

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: JULY 25, 2016

FROM: Planning Services Department	PD-16-503
DATE: June 24, 2016	1 D-10-303
SUBJECT: Proposed Removal of "H" Hold Mattamy (Kaitting) Limited and File No.: ZBA 1317.02, By-law 2	Ruland Properties Inc.,
LOCATION: Part of Lots 16 and 17, Concessive Parts 1 and 2 on Plan 20R-20158	
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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 knows 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:

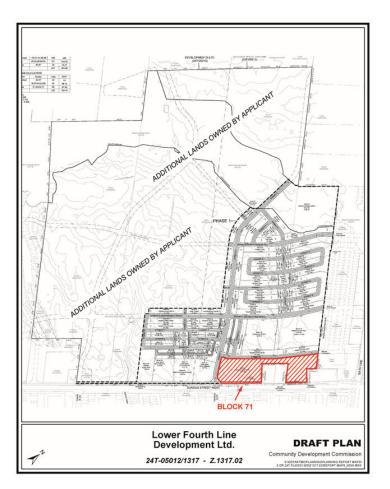
The subject site is known as Block 71 contained within Phase 1 of the Preserve subdivision (24T-05012/1317). The applicant requests the removal of the Holding Provision in anticipation of future development taking place on Block 71 once relevant conditions of draft approval have been satisfied and the 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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eastern portion of Block 71. A narrow strip of land located mid-block is anticipated to be developed as 16 townhouses fronting Kaiting Trail.

Location:

The subject lands are an irregularly shaped block of land 4.22ha in area, located north of Dundas, south of Kaitting Trail, east of Preserve Drive and west of Sixth Line as shown in Figure 1.



COMMENT/OPTIONS:

The lands are zoned H6-DUC SP:2 by Zoning By-law 2009-189. The By-law specifies that the Holding Provision may be removed when the following condition has been satisfied:

1. "The holding symbol "H6", as it applies only to residential uses, will be removed on Block 71 and 89, as shown on the draft plans of subdivision dated 27 April, 2012, when Halton Region has advised that water and wastewater servicing allocation have been assigned to Blocks 71 and 89." 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.

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