

H-8503
A. MacLean

FROM:	GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: SPEYSIDE EAST CORPORATION 3100 COLONEL TALBOT ROAD MEETING ON JULY 20, 2015

RECOMMENDATION

That, on the recommendation of the Manager, Development Planning based on the application of Speyside East Corporation relating to a portion of the property located at 3100 Colonel Talbot Road, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on July 28, 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 R1(h. R1-5) Zone **TO** a Residential R1 (R1-5) Zone to remove the "h." holding provision.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

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

RATIONALE

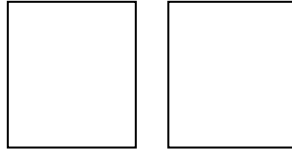
1. The removal of the holding provisions will allow for development in conformity with the City of London Zoning By-law.
2. The Owner has provided sufficient security, in accordance with the criteria of the holding provision regulations, in order to consider lifting this holding provision.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

March 25, 2014 - Report to Planning Committee on Draft Plan of Subdivision and associated Zoning by-law amendments.

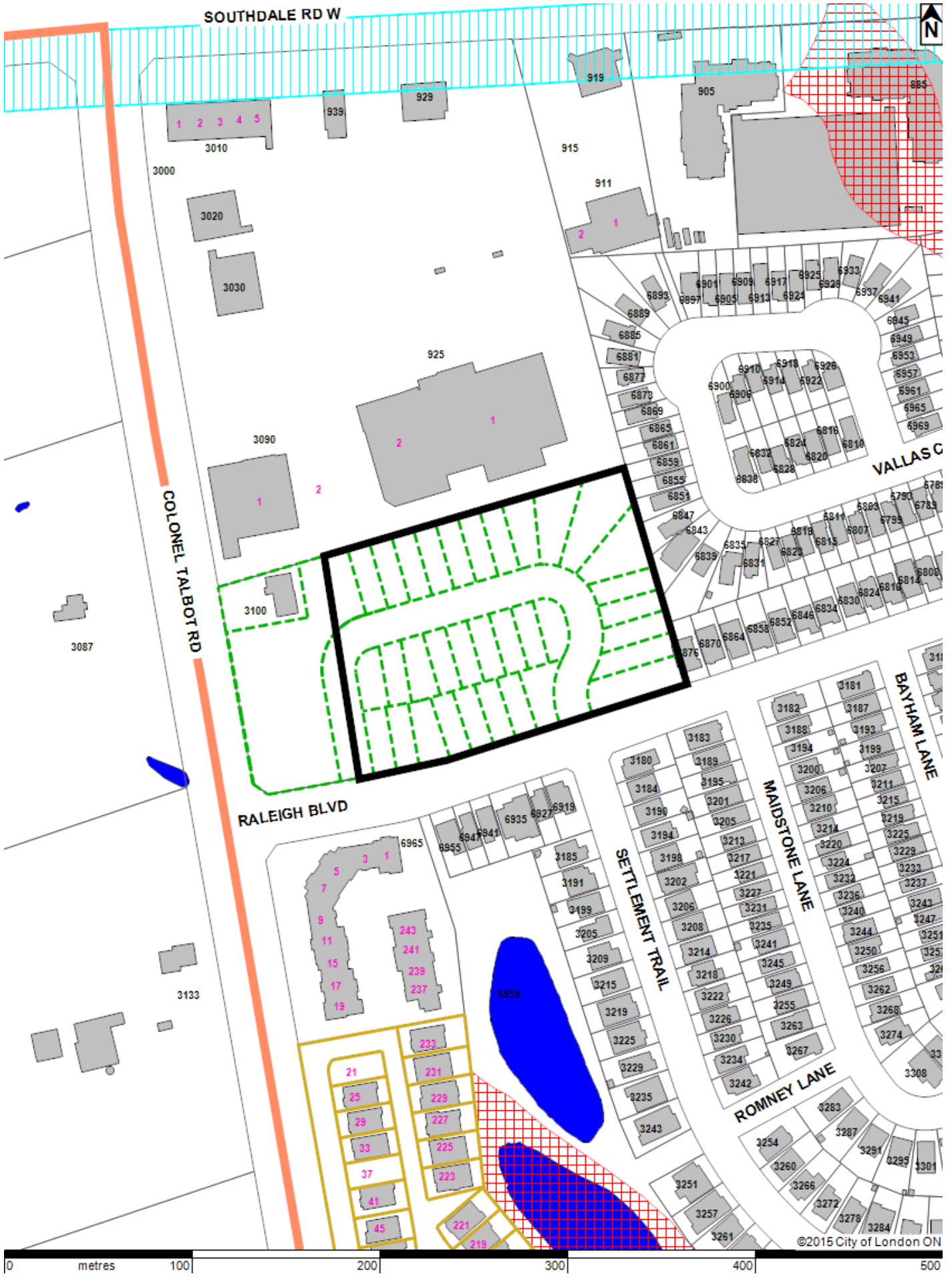
BACKGROUND

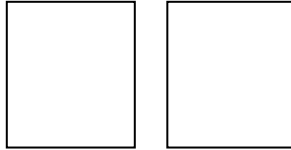
Date Application Accepted: June 29, 2015	Owner: Speyside East Corporation
REQUESTED ACTION: City Council intends to consider removing the "h" holding provision from the Residential R1-5 Zone. This holding provision was put in place to ensure that the owner enters into an agreement with the City for the adequate provision of municipal services. Council will consider removing the holding provision as it applies to the lands described above, no earlier than July 28, 2015.	



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Location Map





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PUBLIC LIAISON:	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on July 9, 2015.
Nature of Liaison: The purpose and effect of this zoning change is to remove the holding symbol to permit the development of single detached dwellings.	
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.”

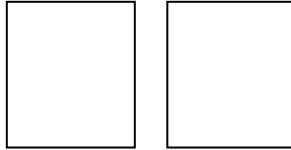
The Special Provisions for the subdivision agreement have been vetted through Council and staff are currently preparing the agreement. The applicant has provided the required security and is awaiting the agreement for execution. This is sufficient to satisfy the requirements of this holding provision and to allow for these lands to be developed in accordance with the by-law.

CONCLUSION

It is appropriate to remove the h. holding provision from the R1-5 residential zone at this time. Removal of the holding provisions will allow the property owner to apply for building permits to allow construction single detached dwellings.

PREPARED AND RECOMMENDED BY:	REVIEWED BY:
ALLISTER MACLEAN MANAGER DEVELOPMENT PLANNING	JENNIE RAMSAY, P.ENG. MANAGER, DEVELOPMENT SERVICES & ENGINEERING LIAISON
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

July 13, 2015
AM/am



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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 a portion of the lands located at 3100 Colonel Talbot Road.

WHEREAS Speyside East Corporation has applied to remove holding provisions from the zoning on a portion of the lands located at 3100 Colonel Talbot 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:

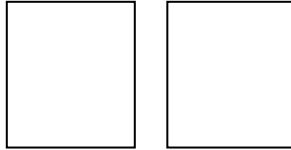
1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 3100 Colonel Talbot Road, as shown on the attached map, to remove the holding provisions so that the zoning of the lands as a Residential R1(R1-5) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on July 28, 2015.

Matt Brown
Mayor

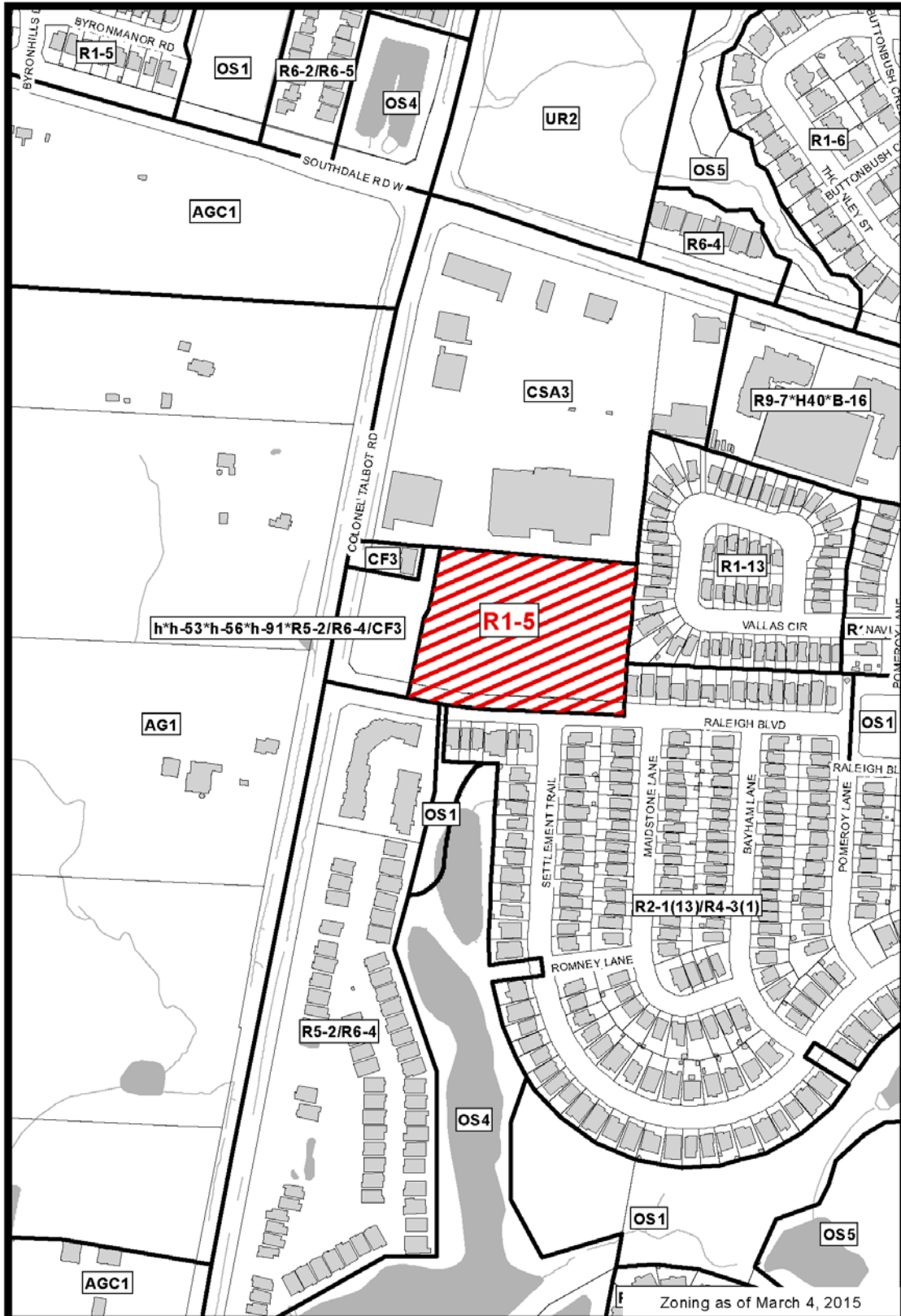
Catharine Saunders
City Clerk

First Reading - July 28, 2015
Second Reading – July 28, 2015
Third Reading - July 28, 2015




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



Zoning as of March 4, 2015

File Number: H-8503
 Planner: AM
 Date Prepared: 2015/07/02
 Technician: MS
 By-Law No: Z.-1-

SUBJECT SITE 

1:4,000

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