

REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: John McMulkin, Planner – Development Review

DATE: August 28, 2018

REPORT NO.: PLS-2018-0072

RE: Recommendation Report for Removal of the Holding (H1) Provision from 249-251 Guelph Street (Georgetown)

RECOMMENDATION:

THAT Report No. PLS-2018-0072, dated August 28, 2018, with respect to a “Recommendation Report for Removal of the Holding (H1) Provision from 249-251 Guelph Street (Georgetown)”, be received;

AND FURTHER THAT the request to remove the Holding (H1) Provision from Zoning By-law 2010-0050, as amended, for the lands described as Lots 3 and 4, Plan 1269, Except Parcels J and K, Plan 92, and Parts 1, 2, 3, 4, 5 and 6, Plan 20R-18893, Town of Halton Hills, Regional Municipality of Halton, municipally known as 249-251 Guelph Street (Georgetown), be approved;

AND FURTHER THAT the necessary By-law be enacted to authorize the removal of the Holding (H1) Provision as generally shown in SCHEDULE 3 of this report.

BACKGROUND:

In early 2018 the Owner of 249-251 Guelph Street (Georgetown) filed a Site Plan application (D11SPA18.004) for a 2-storey commercial building consisting of:

- a drive-through take-out restaurant and two retail units on the first storey; and
- business offices on the second storey.

In order to facilitate the proposed 2-storey commercial building Council approved a Zoning By-law Amendment (By-law 2018-0041) on July 9, 2018, which served to incorporate the subject lands into Zoning By-law 2010-0050 (Report No. PLS-2018-0057). Through that amendment the zoning of the site was changed to “Georgetown Community Node Two Exception (GCN2 (101))” and a Holding (H1) Provision was placed on the property. The conditions of the H1 Provision are the execution of a Site Plan Agreement by the Owner and the approval of servicing allocation by the Region of Halton.

The Owner (2541331 Ontario Inc.) is hoping to obtain building permits for the proposed building this fall. As conditional Site Plan approval is anticipated to be issued shortly, the Owner has requested that the Town commence the process to remove the Holding (H1) Provision.

COMMENTS:

The Holding (H1) Provision may be lifted once the following has been completed:

- an appropriate Site Plan Agreement has been executed by the Owner; and
- allocation of servicing has been approved by the Region of Halton.

Town staff is satisfied that the criteria associated with the Holding (H1) Provision have been, or will be addressed, as follows:

- The Town has completed its review of the Site Plan application. The Region is expected to provide their Site Plan conditions shortly, which will allow the Town to issue conditional Site Plan approval and for the Owner to enter into a Site Plan agreement with the Town; and
- A Report (PLS-2018-0073) recommending the allocation of 6 SDE from the Georgetown non-residential pool to 249-251 Guelph Street has been brought forward to Council for consideration on September 10, 2018. The Region of Halton has confirmed that the allocation of 6 SDE to the project will address the servicing condition.

Based on the above, staff is recommending that Council lift the Holding (H1) Provision from the subject lands.

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 has 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 249-251 Guelph Street by enacting the attached By-law, as generally shown in **SCHEDULE 3 – PROPOSED HOLDING REMOVAL BY-LAW**.

Reviewed and Approved by,

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

Jeff Markowiak, Acting Commissioner of Planning and Sustainability

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

Brent Marshall, CAO