



Corporate Report

Clerk's Files

Originator's
Files H-OZ 07/006 W5

DATE: October 14, 2008

TO: Chair and Members of Planning and Development Committee
Meeting Date: November 3, 2008

FROM: Edward R. Sajecki
Commissioner of Planning and Building

SUBJECT: **Removal of the "H" Holding Symbol
from Zoning By-law 0225-2007
Part of Lot 7, Concession 1, W.H.S.
Northwest quadrant of Highway 401 and Hurontario Street
Owner: Orlando Corporation
Applicant: Philip Stewart, Pound & Stewart Associates Limited**

Ward 5

RECOMMENDATION: That the Report dated October 14, 2008, from the Commissioner of Planning and Building recommending approval of the removal of the "H" holding symbol application, under file H-OZ 07/006 W5, Orlando Corporation, Part of Lot 7, Concession 1, W.H.S., northwest quadrant of Highway 401 and Hurontario Street, be adopted and that the Planning and Building Department be authorized to prepare the necessary by-law for Council's passage.

BACKGROUND: On August 11, 2004, City Council enacted and passed By-law 0335-2004, which proposed a "H-RCL1-2693" (Restricted Commercial) and "H-RCL1-2694" (Restricted Commercial) zoning for the subject lands. With the approval of the new comprehensive City Zoning By-law 0225-2007 on September 10, 2007 by the Ontario Municipal Board, the lands became zoned "H-E1-7" (Employment) and "H-E1-6" (Employment) respectively.

Upon removal of the "H" holding symbol, the by-law will allow for the development of the lands for business employment uses. Appendices I-1 and I-2 identify the lands to which the by-law applies and the underlying zoning.

Council required that the "H" holding symbol for both zones remain in effect until the following was completed, which are all associated with the design and reconstruction of the Highway 401 and Hurontario Street interchange:

1. The finalization of the road grades upon Ministry of Transportation approval of the design details for the proposed ramp construction;
2. The identification of and granting of temporary construction easements within Block 3 to the City for the proposed ramp connection;
3. The determination of and gratuitous dedication of lands to the City necessary for side sloping within Block 3 for the proposed ramp connection;
4. Satisfactory access arrangements being made for the Madill lands to the internal road, Street "B" (proposed Kateson Drive) as noted by Ministry of Transportation.

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. A formal public meeting is not required. Notice of Council's intention to pass the amending by-law, however, must be given to all land owners within 120 m (400 ft.) to which the proposed amending by-law would apply. Notice will be given to all affected land owners by pre-paid first class mail.

Correspondence has been received from both the City Transportation and Works Department and the Ministry of Transportation, advising that all the above conditions have been resolved to each of their satisfaction. This was accomplished primarily through the processing of the associated Servicing Agreement under file T-M88025, which was registered as Plan 43M-1776 on September 5, 2008.

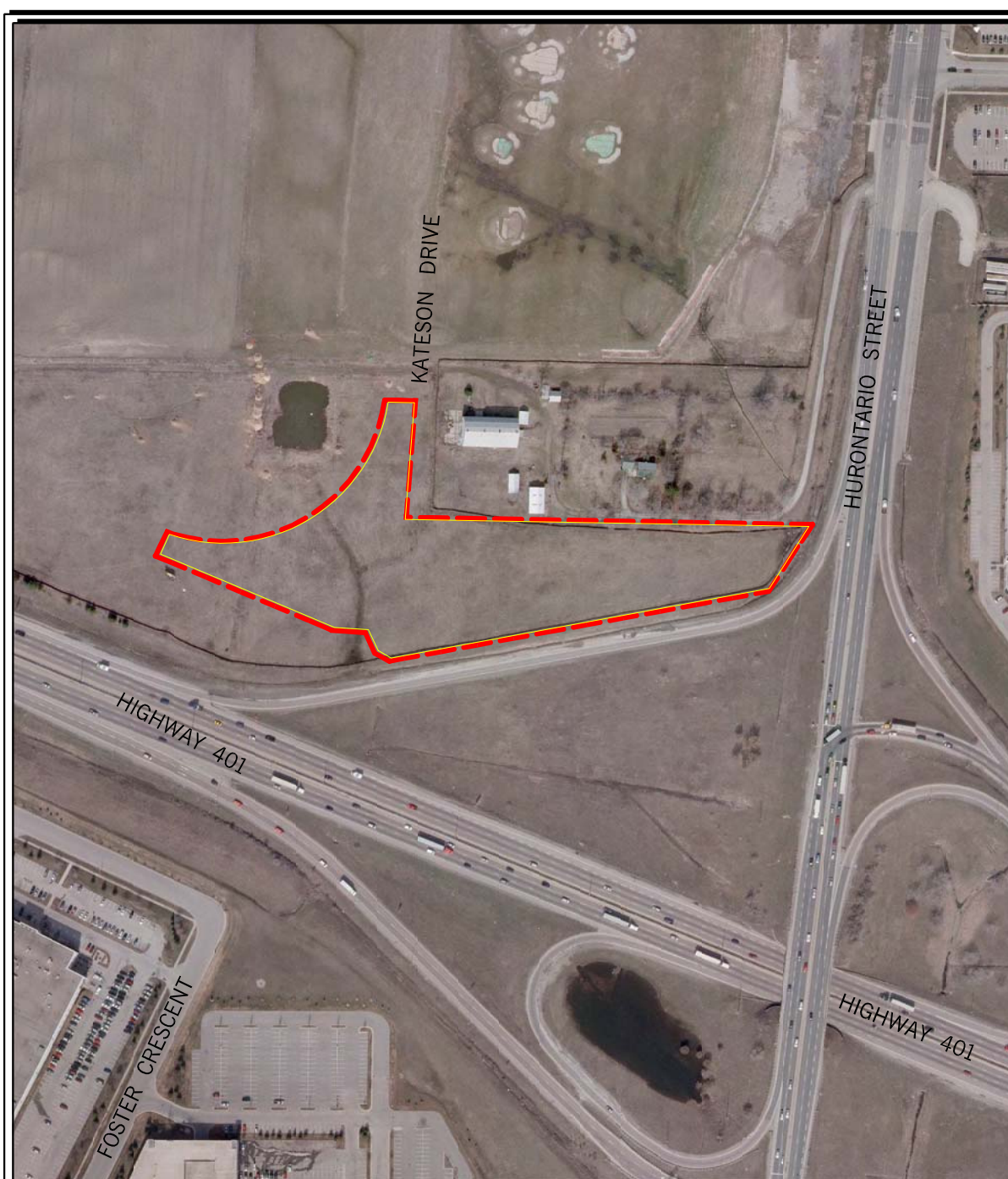
FINANCIAL IMPACT: Not applicable.

CONCLUSION: As all technical requirements for the lifting of the Holding Symbol have all been addressed by the applicant, the "H" Holding Symbol can be lifted to allow for the business employment development of the lands.

ATTACHMENTS: Appendix I-1 - Aerial Photograph
Appendix I-2 - Excerpt of Official Plan Map
Appendix I-3 - Excerpt of Existing Land Use Map
Appendix I-4 - General Context Map

Edward R. Sajecki
Commissioner of Planning and Building

Prepared By: Rob Hughes, Development Planner



LEGEND:



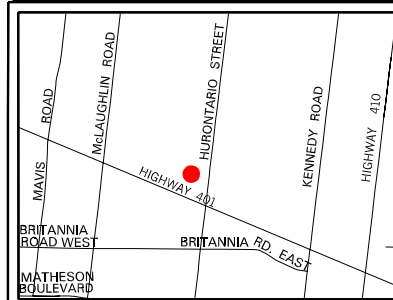
SUBJECT LANDS

DATE OF AERIAL PHOTO: APRIL 2008



SUBJECT:

ORLANDO CORPORATION



FILE NO:
H-OZ 07006 W5
DWG. NO:
HO07006A
SCALE:
NTS
PDC DATE:
2008 11 03
DRAWN BY:
R.DICOSOLA

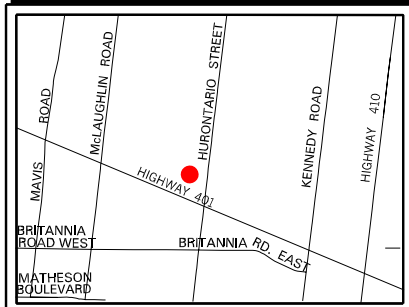
APPENDIX I-1

**PART OF GATEWAY DISTRICT LAND USE MAP
GATEWAY DISTRICT POLICIES OF MISSISSAUGA PLAN**

LAND USE DESIGNATIONS	TRANSPORTATION LEGEND
General Commercial	Provincial Highway and Interchange
Motor Vehicle Commercial	Arterial
Business Employment	Major Collector
Industrial	Major Collector (Scenic Route)
Public Open Space	Future Major Collector (conceptual)
Private Open Space	Minor Collector
Greenbelt	Local Road
Parkway Belt West	Major Transit Corridor
Utility	
LAND USE LEGEND	
Regulatory Floodplain	
LBPIA Operating Area Boundary – See Aircraft Noise Policies	
Note: In Gateway, all lands are within the LBPIA Operating Area	
Node Boundary	
Cem – Cemetery	1996 NEP/2000 NEF Composite Noise Contours
Existing Stormwater Management Facility	Planning District
Proposed Stormwater Management Facility	
Special Site Areas (See Special Site Policies)	
SUBJECT LANDS	



SUBJECT: ORLANDO CORPORATION



FILE NO:
H-OZ 07006 W5

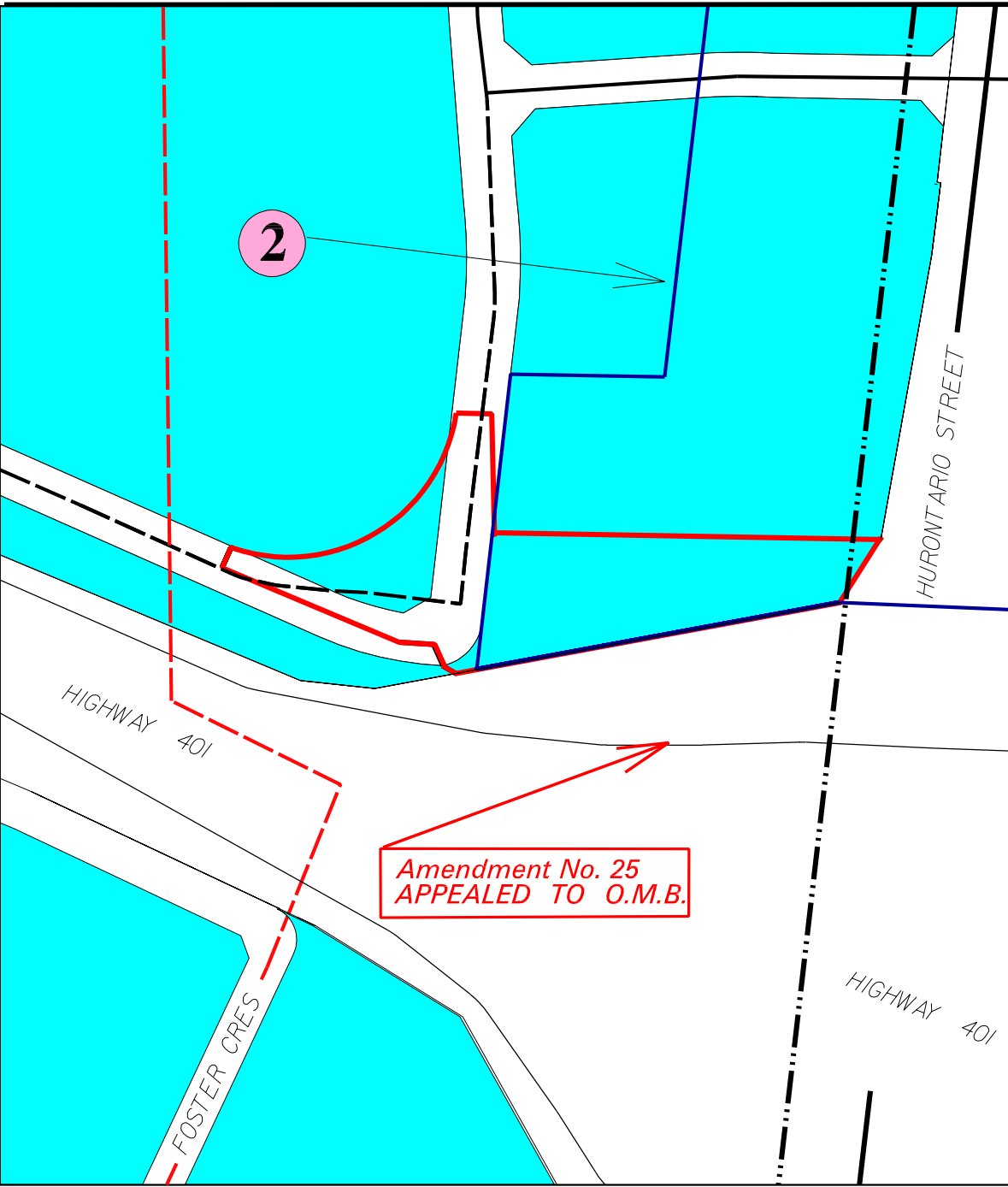
DWG. NO:
HO07006L

SCALE:
1:5000

PDC DATE:
2008 11 03

DRAWN BY:
R.DICOSOLA

APPENDIX I-2



2

**Amendment No. 25
APPEALED TO O.M.B.**

BY-LAW 0225-2007

LEGEND:



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

NOTE: EXISTING ZONING DELINEATED ON THE PLAN PROPOSED ZONING INDICATED BY HATCHING WITHIN THE APPLICATION AREA.

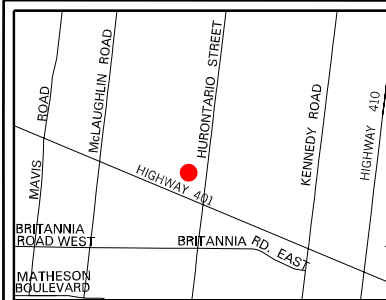


SUBJECT:

ORLANDO CORPORATION

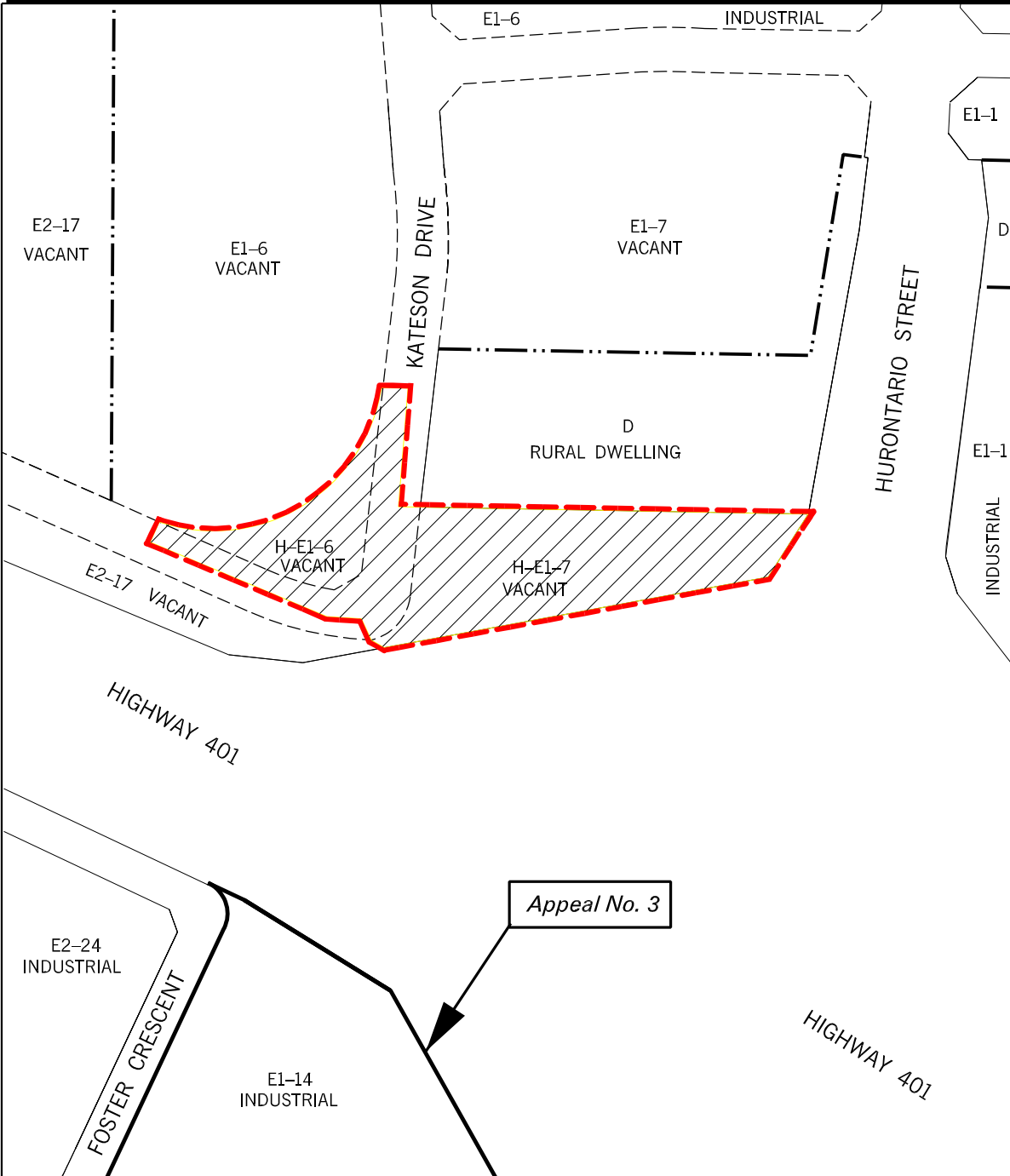
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HO07006R
SCALE:
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PDC DATE:
2008 11 03
DRAWN BY:
R.DICOSOLA

APPENDIX 1-3



MISSISSAUGA
Planning and Building

Produced by
T&W, Geomatics



Appeal No. 3

