



MEMORANDUM

To: Mayor and Members of Council

From: Arvin Prasad, M.C.I.P., R.P.P., Commissioner of Development Services

Prepared by: Aaron Chau, Planner I, East District

Date: July 2, 2024.

**Re: 1000503212 Ontario Inc.
7960 Reesor Road
Application for Zoning By-Law Amendment
PLAN 24 1637734**

RECOMMENDATION:

1. That the memorandum dated July 2, 2024 and titled “1000503212 Ontario Inc. 7960 Reesor Road Application for Zoning By-Law Amendment (File No. PLAN 24 1637734)”, be received

BACKGROUND:

Subject lands and area context

The 3.47 ha (8.59 ac) Subject Lands are located on the east side of Donald Cousens Parkway, north side of Sevendale Drive, west of Reesor Road, south of Highway 407, and adjacent to the Canadian Pacific Railway (“CPR”) right-of-way. Centrally located on the subject lands is the David Reesor House (Silver Spring Farm), a single detached heritage dwelling designated under Part IV of the Ontario Heritage Act, along with a wetland feature, buffer areas, and a swale.

Official Plan and Zoning

The subject lands are designated Business Park Employment and Greenway, which allows for the proposed development. The subject lands are zoned “Agriculture One Zone” (A1) by the current By-law 1229, as amended which permits agricultural and related agricultural uses, an accessory detached dwelling ancillary to an agricultural use, and a private home day care. However, the new comprehensive By-law 2024-19 zones the subject lands “Employment – Business Park” (EMP-BP) and “Greenway One” (GWY1) which permit the proposed development. The new comprehensive by-law is currently under appeal and therefore not in full force and effect otherwise the proposed development would be permitted as-of-right, and a Zoning By-law amendment application would not be required. The applicant has

advised that they have tenants waiting for space and therefore cannot wait for the new comprehensive by-law to come into full force and effect. The applicant also has their own appeal of the new comprehensive by-law which would have to be withdrawn before the amending site-specific by-law is enacted.

Deferral at Development Services on June 18, 2024

On June 18, 2024, Development Services Committee (DSC) deferred the Zoning By-Law Amendment application by 1000503212 Ontario Inc. The application seeks to permit the development of five standalone industrial buildings while retaining the centrally located existing heritage dwelling and wetland features. The proposed land uses conform to the Official Plan and will comply as-of-right to the new comprehensive by-law 2024-19 when it comes into effect.

DISCUSSION:

The Committee deferred the application because there were concerns expressed surrounding a conceptual future public road, as envisioned in the City's 2014 Official Plan, which would connect the existing Sevendale Cul-De-Sac to Reesor Road to serve a future transitway which has not yet been approved. The adjacent landowner also expressed concerns with respect to access to Sevendale Drive.

Staff are currently working with the applicant, in consultation with the landowner to the north, to design an appropriate public road alignment to connect to Sevendale Drive. Currently, a private road is shown on the conceptual site plan. To ensure that the public road alignment is provided and is appropriate, a Holding provision condition has been included to reflect this requirement, to the satisfaction of the City. A Draft Plan of Subdivision is also required as a condition to remove the Holding provision to ensure appropriate design and conveyance of the public road and to also require a Trustee Clearance from the Box Grove Landowners Group.

The applicant prepared a conceptual comprehensive block plan prior to submitting their application which included their lands and the surrounding lands and will be updating the comprehensive block plan once the public road alignment is finalized. It should be noted that the comprehensive block plan is conceptual in nature and its purpose is to demonstrate that a future road alignment will not impact appropriate future development of surrounding lands. The applicant is not required to undertake a detailed analysis of the road alignment on the surrounding lands.

The landowner to the north met with staff and the applicant and indicated their agreement to continue to work with the applicant on access to Sevendale Drive and is generally satisfied that the Holding provision addresses their concerns.

CONCLUSION

Staff are of the opinion that the proposed amendment to the Zoning By-law is appropriate as it conforms to the Official Plan and the proposed land uses are reflected in the new comprehensive by-law. Staff continue to recommend approval of the Zoning By-law amendment attached hereto as Appendices "A"

and “B”. However, the applicant is required to withdraw their appeal of the new comprehensive by-law prior to enactment of the amending site-specific by-law.

ATTACHMENTS AND APPENDICIES

Figure 1: Location Map

Figure 2: Conceptual Site Plan

Appendix 'A': Draft Zoning By-Law Amendment 177-96

Appendix 'B': Draft Zoning By-Law Amendment 2024-19