

H-8444
Alanna Riley

FROM:	GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: MILLSTONE HOMES LTD. 1452 BYRON BASELINE ROAD MEETING ON JANUARY 19, 2015

RECOMMENDATION

That, on the recommendation of the Senior Planner, based on the application of Millstone Homes Ltd. relating to the property located at 1452 Byron Baseline Road, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on January 27, 2015 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 R6 Special Provision(h*h-54*R6-2(7)) Zone **TO** a Residential R6 Special Provision(R6-2(7)) Zone to remove the “h” and “h-54” holding provisions.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

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

RATIONALE

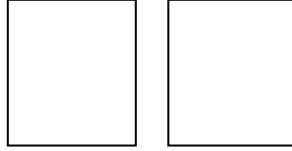
1. The removal of the holding provisions will allow for development in conformity with the City of London Official Plan.
2. Through the site plan process all issues have been resolved and these holding provisions are no longer required.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

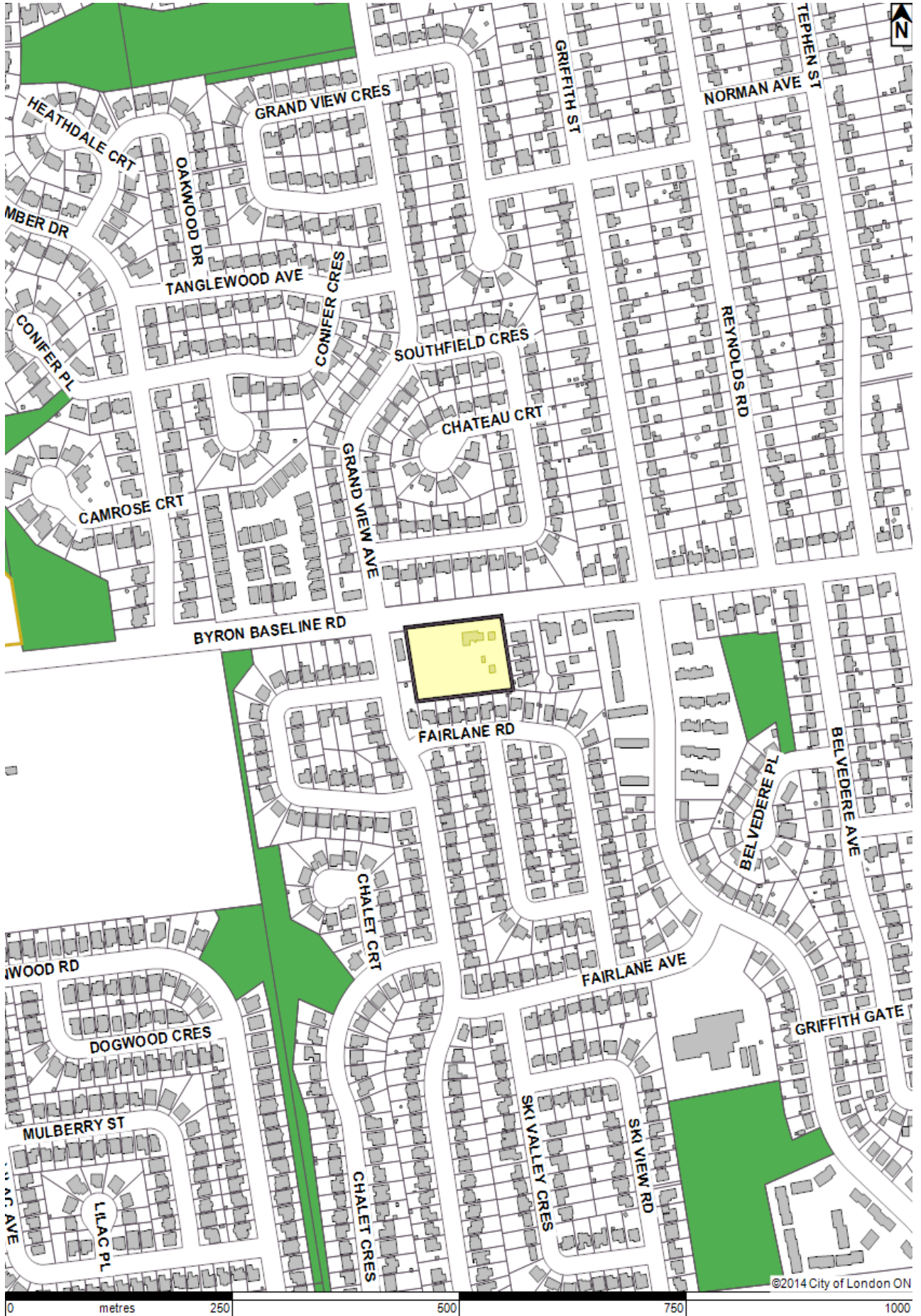
November 4, 2014 - Report to Planning Committee Public Participation meeting on Vacant Land Condominium.

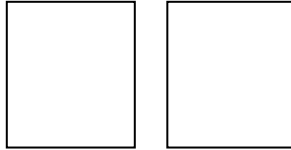
BACKGROUND

Date Application Accepted: December 10, 2014	Owner: Millstone Homes Ltd.
REQUESTED ACTION: City Council intends to consider removing the h and h-54 holding provisions from the lands that ensures for the orderly development of land and to ensure the owner agrees to implement all noise attenuation measures, recommended in noise assessment reports acceptable to the City of London, a development agreement shall be entered into to the satisfaction of the City. Council will consider removing the holding provision as it applies to these lands no earlier than January 26, 2015.	



H-8444
Alanna Riley





H-8444
Alanna Riley

PUBLIC LIAISON:	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on January 8, 2015
Nature of Liaison: The purpose and effect of this zoning change is to remove the holding symbol to permit the development of 11 cluster single detached dwelling lots.	
Responses: None	

h. Holding Provision

The h. holding provision states that:

“To ensure the orderly development of lands and the adequate provision of municipal services, the “h” symbol shall not be deleted until the required security has been provided for the development agreement or subdivision agreement, and Council is satisfied that the conditions of the approval of the plans and drawings for a site plan, or the conditions of the approval of a draft plan of subdivision, will ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development.”

The applicant has entered into a development agreement and has provided the required security with the City for the cluster single family residential lot development. The executed development agreement satisfies the requirements of this holding provision for lands zoned R6-2(7).

h-54 Holding Provision

The (h-54) holding provision states that:

“To ensure there are no land use conflicts between arterial roads and the proposed residential uses, the h-54 shall not be deleted until the owner agrees to implement all noise attenuation measures, recommended in noise assessment reports acceptable to the City of London.”

Warning clauses have been included in the executed Development Agreement that address the recommended noise attenuation measures in the noise assessment report accepted by the City of London. This holding provision has been satisfied.

CONCLUSION

It is appropriate to remove the h. and h-54 holding provisions from the R6 residential zone at this time. Removal of the holding provisions will allow the property owner to apply for building permits for the construction of 11 cluster single detached dwellings.

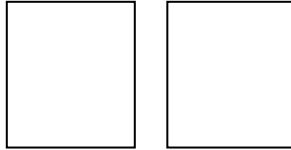
--	--

H-8444
Alanna Riley

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

January 9, 2015
AR/ar

Y:\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2014\H-8444 - Byron Baselind Rd\PEC.doc



H-8444
Alanna Riley

Bill No.
2015

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to remove the holding provisions from the zoning on lands located at 1452 Byron Baseline Road.

WHEREAS Millstone Homes Ltd. has applied to remove holding provisions from the zoning on the lands located at 1452 Byron Baseline 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 provisions from the zoning of the said lands;

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

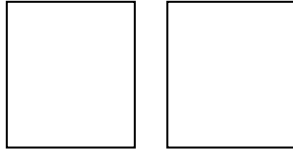
1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1452 Byron Baseline Road, as shown on the attached map, to remove the holding provisions so that the zoning of the lands as a Residential R6 Special Provision(R6-2(7)) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on January 27, 2015

Matt Brown
Mayor

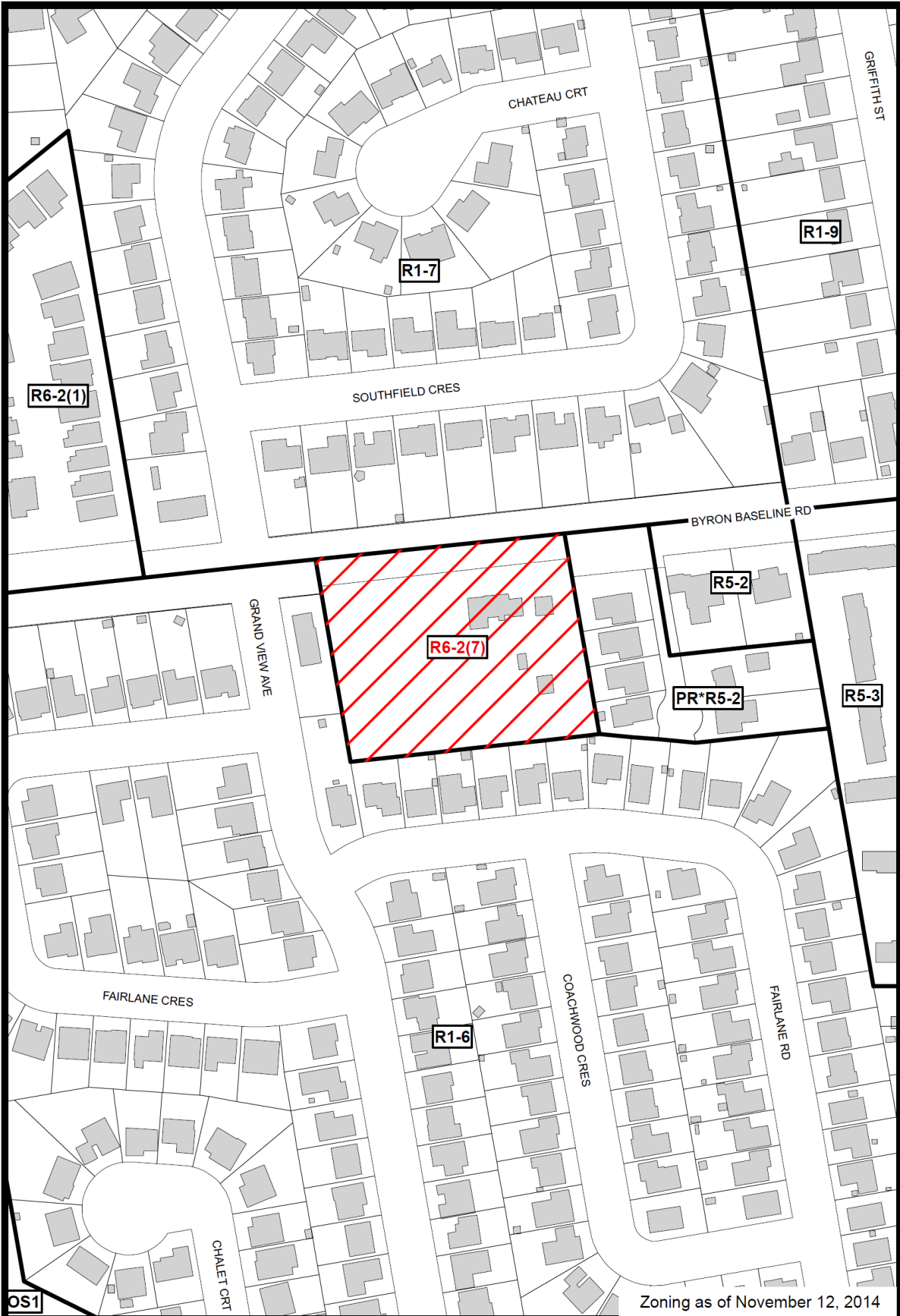
Catharine Saunders
City Clerk

First Reading - January 27, 2015
Second Reading – January 27, 2015
Third Reading - January 27, 2015



H-8444
Alanna Riley

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



File Number: H-8444

Planner: AR

Date Prepared: January 5, 2015

Technician: JTS

By-Law No: Z.-1-

SUBJECT SITE



1:2,000

