



OAKVILLE

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: DECEMBER 4, 2017

FROM: Planning Services Department

DATE: November 13, 2017

SUBJECT: Proposed Removal of "H" Holding Provision, Delridge (West Harbour) Inc., 42 Lakeshore Road West, File No. Z.1715.21, By-law No. 2017-116

LOCATION: Southwest corner of Lakeshore Road West and Chisholm Street

WARD: 2 Page 1

RECOMMENDATION:

1. That the application (File No.: Z.1715.21) submitted by Delridge (West Harbour) Inc., to remove the "H" Holding provision from 42 Lakeshore Road West, be approved.
2. That By-law 2017-116, a by-law to remove the "H" Holding provision from 42 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 2009-144) at the request of Halton Region.
- The purpose of the "H" Holding provision was to ensure that sufficient water and wastewater services were available.
- Halton Region has advised in a letter dated October 27, 2017 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.
- A site plan application (SP.1715.041/01) has been filed, which is in technical review.

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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 sufficient water and wastewater services were available.

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 Garden Drive and Lakeshore Road West and is known municipally as 42 Lakeshore Road West.

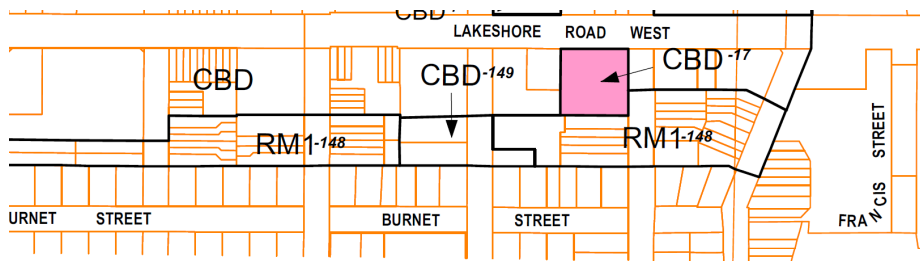
COMMENT/OPTIONS:

The Town received an application from Delridge (West Harbour) Inc., to remove the "H" holding provision from the Town's in force 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:


- "a) *That sufficient water and wastewater services are available to the satisfaction of the Regional Municipality of Halton and the Town of Oakville.*"

In a letter dated October 27, 2017 (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 2017-116.



AMENDMENT TO BY-LAW 2014-014

 H15 is removed from the subject lands.

EXCERPT FROM MAP
19 (7a)



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CONCLUSION:

Town staff is satisfied that the requirement for the removal of the "H15" holding provision as it applies to 42 Lakeshore Road West has now been satisfied. Staff recommends that Council approve the subject application and pass By-law 2017-116, which removes the "H" holding provision from the subject land.

CONSIDERATIONS:

(A) PUBLIC

A notice of this meeting was provided to all properties within 120 metres of the site.

(B) FINANCIAL

None associated with this report.

(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

Prepared by:

Robert H. Thun, MCIP, RPP

Senior Planner

Current Planning – West District

Recommended by:

Charles McConnell, MCIP, RPP

Manager

Current Planning – West District

Submitted by:

Mark H. Simeoni, MCIP, RPP

Director, Planning Services