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H-8095/A. MacLean

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: SUNNINGDALE GOLF AND COUNTRY CLUB 259 SUNNINGDALE ROAD WEST MEETING ON MARCH 6, 2017

RECOMMENDATION

That, on the recommendation of the Manager Development Services, based on the application of Sunningdale Golf and Country Club relating to the property located at 259 Sunningdale Road West, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on March 21, 2017 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan, to change the zoning of 259 Sunningdale Road West **FROM** a Holding Open Space (h-2*OS1) Zone **TO** an Open Space (OS1) Zone, to remove the h-2 holding provision.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

OPA No. 354, Official Plan Section 10 cxiii Specific Policy Area, Sunningdale North Planning Area - Medway Creek Corridor- Approved May 4, 2005

Sunningdale North Area Plan- 2006

OZ-8094 – Report to PEC on lands to be rezoned to permit golf course hole relocation-May 19, 2016

PURPOSE AND EFFECT OF RECOMMENDED ACTION

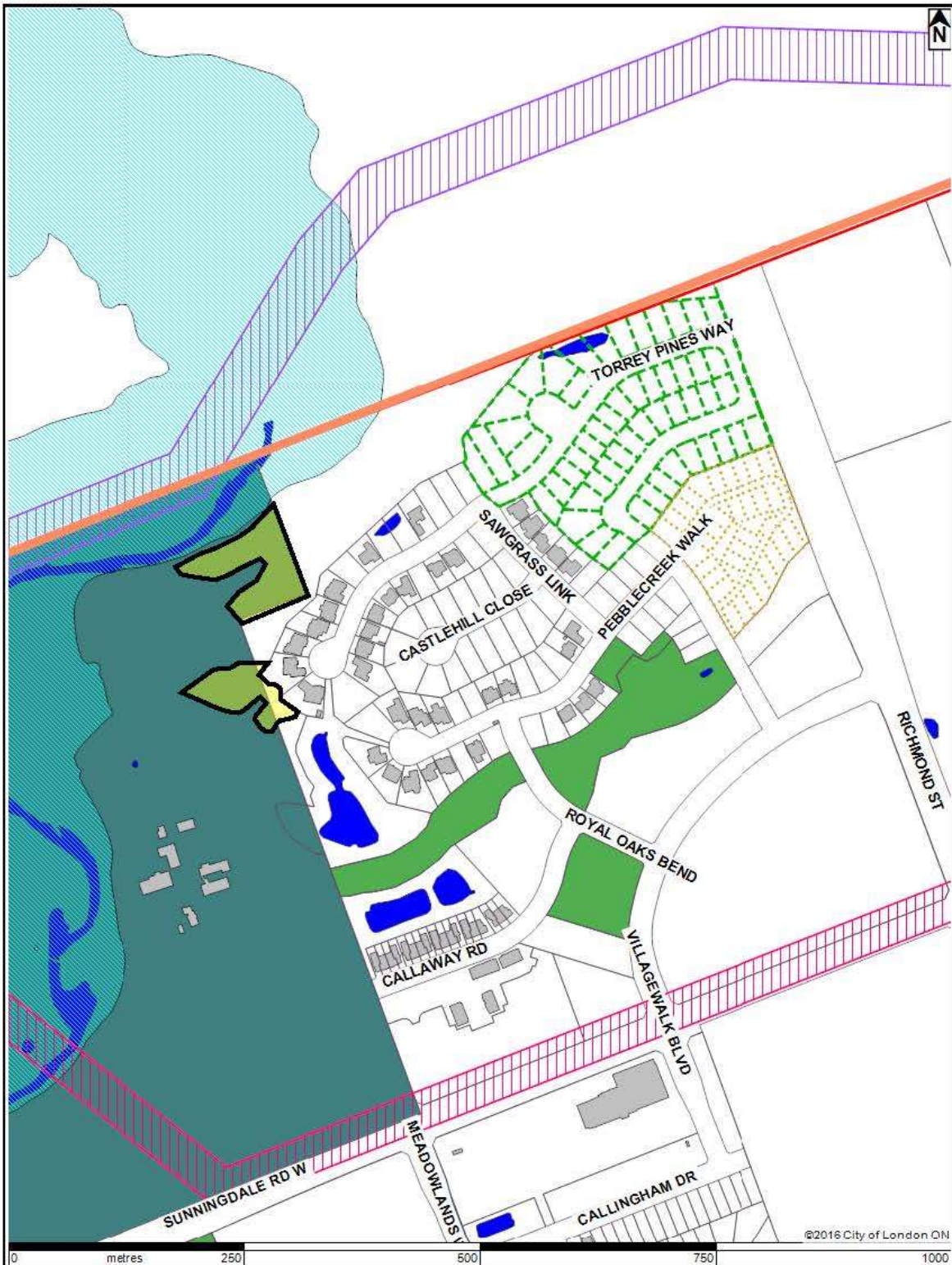
The purpose and effect of this zoning change is to remove the holding symbol to permit the development of a six (6) golf course holes.

RATIONALE

1. The removal of the holding provision will allow for development that is in conformity with The City of London Official Plan Section 10 cxiii Specific Policy Area Sunningdale North Planning Area - Medway Creek Corridor.
2. The removal of the holding provision will allow for development in conformity with the Z-1 Zoning By-law.
3. An Environmental Impact Study has been submitted to the satisfaction of the City and an agreement has been entered into with the City implementing the recommendations of the accepted EIS.

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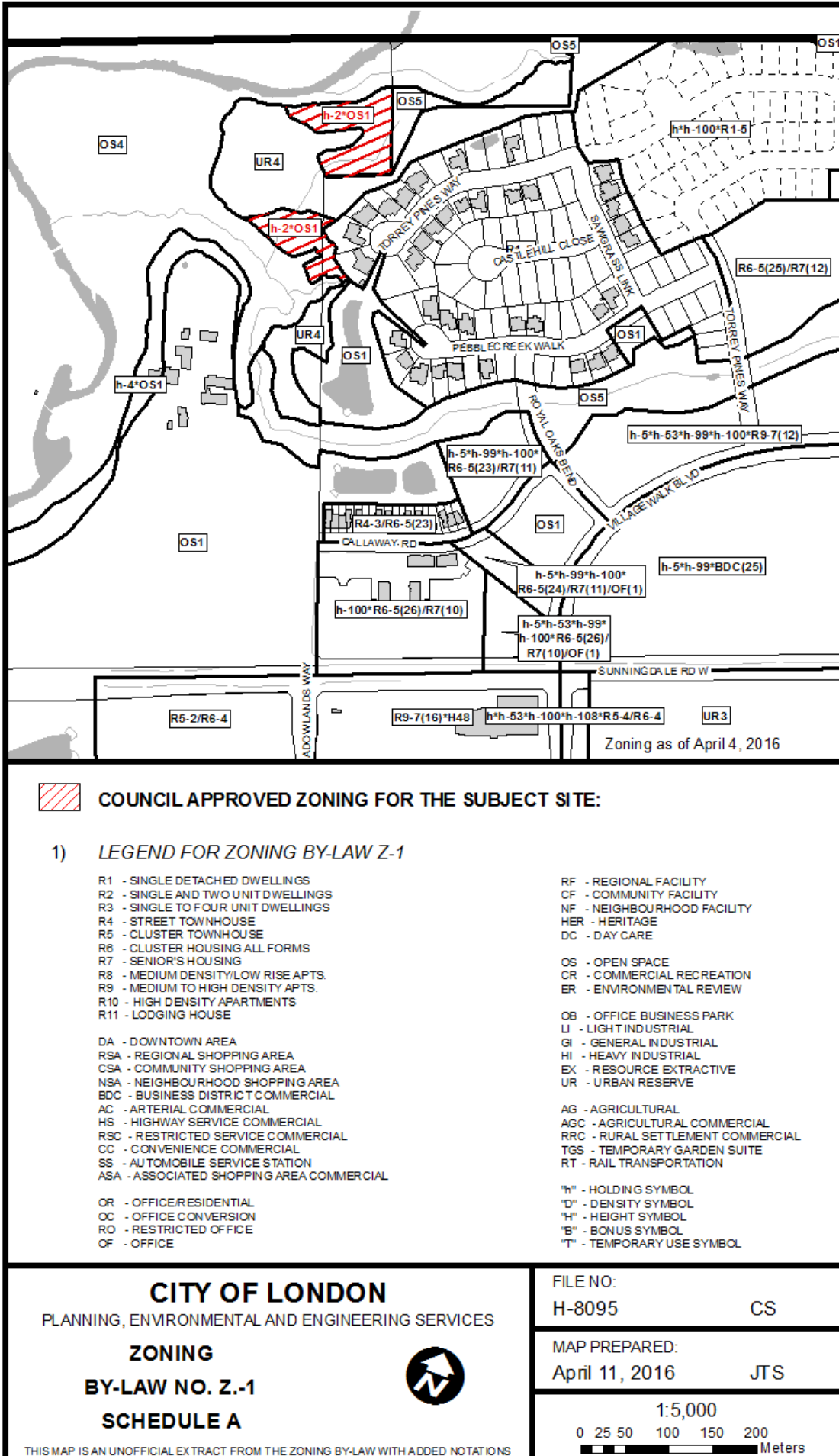
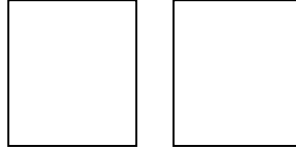
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LOCATION MAP
File Number: **N/A**
Created By: **James Scott**
Date: **2016-04-19**
Scale: **1:5000**

Corporation of the City of London
Prepared By: Planning and Development

LEGEND	
	Subject Site
	Parks
	Assessment Parcels
	Buildings
	Address Numbers



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BACKGROUND

Date Application Accepted: August 27, 2012	Owner: Sunningdale Golf and Country Club
REQUESTED ACTION: The purpose and effect of this zoning change is to remove the holding h-2 holding provision to permit the development of six (6) golf holes in the Medway Valley corridor.	

PUBLIC LIAISON:	Notice of Application was published in the London Free Press on September 8, 2012.
Nature of Liaison: City Council intends to consider removing the Holding “h-2” Provision from the Open Space (OS1) Zone. The Holding “h-2” Provision requires an Environmental Impact Study to determine the appropriate extent of development to ensure relevant components of the Natural Heritage System are not negatively impacted. An agreement specifying the development conditions and boundaries based on the study shall be entered into, to the satisfaction of the City. An Environmental Impact Study prepared by Stantec Consulting Ltd, March 2012 was submitted with the application, and can be viewed at the Development Services Unit (6th floor - City Hall). Council will consider removing the holding provision as it applies to these lands no earlier than October 15, 2012.	
Responses: None	

ANALYSIS

h-2 Holding Provision

The h-2. holding provision states that:

“Purpose: To determine the extent to which development will be permitted and ensure that development will not have a negative impact on relevant components of the Natural Heritage System (identified on Schedule "B" of the Official Plan), an agreement shall be entered into specifying appropriate development conditions and boundaries, based on an Environmental Impact Study or Subject Lands Status Report that has been prepared in accordance with the provisions of the Official Plan and to the satisfaction of the City of London, prior to removal of the "h-2" symbol.

The applicant provided the following reports in support of the rezoning application which was approved by Council in May 2016:

Stantec: Consolidation Response to the City of London and UTRCA Sunningdale Golf and Country Club Hole Relocation Report dated June 24, 2013.

Doug Stanlake: Golf Hole Re-location Principle of Development letter dated July 3, 2013

Stantec: Impacts of Proposed Golf Hole Relocation in the City London letter dated May 12, 2014

Stantec: Impacts of Proposed Golf Hole Relocation in the City London letter dated June 4, 2014

It was noted in staff’s report of May 2016 that the applicant would be required to enter into an

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agreement with the City to ensure that the mitigation and compensation measures as identified in the accepted EIS are implemented. Development Services worked closely with UTRCA and Middlesex Centre staff to ensure that all necessary approvals were coordinated for this project.

In the fall of 2016, the applicant applied for Site Plan Approval for the development of these golf holes. As part of that process staff worked closely with Parks Planning and Design to ensure that the recommendations of the accepted EIS were implemented for this development. A development agreement (along with security) has been entered into with the developer to ensure that the EIS recommendations are implemented and that there is net benefit to the natural heritage feature as result of this golf hole construction project.

The applicant has also received permission by the UTRCA through the Section 28 Permit process to allow for the construction of these golf holes in the Medway Valley corridor. An agreement between the UTRCA and applicant is also required to implement the Section 28 Permit. In addition, the applicant is also using the Site Plan Approval process with Middlesex Centre for the development of the golf holes on the lands within their jurisdiction.

CONCLUSION

It is appropriate to remove the h-2 holding provision from the Open Space (OS1) Zone at this time. Removal of the holding provision will allow for the construction of six (6) golf course holes in the Medway Valley corridor as permitted by Official Plan Section 10 cxiii Specific Policy Area, Sunningdale North Planning Area - Medway Creek Corridor.

PREPARED AND RECOMMENDED BY:	
ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING	
REVIEWED BY:	SUBMITTED BY:
TERRY GRAWAY MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON	G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

AM/
"Attach."

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Bill No. (Number to be inserted by Clerk's Office)
2017

By-law No. Z.-1- _____

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning for a portion of land located at 259 Sunningdale Road West.

WHEREAS the Sunningdale Golf and Country Club have applied to remove the holding provision from the zoning for a portion of the lands located at 259 Sunningdale Road West, 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 land;

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 the lands located at 259 Sunningdale Road West, as shown on the attached map to remove the holding provision so that the zoning of the lands as an Open Space (OS1) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on March 21, 2017.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - March 21, 2017
Second Reading – March 21, 2017
Third Reading - March 21, 2017

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

