



MEMORANDUM

FROM: Jim Baird, Commissioner of Development Services

TO: Kimberley Kitteringham, City Clerk

PREPARED BY: Stephen Corr, Planner II

DATE: June 23, 2015

RE: **Hold Removal By-law
Pagnello Homes Inc. and Ostrya Homes Ltd.
Proposed 4 Single Detached Dwelling Units.
10 Rouge Bank Drive and 2, 6 and 8 Pagnello Court
Planning File: ZA 15 160158**

A handwritten signature in black ink, appearing to read 'Jim Baird', located to the right of the 'TO:' line.

The applicant has submitted a Zoning By-law amendment to remove a Holding provision, applicable to four properties municipally known as 10 Rouge Bank Drive and 2, 6 and 8 Pagnello Court, to permit the development of four single detached dwellings.

The subject lands are zoned Residential Two – Hold (R2(H)), Residential Two*533 – Hold (R2*533(H)) and Residential Two*534 – Hold (R2*534(H)) under By-law 177-96, as amended. The criteria to remove the Holding provision are as follows:

- i) Confirmation from the Trustee of the Box Grove Developers Group that any obligations, financial or otherwise, have been satisfied;
- ii) Registration of access and maintenance easements on title to Parts 12, 13, 14, 15 on Reference Plan 65R-29421, in favour of the City, to provide sanitary services to Parts 1, 2 and 9 on Reference Plan 65R-29421; and
- iii) Confirmation from the Region of York that all of the Region's conditions related to the sanitary trunk sewer easement located on Parts 4, 7, 14 and 15 on Reference Plan 65R-29421 have been satisfied.

In a letter dated June 3, 2015, written clearance was provided by the Trustee for the Box Grove Developers Group with respect to any cost sharing obligations. Access and maintenance easements in favour of the City have been registered on title for the above noted parts on Reference Plan 65R-29421. In an email dated June 22, 2015, the Region of York advised that their conditions have been satisfied, which includes the registration of an encroachment agreement between the applicant and Region of York. Staff are satisfied that the conditions of the Holding provision can be removed to allow the applicant to obtain building permits for the development of four single detached dwellings on the subject lands.