

H-8383  
Alanna Riley

<b>FROM:</b>	<b>GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: ZELINKA PRIAMO LTD.  122 WORTLEY ROAD MEETING ON AUGUST 26, 2014</b>

**RECOMMENDATION**

That, on the recommendation of the Senior Planner, based on the application of Zelinka Priamo Ltd. relating to the property located at 122 Wortley Road, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on September 2, 2014 to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan) to change the zoning of the subject lands **FROM** a Holding Residential R8 Special Provision(h-18\*R8-4(22)) Zone **TO** a Residential R8 Special Provision(R8-4(22)) Zone to remove the “h-18” holding provision.

**PURPOSE AND EFFECT OF RECOMMENDED ACTION**

The purpose and effect of this zoning change is to remove the h-18 holding provision so that development can proceed in accordance with the approved zoning.

**PREVIOUS REPORTS PERTINENT TO THIS MATTER**

Janauary 21, 2014 - Report to Planning Committee Public Participation meeting on and Zoning By-law amendment application (Z-8183).

<b>Date Application Accepted:</b> July 11, 2014	<b>Applicant:</b> Zelinka Priamo Ltd.
<b>REQUESTED ACTION:</b> Removal of the holding provision on the site to permit the proposed residential development.	

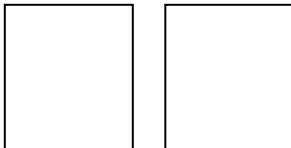
**ANALYSIS**

The purpose of applying holding provision is to ensure that prior to development proceeding, certain requirements have been addressed to the satisfaction of Council.

**h-18** – The h-18 is to ensure that lands are assessed for the presence of archaeological resources prior to development.

The applicant has carried out Stage 1 and 2 Assessment of the subject lands which did not result in the identification of any archaeological sites with cultural heritage value or interest. The Ministry of Culture and Recreation has entered the Archaeological Assessment into the Ontario Public Register of Archaeological Records as provided by their letter dated May 5, 2014.

Based on the above, the removal of the holding provision is appropriate and will allow the lands to be developed in accordance with the Zoning By-law.



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**LOCATION MAP**

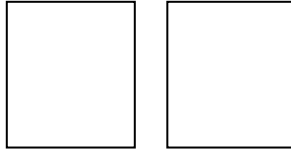
Subject Site: 122 Wortley Road  
 Applicant: **BAILLARGEON BRIAN JOSEPH, JONES PETER HAROLD**  
 File Number: H-8383  
 Planner: Alanna Riley  
 Created By: Alanna Riley  
 Date: 2014-08-08  
 Scale: 1:2500

**LEGEND**

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



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



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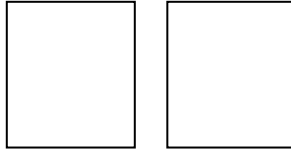
<b>CONCLUSION</b>
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It is recommended that the holding provision be removed to enable these properties to be developed in accordance with the approved Zoning. The removal of the holding provision represents sound land use planning.

<b>PREPARED AND RECOMMENDED BY:</b>	<b>REVIEWED BY:</b>
<b>ALANNA RILEY, MCIP, RPP SENIOR PLANNER DEVELOPMENT SERVICES</b>	<b>ALLISTER MACLEAN MANAGER DEVELOPMENT PLANNING</b>
<b>REVIEWED BY:</b>	<b>SUBMITTED BY:</b>
<b>TERRY GRAWAY, MCIP, RPP MANAGER DEVELOPMENT SERVICES &amp; PLANNING LIAISON</b>	<b>GEORGE KOTSIFAS P.ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>

August 12, 2014  
AR/ar

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Bill No.  
2014

By-law No. Z.-1-\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning on lands located at 122 Wortley Road.

WHEREAS Zelinka Priamo Ltd. has applied to remove holding provision from the zoning on the lands located at 122 Wortley Road, 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 lands;

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

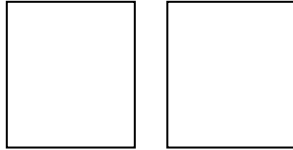
1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 122 Wortley Road, as shown on the attached map, to remove the holding provision so that the zoning of the lands as a Residential R8 Special Provision(R8-4(22)) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on September 2, 2014

Joni Baechler  
Mayor

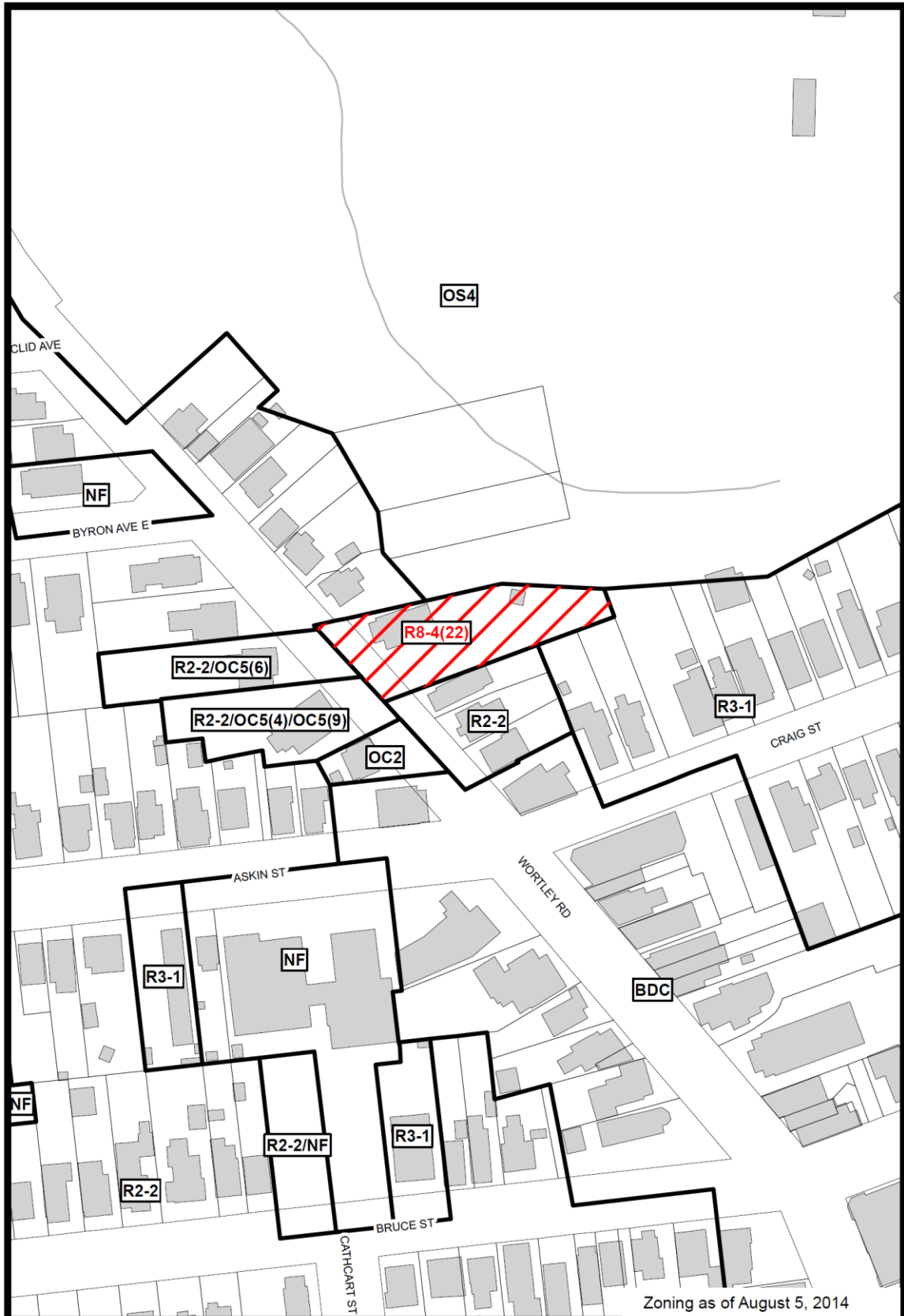
Catharine Saunders  
City Clerk




First Reading - September 2, 2014  
Second Reading - September 2, 2014  
Third Reading - September 2, 2014



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



<p>File Number: H-8383  Planner: AR  Date Prepared: August 8, 2014  Technician: JTS  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:1,500</p> <p>0 5 10 20 30 40   Meters</p> <p></p>
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Geodatabase