

Memorandum

Planning and Development Department



To: Mayor Roy and Members of Council
CC: Matt Gaskell, CAO
Chris Harris, Town Clerk
From: Roger Saunders, Commissioner of Planning and Development
Date: March 6, 2024
File #: DEV-24-23 (Z-08-23)
Subject: Zoning By-law Amendment Application, Halls-Lake Ridge Limited Partnership, 1650 Halls Rd N (Report No. PDP 05-24)

At the Committee of the Whole meeting of February 26, 2024, Committee passed the following resolution,

“That consideration of Staff Report PDP 05-24 be deferred to the March 18, 2024 Regular Council meeting to allow for dialogue to take place between Town Staff, the proponent, and the adjacent landowner to the west of the proposed development with respect to site access from Lake Ridge Road.”

Subsequently, staff convened a meeting with the owners/representatives of 1650 Halls Rd N (the applicant) and the owners/representatives of 1730 Dundas St W (NRD Dundas Limited) on March 5, 2024 to investigate the parties' appetite to collaborate on a solution to provide an alternative for transport truck access servicing the proposed development at 1650 Halls Rd N to Lakeridge Rd, rather than Halls Rd N.

The meeting was very productive, with both parties expressing a willingness to exchange information (e.g. lot grading and servicing information) and continue discussions that would provide for a common access at the north limits of both properties connecting to Lake Ridge Rd. Staff will continue to liaise with the parties in an attempt to realize an amicable solution that addresses Council's direction. However, that will take more time than is available prior to the consideration of this matter at Council on March 18th. Accordingly, it is recommended that Council approve the amendment to Zoning By-law 1784, as outlined in Planning Report No. PDP 05-24.

However, it is also recommended that a Holding (H) provision be added to the Prestige Employment Zone for the property, only to be removed by amendment to the By-law at such time as the following matter is fulfilled to the satisfaction of the Town:

“That alternative vehicular transport truck ingress and egress routes using either private driveway right-of-way and/or public streets have been established or suitable arrangements have been made to create such ingress and egress routes in order to provide transport trucks servicing 1650 Halls Road North an alternative access route other than Halls Road North.”

It is noted that the removal of the Holding (H) provision would come back to Council for approval at such time as staff are satisfied that the conditions have been satisfied.