

REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Ruth Conard, Planner – Development Review

DATE: August 19, 2019

REPORT NO.: PLS-2019-0061

RE: Recommendation Report for Removal of Holding (H5) Provision for 25 Beaver Street (Glen Williams)

RECOMMENDATION:

THAT Report No. PLS-2019-0061, dated August 19, 2019, with respect to “Recommendation Report for Removal of Holding (H5) Provision for 25 Beaver Street (Glen Williams)”, be received;

AND FURTHER THAT the request to remove the Holding (H5) Provision from Zoning By-law 2010-0050, as amended, for the lands legally described as Lots 1 and 2, Block A, Plan 10, as in 57603, Town of Halton Hills, Regional Municipality of Halton, Municipally known as 25 Beaver Street (Glen Williams), be approved;

AND FURTHER THAT the necessary By-law be enacted to authorize the removal of the Holding (H5) Provision as generally shown in SCHEDULE 5 of this report.

BACKGROUND:

On July 23, 2019, Matthews Design & Drafting Services Inc. submitted an application to remove the Holding (H5) Provision from the lands municipally known as 25 Beaver Street in Glen Williams; see **SCHEDULE 1 – LOCATION MAP**. The application is seeking to remove the Holding (H5) Provision in order to conduct the following site works:

- Construct a new 2-storey dwelling using a similar footprint as the existing dwelling; and,
- Construct a new 1.5-storey detached garage that would be connected to the dwelling by a breezeway.

Details of the proposal can be found on **SCHEDULE 2 – SITE PLAN** and **SCHEDULE 3 – ELEVATIONS**.

The subject property is zoned Hamlet Residential One (Mature Neighbourhood One) (HR1(MN1)) and is subject to a Holding (H5) Provision under Part 14 of the Town of Halton Hills Zoning By-law 2010-0050, as amended. The Holding (H5) Provision applies to all lands within the regulatory flood limit for Glen Williams as set out in the Glen Williams Secondary Plan and cannot be lifted until Council is satisfied that the policies of the Secondary Plan are met. The policies pertain to matters dealing with development within the flood plain and the conditions under which development can occur. The full text of the respective policies is attached; see **SCHEDULE 4 – SECTION H4.9.2.3 AND H4.9.2.4 OF THE GLEN WILLIAMS SECONDARY PLAN.**

COMMENTS:

Town staff is satisfied that the applicant has met all of the requirements necessary to lift the Holding (H5) Provision, including the criteria set out under the applicable Glen Williams Secondary Plan policies. Credit Valley Conservation (CVC) staff have also notified the Town that they have no objections to the Holding (H5) Provision being lifted.

The applicant cannot obtain a Building Permit for the dwelling and garage until Council lifts the Holding (H5) Provision.

RELATIONSHIP TO STRATEGIC PLAN:

The lifting of the Holding (H5) Provision is consistent with the Town's strategy to manage growth.

FINANCIAL IMPACT:

The removal of the Holding (H5) Provision is an administrative matter and has no financial impact.

CONSULTATION:

Planning staff has consulted with the appropriate Town departments and Credit Valley Conservation (CVC) in preparation of this report.

PUBLIC ENGAGEMENT:

Public consultation is not required prior to the removal of the Holding (H5) 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.

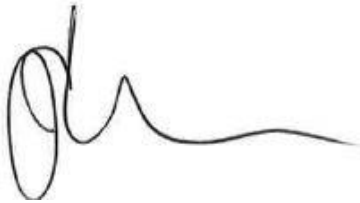
CONCLUSION:

On the basis of the foregoing, Planning staff recommends that Council lift the Holding (H5) Provision from the subject lands by enacting the attached By-law, as generally shown in **SCHEDULE 5 – PROPOSED HOLDING REMOVAL BY-LAW**.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read "Jeff Markowiak". The signature is fluid and cursive, with the first name "Jeff" being more prominent.

Jeff Markowiak, Manager of Development Review

A handwritten signature in black ink, appearing to read "John Linhardt". The signature is cursive and somewhat stylized, with a long horizontal stroke at the end.

John Linhardt, Commissioner of Planning and Sustainability

A handwritten signature in black ink, appearing to read "Brent Marshall". The signature is cursive and clearly legible, with the first name "Brent" being the most prominent part.

Brent Marshall, Chief Administrative Officer