

## REPORT

### PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: JULY 25, 2016

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**FROM:** Planning Services Department PD-16-503

**DATE:** June 24, 2016

**SUBJECT:** **Proposed Removal of "H" Holding Provision,  
Mattamy (Kaitting) Limited and Ruland Properties Inc.,  
File No.: ZBA 1317.02, By-law 2016-067**

**LOCATION:** Part of Lots 16 and 17, Concession 1 Trafalgar NDS, designated as  
Parts 1 and 2 on Plan 20R-20158

**WARD:** 5 Page 1

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#### RECOMMENDATION:

1. That the application (File No.: Z.1317.02) submitted by Mattamy (Kaitting) Limited & Ruland Properties Inc., to remove the Holding Provision "H" from the lands known as Part of Lots 16 and 17, Concession 1, Trafalgar NDS, designated as Parts 1 and 2 on Plan 20R-20158, be approved; and
2. That By-law 2016-067, a by-law to remove the Holding Provision "H" from By-law 2009-189, as amended, be passed.

#### KEY FACTS:

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

- The purpose of the Holding Provision is to ensure that allocation for sufficient water and wastewater services is available to the satisfaction of the Regional Municipality of Halton.
- All conditions relating to the removal of the Holding Provision have now been satisfied and staff are recommending that the Holding Provision be removed.

#### BACKGROUND:

The subject site is known as Block 71 contained within Phase 1 of the Preserve subdivision (24T-05012/1317). The applicant requests the removal of the Holding Provision in anticipation of future development taking place on Block 71 once relevant conditions of draft approval have been satisfied and the plan has been registered. Presently, the western portion of Block 71 is being used as a sales office and is expected to remain in place in the coming years. Preliminary concept plans were submitted for review at a pre-consultation meeting held May 13, 2015, proposing a five storey apartment building and townhouse development on the



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Halton Region staff have advised that they have no objection to the removal of the Holding Provision.

**CONCLUSION:**

Staff is satisfied that the requirements for the removal of the Holding Provision applicable to the subject lands have now been satisfied as noted above.

**CONSIDERATIONS:**

**(A) PUBLIC**

Notification has been provided in accordance with subsection 36(4) of the Planning Act which requires the municipality to provide notification of an intention to pass an amending By-law to remove the Holding Provision.

**(B) FINANCIAL**

None arising from this report.

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

The Region of Halton has no objection to the removal of the 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 generally complies with the sustainability objectives of Livable Oakville.

Prepared by:

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