



# Corporate Report

Clerk's Files

Originator's  
Files H-OZ 06/005 W1

---

**DATE:** February 27, 2007

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: March 19, 2007

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Removal of the "H" Holding Symbol  
from Zoning By-law 5500, as amended  
2170 Stanfield Road  
West side of Stanfield Road, south of Queensway East  
Owner: DeOliveira Holdings Inc.  
Applicant: Carol-Anne Munroe, Sorenson Gravely  
Lowes Planning Associates** **Ward 1**

---

**RECOMMENDATION:** That the Report dated February 27, 2007, from the Commissioner of Planning and Building recommending that the Removal of the "H" Holding Symbol application be approved, under file H-OZ 06/005 W1, DeOliveira Holdings Inc., 2170 Stanfield Road, be adopted and that the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage.

**BACKGROUND:** The subject lands were previously the subject of Official Plan Amendment and Rezoning applications. On February 8, 2006, City Council enacted and passed By-law 0036-2006, zoning the subject lands "H-R4-2738" (Commercial with Holding symbol). Upon removal of the "H" holding symbol, the by-law will allow for personal service establishments, limited to hair care and aesthetics, office uses and residential uses.

Appendices 1 and 2 identify the lands to which the by-law applies and the underlying zoning.

As part of this approval, Council required that the “H” holding symbol be applied to the zone to allow time for: site works to be completed, including construction of a storm sewer connection and landscape area; all outstanding environmental site requirements to be met; and, payments required for street trees and bicycle path signage to be made. The “H” holding symbol was to remain in effect until the following was completed:

1. satisfactory arrangements to be made with the Transportation and Works Department for the construction of a storm sewer connection to Stanfield Road;
2. submission of a Clean-Up Confirmation Report to the satisfaction of the Transportation and Works Department;
3. submission of complete Record of Site Condition (RSC; revised October 2004), in accordance with the *Environmental Protection Act and all regulations and guidelines thereunder*, to the satisfaction of the Transportation and Works Department;
4. written confirmation to the satisfaction of the Transportation and Works Department that any wells on site have been decommissioned in accordance with the *Ontario Water Resources Act*, Regulation 903 (formerly 612/84) and any other applicable guidelines and/or regulations;
5. payment of a cash contribution to the Community Services Department for the signage of the bicycle path system on Stanfield Road, in accordance with By-law 486-05;
6. payment of a cash contribution to the Community Services Department for the planting of one (1) street tree on Baldwin Road and two (2) street trees on Stanfield Road, in accordance with By-law 486-05;
7. completion of a landscape area having a minimum depth of 4.5 m (14.76 ft.) along the property line abutting the Stanfield Road right-of-way to the satisfaction of the Planning and Building Department.

**COMMENTS:**

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 m (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.

Each of the conditions for removing the “H” holding symbol have been fulfilled as follows:

- With respect to item 1, the storm sewer connection to Stanfield Road has been completed. Staff from the Transportation and Works Department have inspected the storm connection and are satisfied with the completed work.
- With respect to items 2 through 4, the applicant has submitted the appropriate documentation to satisfy the Transportation and Works Department that these items are now satisfied.
- The Community Services Department has advised that the required cash contributions for street trees and bicycle path signage have now been made and, therefore, items 5 and 6 are now satisfied.
- Planning and Building Department staff have conducted a site inspection and verified that the required landscape area has been completed along the property line abutting the Stanfield Road right-of-way which satisfies item 7.

**FINANCIAL IMPACT:** Not applicable

**CONCLUSION:** Given that the conditions to remove the “H” holding symbol have now been satisfied, the “H” holding symbol can be removed.

**ATTACHMENTS:**

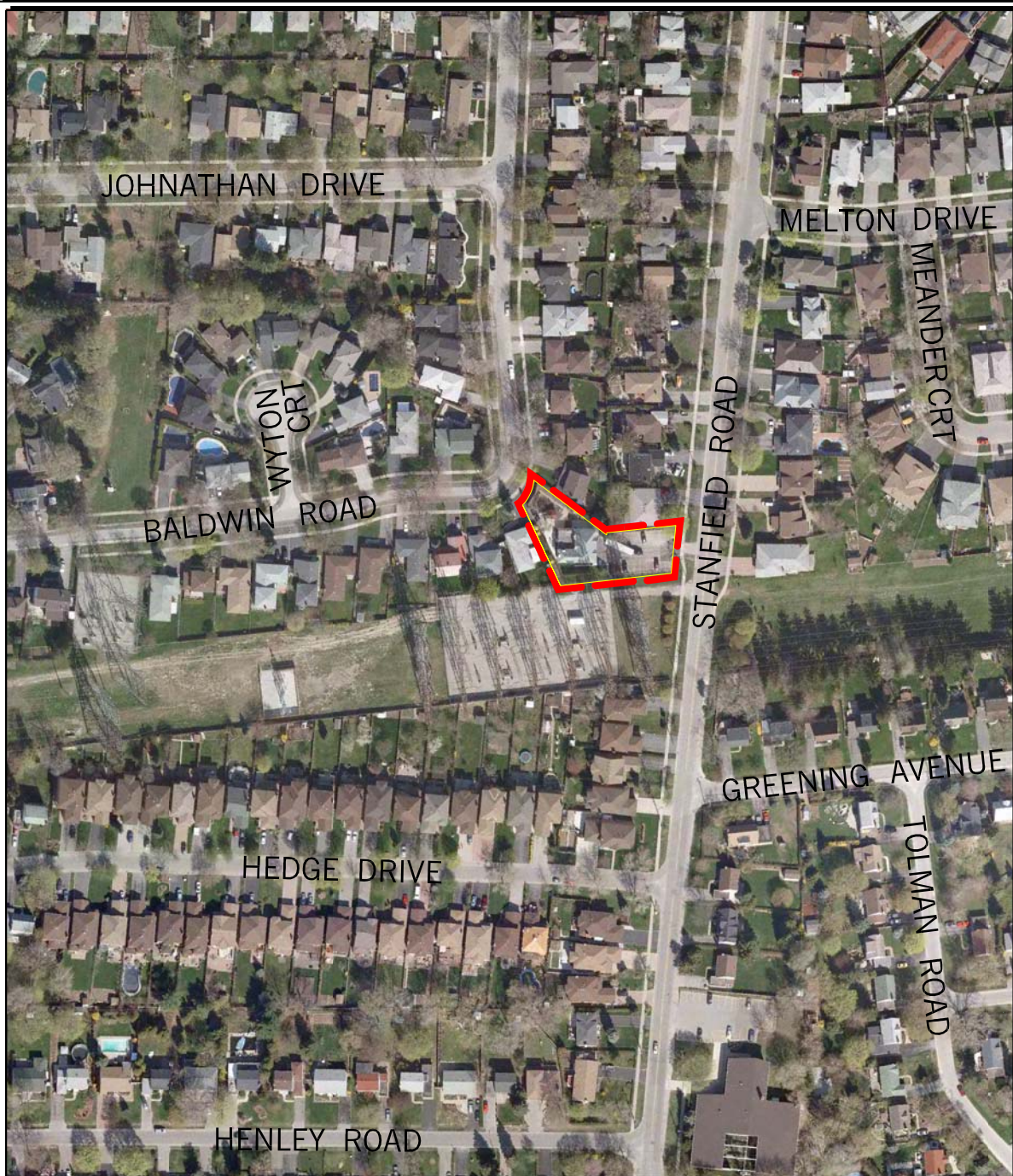
Appendix 1 – Aerial Photograph

Appendix 2 – Existing Land Use Map

---

Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Stacey Laughlin, Development Planner*



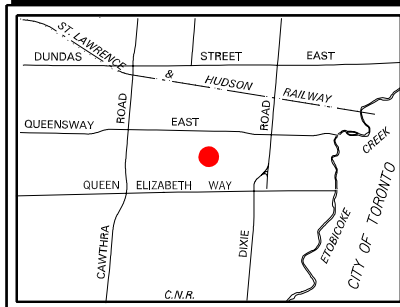
**LEGEND:**

 SUBJECT LANDS

DATE OF AERIAL PHOTO: 2006



**SUBJECT:**  
DEOLIVEIRA HOLDINGS INC

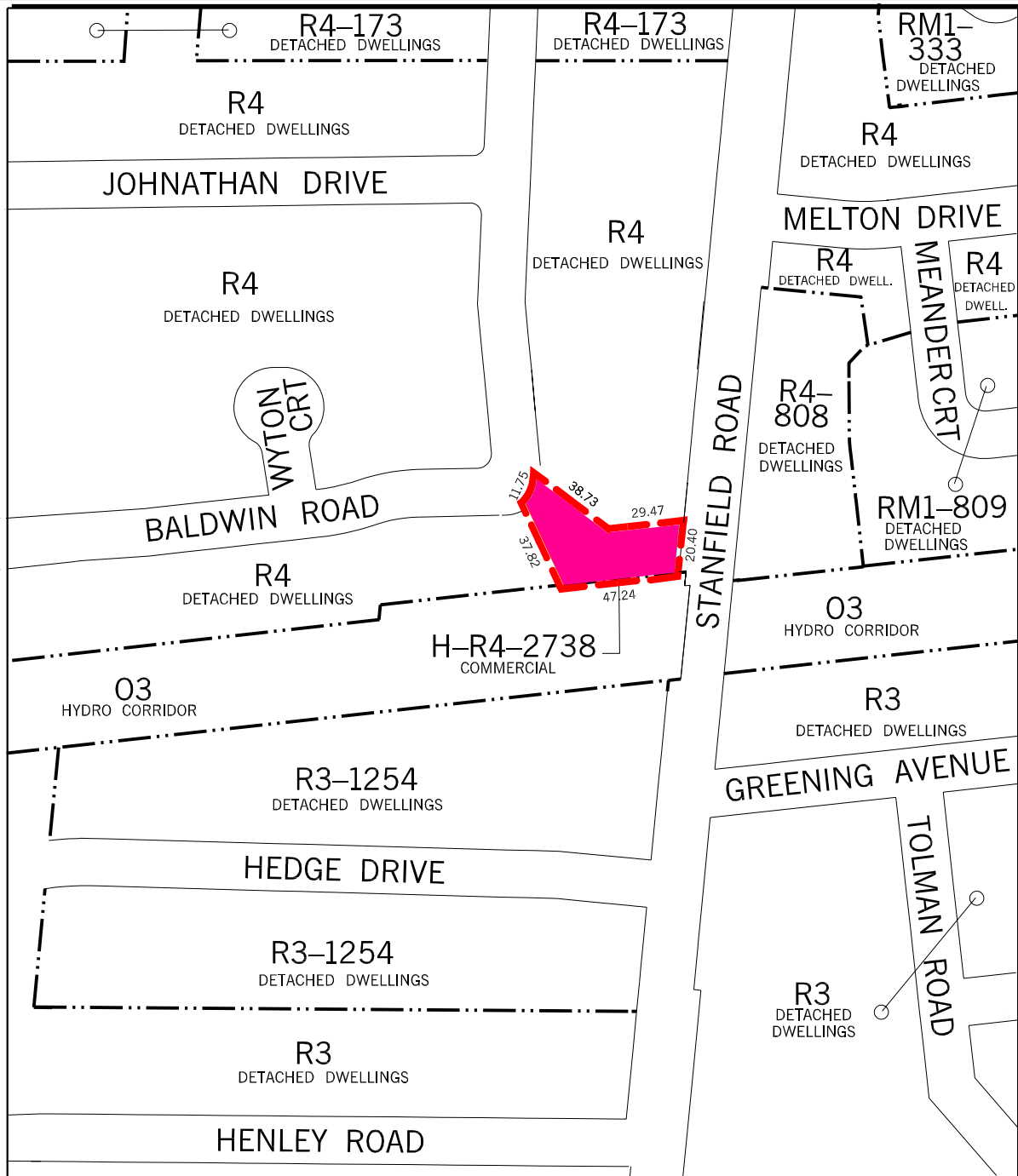


**FILE NO:**  
H-OZ 06005 W1  
**DWG. NO:**  
V8H-OZ06005A  
**SCALE:**  
1:2500  
**PDC DATE:**  
2007 03 19  
**DRAWN BY:**  
R.DICOSOLA

APPENDIX 1

 **MISSISSAUGA**  
Planning and Building

Produced by  
T&W, Geomatics

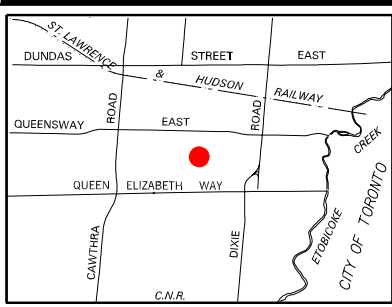


**LEGEND:**

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



**SUBJECT:** DEOLIVEIRA HOLDINGS INC



**FILE NO:**  
H-OZ 06005 W1

**DWG. NO:**  
H-OZ06005R

**SCALE:**  
1:2500

**PDC DATE:**  
2007 03 19

**DRAWN BY:**  
R.DICOSOLA

APPENDIX 2