

REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Tony Boutassis, Senior Planner – Development Review

DATE: December 10, 2018

REPORT NO.: PLS-2018-0083

RE: Recommendation Report for Removal of the Holding (H4) Provision from 15 Mountainview Road North and Part Lot 68, Plan 617, Part 1, 4 & 5 on Plan 20R-18270 (Georgetown)

RECOMMENDATION:

THAT Report No. PLS-2018-0083, dated December 10, 2018, with respect to a “Recommendation Report for Removal of the Holding (H4) Provision from 15 Mountainview Road North and Part Lot 68, Plan 617, Part 1, 4 & 5 on Plan 20R-18270 (Georgetown)”, be received;

AND FURTHER THAT the request to remove the Holding (H4) Provision from Zoning By-law 2010-0050, as amended, for the lands described as Part Lot 69, Plan 617, Part 1 on Plan 20R-1728 and Part Lot 68, Plan 617, Parts 1, 4 and 5 on Plan 20R-18270, Town of Halton Hills, Regional Municipality of Halton, municipally known as 15 Mountainview Road North (Georgetown), be approved;

AND FURTHER THAT the necessary By-law be enacted to authorize the removal of the Holding (H4) Provision as generally shown in SCHEDULE 3 of this report.

BACKGROUND:

On October 18, 2018, Otis Properties Ltd. submitted a Site Plan application (File No. D11SPA18.009) to facilitate the construction of a 1,388 m² (14,940 sq.ft.) automotive (Nissan) dealership on the subject lands; see **SCHEDULE 1 – LOCATION MAP**. The review of the Site Plan application by Town staff and external agencies is currently ongoing; see **SCHEDULE 2 – PROPOSED SITE PLAN**. The previous automotive dealership building that was located on the property has been demolished.

The lands subject to the dealership proposal currently consist of three separate parcels that are required to be merged under common ownership through the Site Plan application process. The parcels are:

- 15 Mountainview Road North (Part Lot 69, Plan 617, Part 1 on Plan 20R-1728);

- Part Lot 68, Plan 617, Part 1 on Plan 20R-18270; and,
- Part Lot 68, Plan 617, Part Block C, Parts 4 & 5 on Plan 20R-18270.

The consolidated lands are designated Secondary Commercial Sub-Area in the Town's Official Plan, which permits automotive commercial uses. The property is zoned Georgetown Community Node Two (GCN2) Zone and is subject to the Holding (H4) Provision under Town of Halton Hills Zoning By-law 2010-0050, as amended. The GCN2 Zones permits motor vehicle sales and/or rental establishments and accessory automotive repair uses. The Holding (H4) Provision may be lifted once Council is satisfied that the policies under Section D2.5.2.4.3 of the Official Plan have been met.

The Owner has applied to the Town of Halton Hills requesting that the Holding (H4) Provision removal process commence for the subject property to allow the Owner to potentially obtain a Conditional Building Permit for a foundation and footings for the dealership building. The Holding (H4) Provision is required to be lifted prior to the issuance of any type of building permit.

COMMENTS:

The Holding (H4) Provision may be lifted once Council is satisfied that the policies under Section D2.5.2.4.3 (Secondary Commercial Sub-Area – Development and Redevelopment Policies) of the Official Plan have been met. The policies in Section D2.5.2.4.3 require the following before any development can occur:

- a Zoning By-law Amendment; and,
- a Comprehensive Development Plan (CDP) for all contiguous lands in the Secondary Commercial Sub-Area designation.

Town staff is satisfied that the conditions of the Holding (H4) Provision have been satisfied as follows:

Zoning By-law Amendment:

An implementing Zoning By-law is not required as the uses proposed through the Site Plan application comply with Zoning By-law 2010-0050.

Comprehensive Development Plan (CDP):

Section D2.5.2.4.3 of the Official Plan suggests Council may waive the requirement for a CDP provided any proposal demonstrates that it is in keeping with the vision of the Secondary Commercial Sub-Area, which is identified, in part, through criteria that include:

- the development will not compromise the planned function of the designation;
- the uses can be easily integrated with other uses on lands within the *Secondary Commercial Sub-Area* designation;
- the development will generally conform with Section F2 (Urban Design) of this Plan and have appropriate regard for the Urban Design Guidelines contained in

Appendix X4 to this Plan as set out in an Urban Design Brief submitted to the Town in support of the development application;

- the uses will not cause traffic hazards or an unacceptable level of congestion on surrounding roads; and,
- municipal water and wastewater services are adequate and available.

Town staff is satisfied that the submitted Site Plan application for the automotive dealership satisfies the above criteria and that the requirement for a CDP should be waived for this proposal.

RELATIONSHIP TO STRATEGIC PLAN:

The lifting of the Holding (H4) Provision is consistent with the Town's strategy to manage growth.

FINANCIAL IMPACT:

The removal of the Holding (H4) Provision is an administrative matter and has no financial impact.

CONSULTATION:

Planning staff have consulted with the appropriate Town departments in preparation of this report. The Region of Halton did not require any consultation.

PUBLIC ENGAGEMENT:

Public consultation is not required prior to the removal of a Holding (H4) 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*.

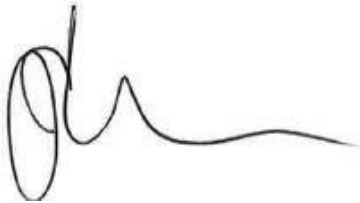
CONCLUSION:

On the basis of the foregoing, Planning staff recommends that Council lift the Holding (H4) Provision from the subject lands by enacting the attached By-law, as generally shown in **SCHEDULE 3 – PROPOSED HOLDING REMOVAL ZONING BY-LAW**.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read "Jeff Markowiak". The signature is written in a cursive style with a large initial "J".

Jeff Markowiak, Manager of Development Review

A handwritten signature in black ink, appearing to read "John Linhardt". The signature is written in a cursive style with a large initial "J".

John Linhardt, Commissioner of Planning and Sustainability

A handwritten signature in black ink, appearing to read "Brent Marshall". The signature is written in a cursive style with a large initial "B".

Brent Marshall, CAO