



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: JULY 9, 2018

FROM: Planning Services Department

DATE: June 18, 2018

SUBJECT: **Proposed Removal of Holding "H" Provision, Bronte Property Holdings Ltd., 2441 Lakeshore Road West, File No. Z.1729.57, By-law No. 2018-100**

LOCATION: 2441 Lakeshore Road West

WARD: 1

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RECOMMENDATION:

1. That the application (File No.: Z.1729.57) submitted by Bronte Property Holdings Ltd., to remove the "H" Holding provision from 2441 Lakeshore Road West, be approved.
2. That By-law 2018-100, a by-law to remove the "H" Holding provision from 2441 Lakeshore Road West, be passed

KEY FACTS:

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

- The "H" holding provision was incorporated into the Zoning By-law (By-law 2012-009) at the request of Halton Region.
- The holding provision, as set out in the zoning by-law, ensures that Regional conditions have been satisfied.
- Halton Region has advised in a letter dated June 5, 2018 that the conditions have been satisfactorily addressed and that the Region has no objection to the removal of the holding provision.
- All conditions relating to the removal of the "H" holding provision have been satisfied.
- Staff are also processing two site plan applications for the site (SP.1729.004/10 and SP.1729.004/11). Conditional site plan approval has been granted for the east portion of the site.

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BACKGROUND:

Proposal

The "H" holding provision was incorporated into the Zoning By-law at the request of Halton Region. The purpose of the "H" holding provision was to ensure that matters related to servicing have been satisfactorily addressed.

Removal of the "H" holding provision from the Zoning By-law, will allow the land to be developed in accordance with the approved zoning.

Location

The site is located on the northeast corner of Bronte Road and Lakeshore Road West and is known municipally as 2441 Lakeshore Road West.

COMMENT/OPTIONS:

The Town received an application from Bronte Property Holdings Ltd. to remove the "H" Holding Provision (H22) from the Town's Zoning By-law to allow the subject lands to be developed. Zoning By-law 2014-014 provides that the holding provision may be removed when the following conditions have been satisfied:

"The "H" symbol shall, upon application by the landowner, be removed by Town Council passing a By-law under Section 36 of the Planning Act. The following conditions shall first be completed to the satisfaction of the Town of Oakville:

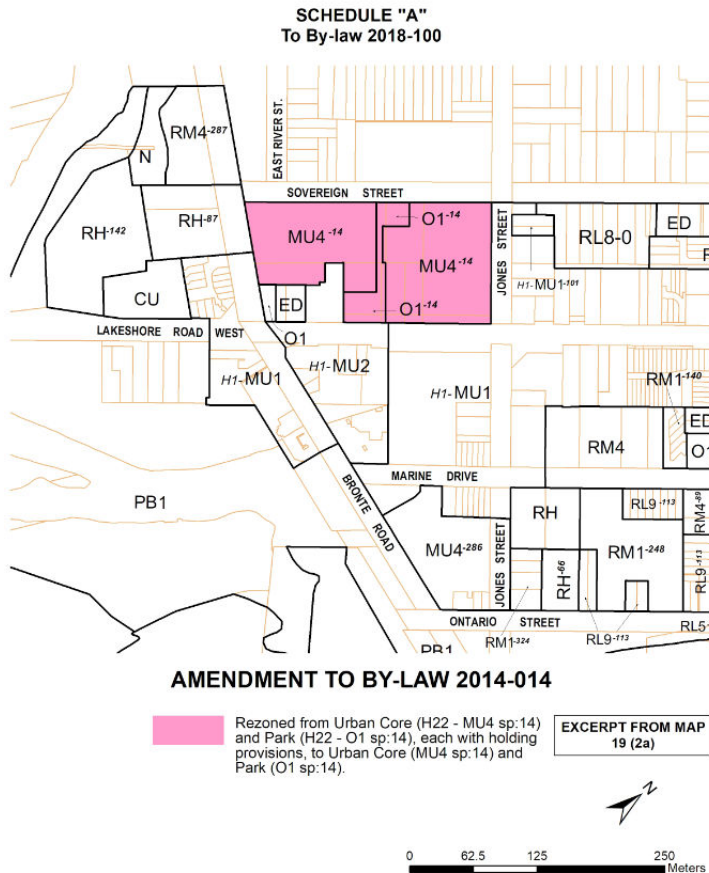
- a) *Registration on title of a servicing agreement between the owner of the property subject to this Hold and the Regional Municipality of Halton which provides for, among other matters, the design and construction of an upgrade to the inlet trunk sewer to the Marine Drive Sanitary Sewage Pumping Station, by either enlargement or twinning, which is sufficient to accommodate the additional flow resulting from the entire drainage area, and which provides for the payment of the cost of designing and constructing such inlet trunk sewer and associated works on terms and conditions which are to the satisfaction of the Regional Municipality of Halton.*
- b) *Updates to the Functional Servicing Report for one or more blocks which confirms that sufficient water and wastewater services are available for each block has been provided to the satisfaction of the Regional Municipality of Halton and the Town of Oakville."*

In a letter dated June 5, 2018 (attached as Appendix A), Halton Region staff advised that they have no objection to the removal of the "H" holding provision.

For reference purposes, the following is the associated map excerpt from proposed By-law 2018-100.

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CONCLUSION:

Town staff is satisfied that the requirements for the removal of the "H22" holding provision as it applies to 2441 Lakeshore Road West have now been satisfied. Staff recommends that Council approve the subject application and pass By-law 2018-100, which removes the "H" holding provision from the subject land.

CONSIDERATIONS:

- (A) PUBLIC**
No notice is required per Section 36(4) of the Planning Act.
- (B) FINANCIAL**
None associated with this report.

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(C) IMPACT ON OTHER DEPARTMENTS & USERS

Halton Region has no objection to the removal of the "H" 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

The proposed development will be reviewed to ensure compliance with the Town's sustainability objectives of the Livable Oakville Plan

APPENDICES:

Appendix A – Regional comments

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Current Planning – West District

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