

Staff Report



Development Services Department

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REPORT TO: Planning and Strategic Initiatives Committee

DATE OF MEETING: October 2, 2023

SUBMITTED BY: Rosa Bustamante, Director of Planning 519-741-2200 ext. 7319

PREPARED BY: Brian Bateman, Senior Planner 519-741-2200 ext. 7869

WARD(S) INVOLVED: Ward 2

DATE OF REPORT: September 14, 2023

REPORT NO.: DSD-2023-408

SUBJECT: 7 Morrison Road, ZBA23/026/M/BB
Lifting of Holding Provision 42H, Klondike Homes Ltd.

RECOMMENDATION:

That Zoning By-law Amendment Application ZBA23/026/M/BB for Klondike Homes Ltd. for the purpose of removing Holding Provision 42H from the lands specified in the attached Map No.1, in the form shown in the “Proposed By-law, attached to the Report DSD-2023-408 as Appendix A, be approved.

REPORT HIGHLIGHTS:

- The purpose of this report is to seek Council’s approval of a zoning by-law amendment to remove Holding Provision 42H from the lands municipally addressed as 7 Morrison Road.
- The applicant has satisfied the conditions outlined within the holding provision as confirmed by the Regional Municipality of Waterloo.
- There are no financial implications associated with this zoning by-law amendment.
- Community engagement included notification of the intent to pass a by-law to remove the Holding Provision that was advertised in The Record on September 8, 2023.
- This report supports the delivery of core services.

BACKGROUND:

An application by Klondike Homes Ltd. was received to lift Holding Provision 42H to facilitate development of the subject lands for stacked townhomes. This report seeks Council’s approval of a Zoning By-law Amendment to remove the holding provision 42H from the property.

REPORT:

Official Plan Amendment and Zoning By-law Amendment applications were submitted and subsequently approved by Council on May 2, 2023. As part of the approval of the Zoning By-law Amendment, a Holding Provision was implemented that would require that the Region of Waterloo be satisfied with respect to the submission of a Record of Site

*** This information is available in accessible formats upon request. ***
Please call 519-741-2345 or TTY 1-866-969-9994 for assistance.

Condition (RSC) and a detailed Noise Study before the holding provision can be lifted. Region staff have now confirmed that the requirement for the RSC is no longer applicable, and also advised that the findings and recommendations of the latest detailed Noise Study are satisfactory.

The City is in receipt of correspondence (Attachment C) indicating that the Regional Municipality of Waterloo is satisfied that the applicant has met the requirements of 42H. Accordingly, Planning staff is of the opinion that the requested zoning by-law amendment to remove holding provision 42H is appropriate at this time. Planning Staff recommends removing Holding Provision 42H as shown on Map No. 1 contained within Attachment 'A'.

STRATEGIC PLAN ALIGNMENT:

This report supports the delivery of core services.

FINANCIAL IMPLICATIONS:

Capital Budget – The recommendation has no impact on the Capital Budget.

Operating Budget – The recommendation has no impact on the Operating Budget.

COMMUNITY ENGAGEMENT:

INFORM – This report has been posted to the City's website with the agenda in advance of the Council / committee meeting. Notice of the intention to pass a By-law to remove the Holding Provision was placed in the Record on September 8, 2023 (Attachment B). Under the Planning Act a statutory public meeting is not required for zoning by-law amendments to remove holding provisions and a neighbourhood circulation is not required.

PREVIOUS REPORTS/AUTHORITIES:

- DSD-2023-120
- Planning Act
- City's Official Plan
- Zoning By-law 2019-051

REVIEWED BY: Garrett Stevenson – Manager of Development Review

APPROVED BY: Justin Readman, General Manager Development Services

ATTACHMENTS:

- Attachment A – Proposed Zoning By-law and Map No. 1
- Attachment B – Newspaper Notice
- Attachment C – Regional Municipality of Waterloo Correspondence
- Attachment D - By-law 2023-047