



REPORT

REPORT TO: Mayor Bonnette and Members of Council

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

DATE: February 21, 2020

REPORT NO.: PD-2020-0018

RE: Deeming By-law Request
Lots 8 and 9, Plan 20M-943, 2 and 6 Mansewood Court, Halton
Hills (Georgetown)
File No. D26 MA

RECOMMENDATION:

THAT Report No. PD-2020-0018 regarding a by-law to deem Lots 8 and 9, Plan 20M-943 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 Lots 8 and 9, Plan 20M-943 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:

Lots 8 and 9 are whole lots on the Plan of Subdivision 20M-943, and encompass the abutting properties municipality known as 2 and 6 Mansewood Court. The owner previously obtained site plan approval from the Town to operate a transport truck terminal with office and outdoor storage at 2 Mansewood Court (Lot 9). The current operation now straddles the lot line into the abutting, vacant property at 6 Mansewood Court. The owner is seeking to amend the existing approval to allow the operation

including the accessory outdoor storage to expand and continue on both lots as one comprehensive development. It is therefore expedient that the Town passes a deeming by-law to merge the 2 lots as one parcel to facilitate the development in accordance with the Town's zoning requirement.

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

COMMENTS:

Once the deeming by-law is registered on title to Lots 8 and 9, the lots will effectively merge as one development parcel and the owner will be able to continue its operation on both parcels together without the risk of a zoning violation. The deeming by-law will prevent the owner from transferring or otherwise dealing with the lots as separate parcels. This will also allow Town staff to issue the required site plan approval for the development.

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:

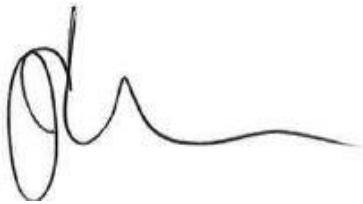
In accordance with subsection 50(29) of the *Planning Act*, the Clerk shall notify the owner of the property of the passing of the by-law, within thirty (30) days of the passing of such by-law. The Clerk will also provide a certified copy of the by-law to the Minister of Municipal Affairs and Housing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

CONCLUSION:

The properties at 2 and 6 Mansewood Court are in common ownership and are being operated as one development.

Staff recommends to Council that the necessary by-law be enacted to deem Lots 8 and 9, Plan 20M-943 not to be within a registered plan of subdivision for the purposes of subsection 50(3) of the *Planning Act*.

Reviewed and Approved by,



John Linhardt, Commissioner of Planning and Development



Brent Marshall, Chief Administrative Officer