

**H-8506**  
**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: BANMAN DEVELOPMENTS INC. GEORGEHERRIOT LANE, LISMER WAY AND LISMER PLACE MEETING ON SEPTEMBER 8, 2015</b>

**RECOMMENDATION**

That, on the recommendation of the Senior Planner, Development Planning based on the application of Banman Developments Inc. relating to portions of land located at Georgeherriot Lane, Paulpeel Ave, Lismer Way and Lismer Place, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on September 15, 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. R1-3) Zone and a Holding Residential R1 Special Provision (h. R1-3(7)) Zone **TO** a Residential R1 (R1-3) Zone and a Residential R1 Special Provision (R1-3(7)) 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**

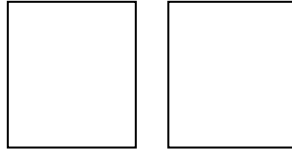
1. The removal of the holding provision will allow for development in conformity with the City of London Zoning By-law.
2. The Owner has provided sufficient security, in accordance with the criteria of the holding provision regulation, in order to consider lifting this holding provision.

**PREVIOUS REPORTS PERTINENT TO THIS MATTER**

July 28, 2014 - Report to Planning Committee on Subdivision Agreement and Special Provisions.

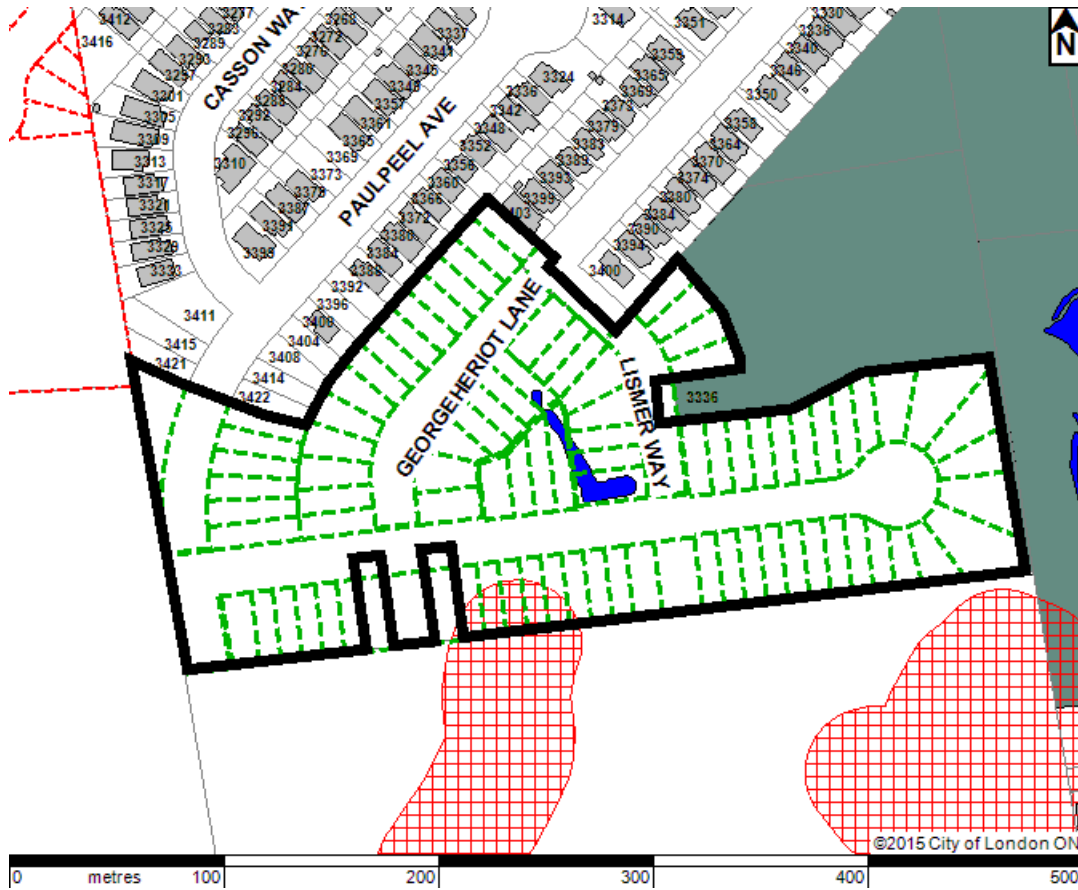
**BACKGROUND**

<b>Date Application Accepted:</b> July 10, 2015	<b>Owner:</b> Banman Development Inc.
<b>REQUESTED ACTION:</b> City Council intends to consider removing the "h" holding provision from the Residential R1-3 Zone and Residential R1 Special Provision (R1-3(7) 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.	



H-8506  
Alanna Riley

**Location Map**



<b>PUBLIC LIAISON:</b>	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on July 16, 2015.
<b>Nature of Liaison:</b>	The purpose and effect of this zoning change is to remove the holding symbol to permit the development of single detached dwellings.
<b>Responses:</b>	None

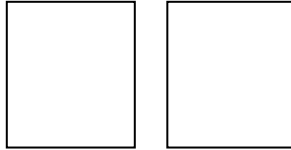
**h. Holding Provision**

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 reviewed by Municipal Council and staff are currently preparing the subdivision 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.

The “h.” holding provision will be maintained on lots 6 and 7 to ensure these lots are not developed until the necessary grading associated with these lots occurs.



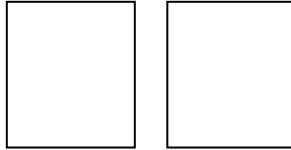
**H-8506**  
**Alanna Riley**

<b>CONCLUSION</b>
-------------------

It is appropriate to remove the h. holding provision at this time. Removal of the holding provision will allow the property owner to apply for building permits to allow construction single detached dwellings.

<b>PREPARED AND RECOMMENDED BY:</b>	<b>REVIEWED BY:</b>
<b>ALANNA RILEY, MCIP, RPP SENIOR PLANNER DEVELOPMENT PLANNING</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 28, 2015  
AR/ar



**H-8506**  
**Alanna Riley**

Bill No.  
2015

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

A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning on a portion of the lands located at Georgeherriot Lane, Paulpeel Ave, Lismer Way and Lismer Place.

WHEREAS Banman Developments Inc. has applied to remove holding provision from the zoning on a portion of the lands located at Georgeherriot Lane, Paulpeel Ave, Lismer Way and Lismer Place, 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:

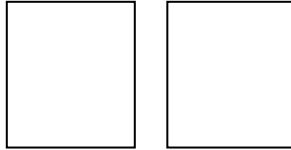
1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to a portion of lands located at Georgeherriot Lane, Paulpeel Ave, Lismer Way and Lismer Place, as shown on the attached map, to remove the holding provision so that the zoning of the lands as a Residential R1(R1-3) Zone and Residential R1 Special Provision (R1-3(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 September 15, 2015.

Matt Brown  
Mayor

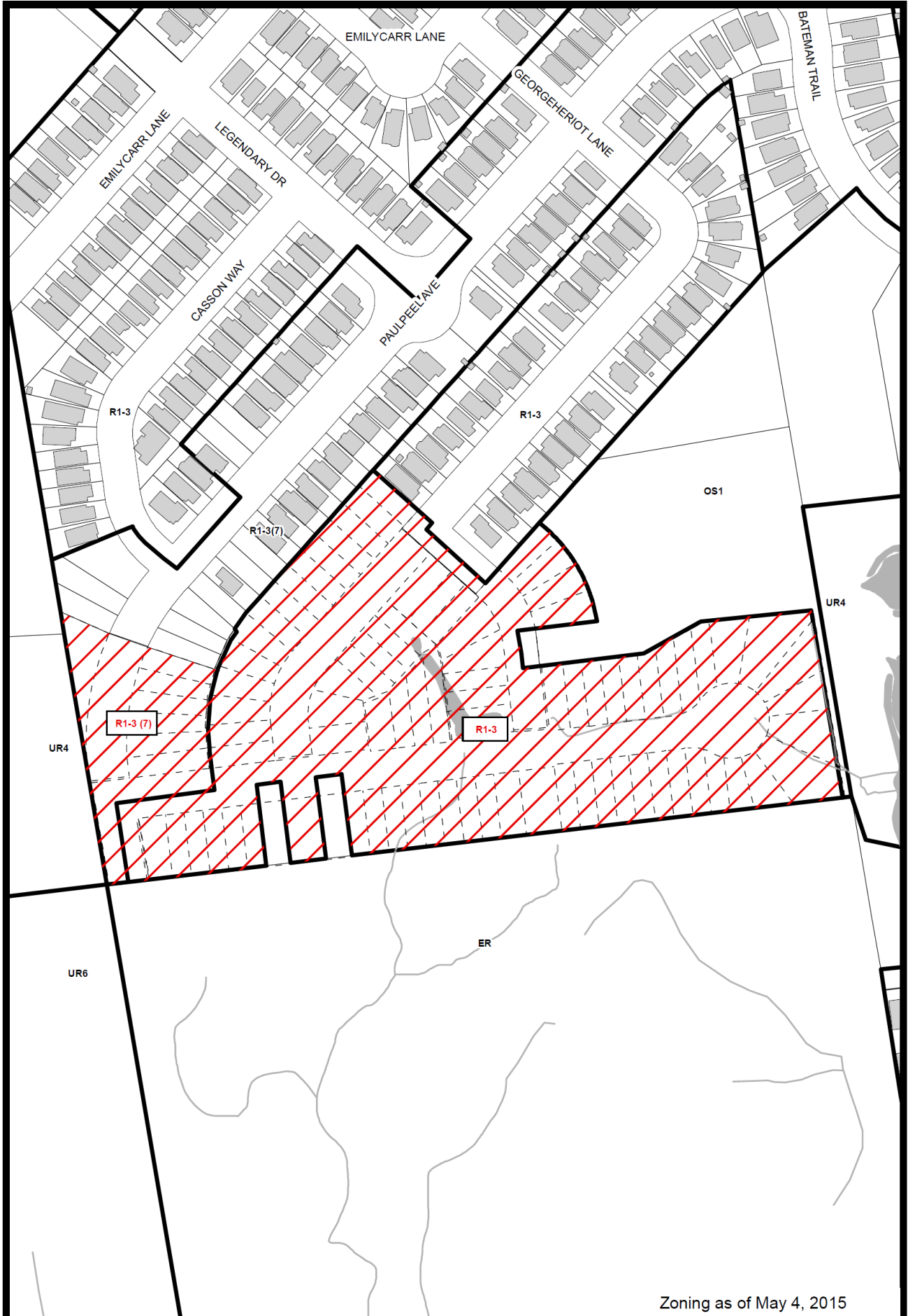
Catharine Saunders  
City Clerk

First Reading - September 15, 2015  
Second Reading – September 15, 2015  
Third Reading - September 15, 2015




H-8506  
Alanna Riley

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



Zoning as of May 4, 2015

File Number: H-8506  
Planner: AR  
Date Prepared: August 11, 2015  
Technician: JTS  
By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

