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H-8757/Alanna Riley

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: HYDE PARK EQUIPMENT LTD. 4166 SCOTLAND DRIVE MEETING ON APRIL 24, 2017

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, based on the application of Hyde Park Equipment Ltd. relating to the property located at 4166 Scotland Drive, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on May 1 , 2017 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning **FROM** a Holding Agricultural Commercial (h-18.AGC1) Zone **TO** an Agricultural Commercial (AGC1) Zone, to remove the “h-18” holding provision.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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Z-8669 – Zoning By-law Amendment – December 6, 2016

PURPOSE AND EFFECT OF RECOMMENDED ACTION

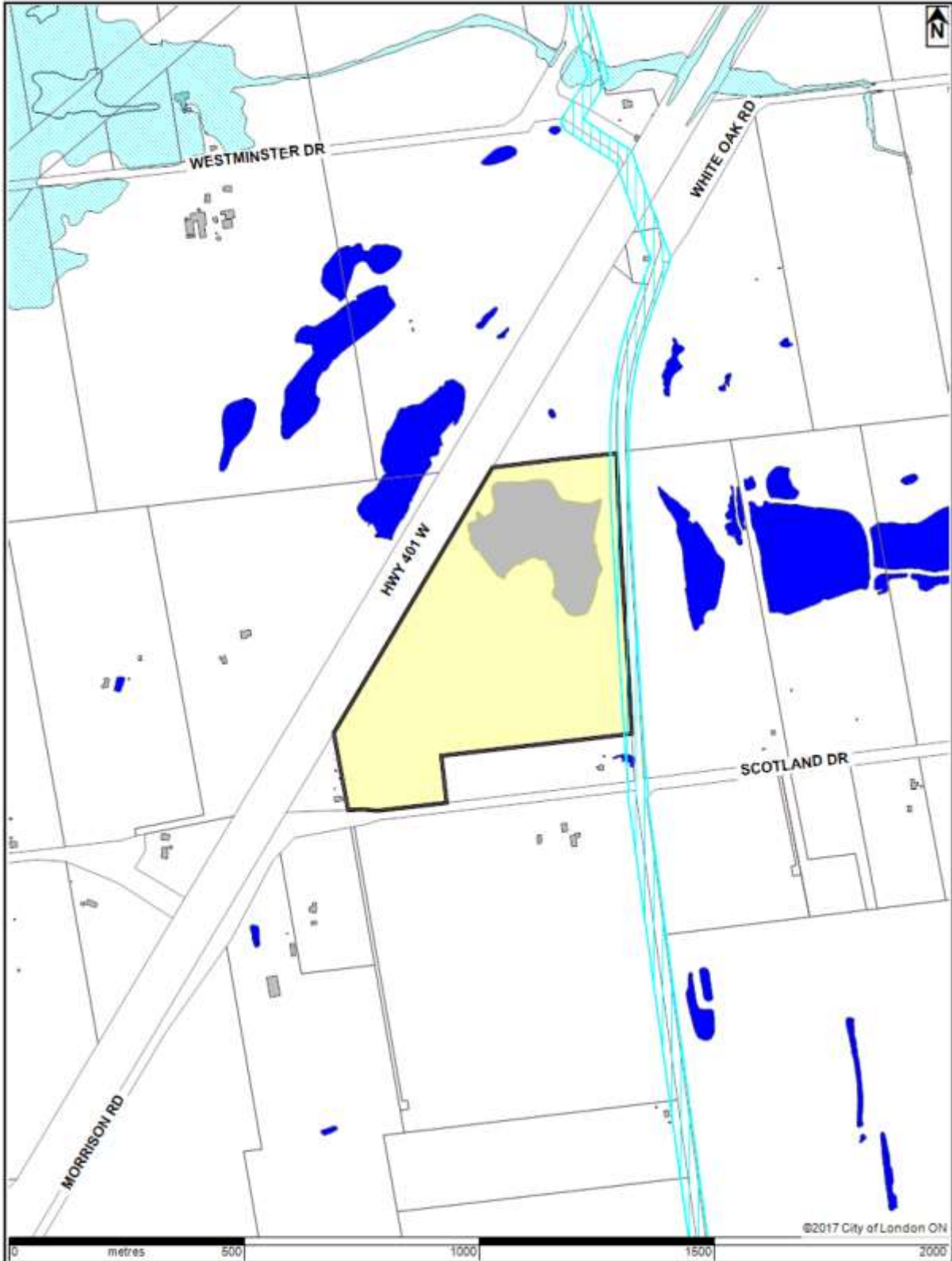
To remove the h-18 holding provision from 4166 Scotland Drive for the consideration of building permits to construct a farm equipment and services establishment.

RATIONALE

1. The removal of the holding provision will allow for development in conformity with the Z-1 Zoning By-law.
2. A letter from the Ministry of Tourism, Culture and Sport was received stating no archaeological resources were identified. Therefore, this holding provision is no longer required.

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LOCATION MAP

Subject Site: 4166 Scotland Drive
Applicant: Hyde Park Equipment Limited
File Number: H-8757
Planner: Alanna Riley
Created By: Alanna Riley
Date: 2017-04-11
Scale: 1:10100

LEGEND

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



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Date Application Accepted: March 29, 2017		Owner: Hyde Park Equipment Ltd.
REQUESTED ACTION: The purpose and effect of this zoning change is to remove the holding symbol to permit the development of a farm equipment and services establishment.		
PUBLIC LIAISON:	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on April 13, 2017.	
Nature of Liaison: City Council intends to consider removing the “h-18” holding provision that was put in place to ensure that lands are assessed for the presence of archaeological resources prior to development. The proponent shall carry out an archaeological resource assessment of the entire subject property or identified part thereof and mitigate, through avoidance or documentation, adverse impacts to any significant archaeological resources found, to the satisfaction of the Ministry of Citizenship, Culture and Recreation, and the City of London. No grading or other soil disturbance shall take place on the subject property prior to the issuance of a letter of clearance by the City of London Planning Division. Council will consider removing the holding provision as it applies to the lands described above, no earlier than April 24, 2017		
Responses: None		
ANALYSIS		

On December 6, 2016, this property was rezoned to permit a farm equipment and services establishment.

Through the rezoning process archaeological potential was identified on the site. To ensure that the necessary study was carried out, a holding provision was applied.

h-18 Purpose: To ensure that lands are assessed for the presence of archaeological resources prior to development. The proponent shall carry out an archaeological resource assessment of the entire subject property or identified part thereof and mitigate, through avoidance or documentation, adverse impacts to any significant archaeological resources found, to the satisfaction of the Ministry of Citizenship, Culture and Recreation, and the City of London. No grading or other soil disturbance shall take place on the subject property prior to the issuance of a letter of clearance by the City of London Planning Division. (Z.-1-051390)

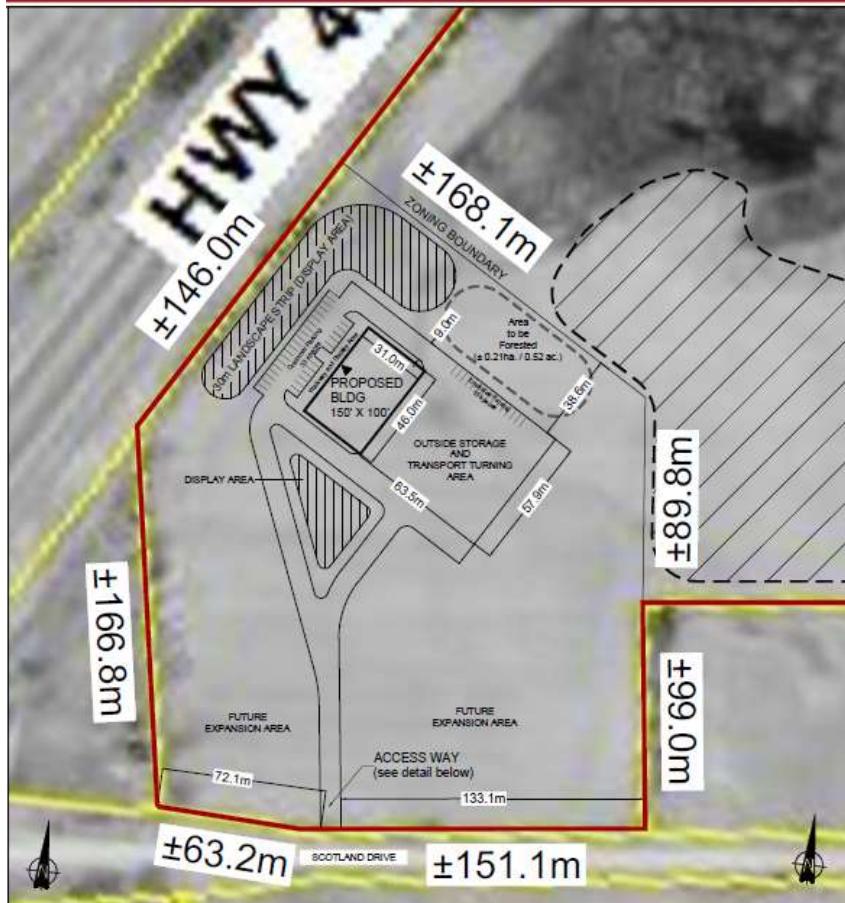
The property will be assessed by a consultant archaeologist, licensed by the Ministry of Citizenship, Culture and Recreation under the provisions of the Ontario Heritage Act (R.S.O. 1990); and any significant sites found will be properly mitigated (avoided, excavated or the resource protected), prior to the initiation of construction, servicing, landscaping or other land disturbances. The condition will also be applied where a previous assessment indicates the presence of significant archaeological resources but mitigation has not been carried out. (Z.-1-97502)

A letter from the Ministry of Tourism, Culture and Sport was received stating no archaeological resources were identified. As a result, this has been addressed and the holding provision has been satisfied.

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Proposed Site Plan



CONCLUSION

It is appropriate to remove the h-18 holding provision from the Agricultural Commercial (AGC1) Zone at this time. Removal of the holding provision will allow for the consideration of a building permit to allow the construction of a farm equipment and services establishment.

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

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Agenda Item # Page #

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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 the holding provision from the zoning of the land located at 4166 Scotland Drive.

WHEREAS Hyde Park Equipment Ltd. has applied to remove the holding provision from the zoning for the land located at 4166 Scotland 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 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 the lands located at 4166 Scotland Drive, as shown on the attached map to remove the "h-18" holding provision so that the zoning of the lands as an Agricultural Commercial (AGC1) Zone, comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on May 1, 2017.

Matt Brown
Mayor

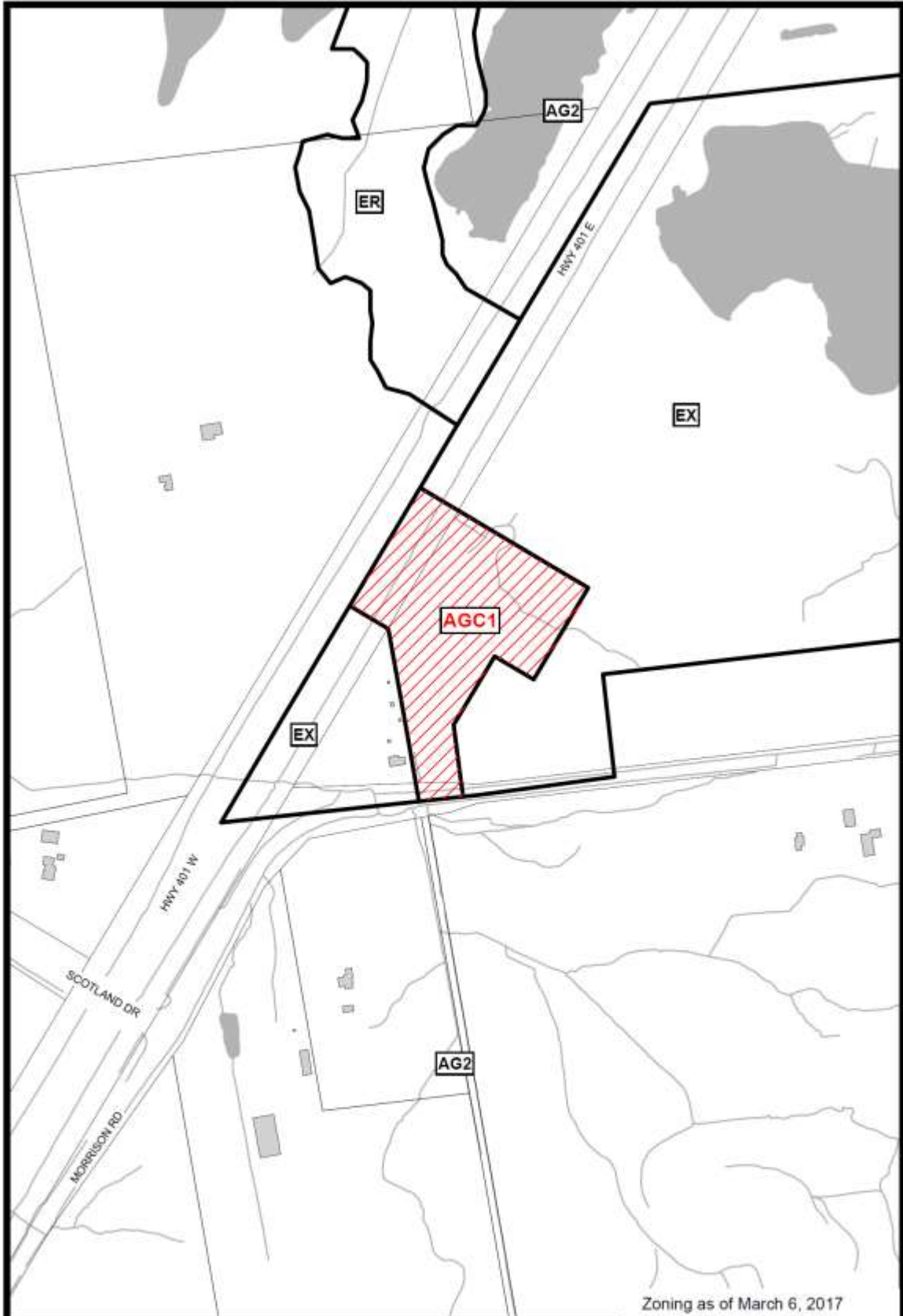
Catharine Saunders
City Clerk

First Reading – May 1, 2017
Second Reading – May 1, 2017
Third Reading – May 1, 2017

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



File Number: H-8757
Planner: AR
Date Prepared: 2017/04/12
Technician: JS
By-Law No: Z.-1-

SUBJECT SITE 

1:5,000

0 25 50 100 150 200 Meters

