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39T-14501/Z-8395  
C. Smith

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>G. KOTSIFAS DIRECTOR OF BUILDING CONTROLS AND CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY:  905 SARNIA ROAD INC. 895 AND 905 SARNIA ROAD NORTH PORTION  PUBLIC PARTICIPATION MEETING ON MARCH 23, 2015</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Senior Planner, Development Planning, the following actions be taken with respect to the application of 905 Sarnia Road Inc. relating to the property located at 895 and 905 Sarnia Road:

- (a) Planning and Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for draft plan of subdivision of 905 Sarnia Road Inc. relating to the property located at 895 and 905 Sarnia Road;
- (b) Council **SUPPORTS** the Approval Authority issuing draft approval of the proposed plan of residential subdivision, as submitted by 905 Sarnia Road Inc. (File No. 39T-11503 prepared by Whitney Engineering Inc., certified by Rob Sterling, OLS, as redline revised which shows 97 single detached lots, 17 single detached part blocks, 3 city park blocks (Block 116,117 and 118), 2 local public streets (extension of Sandbar Street, and new Street "A"), and 1 secondary collector Street (extension of Lawson Road), **SUBJECT TO** the conditions contained in the attached Appendix "39T-14501";
- (c) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on March 31, 2015 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Holding Urban Reserve (h-2\*UR3) Zone, an Urban Reserve (UR3) Zone which permits uses such as existing dwellings; agricultural uses except for mushroom farms, commercial greenhouses livestock facilities, and manure storage facilities; kennels; private outdoor recreation clubs; and riding stables, and an Environmental Review (ER) Zone which intends the lands to remain in a natural condition until their significance is determined through the completion of more detailed environmental studies, and that an agreement be entered into specifying appropriate development conditions and boundaries **TO:**
  - Holding Residential R1 Special Provision (h.\*h-100\*R1-3 (8)) Zone to permit single detached dwellings on lots with a special provision to include a minimum main building setback of 3.0 metres and a minimum frontage of 11.0 metres subject to holding provisions requiring the developer to enter into a subdivision agreement with the City and to ensure that there is water looping and a second public access when more than 80 units are developed;
  - Holding Residential R1 Special Provision (h.\*h-82\*h-100\*R1-3(8)) Zone to permit single detached dwellings on lots with a special provision to include a minimum main building setback of 3.0 metres and a minimum frontage of 11.0 metres subject to holding provisions requiring (in addition to the requirements listed above) that part blocks have to be consolidated with adjacent lands;

**APPENDIX "A"**

Bill No. (number to be inserted by Clerk's Office)  
2015

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

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 895 and 905 Sarnia Road.

WHEREAS 905 Sarnia Road Inc. have applied to rezone an area of land located at 895 and 905 Sarnia Road, as shown on the map attached to this by-law, as set out below;

WHEREAS this rezoning conforms to the Official Plan;

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

Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 895 and 905 Sarnia Road, as shown on the attached map, from a Holding Urban Reserve (h-2\*UR3) Zone and an Urban Reserve (UR3) Zone TO a Holding Residential R1 Special Provision (h.\*h-100\*R1-3 (8)) Zone, a Holding Residential R1 Special Provision (h.\*h-82\*h-100\*R1-3(8)) Zone, a Holding Residential R1 Special Provision (h.\*h-82\*h-100\*R1-13(3)) Zone, a Holding Residential R1 Special Provision (h.\*h-65\*h-100\*R1-3(\*)) Zone, a Holding Open Space (h.\*h-65\*h-82\*OS1)) Zone; and a Holding Open Space (h\*OS5) Zone.

- 1) Section 4.21 "ROAD ALLOWANCE REQUIREMENTS - SPECIFIC ROADS" is amended by deleting the following streets:

Street	From	To	Street Classification	Limit of Rd. Allowance (Measured from Centreline)
Lawson Road	Coronation Dr	South limit of Lawson Road	Secondary Collector	10.75 m (35.3 ft)
Lawson Road	Existing West Limit of Plan 33M 597	Wychwood Park (E. Intersection)	Secondary Collector	10.75 m (35.3 ft)

- 2) Section 4.21 "ROAD ALLOWANCE REQUIREMENTS - SPECIFIC ROADS" is amended by adding the following street:

Street	From	To	Street Classification	Limit of Rd. Allowance (Measured from Centreline)
Lawson Road	Coronation Dr	Wychwood Park (E. Intersection)	Secondary Collector	10.75 m (35.3 ft)

Agenda Item #	Page #

39T-14501/Z-8395  
C. Smith

3) Section Number 5.4 of the Residential R1 (R1-3) Zone is amended by adding the following Special Provision:

) R1-3 ( )

a) Regulations:

- i) Front and Exterior Yard 3 metres (9.8 feet)  
Depth for Main Dwelling  
to Local Street  
(Minimum):
- ii) Front and Exterior Yard 4.5 metres (14.8 feet)  
Depth for Main Dwelling  
to Secondary Collector  
(Minimum):
- iii) Front and Exterior Yard 6 metres (19.7 feet)  
Depth for Garages  
(Minimum):
- iv) Interior Side Yard Depth 1.2 metres (3.9 feet)  
(Minimum)
- v) Setback from a 120 metres (394 feet) (Minimum)  
Railway right-of-way in the absence of a safety  
berm, 30 metres (98.4  
feet) in conjunction with a  
safety berm.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

PASSED in Open Council on March 31, 2015.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

Agenda Item #	Page #

39T-14501/Z-8395  
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First Reading - March 31, 2015  
Second Reading - March 31, 2015  
Third Reading - March 31, 2015