



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: JUNE 16, 2020

FROM: Planning Services Department

DATE: June 3, 2020

SUBJECT: Holding Provision Removal, 79 Wilson Street, Z.1715.24, By-law 2020-065

LOCATION: 79 Wilson Street

WARD: 2

Page 1

RECOMMENDATION:

1. That the application (File No.: Z.1715.24) submitted by James and Elizabeth Knowlton, to remove the “H41” Holding Provision from the lands known as 79 Wilson Street, be approved.
2. That By-law 2020-065, a by-law to remove the “H41” Holding Provision from 79 Wilson Street, be passed.

KEY FACTS:

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

- The “H41” Holding Provision was incorporated into the Zoning By-law by site specific By-law 2019-053 at the request of Halton Region and Town Staff.
- One purpose of the “H41” Holding Provision was to ensure that written confirmation is received that the Owner submit, to the satisfaction of the Region of Halton, a Ministry of the Environment, Conservation and Parks Acknowledged Record of Site Condition (RSC).
 - Completed on September 16, 2019
- The second purpose of the “H41” Holding Provision was to ensure that the Owner submit, to the satisfaction of the Town of Oakville, a site plan application, demonstrating that stormwater management can be appropriately managed to Town standards and that appropriate landscape treatment and urban design criteria can be implemented.
 - Completed on May 14, 2020
- All conditions relating to the removal of the “H41” Holding Provision have been satisfied.

BACKGROUND:

The applicant seeks site plan approval for the construction of a new 988.93 m² two-storey detached dwelling and attached garages. As per the Zoning By-law Amendment Application (Z.1715.23), a Holding Provision “H41” was placed on the property in order for the applicant to submit, to the satisfaction of the Region of Halton, a Ministry of the Environment, Conservation and Parks Acknowledged Record of Site Condition (RSC). Secondly, that the application submit to the satisfaction of the Town of Oakville, a site plan application, demonstrating that stormwater management can be appropriately managed to Town standards and that appropriate landscape treatment and urban design criteria can be implemented.

The applicant will be eligible for building permits at such time as “H41” is removed from Zoning By-law 2014-014 and Final Site Plan Approval has been granted.

COMMENT/OPTIONS:

The Town’s 2014-014 Zoning By-law provides that the Holding Provision “H41” may be removed when the following conditions have been satisfied:

H41	79 Wilson Street	Parent Zone: CBD
Map 19(2)	(Part of Lot 7, Block 68, Plan 1)	(2019-053)
16.3.41.2 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by <i>Town Council</i> passing a By-law under Section 36 of the <u>Planning Act</u> . The following condition(s) shall first be completed to the satisfaction of the <i>Town of Oakville</i> :		
a)	That the Owner submit, to the satisfaction of the Region of Halton, a Ministry of the Environment, Conservation and Parks Acknowledged Record of Site Condition (RSC).	
b)	That the Owner submit, to the satisfaction of the Town of Oakville, a site plan application, demonstrating that stormwater management can be appropriately managed to Town standards and that appropriate landscape treatment and urban design criteria can be implemented.	

In an email received September 16, 2019, Halton Region cleared Condition (a) confirming that the applicant may proceed with the removal of the Holding Provision. Furthermore, comments for the Site Plan application pertaining to Condition (b) were cleared in principle on May 14, 2020 and in summation, represents the clearance of the conditions required under the Holding Provision “H41”.

CONCLUSION:

The requirements for the removal of the “H41” Holding Provision have now been satisfied. Staff recommends that Council approve the subject application and pass By-law 2020-065 to remove the Holding Provision from 79 Wilson Street.

CONSIDERATIONS:

(A) PUBLIC

Notice of Intention to remove the “H41” 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.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

Halton Region has no objection to the removal of the “H41” 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 Livable Oakville Plan was undertaken as part of the review of the Zoning By-law Amendment application that applied the “H41” Holding Provision.

APPENDICES:

Appendix A – By-law 2020-065 – A by-law to remove the “H41” Holding Provision from the lands municipally described at 79 Wilson Street

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