

H-8677  
Alanna Riley

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| <b>FROM:</b>    | <b>GEORGE KOTSIFAS, P.ENG.<br/>MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES<br/>&amp; CHIEF BUILDING OFFICIAL</b> |
| <b>SUBJECT:</b> | <b>APPLICATION BY:<br/>PECHECOS CONTRACTORS LTD<br/>4206 PERKINS ROAD<br/>MEETING ON OCTOBER 3, 2016</b>                      |

**RECOMMENDATION**

That, on the recommendation of the Senior Planner, Development Planning based on the application of Pechecos Contractors Ltd. relating to lands located at 4206 Perkins Road, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on October 11, 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 Light Industrial (h-17.LI1/LI7) Zone **TO** a Light Industrial (LI1/LI7) Zone to remove the "h-17" holding provision.

**PURPOSE AND EFFECT OF RECOMMENDED ACTION**

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

**RATIONALE**

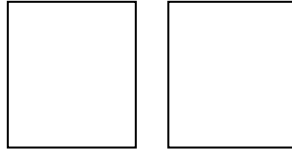
1. The removal of the holding provision will allow for development in conformity with the LI1/LI7 Zone.
2. Full municipal sanitary sewer and water services are available to service this site.

**PREVIOUS REPORTS PERTINENT TO THIS MATTER**

None

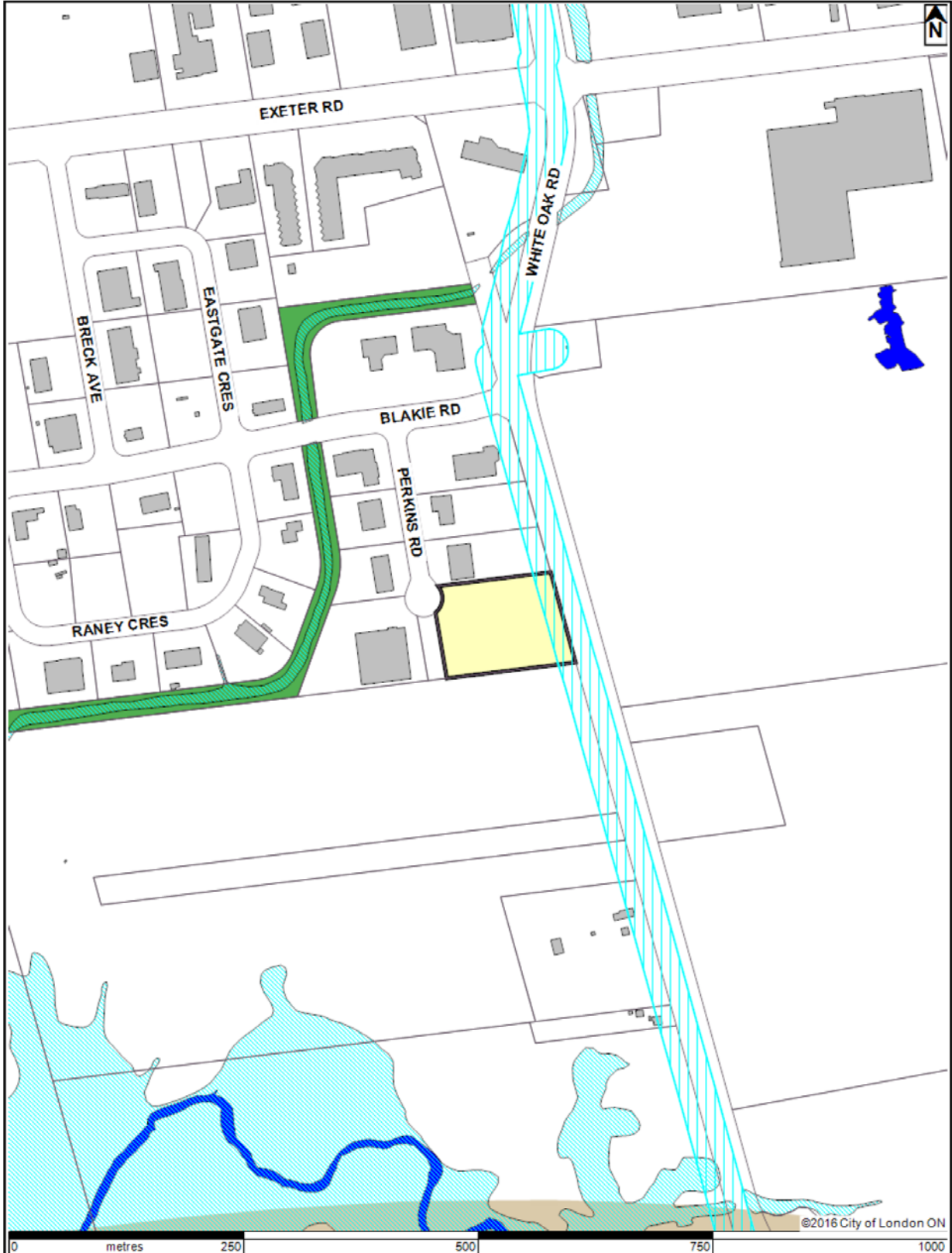
**BACKGROUND**

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| <b>Date Application Accepted:</b> August 25, 2016  | <b>Owner:</b> Pechecos Contractors Ltd |
| <b>REQUESTED ACTION:</b> City Council intends to consider removing the "h-17" holding provision from the Light Industrial (LI1/LI7) Zone. This holding provision was put in place to ensure the orderly development of lands and full municipal sanitary sewer and water services are available to service the site. |  |



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### Location Map



#### LOCATION MAP

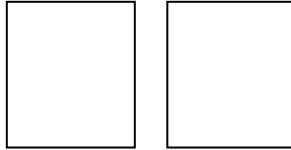
Subject Site: 4206 Perkins Road  
 Applicant: Pachecos Contractors Ltd  
 File Number: H-8677  
 Planner: Alanna Riley  
 Created By: Alanna Riley  
 Date: 2016-09-19  
 Scale: 1:5000

#### LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers







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The proposed industrial development cannot proceed until site plan approval is granted and the h-17 holding provision has been removed.

**h-17 Holding Provision**

The h-17 holding provision states that:

*“To ensure the orderly development of lands and the adequate provision of municipal services, the "h-17" symbol shall not be deleted until full municipal sanitary sewer and water services are available to service the site”.*

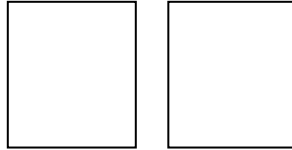
The City is installing full municipal sanitary sewer and water services at this time. The Sanitary and Water Divisions have confirmed they are satisfied the holding provision can be removed.

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| <b>CONCLUSION</b> |
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It is appropriate to remove the h17 holding provision at this time. Removal of the holding provision will allow the property owner to apply for building permits once site plan approval is granted to construct the proposed industrial development.

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

September 26, 2016  
AR/ar



**H-8677**  
**Alanna Riley**

Bill No.  
2016

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

A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning on lands located at 4206 Perkins Road.

WHEREAS Pechecos Contractors Ltd. has applied to remove a holding provision from the zoning on the lands located at 7206 Perkins 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 provision from the zoning of the said lands;

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

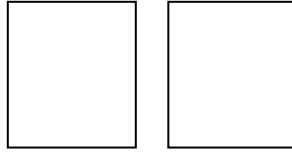
1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 4206 Perkins Road, as shown on the attached map, to remove the h-17 holding provision so that the zoning of the lands as a Light Industrial (LI1/LI7) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on October 11, 2016

Matt Brown  
Mayor

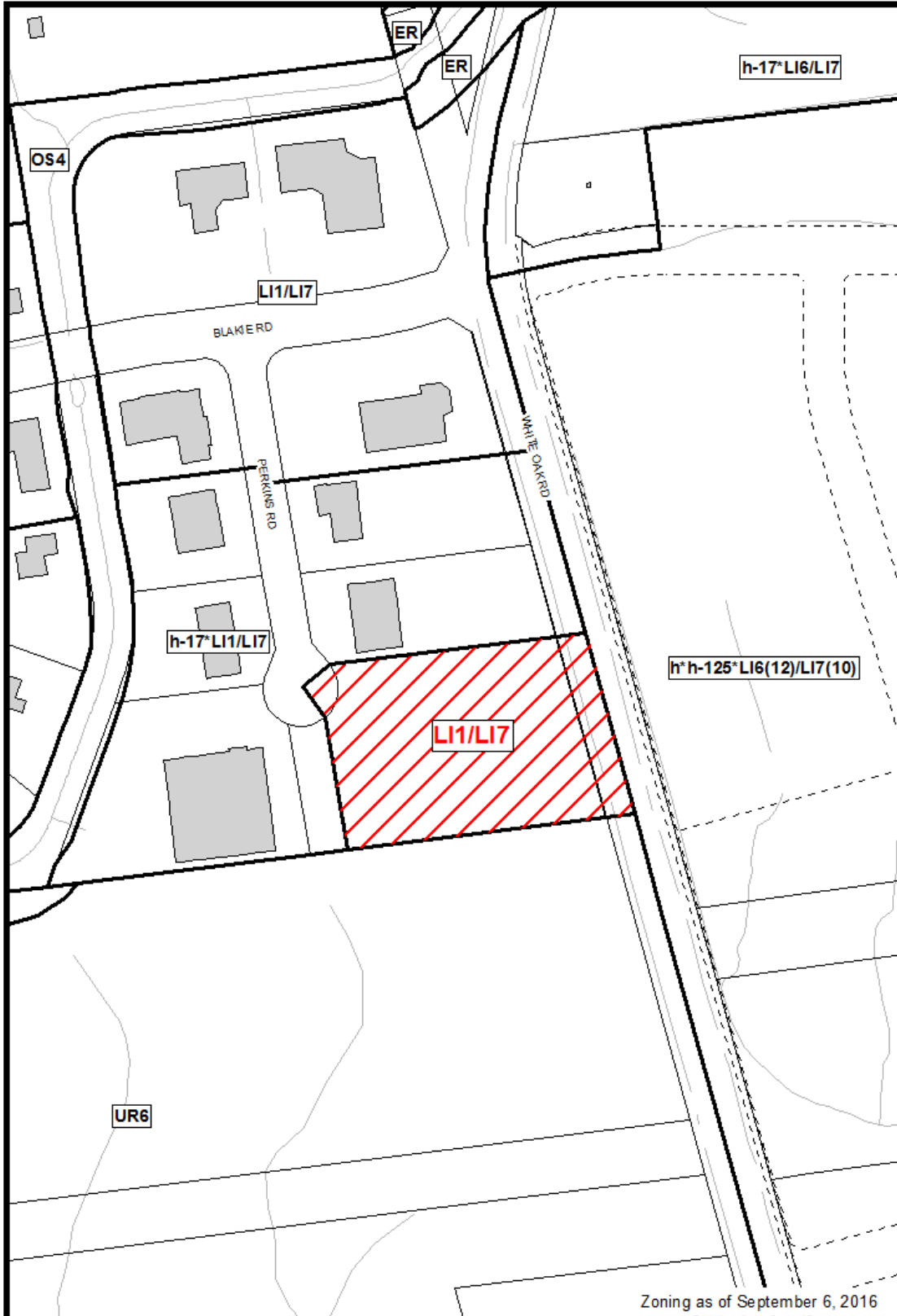
Catharine Saunders  
City Clerk



First Reading - October 11, 2016  
Second Reading – October 11, 2016  
Third Reading - October 11, 2016



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



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| <p>File Number: H-8677<br/> Planner: AR<br/> Date Prepared: 2016/09/22<br/> Technician: JS<br/> By-Law No: Z.-1-</p> | <p>SUBJECT SITE </p> <p>1:2,500</p> <p>0 12.525 50 75 100 Meters </p> |
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Geobase