

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: JANUARY 13, 2020

FROM: Planning Services Department

DATE: December 18, 2019

SUBJECT: Holding Provision Removal, 3282, 3276 Millicent Avenue and 17 Carnegie Drive, Z.1315.08, By-law 2020-010

LOCATION: 3282, 3276 Millicent Avenue and 17 Carnegie Drive

WARD: 7

Page 1

RECOMMENDATION:

1. That the application (File No.: Z.1315.08) submitted by Sixth Line Corporation, to remove the “H15” Holding Provision from the lands known as 3282, 3276 Millicent Avenue and 17 Carnegie Drive, be approved.
2. That By-law 2020-010, a by-law to remove the “H15” Holding Provision from 3282, 3276 Millicent Avenue and 17 Carnegie Drive, be passed.

KEY FACTS:

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

- The “H15” Holding Provision was incorporated into the Zoning By-law by site specific By-law 2016-103 at the request of Conservation Halton.
- The purpose of the “H15” Holding Provision was to ensure that written confirmation is received from Conservation Halton indicating that these lots are no longer susceptible to flooding under the Regional Storm event to the satisfaction of the Town of Oakville.
- Conservation Halton advised in an email sent December 4, 2019 that their comments have been addressed, and have no objection to removal of the Holding provision.
- All conditions relating to the removal of the “H15” Holding Provision have been satisfied.

From: Planning Services Department

Date: December 18, 2019

Subject: Holding Provision Removal, 3282, 3276 Millicent Avenue and 17 Carnegie Drive, Z.1315.08, By-law 2020-010

Page 2

BACKGROUND:

To permit development of the lands in accordance with the draft plan of subdivision, Zoning By-law Amendment By-law 2014-080 was passed by Council on July 7, 2014. The plan of subdivision (24T-12009/1315) for the subject lands received draft approval on August 28, 2014. On November 7, 2016 Council approved By-law 2016-103 which established the "H15" Holding Provision as a supplementary component of Zoning By-law Amendment Z.1315.06.

The purpose of Holding Provision "H15" is to temporarily limit development on the northwestern most corner of the plan subdivision to legal uses, buildings until flood control measures had been constructed to the satisfaction of Conservation Halton. These lots are within the area that was to form the second phase of the development. The applicant will be eligible for building permits at such time as "H15" is removed from Zoning By-law 2009-189.

COMMENT/OPTIONS:

The Town's 2009-189 Zoning By-law provides that the holding provision may be removed when the following conditions have been satisfied:

- a) That written confirmation is received from Conservation Halton indicating that these lots are no longer susceptible to flooding under the Regional Storm event to the satisfaction of the Town of Oakville.*

In an email received December 4, 2019, Conservation Halton cleared Condition (a) confirming that they have no objection to removal of the Holding Provision and in summation, represents the clearance of the condition required under the "H15" Holding Provision.

CONCLUSION:

The requirements for the removal of the "H15" Holding Provision have now been satisfied. Staff recommends that Council approve the subject application and pass By-law 2020-010 to remove the Holding Provision from 3282, 3276 Millicent Avenue and 17 Carnegie Drive.

CONSIDERATIONS:

(A) PUBLIC

Notice of Intention to remove the "H15" Holding Provision was provided in accordance with Section 36(4) and Section 8 of Regulation 544/06 of the *Planning Act*.

(B) FINANCIAL

None associated with this report.

From: Planning Services Department

Date: December 18, 2019

Subject: **Holding Provision Removal, 3282, 3276 Millicent Avenue and 17 Carnegie Drive, Z.1315.08, By-law 2020-010**

(C) IMPACT ON OTHER DEPARTMENTS & USERS

Conservation Halton has no objection to the removal of the “H15” Holding Provision as requested.

(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

A review of sustainability objectives of the North Oakville East Secondary Plan was undertaken as part of the review of the Zoning By-law Amendment application that applied the “H15” Holding Provision.

APPENDICES:

Appendix A – Location Map and Air Photo

Appendix B - By-law 2020-010 – A by-law to remove the “H15” Holding Provision from the lands municipally described at 3282, 3276 Millicent Avenue and 17 Carnegie Drive

Prepared by:
Brandon Hassan
Planner, Current Planning
East District

Recommended by:
Heinz Hecht, MCIP, RPP
Manager, Current Planning
East District

Submitted by:
Mark H. Simeoni, MCIP, RPP
Director, Planning Services