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H-8214
Alanna Riley

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: SIFTON PROPERTIES LIMITED 3189, 3197 JINNES STREET AND 3397 JINNIES WAY SEPTEMBER 24, 2013

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Planning, based on the application of Sifton Properties Ltd. relating to a portion of the properties located at 3189, 3197 Jinnies Street and 3397 Jinnies Way, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on October 1, 2013 to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan) to change the zoning **FROM** a Holding Residential R1 (h-82.R1-5) Zone **TO** a Residential R1 (R1-5) to remove the h-82 holding provision.

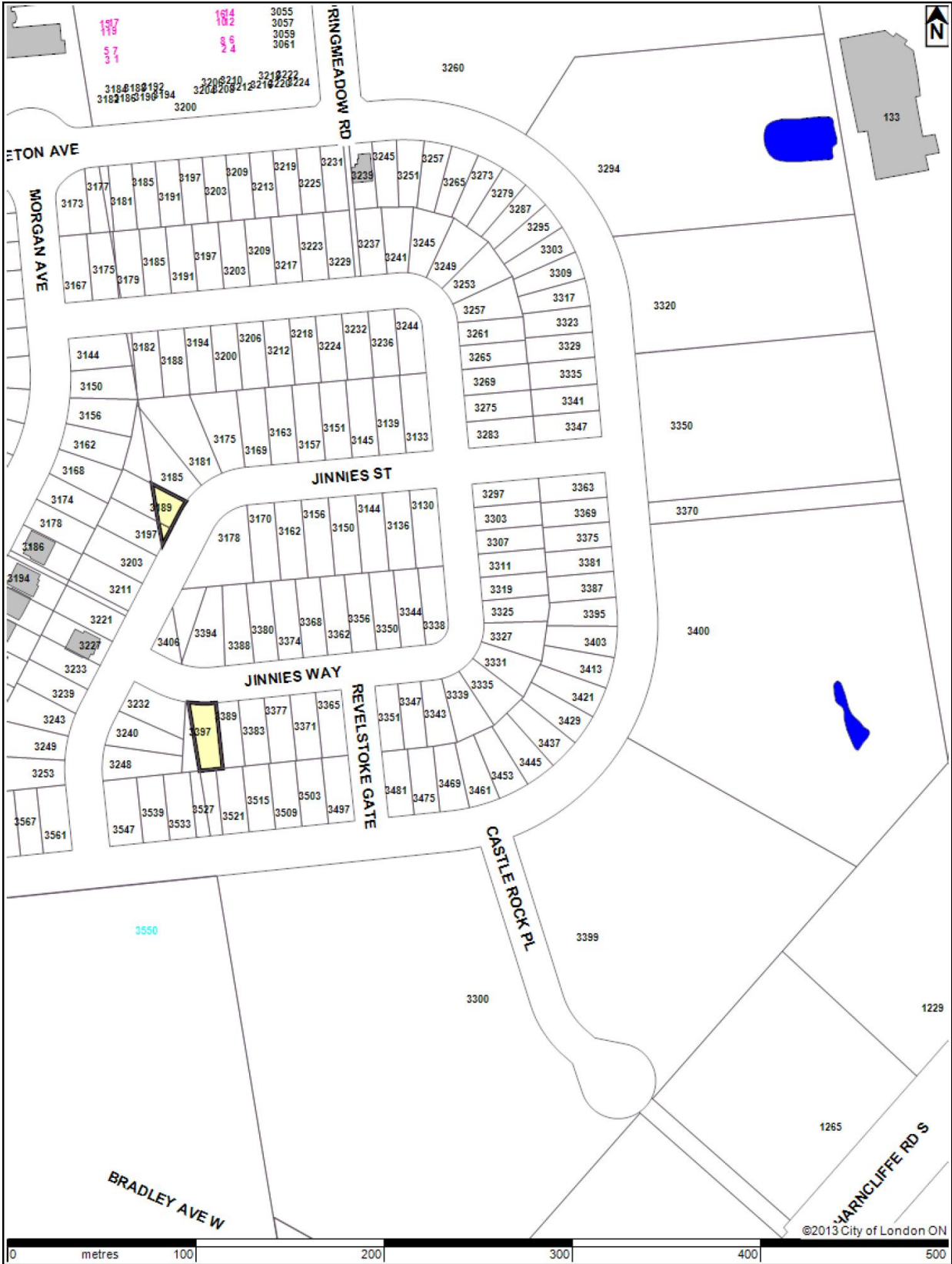
PURPOSE AND EFFECT OF RECOMMENDED ACTION

To remove the h-82 holding provision, to permit the issuance of building permits in accordance with the approved zoning.

BACKGROUND

Date Application Accepted: July 30, 2013	Applicant: Sifton Properties Ltd.
REQUESTED ACTION: Removal of the h-82 holding provision from the existing Residential R1 (R1-5) Zone.	

PUBLIC LIAISON:	Notice of the application was published in the Londoner August 8, 2013.
Nature of Liaison: City Council intends to consider removing the “h-82” holding provision from the Residential R1 (R1-5) Zone. This holding provision was put in place to ensure that there is a consistent lotting pattern in this area. Council will consider removing the holding provision as it applies to the lands described above, no earlier than September 24, 2013.	
Responses: None	



LOCATION MAP

Subject Site: 3185, 3189
Applicant: **Sifton Properties Limited**
File Number: **H-8214**
Planner: **Alanna Riley**
Created By: **Alanna Riley**
Date: **2013-09-12**
Scale: **1:2500**

LEGEND

- Subject Site
- Parks
- Assessment Parcels
- Buildings
- Address Numbers

Corporation of the City of London
Prepared By: Planning and Development

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Bill No. (Number to be inserted by Clerk's Office)
2013

By-law No. Z.-1- _____

A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning for a portion of land located at 3189, 3197 Jinnies Street and 3397 Jinnies Way

WHEREAS Sifton Properties Limited has applied to remove the holding provision from the zoning for the land located at 3189, 3197 Jinnies Street and 3397 Jinnies Way, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provision from the zoning of the said land;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to a portion of the land located at 3189, 3197 Jinnies Street and 3397 Jinnies, as shown on the attached map to remove the holding provision so that the zoning of the lands as a Residential R1 (R1-5) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on October 1, 2013.

Joseph Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - October 1, 2013.
Second Reading – October 1, 2013.
Third Reading - October 1, 2013.

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AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)

