subject lands in order to accommodate a 70.9 m² (763 sq.ft.) addition to the front entrance of the St. Stephen’s Church. The subject lands are located on the south side of Steeles Avenue and just west of Ninth Line; see **SCHEDULE 1 – LOCATION MAP**.

The purpose of the addition is to provide barrier-free access to the St. Stephen’s Church. The addition consists of an elevator that is accessible at grade which would provide access to the main level nave and basement level fellowship hall. Furthermore, new stairs and landing would be provided in front of this addition; see **SCHEDULE 2 – PROPOSED SITE PLAN** and **SCHEDULE 3 – PROPOSED BUILDING ELEVATIONS**.

The property is zoned 401 Corridor Prestige Industrial (M7) and is subject to a Holding (H) Provision under Town of Halton Hills Zoning By-law 57-91, as amended by By-law 00-138. Places of worship are not recognized as a permitted use under the M7 Zone;

however, uses legally existing at the date of adoption of the by-law, and expansions or alterations thereto, are permitted. St. Stephen's Church existed on the property prior to 2000. The Holding (H) Provision is conditional upon a Site Plan agreement, adequate services being in place and the submission of any necessary securities.

The Applicant has also submitted a Minor Variance application to reduce the minimum required front yard setback (abutting Steeles Avenue) to the proposed addition from 20 metres (65.6ft) to 11 metres (36.1ft). The Minor Variance application is scheduled to be considered by the Committee of Adjustment at its September 5, 2018, meeting.

Should the Committee approve the Minor Variance, St. Stephen's Church is hoping to obtain a building permit for the addition shortly after the September 5th meeting. Therefore, St. Stephen's Church has requested that the Town commence the process to remove the Holding (H) Provision.

COMMENTS:

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

- the Owner has entered into any necessary Site Plan agreement with the Town;
- all of 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 addressed, as follows:

- the 70.9 m² (763 sq.ft.) addition is exempt from Site Plan approval due to it being less than the 75.0 m² (807 sq.ft.) threshold applicable to institutional buildings, as set out in the Town's Site Plan Control By-law;
- Financial securities or payments are not required because Site Plan approval is not applicable; and
- There are no servicing implications associated with the proposed barrier-free addition. The site is currently serviced by private individual well and septic system services with no access to municipal services.

The subject property is also located within the Northwest GTA Corridor Identification Study Area. Applications within this area require consultation with the Ministry of Transportation (MTO). Given the modest nature of the expansion, MTO staff has indicated no concerns with the proposal.

Based on the above, staff is recommending that Council lift the Holding (H) Provision from the portion of the lands intended to be occupied by the proposed addition. The

Holding (H) Provision is suggested to remain over the rest of the site should St. Stephen's Church propose any future development on the lands.

RELATIONSHIP TO STRATEGIC PLAN:

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

FINANCIAL IMPACT:

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

CONSULTATION:

Planning staff has consulted with the appropriate Town departments, the Region of Halton and the Ministry of Transportation (MTO) in preparation of this report.

PUBLIC ENGAGEMENT:

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

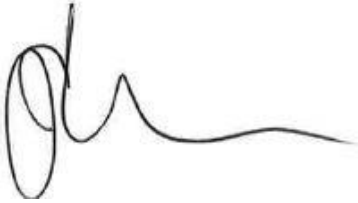
CONCLUSION:

On the basis of the foregoing, Planning staff recommends that Council lift the Holding (H) Provision from the portion of the subject lands to be occupied by the proposed addition by enacting the attached By-law, as generally shown in **SCHEDULE 4 – PROPOSED HOLDING REMOVAL BY-LAW**.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read "Jeff Markowiak".

Jeff Markowiak, Manager of Development Review

A handwritten signature in black ink, appearing to read "John Linhardt".

John Linhardt, Commissioner of Planning and Sustainability

A handwritten signature in black ink, appearing to read "Brent Marshall".

Brent Marshall, CAO