

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 <u>attached</u> 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.

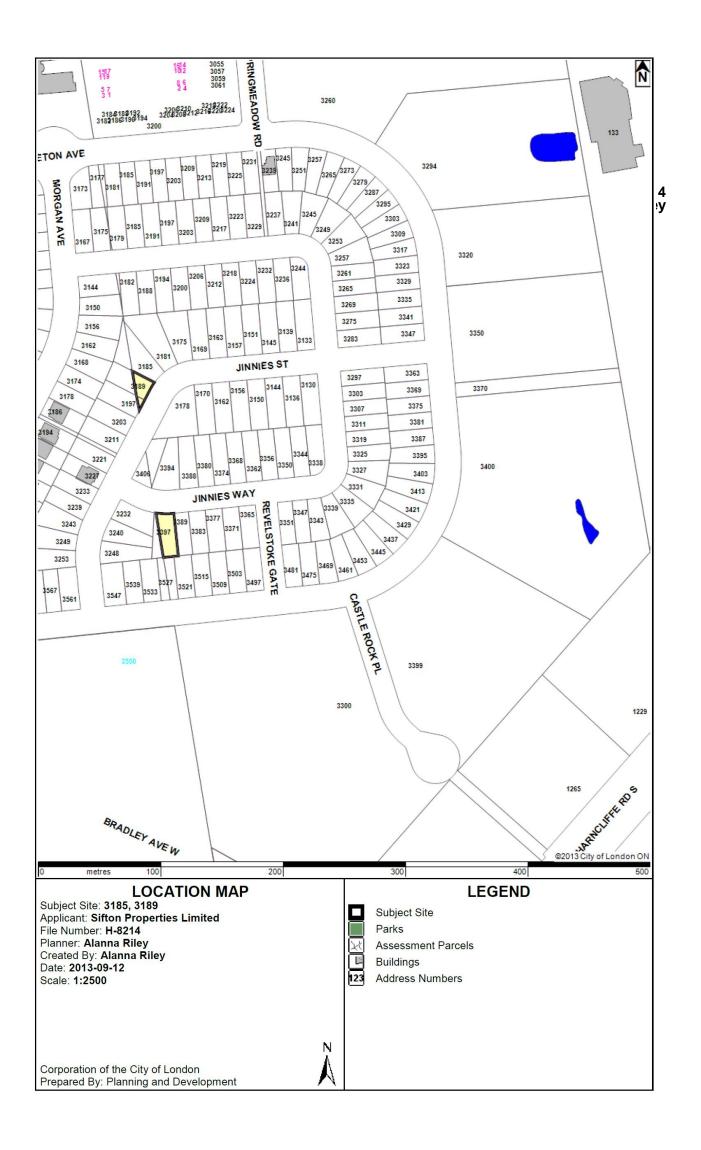
REQUESTED ACTION: Removal of the h-82 holding provision from the existing Residential R1 (R1-5) Zone.

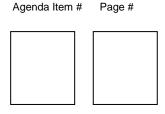
PUBLIC Notice of the application was published in the Londoner August 8, 2013. LIAISON:

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





H-8214 Alanna Riley

ANALYSIS

In December 2009, Council amended the zoning for the subject sites. The approved Residential R1 (R1-5) Zoning permits single detached dwellings. At that time a holding provision was applied to the residential zoning to ensure the part lot/blocks are developed with adjacent lands.

Holding Provisions

The "h-82" holding provision states that:

"To ensure that there is a consistent lotting pattern in this area, the holding symbol shall not be deleted until the part block has been consolidated with adjacent lands."

The applicant has provided the City with records of the completion and registration of the applications to consolidate parcels for Block 47, 33M 634 and Block 75, 33M-641; and for Block 51, Plan 33M-634 and Block 78, 33M-641. The applications were registered as Instrument Nos. ER893447 and ER893448. The applicant has also confirmed that Block 76, 33M-641 has been registered.

CONCLUSION

Given that these part blocks have been consolidated with adjacent lands, it is appropriate to consider removal of the holding provision.

PREPARED and RECOMMENDED BY:	REVIEWED BY:
ALANNA RILEY, MCIP, RPP SENIOR PLANNER	ALLISTER MACLEAN MANAGER – DEVELOPMENT PLANNING
	CUDMITTED DV
REVIEWED BY:	SUBMITTED BY:
TERRY GRAWEY, MCIP, RPP MANAGER-DEVELOPMENT SERVICES	G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

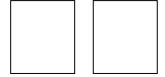
September 16, 2013 AR/ar

X:\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2013\H-8214 - 3185, 3189 & 3197 Jinnies Street - 3406 & 3397 Jinnies Way & 3257 Singleton Avenue (AR)\Report to PEC (Final).doc

	Agenda Item #	Page #	
		H-8214 Alanna Riley	
		Bill No. (Number to be inserted by Clerk's Office) 2013	
		By-law No. Z1	
		A by-law to amend By-law No. Z1 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. Z1 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 an	d 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.

Agenda Item # Page #



H-8214 Alanna Riley

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

