



Subject: Removal of Holding: 2 South Main Street
Report to: Thorold City Council

Recommendations

1. That Development Services Report DS-20-2023 **BE RECEIVED**; and
2. That the Zoning By-law Amendment to remove the Holding (H) symbol from the property known as 2 South Main Street **BE APPROVED**.

Key Facts

- Planning Staff have reviewed a Zoning By-law Amendment Application to remove the Holding (H) symbol from the property known as 2 South Main Street;
- The application was accompanied by the applicable fees and supporting materials to allow for City staff review and processing;
- The application materials have been reviewed by Development Services staff to ensure the matters related the Holding (H) zone are addressed; and
- Planning Staff support the application and recommend that Council approve the requested amendment.

Budgetary Status

n/a

Analysis

Site Context and Description

The subject lands are located in the Port Robinson East area of the City of Thorold, and are proposed to be developed with two added semi-detached dwellings (4 units). A site-specific Zoning By-law amendment related to the subject lands was previously approved by City Council and is now in force. In response to concerns related to potential traffic impacts, an 'H' was implemented upon approval which required submission of a Traffic Impact Study to confirm the road network will continue to operate satisfactorily. The

required information has now been prepared and submitted to the City of Thorold for consideration.

Purpose of Application

The applicant has requested to remove the Holding (H) symbol from the zoning of the subject lands. Holding (H) symbols are used to ensure development does not occur until such time the 'H' is removed. The Holding 'H' symbol has been placed on the subject lands to ensure that matters related to traffic impact have been addressed, namely through the satisfactory completion of a Traffic Impact Study by the applicant.

The City's Engineering Department and Development Services Department have further reviewed the matter and is satisfied that considerations related to traffic impacts have been addressed. As the condition to remove the 'H' has been met, the Holding (H) provision can now be removed for all of the subject lands.

Planning Legislation and Documents

Planning staff have reviewed the application in accordance with the Planning Act, R.S.O. 1990, c. P.13, and the following provincial, regional, and local planning documents:

- Provincial Policy Statement (2020);
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020);
- Regional Official Plan (2022);
- City of Thorold Official Plan (2016);
- Zoning By-law 60 (2019); and,
- Zoning By-law 2149(97).

The Zoning By-law Amendment to remove the Holding (H) symbol is consistent with Provincial and local policy as it allows for the orderly development of urban serviced land.

Regional Official Plan (2022)

The subject lands are located within the 'Settlement Area' as per the Regional Official Plan (ROP) approved in November 2022 and are designated as a 'Designated Greenfield Area'. The application was commenced prior to the approval of the new Official Plan, and as such there are transition policies in place to permit applications to be processed under the local and ROP policies that existed when the application was deemed complete. City

staff previously assessed the proposal for compliance with the ROP as part of the earlier Zoning By-law Amendment application, and determined the proposal is consistent.

The removal of the Holding (H) symbol will facilitate the development of urban serviced land while also ensuring important matters such as traffic have been addressed.

City of Thorold Official Plan

The subject lands are designated as 'Urban Living Area', and located within the Port Robinson East Special Policy Area in the City's Official Plan. This designation accommodates a range of residential uses, with an encouragement of intensification and redevelopment of under-utilized lands. Criteria related to potential semi-detached dwellings are included and were previously evaluated by City staff when the original Zoning By-law amendments were considered.

The subject lands have been approved for the addition of two semi-detached dwellings, and the removal of the Holding (H) symbol will facilitate the development of the lands. The removal of the Holding (H) symbol is consistent with the Official Plan designation as it permits residential development on municipal services.

City of Thorold Zoning By-law 2140(97)

The subject lands are zoned Site-Specific Residential First Density C Holding (R1C (H)-Zone and Site-Specific Residential Second Density Holding (R2 (H)-15) Zone. Site-specific provisions address matters such as front and side yard setbacks for the existing single-detached dwellings, as well as lot area / frontage for the proposed semi-detached dwelling units. The site-specific zoning for the subject lands states that "the (H) shall be removed when: a Traffic Impact Study is submitted and approved to the satisfaction of the Department of Development Services".

A Traffic Impact Study was prepared on behalf of the applicant by Asurza Engineers and submitted with the application package. The report was subsequently reviewed by City Engineering staff, who are satisfied that there are no traffic concerns.

City of Thorold Zoning By-law 60-2019

The subject lands are zoned Site Specific Single Detached and Duplex Holding (R1C- 83 (H)) Zone and a Site Specific Semi-Detached Holding (R2B-84 (H)) Zone. Similar to above, the site-specific provisions address matters such as setbacks to ensure the

proposal includes the appropriate regulations as outlined in the submission. The wording related to (H) removal is the same as that included in the By-law 2140(97) amendment.

As noted above, a Traffic Impact Study was submitted and reviewed by City Engineering staff.

Conclusion

The applicant has addressed matters outlined in the approved site-specific zoning for the subject lands. As such, it is the opinion of Planning staff that the proposed Zoning By-law Amendment to remove the Holding (H) symbol from the subject lands should be approved. The proposal is consistent with the PPS, conforms to Provincial, Regional, and local policies and requirements, and is appropriate for the subject lands.

Accordingly, Planning staff recommend that Council approve the application.

Alternatives Reviewed

n/a

Relationship to Strategic Plan

- Responsible Growth and Infrastructure Planning

Other Pertinent Reports

- DS 2-2022

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Development Services

Recommended by: Jason Simpson
Director of Development Services
Development Services

Approved and Submitted by: Manoj Dilwaria Chief Administrative Officer

This report was prepared in consultation with Nicholas Bogaert, Associate at MHBC Planning and Andrea Sinclair, Partner at MHBC Planning.

