

## REPORT

### PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: MARCH 8, 2021

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**FROM:** Planning Services Department

**DATE:** February 23, 2021

**SUBJECT:** Holding Provision Removal - Zancor (Oakville) Ltd., 2444 - 2468  
Old Bronte Road - Z.1431.17, By-law 2021-002

**LOCATION:** 2444 - 2468 Old Bronte Road

**WARD:** 4

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#### RECOMMENDATION:

1. That the application (File No.: Z.1431.17) submitted by Korsiak Urban Planning, to remove the Holding Provision “H1’ from the lands known as 2444 – 2468 Old Bronte Road, be approved.
2. That By-law 2021-002, a By-law to remove the Holding Provision “H1’ from Zoning By-law 2014-014, as amended, from the lands known as 2444 – 2468 Old Bronte Road be passed.

#### KEY FACTS:

The following are key points for consideration with respect to this report:

- The Holding Provision ‘H1’ relates to the Kerr, Bronte and Palermo Village Growth Areas within By-law 2014-014.
- The purpose of the Holding Provision “H1’ is to ensure that various matters such as, but not limited to, water and wastewater services, servicing agreements and land conveyances have been addressed for developments within the Bronte Village, Kerr Village and Palermo Village mixed uses zones.
- Region of Halton has no objection to the removal of the Holding Provision “H1’.
- Additionally, the various town matters have been addressed through the ongoing site plan process (File No.: SP 1431.020/01) and the registration of the associated Site Plan agreement.

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## BACKGROUND:

The Holding Provision “H1” was incorporated into the south of Dundas Street West Zoning By-law with the creation of By-law 2014-014 for the growth areas of Palermo, Bronte and Kerr Street.

The purpose of the holding provision is to ensure that various matters such as, but not limited to, water and wastewater services, servicing and land conveyances have been addressed.

A site plan application was conditionally approved on September 9, 2019. Final site plan approval is contingent on the removal of the H1 holding provision and Regional issuance of a regional service permit as their final clearance.

### Proposal

The applicant is requesting to remove the Holding “H1” Provision on the subject site.

### Location

The subject lands are known as 2444 – 2468 Old Bronte Road and are located on the west side of Old Bronte Road, midway between Dundas Street West and Pine Glen Road.

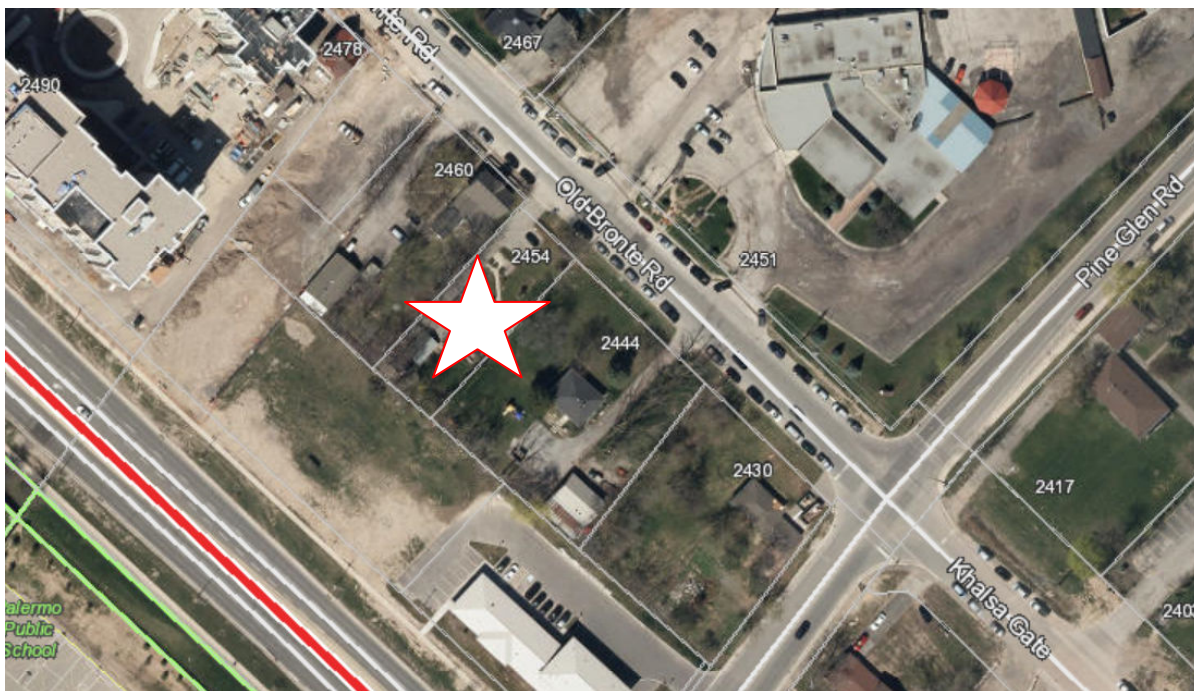


Figure 1: Location of Subject Lands

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## COMMENT/OPTIONS:

The application submitted is to remove the Holding Provision “H1” for these lands from By-law 2014-014 to allow the construction of an eight storey mixed use building.

### Removal of Holding “H” Provision

The “H1” symbol shall, upon application by the landowner, be removed by way of an amending Zoning By-law, when the following conditions has been satisfied:

- a) *That sufficient water and wastewater services are available to the satisfaction of the Regional Municipality of Halton and the Town of Oakville.*
- b) *The owner has entered into any required servicing agreement(s) with the Town regarding stormwater management.*
- c) *The completion of detailed design drawings required for the construction of road and infrastructure improvements.*
- d) *Registration on title of an agreement between the owner and the Town with respect to the road and infrastructure improvements. This agreement shall also address security and advancing of funds, or a letter of credit for the full cost of the road and infrastructure improvements.*
- e) *The registration on title of a Section 37 Agreement per the Planning Act.*
- f) *All required land conveyances have been undertaken.*

The associated site plan process has addressed all the conditions related to the Holding Provision H1. A site plan agreement has been registered on February 1, 2021. No increase in height or density is proposed and as such, Section 37 is not applicable. The applicant has conveyed to the town a 0.44 metre wide strip of land for inclusion into the Old Bronte Road allowance as part of the registration of the site plan agreement. Halton Region has no objection to the removal.

## CONCLUSION:

Staff is satisfied that the requirements for the removal of the Holding Provision “H1” as it applies to the subject lands (2444 – 2468 Old Bronte Road) have been satisfied. Staff recommends that Council approve the subject application and pass By-law 2021-002 within the by-law section of this agenda.

## CONSIDERATIONS:

### (A) PUBLIC

Notification of the intention to pass an amending By-law to remove the Holding Provision “H1” has been provided pursuant to Section 36(4) of the *Planning Act*.

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**(B) FINANCIAL**

Securities have been posted by the applicant as part of the registration of the site plan agreement.

**(C) IMPACT ON OTHER DEPARTMENTS & USERS**

The Region of Halton has no objection to the removal of the Holding Provision as requested. Upon removal of the holding provision, Halton Region will provide their clearance for final site plan approval.

**(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS**

This report addresses the corporate strategic goal to:

- be the most livable town in Canada

**(E) COMMUNITY SUSTAINABILITY**

The proposed development generally complies with the sustainability objectives of Livable Oakville.

Appendices

Appendix A - Regional comments

Appendix B - By-law 2021-002

Prepared by:

Robert Thun, MCIP, RPP

Senior Planner, Current Planning

West District

Recommended by:

Charles McConnell, MCIP, RPP

Manager, Current Planning

West District

Submitted by:

Gabe Charles, MCIP, RPP

Acting Director, Planning Services