TOWN OF HALTON HILLS REPORT

REPORT TO:	Mayor Bonnette and Members of Council
REPORT FROM:	John McMulkin, Planner – Development Review
DATE:	November 30, 2020
REPORT NO.:	PD-2020-0065
RE:	Recommendation Report for Removal of Holding (H) Provision for 6 Cleve Court (Premier Gateway)

RECOMMENDATION:

THAT Report No. PD-2020-0065, dated November 30, 2020, with respect to "Recommendation Report for Removal of Holding (H) Provision for 6 Cleve Court (Premier Gateway)", be received;

AND FURTHER THAT the request to remove the Holding (H) Provision from Zoning Bylaw 57-91, as amended by By-law 2000-138, for the lands described as Part of Lots 1 and 2, Concession 5, Esquesing, Town of Halton Hills, Regional Municipality of Halton, 6 Cleve Court (Premier Gateway), be approved;

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

BACKGROUND:

On October 11, 2019, Halton Hills Industrial Development GP Inc. (Triovest) submitted a Site Plan Application (File No. D11SPA19.009) to allow for the development of 2 new industrial warehouse buildings on the subject lands to the rear of the existing industrial building located at 6 Cleve Court. The proposal includes an extension of Cleve Court and a watercourse bridge connecting the north and south portions of the subject lands. The lands are located at the northwest corner of Steeles Avenue and Cleve Court; see **SCHEDULE 1 – LOCATION MAP** and **SCHEDULE 2 – SITE PLAN**.

The subject lands are zoned 401 Corridor Prestige Industrial (M7) and are subject to a Holding (H) Provision under Town of Halton Hills Zoning By-law 57-91, as amended by By-law 2000-138. The M7 Zone permits industrial and warehouse uses; the Holding (H) Provision is conditional upon a Site Plan Agreement, adequate services being in place and the submission of any necessary securities.

Triovest has applied to the Town of Halton Hills requesting that the Holding (H) Provision be removed from the subject lands. The Holding (H) Provision is required to be lifted prior to the issuance of a building permit; Triovest intends to begin construction of the industrial buildings in 2021.

The proposed industrial buildings will complete Phase 2 of Triovest's development plan for the subject lands, which received Draft Plan of Subdivision Approval on March 21, 2006, by way of Report No. PD-2006-0015. The existing ~52,474 m² (564,824 ft²) industrial building on the lands represents Phase 1. The Holding (H) Provision was removed from the Phase 1 lands on June 20, 2016, by way of Report No. PI-2016-0057.

It should be noted that once the extension of Cleve Court is dedicated to the Town, the ownership of the north and south parcels will be fractured, thereby creating a natural severance. Given no further development is proposed and the conditions of draft approval for the plan of subdivision have either already been addressed or are being addressed through conditions of Site Plan Approval, it is Triovest's intention to withdraw the Draft Plan of Subdivision Application (File No. 24T-00002/H) once the subject Holding Removal By-law has been passed by Council.

COMMENTS:

Staff has applied the following criteria to the removal of the Holding (H) Provision that pertains to properties within the Halton Hills Premier Gateway Business Park:

- the Owner has entered into any necessary Site Plan Agreement with the Town;
- all the necessary financial securities and payments have been submitted; and
- adequate services are in place.

Town staff is satisfied that the criteria associated with the Holding (H) Provision have been, or will be addressed, as follows:

- conditional Site Plan Approval has been granted for the development and staff anticipates that the Site Plan Agreement will be executed by the time Council considers this report on December 14, 2020;
- staff anticipates that the necessary financial securities and payments will have been submitted by the Applicant prior to December 14th; and
- staff anticipates that the Development Agreement for the extension of Cleve Court and the Regional Servicing Agreement for the extension of the municipal water and sanitary services for the proposed buildings will be executed by the time Council considers this report on December 14, 2020.

Based on the above, staff is recommending that Council lift the Holding (H) Provision from the portion of the subject lands intended to be occupied by the proposed industrial buildings.

RELATIONSHIP TO STRATEGIC PLAN:

The lifting of the Holding (H) Provision is consistent with the Town's values to foster a prosperous economy and achieve sustainable growth.

FINANCIAL IMPACT:

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

CONSULTATION:

Planning staff has consulted with the appropriate Town departments and the Region of Halton in preparation of this report.

PUBLIC ENGAGEMENT:

Public consultation is not required prior to the removal of this Holding (H) 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 lifts the Holding (H) Provision from the portion of the subject lands to be occupied by the proposed industrial buildings by enacting the attached By-law, as generally shown in **SCHEDULE 3 – PROPOSED HOLDING REMOVAL BY-LAW**.

Reviewed and Approved by,

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Jeff Markowiak, Director of Development Review

John Linhardt, Commissioner of Planning and Development

Chris Mills, Acting Chief Administrative Officer