



<b>Report To:</b>	Township of Southgate Council
<b>Meeting Date:</b>	2024-12-04
<b>Report Number:</b>	PL2024-104
<b>Title:</b>	Removal of Holding Provision, 221 Doyle Street, Harvir Khakh, 8 unit back to back Rental Townhomes
<b>Open/Closed Session:</b>	Open Session
<b>Prepared By:</b>	Bill White MCIP RPP Triton Engineering Senior Planning Consultant
<b>Approved By:</b>	Kenneth Melanson, MCIP, RPP Senior Manager of Development & Community Services
<b>Approved By:</b>	Dina Lundy, Chief Administrative Officer

### **Executive Summary:**

The applicant requests Council pass a by-law to remove the holding provision that applies to the Residential Zone Type 3 Exception 559 (R3-559) Zone established in [By-law 2024-050](#) having met the following conditions:

1. Execution of agreements ([Servicing By-law 2024-131](#) and [Final Capacity Allocation By-law 2024-132](#)) with the Township to connect water and sewer to Doyle and Artemesia Streets.
2. Consolidating the subject lands into one parcel.

Removing the holding provision allows building permits to be issued so long as underlying terms in the servicing agreement, zoning bylaw regulations and Building Code are met.

### **Recommendation:**

**Be it resolved that** Staff report PL2024-104 regarding Application to Remove Holding Provisions in Zoning By-law Amendment 2024-050 Harvir Khakh 221 Doyle Street, is received for information; and

**That** Council consider the conditions related to the placing of the holding zone in By-law 2024-050 being met, and

**That** Council approve By-law 2024-145 to remove the holding provision for lands in the Residential Type 3 Exception 559 (R3-559) Zone.

### **Reasons for Recommendation:**

The application *has regard to* provincial interest and requirements in the [Ontario Planning Act](#). The proposal is consistent with [Provincial Planning Statement 2024](#) and complies with policies in the Township Official Plan and Grey County Official Plan.

A Servicing Agreement and Final Capacity Allocation Agreement was signed for the site November 6, 2024 (see drawing **Attachment 1**) Conditions in the original rezoning by-law (see **Attachment 2**) have been met so Council is authorized to pass the by-law to remove holding provisions.

### **Proposal:**

October 30, 2024, the applicant's consultant submitted a request to remove holding provisions just before the November 6 meeting when Council signed the Servicing Agreement and Final

Capacity Allocation Agreement. These agreements cover the Owner's installation and payment for water, sewer and storm connections plus any road restoration for the proposed 8 unit back-to-back rental townhouse on-site. One water and one sewer connection per block of four rental townhomes will be provided to Doyle Street and Artemesia Street approved in [By-law 2024-050](#).

**Background/Site Context:**

The subject lands have 0.29 acres lot area with frontage on both Doyle Street and Artemesia Street. [By-law 2024-050](#) rezoned the site to allow a maximum of eight back-to-back rental townhouses or eight rental townhouses with amenity space (see link to [Southgate Planning Review](#) May 15, 2024). The owner proposes to build 8 back-to-back rental townhouses.

Public Works advised by Triton Engineering approved drawings to provide one water and sewer connection to the block of four units fronting on Artemesia Street and one water and sewer connection to the block of four units fronting on Doyle Street(see drawing **Attachment 1**). The cash security required under the proposed servicing agreement was received and final allocation agreement signed. Removal of the holding will allow a building permit application to be filed.

**Application Review: Planning Act – Provincial Interest:**

Provincial interest in Section 2(h) of the [Ontario Planning Act](#) promotes orderly development of safe and healthy communities.

**Application Review: Provincial Policy Statement (PPS 2024):**

The application is *consistent with* the [Provincial Planning Statement 2024](#) including Section 2.2.1 encouraging appropriate range and mix of housing options, Section 2.3.1 supporting land use patterns in settlement areas that efficiently use land, resources and infrastructure.

**Application Review: County of Grey Official Plan:**

The site is designated Primary Settlement Area the County Official Plan which promotes a variety of residential development densities. The application *complies with* the County Official Plan

**Application Review: Southgate Township Official Plan:**

[Schedule A Map 2](#) in [Township Official Plan](#) designates the applicant's lands Neighbourhood Area which allows predominantly residential dwellings at a mix of densities. Section 7.7 allows for the use of Holding Provisions. The application *complies with* the [Township Official Plan](#).

**Application Review - Southgate Zoning By-law:**

The [Township Zoning By-law](#) was amended through [By-law 2024-050](#) which zones the lands holding Residential Type 3 Exception 559 (R3-559).

**Application Circulation and Public Comments:**

Notice of Council's intention to pass a by-law to remove holding provisions no earlier than December 4, 2024, was given as required by the [Ontario Planning Act](#). A public meeting is not required and the decision on passing a by-law cannot be appealed except by the applicant. Due to the postal strike notice was posted on the Township website as permitted by Section 8(2.1) of [Ontario Regulation 545/06](#). As a courtesy a notice was also placed on a sign on-site.

**Conclusion:**

The subject lands have been consolidated into a single parcel, and servicing and final capacity allocation agreements signed. There are no other conditions in the original rezoning by-law to be

met (see **Attachment 2**). It is recommended Council approve By-law 2024-145 to remove the holding provision on the Residential Type 3 Exception 559 (R3-559) Zone applicable to the site.

**Link to Township of Southgate Strategic Plan:**

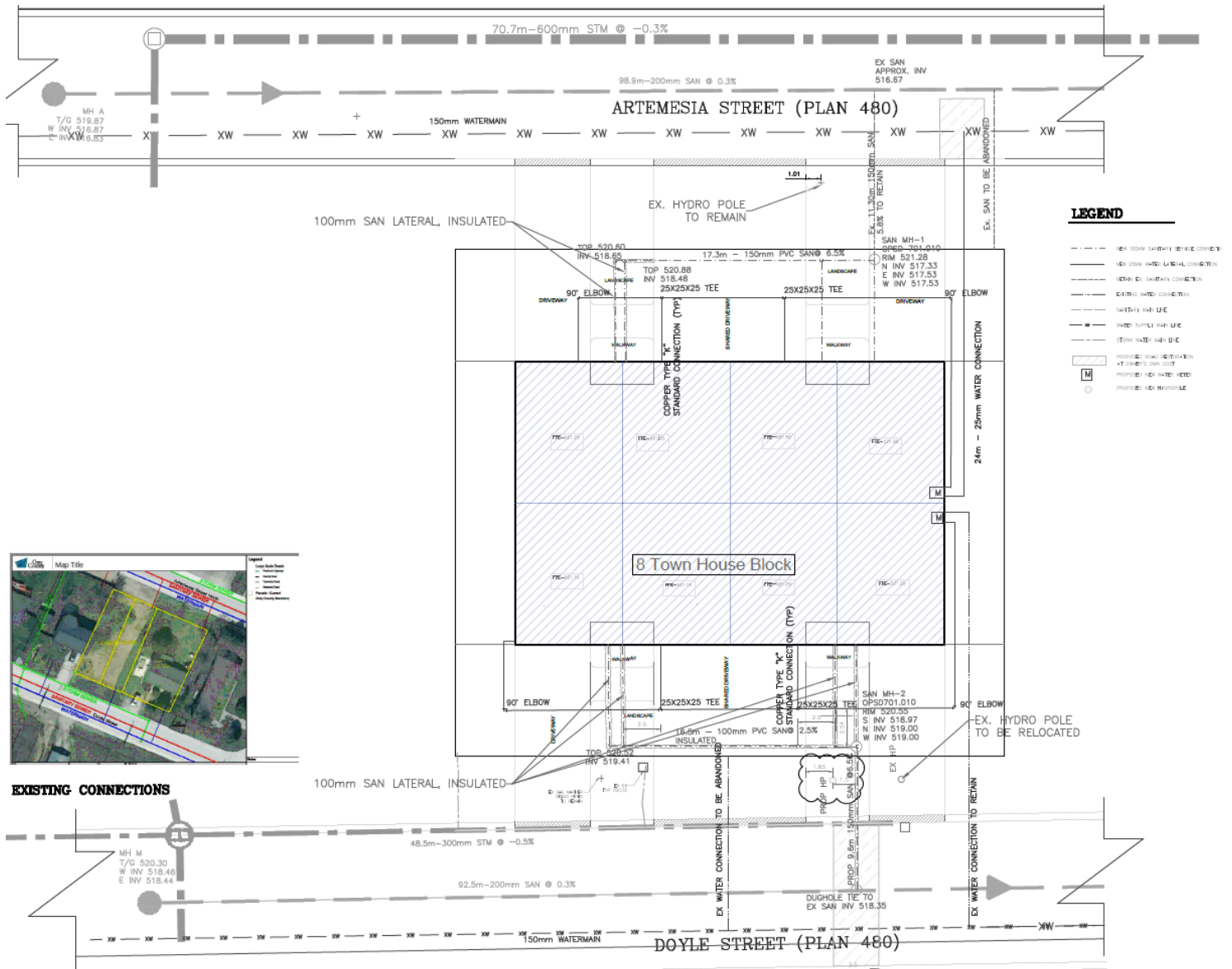
The proposed by-law meets Objective 7C of the Township Strategic Plan supporting improved access to housing and streamlined approval procedures.

**Attachment(s):**

Attachment 1 – Applicants Servicing Drawing

Attachment 2 – Conditions to Remove Holding By-law 2024-050

# Attachment 1 – Applicant’s Servicing Plan



**Requirements for removing the holding symbol on a Holding Residential Type 3 Exception-559 (R3-559) shall be as follows:**

- (a) Execution of an agreement with the Township to provide water, sanitary sewer, storm water drainage and roadway access to the lands subject to the lands zoned Residential Type 3 Exception 559 Zone (R3-559).
- (b) Consolidation of the lands zoned Residential Type 3 Exception 559 Zone (R3-559) into one parcel.