

REPORT

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

REPORT FROM: Romaine Scott, Legal Coordinator
Planning & Development Department

DATE: October 23, 2019

REPORT NO.: PLS-2019-0076

RE: Deeming By-law Request
Block A Plan M-111, 0 Commerce Crescent, Halton Hills
File No. D26 HA

RECOMMENDATION:

THAT Report No. PLS-2019-0076 dated October 23, 2019 regarding a by-law to deem Block A, Plan M-111 not to be within a registered plan of subdivision for the purposes of subsection 50(3) of the *Planning Act*, R.S.O., 1990, as amended, (subdivision control) be received;

AND FURTHER THAT staff be authorized to bring forward a by-law under subsection 50(4) to deem Block A, Plan M-111 not to be within a registered plan of subdivision for the purposes of subsection 50(3) of the *Planning Act*, R.S.O., 1990, as amended;

AND FURTHER THAT the Clerk be directed to lodge a certified copy of such by-law in the office of the Minister of Municipal Affairs and Housing, pursuant to subsection 50(26) of the *Planning Act*;

AND FURTHER THAT the Clerk be directed to give notice of the passing of such by-law within thirty (30) days of the passing to each person appearing on the revised assessment roll to be the owner of the land to which the by-law applies, which notice shall be sent to the last known address of such person, pursuant to subsection 50(29) of the *Planning Act*.

BACKGROUND:

The subject land as shown on Appendix 1 encompasses only Block A which is a whole Block on Subdivision Plan M-111 and may be transferred or otherwise deal with individually. The current registered owner of Block A is also the registered owner of the adjacent vacant parcel to the south that fronts onto Wallace Street (0 Wallace Street). The owner has approached the Town to develop the Block A parcel together with the vacant parcel at 0 Wallace Street as one comprehensive development.

A location map for the property is attached as Appendix “1”.

COMMENTS:

Once the deeming by-law is registered on title to Block A, it will be merged with the parcel at 0 Wallace Street and the owner will be able to develop both parcels together without the risk of a zoning violation. The deeming by-law will prevent the owner from transferring or otherwise dealing with Block A as a separate parcel.

RELATIONSHIP TO STRATEGIC PLAN:

This report has no relationship to the Town’s strategic plan.

FINANCIAL IMPACT:

There is no financial impact with respect to this Report.

CONSULTATION:

There has been consultation with the owner and with staff from both Planning and Zoning.

PUBLIC ENGAGEMENT:

There is no public engagement with respect to this Report.

SUSTAINABILITY IMPLICATIONS:

There is no sustainability implication with respect to this Report.

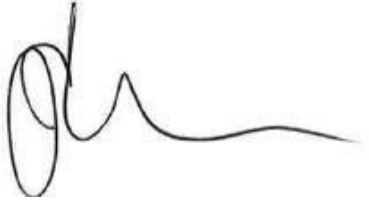
COMMUNICATIONS:

In accordance with subsection 50(29) of the *Planning Act*, the Clerk shall notify the owner of the property of the passing of the by-law, within thirty (30) days of the passing of such by-law. The Clerk will also provide a certified copy of the by-law to the Minister of Municipal Affairs and Housing pursuant to subsection 50(26) of the *Planning Act*.

CONCLUSION:

The owner is eager to start the development process on the property and has requested that staff proceed with the deeming by-law process, as any anticipated proposal would incorporate both parcels. Staff therefore recommends to Council that the necessary by-law be enacted to deem Block A, Plan 20M-111 not to be within a registered plan of subdivision for the purposes of subsection 50(3) of the *Planning Act*.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to be 'John Linhardt', written in a cursive style.

John Linhardt, Commissioner of Planning and Sustainability

A handwritten signature in black ink, appearing to be 'Brent Marshall', written in a cursive style.

Brent Marshall, Chief Administrative Officer