



OAKVILLE

## REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: JULY 9, 2018

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**FROM:** Planning Services Department

**DATE:** June 18, 2018

**SUBJECT:** **Public Meeting Report, Zoning By-law Amendment and Plan of Subdivision, Infrastructure Ontario, Part of Lot 26, Concession 1, NDS, File No. Z.1326.05, 24T-18004/1326**

**LOCATION:** North of William Halton Parkway, East of Hospital Gate

**WARD:** 4 Page 1

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### RECOMMENDATION:

1. That the public meeting report prepared by the Planning Services Department dated June 18, 2018, be received.
2. That comments from the public with respect to the Zoning By-law Amendment and Plan of Subdivision application by Infrastructure Ontario (File No. Z.1326.05, 24T18004/1326), be received.
3. That staff consider such comments as may be provided by Council.

### KEY FACTS

#### Timing:

The *Planning Act* timeframe for review of the Zoning By-law amendment application is 150 days (September 22, 2018) and 180 days for the draft plan of subdivision application (October 22, 2018).

#### Location:

The subject lands are located north of William Halton Parkway between the future Hospital Gate extension and ErinoakKids.

#### Proposal:

A Zoning By-law Amendment application was submitted by Infrastructure Ontario on behalf of the Ministry of Attorney General which proposes to rezone the subject 8.19 ha parcel of land to permit light industrial, business employment and institutional

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uses, inclusive of an approximately 7 storey 45,000 m<sup>2</sup> courthouse together with approximately 1,200 parking spaces.

A concurrent single lot draft plan of subdivision application was also submitted which would allow for the future creation of lots through the Part Lot Control process and the northerly extension of Hospital Gate and a new public road along the northern extent of the lands (Glenorchy Road).

### **EXECUTIVE SUMMARY:**

#### Policy Context:

The subject lands are designated Employment District by the North Oakville West Secondary Plan (NOWSP) and zoned Existing Development. In accordance with Section 8.10.2 of the NOWSP, the Plan is to be implemented by appropriate amendments to the town's Zoning By-law in accordance with the policies of the NOWSP and Part F, Section 1.3 of the Official Plan. This implements the NOWSP by enabling the detailed review and assessment of environmental and other studies required by the NOWSP, on a site-specific basis.

The primary focus of the Employment District designation is to protect for, and establish a range of development opportunities for employment generating industrial, office and service employment uses (policy 8.6.5.1). However, as outlined in more detail in this report, the NOWSP also provides special policies for the Health Oriented Mixed Use Node, within the Employment District designation, which includes restrictions for certain employment uses as well as permissions for other land uses.

### **BACKGROUND**

The purpose of this report is to introduce the planning application in conjunction with the statutory public meeting. Council will hear public delegations on the application, ask questions of clarification and can identify matters to be considered. The report is to be received and no recommendations on the application are being made at this time.

The report outlines the proposed development and identifies matters raised to date through the technical review and public consultation. Following the statutory public meeting and once the review is complete, staff will bring forward a recommendation report for consideration by Planning and Development Council.

The application was submitted and deemed complete on April 25<sup>th</sup>, 2018. A Public Information Meeting was held on May 16<sup>th</sup>, 2018 with one attendee in attendance.

#### Proposal

A Zoning By-law Amendment application was submitted by Infrastructure Ontario on behalf of the Ministry of Attorney General which proposes to rezone the subject 8.19

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ha parcel of land to a site-specific light industrial zone. The rezoning would permit the construction of a new courthouse, related parking and establish permitted uses and zoning standards for the balance of the subject lands.

The light industrial zone permits a range of land uses including a private park, general office use or medical office or financial institution, hotel, place of amusement, club, nightclub, public hall, parking garage, service establishment, arena, theatre, stadium, trade and convention centre, place of worship, commercial school, private career college, day care, light industrial, information processing, call centres, research and development, caretaker dwelling unit, limited retail uses subject to certain regulations. Additional site-specific uses requested include a public use, including a courthouse, commercial recreation, community centre, library, nursing home, and retirement home.

As shown in Figure 1, an approximately 7 storey 45,000 m<sup>2</sup> courthouse is proposed on the western portion of the site, a 1200 space parking lot adjacent to the courthouse, and a remnant block of land which would permit the range of site-specific light employment land uses identified above.

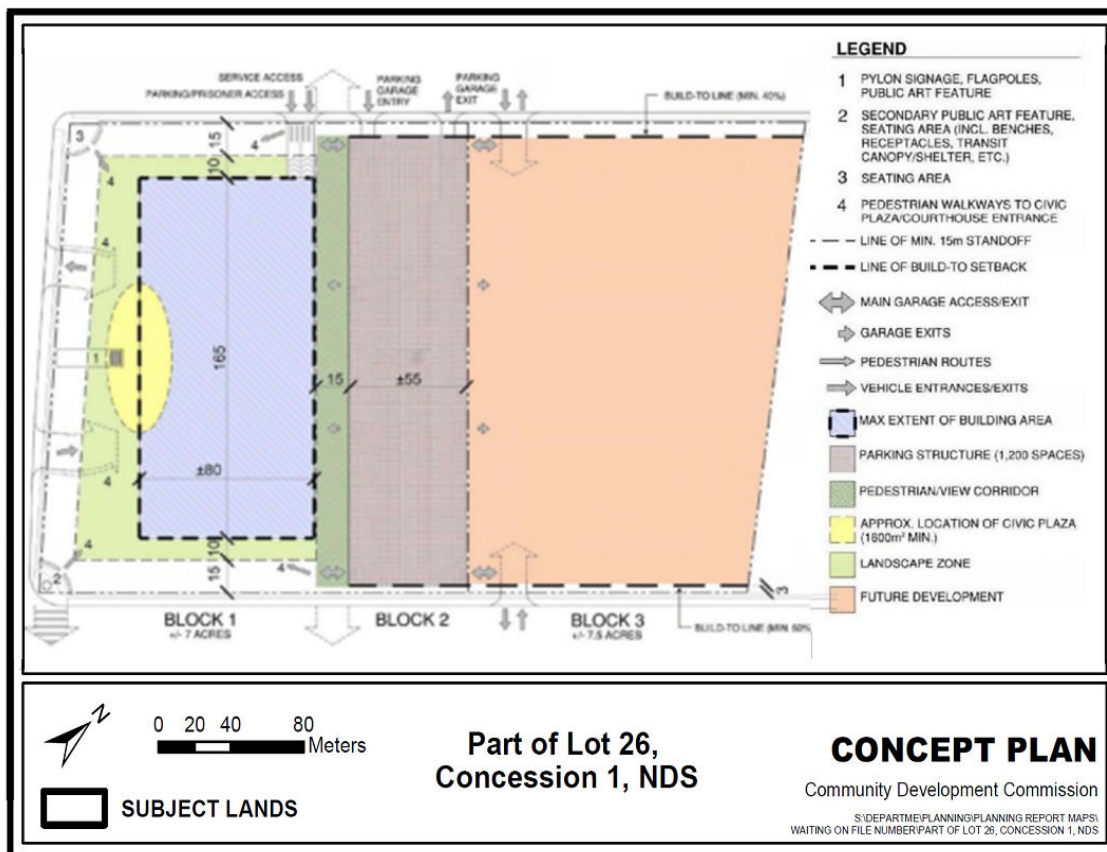


Figure 1: concept plan

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The applicant intends to tender the design / build of the courthouse. As a result, the specific design of the courthouse and related site planning matters will be advanced through that process and reviewed through the required site plan application. However, the courthouse is anticipated to be designed to initially have 21 courtrooms, with 4 additional courtrooms contemplated as part of full build out (expected by 2046). A civic plaza fronting the Hospital Gate public road extension is conceptually provided for together with a number of pedestrian connections to the courthouse. Access to the limited secure underground parking for judges, select staff, police and service vehicles is proposed from the Glenorchy Road extension.

A concurrent draft plan of subdivision application was submitted, consisting of a single development block, the northerly extension of Hospital Gate and a new public road along the northern extent of the lands (Glenorchy Road). The single development block would allow for the future creation of lots once the design of the courthouse has been advanced.

Location

The subject lands are located on the north side of William Halton Parkway, east of Hospital Gate.



Figure 2: Air Photo

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### Site Description

The subject lands are 8.19 ha (20.2 acres) in size with approximately 360 m of frontage on William Halton Parkway. The site is currently vacant.

### Surrounding Land Uses

The surrounding land uses are as follows:

North: Future Community Park and Natural Heritage System  
East: ErinoakKids Centre for Treatment and Development  
South: Oakville Trafalgar Memorial Hospital  
West: greenfield designated employment lands

## **POLICY FRAMEWORK**

### Provincial Policy Statement

The Provincial Policy Statement (2014) ('PPS') is intended to promote a policy led system, which recognizes that there are complex relationships among environmental, economic and social factors in land use planning. The PPS encourages the wise management of land to achieve efficient development and land use patterns by directing growth to settlement areas and by promoting a compact development form.

Policy 1.1.1 of the PPS provides that healthy, liveable and safe communities are sustained by:

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) *accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) *promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;*

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- f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;*
- g) ensuring that necessary infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities are or will be available to meet current and projected needs; and*
- h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.*

The subject lands are located within a settlement area, which broadly is to be the focus of growth and development (policy 1.1.3.1). More specifically, the subject lands are within an employment area<sup>1</sup>, as defined by the PPS, and located along a transit corridor, as identified by the Province and Halton Region. Pursuant to policy 1.1.3.2, land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources; are appropriate for, and efficiently use, the infrastructure and public service facilities; minimize negative impacts to air quality and climate change, and promote energy efficiency; support active transportation; are transit-supportive; and directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

Policy 1.3.1 provides that planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;*
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;*
- c) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities; and*
- d) ensuring the necessary infrastructure is provided to support current and projected needs.*

Within employment areas, planning authorities are directed to plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs (policy 1.3.2.1).

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<sup>1</sup> **Employment Area:** Areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities. (Growth Plan, 2017, PPS, 2014)

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A public service facility is defined as:

***Public service facilities:*** means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. Public service facilities do not include infrastructure.

Policy 1.6.1 provides that Infrastructure, electricity generation facilities and transmission and distribution systems, and public service facilities shall be provided in a coordinated, efficient and cost-effective manner that considers impacts from climate change while accommodating projected needs. Planning is required to be coordinated and integrated with land use planning so that they are:

- a) financially viable over their life cycle, which may be demonstrated through asset management planning; and
- b) available to meet current and projected needs.

Policy 1.6.3 provides that before consideration is given to developing new infrastructure and public service facilities:

- a) the use of existing infrastructure and public service facilities should be optimized; and
- b) opportunities for adaptive re-use should be considered, wherever feasible.

Policy 1.6.4 provides that infrastructure and public service facilities should be strategically located to support the effective and efficient delivery of emergency management services. More specifically, policy 1.6.5 states that Public service facilities should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation.

In accordance with section 3 of the *Planning Act*, all planning decisions 'shall be consistent with' the PPS.

### Growth Plan for the Greater Golden Horseshoe

On May 18, 2017 the Growth Plan for the Greater Golden Horseshoe, 2017 ('Growth Plan') was released and it came into effect on July 1, 2017, replacing the Growth Plan for the Greater Golden Horseshoe, 2006. The Growth Plan is a long-term plan that works together with the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan to manage growth, build complete communities, curb sprawl and protect cultural heritage resources and the natural environment.

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Section 2.2 of the Growth Plan addresses the management of growth and development. Section 2.2.1.4 of the Growth Plan provides that the policies of this Plan will support the achievement of complete communities that:

- a) *feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and public service facilities;*
- d) *expand convenient access to:*
  - i. *a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;*
  - ii. *public service facilities, co-located and integrated in community hubs;*
  - iii. *an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and*
  - iv. *healthy, local, and affordable food options, including through urban agriculture;*
- e) *ensure the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards;*
- f) *mitigate and adapt to climate change impacts, build resilience, reduce greenhouse gas emissions, and contribute towards the achievement of low-carbon communities; and*
- g) *integrate green infrastructure and low impact development.*

The subject lands are located outside of the built boundary and are within an employment area<sup>2</sup>. Further, the subject lands are located along a transit corridor, as identified by the Province and Halton Region. Section 2.2.5 (1) of the Growth Plan provides that economic development and competitiveness in the Greater Golden Horseshoe will be promoted by:

- a) *making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;*
- b) *ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;*
- c) *planning to better connect areas with high employment densities to transit; and*
- d) *integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.*

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<sup>2</sup> **Employment Area:** Areas designated in an official plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities. (Growth Plan, 2017, PPS, 2014)



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Section 2.2.5 (7) provides policy direction regarding planning for employment areas by:

- a) prohibiting residential uses and limiting other sensitive land uses that are not ancillary to the primary employment use;*
- b) prohibiting major retail uses or establishing a size or scale threshold for any major retail uses that are permitted and prohibit any major retail uses that would exceed that threshold; and*
- c) integrating employment areas with adjacent non-employment areas and developing vibrant, mixed-use areas and innovation hubs, where appropriate.*

Section 3.2.8 of the Growth Plan provides the following policy direction for public service facilities<sup>3</sup>:

- 1. Planning for public service facilities, land use planning and investment in public service facilities will be co-ordinated to implement this Plan.*
- 2. Public service facilities and public services should be co-located in community hubs and integrated to promote cost-effectiveness.*
- 3. Priority should be given to maintaining and adapting existing public service facilities and spaces as community hubs to meet the needs of the community and optimize the long-term viability of public investments.*
- 4. Existing public service facilities that are located in or near strategic growth areas and are easily accessible by active transportation and transit, where that service is available, should be the preferred location for community hubs.*
- 5. Municipalities will collaborate and consult with service planning, funding, and delivery sectors to facilitate the co-ordination and planning of community hubs and other public service facilities.*
- 6. New public service facilities, including hospitals and schools, should be located in settlement areas and preference should be given to sites that are easily accessible by active transportation and transit, where that service is available.*

All decisions made on or after July 1, 2017 in respect of the exercise of any authority that affects a planning matter are required to conform to the Growth Plan.

### Region of Halton Official Plan

The lands are designated “Urban Area” and included in the “Employment Area” overlay in the Halton Region Plan. Lands within the “Urban Area” are intended for residential and employment growth. Policy 76 notes that the range of permitted uses

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<sup>3</sup> **Public Service Facilities:** Lands, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, and cultural services. Public service facilities do not include infrastructure. (Growth Plan, 2017, PPS, 2014)

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is to be in accordance with Local Official Plans and Zoning By-laws. All development, however, is subject to the policies of the Regional Plan.

Employment Areas are subject to the objectives and policies for the Urban Area. In addition, the objectives of the Employment Areas are:

*77.1(1) To ensure the availability of sufficient land for employment to accommodate forecasted growth to support Halton's and its Local Municipalities' economic competitiveness.*

*77.1(2) To provide, in conjunction with those employment uses within the residential and mixed use areas of the communities, opportunities for a fully-diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses.*

*77.1(3) To locate Employment Areas in the vicinity of existing major highway interchanges and rail yards, where appropriate, within the Urban Area.*

Section 77.4(1) of the Halton Region Plan prohibits residential and other non-employment uses in the Employment Areas except to recognize uses permitted by specific policies of a Local Official Plan on December 16, 2009 (such as the North Oakville West Secondary Plan).

*Further, Section 77.4 of the Halton Region Plan provides that it is the policy of the Region to:*

*77.4(2) Plan for, protect and preserve the Employment Areas for current and future use.*

*77.4(5) Require Local Municipalities to promote intensification and increased densities in both new and existing Employment Areas by facilitating compact, transit-supportive built form and minimizing surface parking.*

### North Oakville West Secondary Plan

On May 25, 2009 the North Oakville West Secondary Plan was approved by Council through OPA 289. OPA 289 was partially approved by the Ontario Municipal Board on December 4, 2009 for lands including the subject lands. The Secondary Plan includes detailed policies establishing general development objectives to guide the future development of the area covered by the Plan.

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The subject lands are designated 'Employment District' on Figure NOW2. Section 8.6.5.1 of the plan provides that a HOMUN is included within the Employment District on the north side of Dundas Street West at Third Line. The NOWSP requires the range and scale of uses in the Employment District to be designed to be sensitive to the adjacency and compatibility with development in the HOMUN.

Pursuant to Section 8.6.5.2 of the Plan, a range of employment uses are permitted with the Employment District including institutional uses such as places of worship and vocational schools and additional uses specific to the HOMUN including a hospital, and may also include research and development facilities, medical and other offices, laboratories, clinics, supportive housing, long term care facilities, rehabilitation facilities, and other similar uses including retail and service commercial facilities related to the permitted uses.

On lands abutting the HOMUN and major arterial roads, general industrial operations, transportation terminals, outside storage and operations incidental to industrial operations, waste processing and waste transfer stations are not permitted. Further, for those uses that are permitted abutting the lands in the Health Oriented Mixed Use Node, they are to be carefully evaluated to ensure they do not adversely impact on the uses in the HOMUN and matters such as the location of loading bays, sources of light, noise and fumes are reviewed to ensure that any impact on the residential or health related uses complies with Provincial guidelines and regulations (Section 8.6.5.4 a) and c)).

Section 8.6.5.4 d) of the Plan provides that development is required to conform to the following additional criteria:

- *Main buildings shall be designed and located to assist in the creation of an attractive street edge, to provide for a strong pedestrian connection to the sidewalk, and to recognize any potential future intensification of the site:*
- *The balance between the areas of the lot occupied by buildings and the service and parking areas will be designed, wherever feasible, to reduce the extent of the street frontage occupied by service and parking areas. Where street frontage is occupied by parking and service areas, enhanced landscaping shall be provided;*
- *Maximum height -15 storeys;*
- *Minimum Floor Space Index –0.25 for retail and service commercial uses; and regard shall be had for the provisions of Subsection e) below with respect to all other uses;*

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- *Maximum Floor Space Index – 3 and;*
- *Service establishments shall be located in clusters at intersections with Arterials and Avenues.*

Section 8.7.8 a) Health Services states:

*“The Town shall work with the Halton Healthcare Services, the Mississauga-Halton Local Health Integration Network and appropriate government and service agencies and the community to assist in providing the maximum level of health service to the community.”*

Section 8.9.4 (Landowners Agreement(s)) states:

- a) *In order to ensure the appropriate and orderly development of the Secondary Plan area, and to ensure the costs associated with the development of the Secondary Plan are equitably distributed among all landowners, development within the 407 West Employment District and/or the Sixteen Hollow Employment District shall only be permitted to proceed when landowners representing a significant proportion of the respective employment district have entered into a cost sharing agreement or agreements amongst themselves to address the distribution of costs associated with development in a fair and equitable manner.*
- b) *The development of individual parcels of land will generally not be permitted in the absence of participation in a landowners’ cost sharing agreement, except in circumstances where the Town is satisfied that the development of the subject parcel would implement a logical extension of roads and services, the ability to appropriately and efficiently service the respective overall employment district is not prejudiced, and there is no risk of unacceptable financial impact to Town or the Region.*

On September 26<sup>th</sup>, 2017, Council adopted the urban structure official plan amendment for the North Oakville West Secondary Plan (By-law 2017-081, OPA No.318). The Region of Halton approved the amendment on April 26<sup>th</sup>, 2018. The purpose of the urban structure is to provide a framework for directing where and how growth is to be accommodated to the year 2041.

As part of the amendment, a new policy section 8.1.5.2 states that “the provisions of Section 3 and Schedule A1 of the Livable Oakville Plan shall be read in conjunction with the policies of the North Oakville West Secondary Plan in a manner that gives effect to both sets of policies. Schedule A1 (Urban Structure) of the Livable Oakville

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Plan illustrates a 'Node and Corridor for Further Study' at Third Line, north of Dundas Street West, which pertains to the HOMUN. The policies in section 3.6 in the Livable Oakville Plan go on to state that "for those areas identified on Schedule A1 – Urban Structure as Nodes and Corridors for Further Study, future review shall provide updated and new policies to delineate boundaries, the mix of land uses and the intensity and scale of development."

The in force NOWSP does not delineate the boundary of the HOMUN. The intent of the in force NOWSP is to interpret the boundary of the HOMUN, including the uses within the HOMUN, at the site-specific level through a detailed zoning by-law amendment. As part of the All Seniors Care Acquisitions Ltd. staff report, which Council considered on June 11<sup>th</sup>, 2018, considerations were implemented to determine whether site-specific lands were part of the HOMUN. These considerations included: location; supportive land uses; and sensitive land use / impact on employment area.

#### North Oakville Zoning By-law

The subject lands are zoned Existing Development – ED. The applicant has applied to rezone the lands to a site-specific light industrial zone. The light industrial zone permits a range of land uses including a private park, general office use or medical office or financial institution, hotel, place of amusement, club, nightclub, public hall, parking garage, service establishment, arena, theatre, stadium, trade and convention centre, place of worship, commercial school, private career college, day care, light industrial, information processing, call centres, research and development, caretaker dwelling unit, limited retail uses subject to certain regulations.

Additional site-specific uses include a public use, including a courthouse, commercial recreation, community centre, library, nursing home, and retirement home.

Site-specific performance standards applied for include no maximum front or flankage yards whereas the parent light industrial zone requires a maximum front and flankage yard of 24 m. The minimum number of parking spaces proposed for a courthouse is 875 parking spaces, and such required parking is proposed be permitted on the same lot as the courthouse or on another lot within 500 m.

The draft zoning by-law amendment submitted by the applicant may be viewed in the Planning Services Department, 2nd floor Town Hall, during regular business hours (8:30am-4:30pm), or on the Town of Oakville website at <https://www.oakville.ca/business/da-29421.html>

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## COMMENTS

The proponent has provided numerous studies in support of the application which have been circulated to various public agencies and internal town departments, and which are under review. The following studies and supporting documentation are also accessible on the town's website (<https://www.oakville.ca/business/da-29421.html>):

- Plan of Survey
- Draft Plan of Subdivision
- Phase 1 Environmental Site Assessment
- Preliminary Geotechnical Investigation
- Urban Design Brief
- Concept Plan
- Planning Justification Report
- Draft Zoning By-law Amendment
- Functional Servicing Report
- Stormwater Management Report
- Environmental Implementation Report
- Transportation Impact Study
- Archaeological Assessment
- Hospital Gate & Glenorchy Road Design Plans

## **Matters to be considered**

A complete analysis of the application will be undertaken and includes a review of the following matters, which have been identified to date:

- i. **consistency / conformity with applicable Provincial, Regional and town policy including:**
  - whether the proposed range of land uses are permitted within an employment area;
  - whether the subject lands form part of (or are outside) of the health oriented mixed use node identified by the NOWSP / whether the proposed range of land uses are appropriate for within or adjacent to the node, as the case may be;
  - whether the proposed density and built form of development supports the urban structure of the town and is appropriate given the surrounding context / emerging policy (official plan / urban structure review).
  - Whether a holding provision, or other site-specific zoning regulations are required for the remnant parcel to ensure that zoning-related matters including transportation impact, urban design and site servicing have been addressed.

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**ii. Suitability of land for intended use including:**

- environmental suitability of lands for proposed use (contamination);
- archaeological (whether such matters have been appropriately investigated, identified and protected); and,
- natural heritage system (protection of natural features, including stormwater management).

**iii. Impact/integration of the proposed development on adjoining properties including:**

- transportation impact to adjacent roadways and intersections, the hospital and the surrounding area;
- overall parking needs for surrounding area;
- extension of Oakville Transit routes, and associated infrastructure, as appropriate;
- adequacy of proposed sanitary, water and stormwater management servicing and consistency with applicable engineering standards;
- design of Hospital Gate and Glenorchy Road design (applicant will be required to construct both road extensions); and,
- pedestrian circulation and integration with larger network.

**iv. urban design and function of site including:**

- built form, massing, building setbacks, overall design and appropriate zoning performance standards;
- site layout including location and orientation of courthouse parking and structured parking.
- Section 3.12.3. of the North Oakville Urban Design Guidelines requiring parking structures to have a high level of design which is consistent and complementary to the development and site as a whole.
- Consideration of active at-grade uses to provide safety, animation and attractive building façades for parking structure.
- Screening of parking structures from view at sidewalk level, and the street-level wall

With respect to parking, Infrastructure Ontario noted that it is not customary for the Ministry of Attorney General to provide parking for the public, and town staff are exploring other options, which includes potential partnerships with the town or others and Infrastructure Ontario to provide sufficient parking for the subject lands. Staff will report further on any arrangements at the time of the recommendation report.

In addition, comments received at this public meeting will be considered and included in a forthcoming recommendation report.

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## **CONCLUSION**

Planning staff will continue to review and analyze the proposed applications and address all technical matters, if any, along with submitted public comments, and report to Council at a future meeting. No further notice is required, however, written notice of any future public meetings will be provided to those who have made written and/or verbal submissions.

## **CONSIDERATIONS:**

### **(A) PUBLIC**

Notice for this meeting was distributed to all properties within 120 m of the subject property and included on the sign posted on the site.

A Public Information Meeting was held on May 16, 2018 with one attendee in attendance.

### **(B) FINANCIAL**

None arising from this report. However, the town works triggered by this development, including new roads and intersection works required to support this development, are not currently reflected in the town's 10-year capital forecast. The applicability of Development Charges and Cash in Lieu of Parkland will be reviewed.

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

The application was circulated to internal and external departments and agencies for review. The application remains in technical review.

### **(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 will be reviewed to ensure compliance with the Town's sustainability objectives.



From: Planning Services Department

Date: June 18, 2018

Subject: **Public Meeting Report, Zoning By-law Amendment and Plan of Subdivision, Infrastructure Ontario, Part of Lot 26, Concession 1, NDS, File No. Z.1326.05, 24T-18004/1326**

**APPENDICES:**

Appendix A – Official Plan extract

Appendix B – Zoning By-law extract

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