

DATE: April 11, 2023

REPORT NO: PD-18-2023

SUBJECT: **Recommendation Report – Application to Remove the Holding Symbol (Dehaan Homes Inc.) - Crossings on Twenty North**

CONTACT: Shradha Arun, Senior Planner
Dave Heyworth, Manager of Planning
Brian Treble, Director of Planning & Building

OVERVIEW:

- On June 29th 2020, Township Council considered staff report PD-068-20, Attachment 1, that recommended authority for the extension of Draft Plan Condominium Crossings on the Twenty North and South - DeHaan Homes- Request for Extension to Draft Plan approval request for a period of two years commencing on September 26, 2020.
- The zoning on the current lands have a Holding provision (H-4) under the current Zoning By-Law 2017-70, as amended, to be removed as per the conditions for final approval and registration of Crossings on Twenty North.
- The Holding provision requires the reconstruction of Regional Road 20 (St. Catharines Street) and site access issues to be resolved to the satisfaction of Niagara Region Public Works Department and Township Planning Department has been satisfied.

RECOMMENDATION:

1. That, Recommendation Report PD-18-2023 regarding “Recommendation Report, Application to Remove Holding Symbol (DeHaan Home Inc.) - Crossings on Twenty North, (File No. 1601-09-22)”, dated April 11th, 2023, be received; and
2. That, a by-law be passed to authorize the Mayor and Clerk to remove the Holding provision on the subject lands as identified in the attached By-law as Attachment 3.

ALIGNMENT TO STRATEGIC PLAN:

Theme # 3

- **Strategic Responsible Growth**

BACKGROUND:

The Crossings on the Twenty Plan of Condominium is split by the Twenty Mile Creek into Crossings North and Crossings South communities. The condominium was originally approved by the Township Council in 2009 with a three-year time frame to complete the conditions for final approval.

Crossings on the Twenty South is located at the intersection of Shurie Road and Townline Road, on the south side of the Twenty Mile Creek, while Crossings on the Twenty North is located on the north side of the creek, opposite to the Marz Homes – Smithville Station Development. The developments are owned by DeHaan Homes, who proposes to be the developer in each case.

Two year extensions were granted in 2012, 2014, 2016 and 2018 for a variety of reasons which included road upgrades on Highway 20, storm-sewer installation for the Marz Homes development (Smithville Station), record of site condition on the south development and a minor boundary adjustment and draft plan changes.

As noted and found as attachment 2 to this report, the conditions mentions the removal of Holding Symbol(H-4) requiring reconstruction to St. Catharines Street and resolution of site access issues to the satisfaction of the Region of Niagara Public works department and the Township Planning Department.

CURRENT SITUATION:

One condition of Draft Plan approval requires the removal of Holding Zone(H-4). The condition requires the reconstruction of St. Catharines street to be complete and site access addressed to the satisfaction of the Township and Region.

The Holding symbol 'H' symbol removal process ensures conditions have been met for the removal of the 'H'. The condition has been addressed and the 'H' can be removed. The application for the removal of Holding symbol (1601-09-22), has been reflected in the Zoning By-law No. 2023-XX as to amend the Zoning By-Law No. 2017-70, as amended.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with these applications.

INTER-DEPARTMENTAL COMMENTS:

The comments from the Township Public Works Department are attached as Attachment 2.

CONCLUSION:

DeHaan Homes (Owner) and Jared Marcus of IBI Group (Agent) have requested a Zoning By-Law Amendment for the removal of Holding Zone from 'RM2-64(H-4)' to 'RM2-64'.

This report is written to advise Committee and Council that the holding symbol can be removed by the approval of Council as outlined in Attachment 3, being The Amending By-law No. 2023-XX that amends current Zoning By-law No. 2017-70, as amended, by removing the 'H'.

ATTACHMENTS:

1. Report No. PD-068-2020
2. Recommendation from Township Public works department
3. Zoning By-Law No, 2023-XX as to amend By-law 2017-70, as amended
4. Attachment A to By-law 2023-XX

Prepared & Submitted by:



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Approved by:



**Bev Hendry,
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