



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Ruth Conard, Planner – Development Review

DATE: June 26, 2020

REPORT NO.: PD-2020-0026

RE: Recommendation Report for Removal of Holding (H5) Provision
509 Main Street – Glen Williams Park Pavilion

RECOMMENDATION:

THAT Report No. PD-2020-0026, dated June 26, 2020, with respect to a
“Recommendation Report for Removal of Holding (H5) Provision, 509 Main Street –
Glen Williams Park Pavilion” 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 Part Lot 20 & 21,
Concession 10 ESQ , Regional Municipality of Halton, 509 Main 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 on SCHEDULE 4 of this report.

BACKGROUND:

On June 15, 2020, the Recreation & Parks Department submitted an application to
remove the Holding (H5) Provision from the Glen Williams Park located at 509 Main
Street in order to facilitate the construction of a new pavilion; see **SCHEDULE 1 –
LOCATION MAP** and **SCHEDULE 2 – SITE PLAN AND ELEVATIONS**. Recreation &
Parks staff is looking to construct the pavilion this summer.

The subject property is primarily zoned Open Space One (OS1) and is subject to a
Holding (H5) Provision under 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 applicable policies of the Secondary Plan have been 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 as **SCHEDULE 3 – SECTION H4.9.2.3 AND H4.9.2.4 OF THE GLEN WILLIAMS SECONDARY PLAN.**

COMMENTS:

Town staff is satisfied that the proposed pavilion 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 has also notified the Town that they have no objections to the Holding (H5) Provision being lifted and issued their permit on June 23, 2020.

For Council's benefit, prior to submission of the Holding Removal application, Recreation & Parks staff had completed considerable amount of work to design the proposed pavilion, including a thorough public consultation process with residents and the Hamlet of Glen Williams Residents Association (HGWRA). However, they cannot obtain a Building Permit for the pavilion until Council lifts the Holding (H5) Provision.

Based on the above, Planning staff is recommending that Council lift the Holding (H5) Provision from the portion of the lands proposed to be occupied by the pavilion.

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; however, Recreation & Parks completed an extensive public consultation process as part of their design process for the proposed pavilion.

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 recommendation outlined in this report is 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 Planning Act.

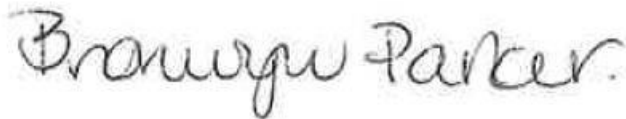
CONCLUSION:

On the basis of the foregoing, Planning staff recommends that Council lift the Holding (H5) Provision from the portion of the subject lands to be occupied by the proposed pavilion by enacting the attached By-law, as generally shown on **SCHEDULE 4 – PROPOSED HOLDING REMOVAL BY-LAW**.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read 'Jeff Markowiak', written in a cursive style.

Jeff Markowiak, Director of Development Review

A handwritten signature in black ink, appearing to read 'Bronwyn Parker', written in a cursive style.

Bronwyn Parker, Acting Commissioner of Planning and Development

A handwritten signature in black ink, appearing to read 'C. Mills', written in a cursive style.

Chris Mills, Acting Chief Administrative Officer