

**H-8496  
A MacLean**

<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:  1822094 ONTARIO INC.  7186 ISAAC DRIVE  MEETING ON JUNE 20, 2016</b>

**RECOMMENDATION**

That, on the recommendation of the Senior Planner, Development Planning based on the application of 1822094 Ontario Inc. relating to land located at 7186 Isaac Drive, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on June 23, 2016 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(h. h-5 R6-1 D10) Zone **TO** a Residential R6 (R6-1 D10) Zone to remove the “h.” and “h-5” 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 of cluster single detached dwellings can proceed in accordance with the approved zoning.

**RATIONALE**

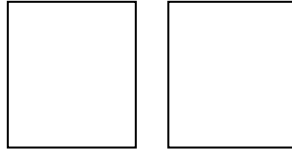
1. The removal of the holding provision will allow for development in conformity with the City of London Zoning By-law.
2. The Owner has provided sufficient security, in accordance with the criteria of the holding provision regulation, in order to consider lifting this holding provision.
3. The Public Site Plan meeting was held on February 22, 2016.

**PREVIOUS REPORTS PERTINENT TO THIS MATTER**

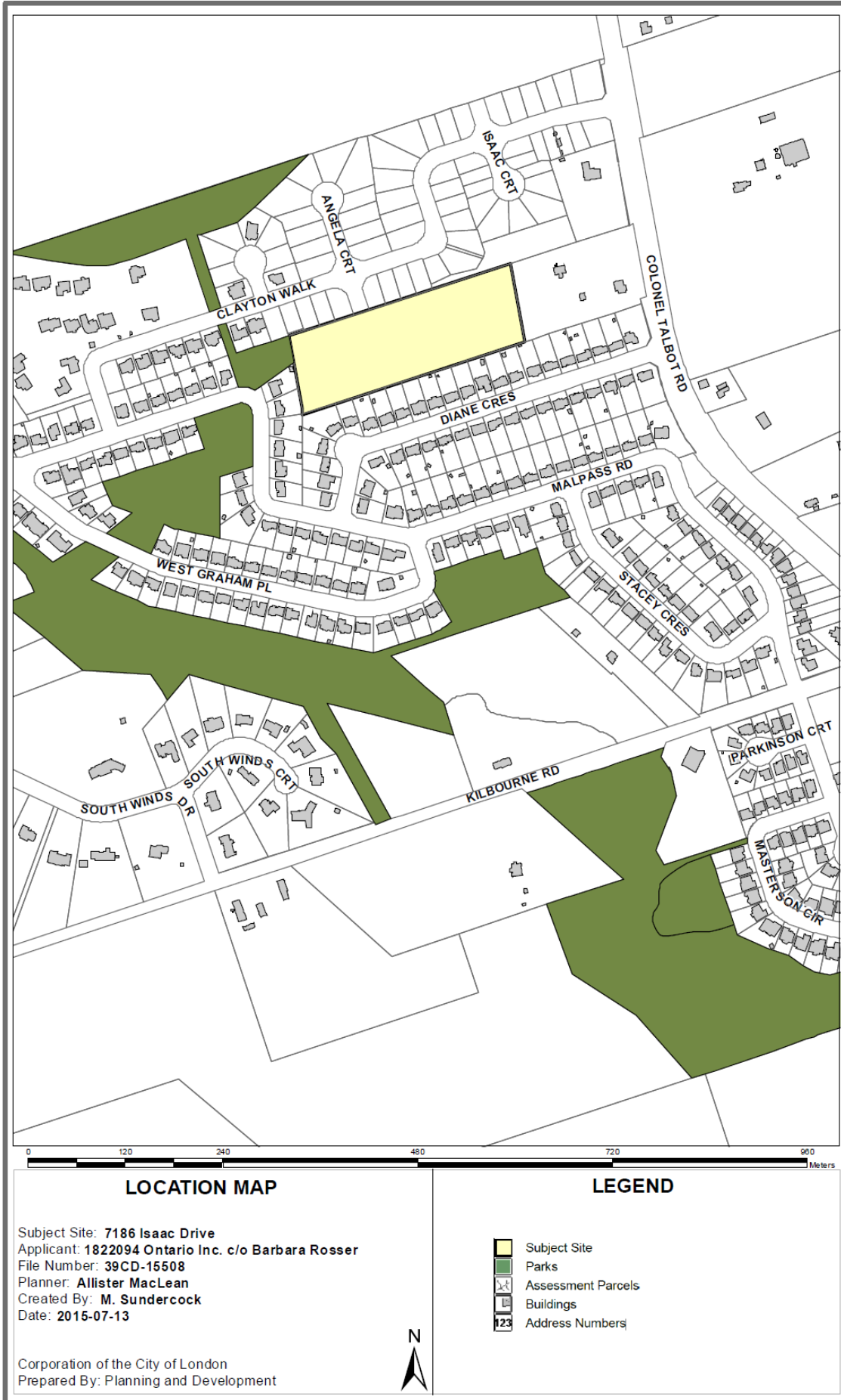
February 22, 2016 - Report to Planning Committee on the Vacant Land Condominium and Site Plan.

**BACKGROUND**

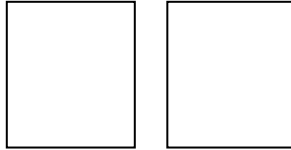
<b>Date Application Accepted:</b> June 11, 2015	<b>Owner:</b> JLC Homes Ltd.
<b>REQUESTED ACTION:</b> City Council intends to consider removing the holding provisions from the lands at 7186 Isaac Drive.	



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Location Map



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<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 August 6, 2015.
<b>Nature of Liaison:</b>	
The purpose and effect of this zoning change is to remove the holding symbols to permit the development of cluster housing in the form of single detached dwellings.	
<b>Responses:</b> None	

The subject property was zoned Holding Residential R6 (h.h-5.R6-1.D10) and Open Space (OS4) in 2005. The R6-1.D10 Zone permits cluster housing in the form of single detached dwellings at a density of up to 10 units per hectare. In 2015, the City received a site plan application for single detached cluster housing and this application was considered at a public participation meeting on February 22, 2016.

**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 provided the required security and the development agreement should be executed shortly. 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.

**h-5 Holding Provision**

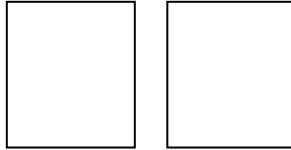
The purpose of the h-5 holding provision is:

*“To ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, prior to the removal of the “h-5” symbol”.*

A public participation meeting was held on February 22, 2016 at the City of London Planning and Environment Committee. One member of the public enquired what kind of a retaining wall or separation would be made between the property that he currently owns and the new subdivision. The applicant advised at the meeting that they were prepared to incorporate privacy fencing along the east boundary of the property.

<b>CONCLUSION</b>
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It is appropriate to remove the h. and h-5 holding provisions at this time. Removal of the holding provision will allow the property owner to apply for building permits to allow construction single detached dwellings.

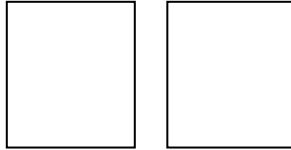


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<b>PREPARED AND RECOMMENDED BY:</b>	
<b>ALLISTER MACLEAN MANAGER DEVELOPMENT PLANNING</b>	
<b>REVIEWED BY:</b>	<b>SUBMITTED BY:</b>
<b>TERRY GRAWAY, MCIP, RPP MANAGER DEVELOPMENT SERVICES &amp; PLANNING LIAISON</b>	<b>GEORGE KOTSIFAS P.ENG. MANAGING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

June 13, 2016  
AR/ar

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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 provision from the zoning on the lands located at 7186 Isaac Drive.

WHEREAS 1822094 Ontario Inc. has applied to remove holding provision from the zoning on the lands located at 7186 Isaac Drive, 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:

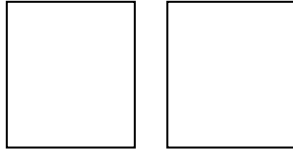
1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the lands located at 7186 Isaac Drive, as shown on the attached map, to remove the holding provision so that the zoning of the lands as a Residential R6(R6-1) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on June 23, 2016.

Matt Brown  
Mayor

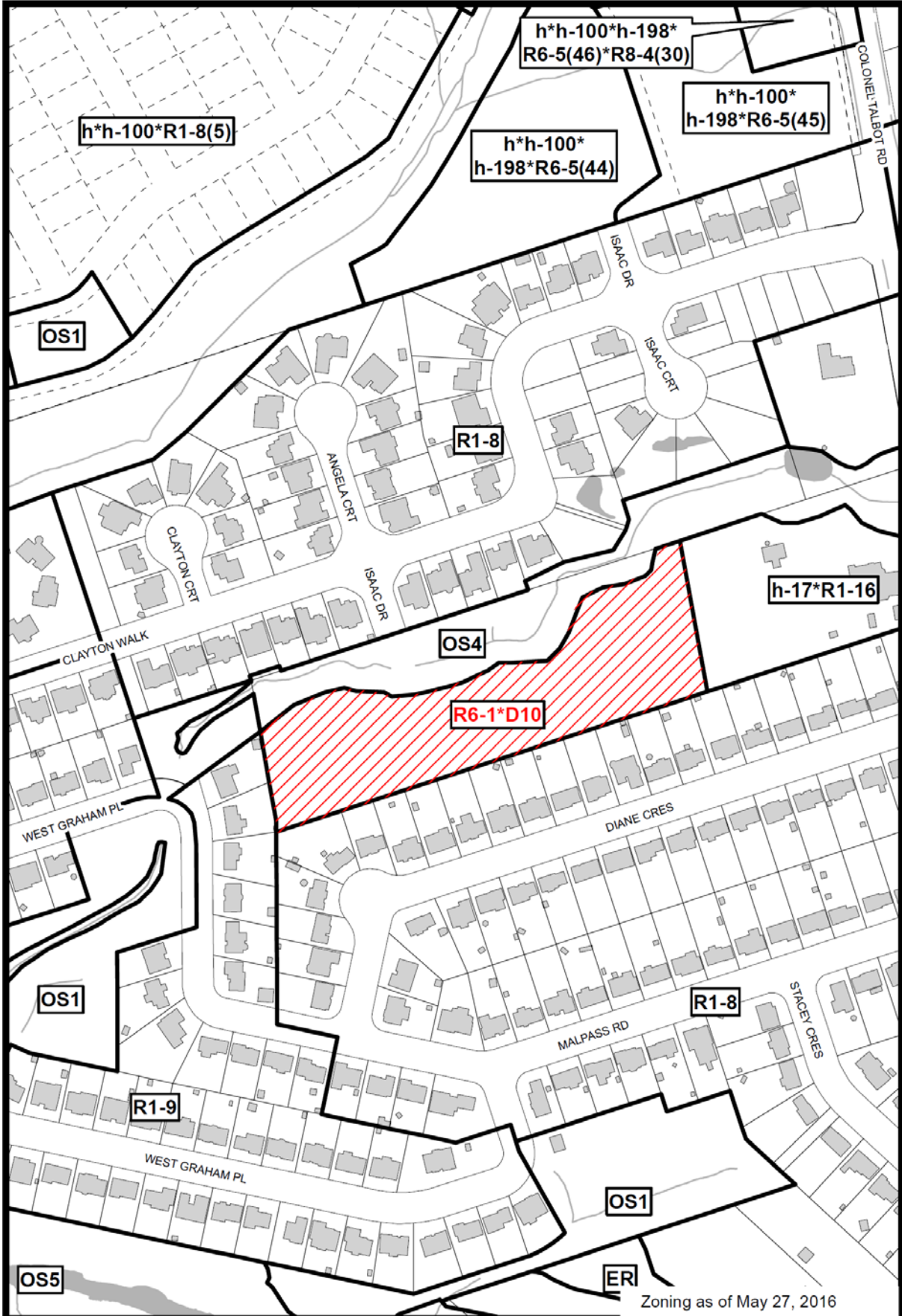
Catharine Saunders  
City Clerk



First Reading - June 23, 2016.  
Second Reading – June 23, 2016.  
Third Reading - June 23, 2016.



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



<p>File Number: H-8496  Planner: AR  Date Prepared: 2016/06/07  Technician: JS  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:3,000</p> <p>0 15 30 60 90 120 Meters</p> 
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