



Corporate Report

Clerk's Files

Originator's
Files H-OZ 06/003 W9

DATE: November 7, 2006

TO: Chair and Members of Planning and Development Committee
Meeting Date: November 27, 2006

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Removal of the "H" Holding Symbol
from Zoning By-law 5500, as amended
Block 26, Plan 43M-1607
South side of Erin Centre Boulevard
West of Tenth Line West
Owner / Applicant: The Erin Mills Development Corporation:
Neighbourhood 406 Phase 2A**

Ward 9

RECOMMENDATION: That the Report dated November 7, 2006, from the Commissioner of Planning and Building recommending the removal of the "H" holding symbol from By-law 5500, as amended, for the lands located on the south side of Erin Centre Boulevard, west of Tenth Line West, Block 26, Plan 43M-1607, be adopted, and that the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage.

BACKGROUND:

Request Received: July 7, 2006
Agent: Mr. R. Griffin,
The Erin Mills Development Corporation

COMMENTS:

The subject lands were previously the subject of rezoning and draft plan of subdivision applications under files OZ 077/94 W9 Phase 2 and T-M94025 W9 Phase 2. On April 23, 2003, City Council enacted and passed By-law 0161-2003, zoning the subject lands "H-R4(12)-2349". The subject lands were intended to be developed for a school or, subject to the lifting of the Holding zone, detached dwellings, in accordance with the "R4(12)-2349" zone provision, as outlined in Appendix 1.

Appendix 2 identifies the lands to which the by-law applies and the underlying zoning.

In accordance with Section 36 of the *Planning Act*, R.S.O. 1990, c.P. 13, the holding zone "H" is to be removed from the zoning designation "H-R4(12)-2349", by further amendment to By-law 5500, as amended, upon confirmation in writing by the relevant school board that the lands are not required for school purposes. On May 31, 2006, the Dufferin-Peel Catholic District School Board, has confirmed that they no longer require the subject site for school purposes and that the site may be released back to the landowner.

Section 36 of the *Planning Act* provides the legislative framework for the removal of the "H" holding symbol and allows municipalities to amend a by-law to remove the "H" holding symbol. Section 36 does not require a formal public meeting, however notice of Council's intention to pass the amending by-law must be given to all land owners within 120 metres (400 ft.) to which the proposed amending by-law would apply. Notice was given to all affected land owners by pre-paid first class mail.

An application for a plan of subdivision for the subject lands, under file T-M06004 W9, to permit 41 lots having minimum lot frontages of 12.2 m (39.3 ft.), is currently being considered by the Planning and Building Department and will be subject to a public meeting pursuant to the *Planning Act*.

CONCLUSION:

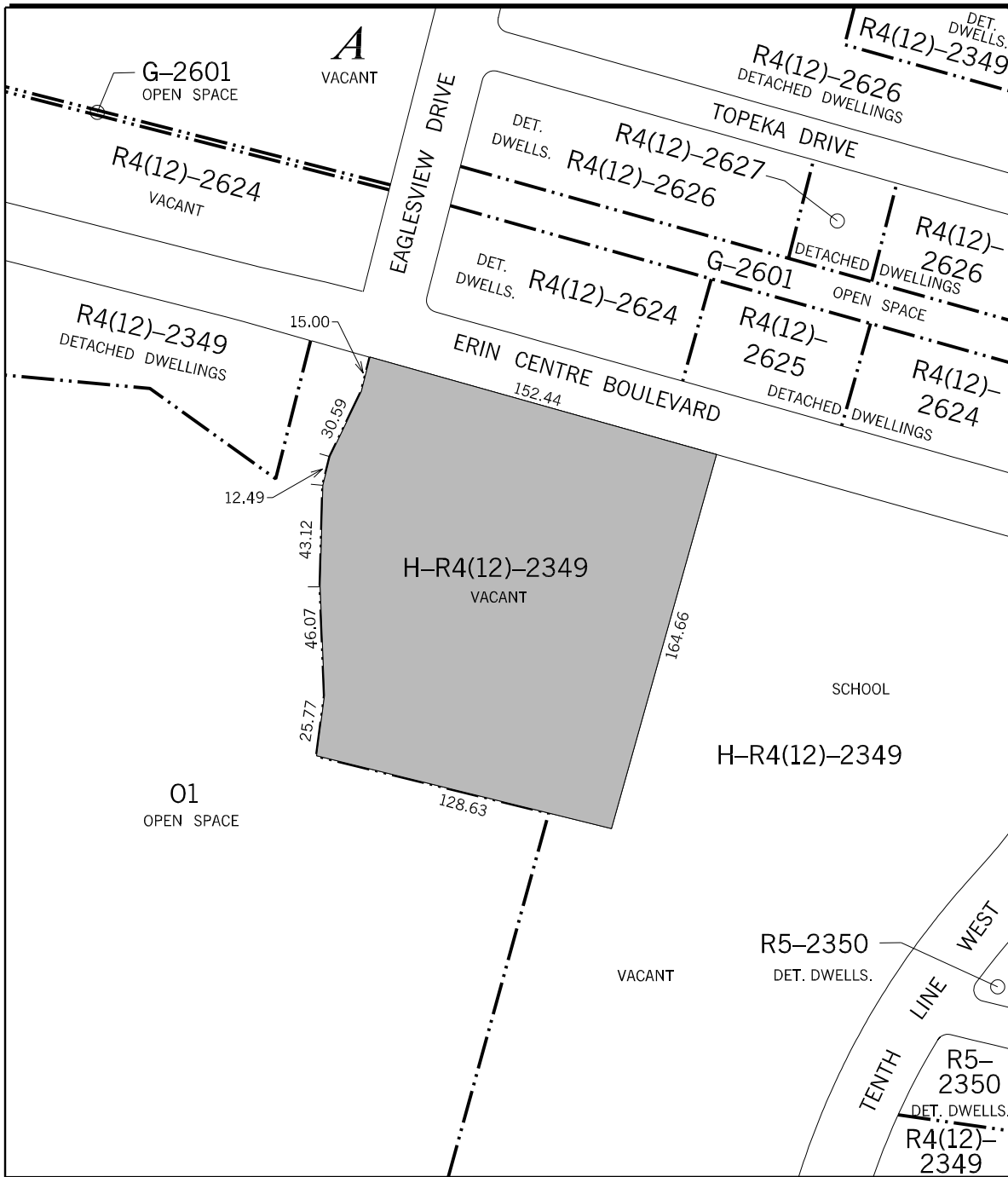
Given that the condition to remove the “H” holding symbol has now been satisfied, the “H” holding symbol can be removed.

ATTACHMENTS:


Appendix 1 – Map identifying the lands to which the by-law applies and the underlying zoning.

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Jim Doran, Development Planner

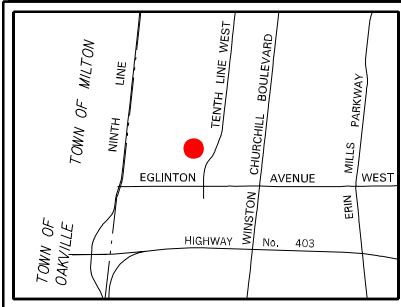


LEGEND:

 LANDS AFFECTED BY THE REQUEST FOR REMOVAL OF THE "H" HOLDING SYMBOL.



**SUBJECT: THE ERIN MILLS DEVELOPMENT CORPORATION:
NEIGHBOURHOOD 406 PHASE 2A**



FILE NO: HOZ 06/003 W9
DWG. NO: H06003R
SCALE: 1:2500
PDC DATE: 2006 12 05
DRAWN BY: W. FINLAY

APPENDIX 1

MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics