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H-8700/H-8750  
Alanna Riley

<b>FROM:</b>	<b>G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: WICKERSON HILLS DEVELOPMENT INC. 2332 WICKERSON ROAD – PHASE 1 AND 2  MEETING ON JULY 31, 2017</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Senior Planner, Development Services, based on the application of Wickerson Hills Development Inc. relating to the property located at 2332 Wickerson Road, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on August 22, 2017 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of 2332 Wickerson Road **FROM** a Holding Residential R1 (h.h-100. R1-4) Zone, a Holding Residential R1 Special Provision (h.h-100. R1-4(7)) Zone, a Holding Residential R1 (h.h-37.h-100. R1-4) Zone, a Holding Residential R1 Special Provision (h.h-37.h-100. R1-4(7)) Zone, and a Holding Residential R1 (h.h-82.h-100. R1-4) Zone **TO** a Residential R1 (R1-4) Zone, a Residential R1 Special Provision (R1-4(7)) Zone, a Holding Residential R1 (h-37.R1-4) Zone, a Holding Residential R1 Special Provision (h-37.R1-4(7)) Zone and a Holding Residential R1 (h-82.R1-4) Zone to remove the h and h-100 holding provisions.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The purpose and effect of this zoning change is to remove the h holding symbol to permit the development of 142 single detached dwelling lots.

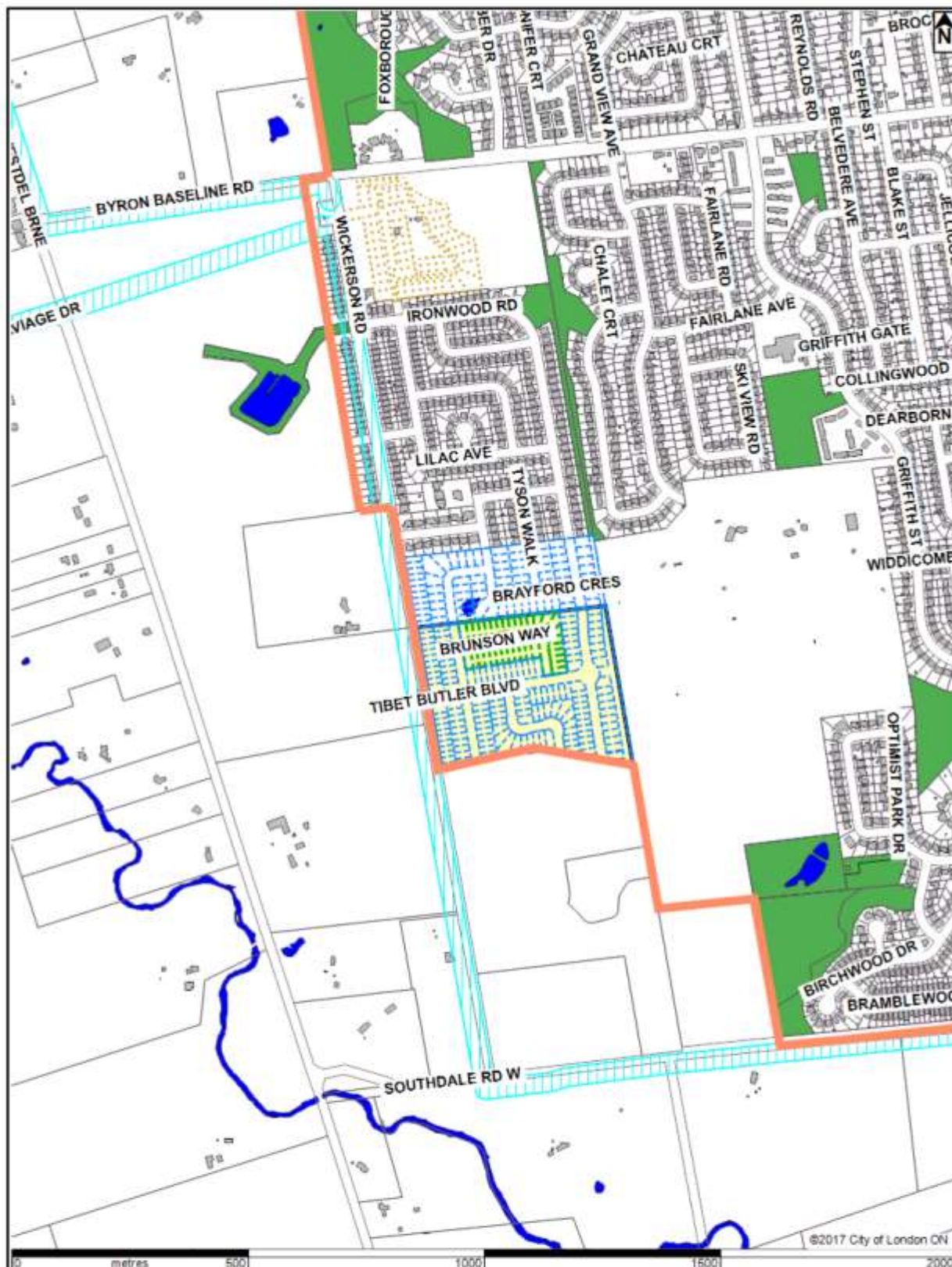
<b>RATIONALE</b>
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1. The removal of the holding provisions will allow for development in conformity with the Zoning By-law Z.-1.
2. Through the subdivision approval process the required security has been submitted for both phases to the City of London, the execution of the subdivision agreement is imminent for both phases and the h holding provision is no longer required.
3. Water Engineering is satisfied water looping has been constructed for both phases to the satisfaction of the City and therefore the h-100 can be removed.
4. There is still a structure located at Wickerson Road capable of housing livestock. Therefore removal of the h-37 holding provision is not appropriate at this time.
5. The h-82 shall remain on three blocks to ensure consolidation with lands to create lots in the future.

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

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**LOCATION MAP**  
 Subject Site: 2332 Wickerson Road  
 Applicant: Wickerson Hills Development Inc.  
 File Number: H-8700  
 Planner: Alanna Riley  
 Created By: Alanna Riley  
 Date: 2017-07-14  
 Scale: 1:10100

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

**LEGEND**

	Subject Site
	Parks
	Assessment Parcels
	Buildings
	Address Numbers

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<b>BACKGROUND</b>
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<b>Date Applications Accepted:</b> H-8700 - October 8, 2016/ H-8750 - March 22, 2017	<b>Owner:</b> Wickerson Hills Development Inc.
<b>REQUESTED ACTION:</b> Removal of the h. and h.100 holding provisions from the low density residential zones.	

<b>PUBLIC LIAISON:</b>	Notice of the application was published in the Londoner
<b>Nature of Liaison:</b> City Council intends to consider removing the h and h-100 holding provisions from the lands that ensures for the orderly development of land and for the provision of adequate water service and appropriate access a development agreement shall be entered into to the satisfaction of the City. Council will consider removing the holding provision as it applies to these lands no earlier than July 31, 2017.	
<b>Responses:</b> None	

<b>ANALYSIS</b>
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**Why is it Appropriate to remove this 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 first phase has been approved and registered. The applicant has submitted the required security to the City of London for the second phase of the subdivision. The special provisions are being brought forward for endorsement by Council. This satisfies the requirement for removal of the “h” holding provision.

**h-100 Holding Provision**

The (h-100) holding provision states that:

*“To ensure there is adequate water services and appropriate access, no more than 80 units may be developed until a looped watermain system is constructed and there is a second public access available to the satisfaction of the City Engineer, prior to the removal of the h-100 symbol.”*

The h-100 holding provision requires that a looped watermain system be constructed and a second public access is available for these lands. A looped watermain has been constructed and a second public access is available to the satisfaction of the City Engineer. It is appropriate to remove this holding provision from the lands at this time.

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There is a h-37 holding provision on some of the lots to ensure Minimum Distance Separation (MDS) has been addressed. It is not appropriate to remove this holding provision at this time. There is still a structure located a 2291 Wickerson Road capable of housing livestock.

Also, it should be noted there is a h-82 holding provision that will not be removed from three blocks in this subdivision to ensure consolidation with lands to the south in the future.

<b>CONCLUSION</b>
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It is appropriate to remove the h. holding provision from the subject lands at this time as phase one has been approved and registered and the required security has been submitted to the City of London and execution of the subdivision agreement is imminent for phase 2. The removal of the h-100 holding provision has been satisfied and therefore the h-100 can be removed.

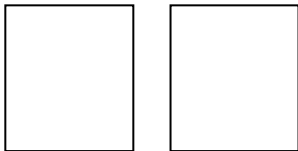
<b>PREPARED AND RECOMMENDED BY:</b>	<b>REVIEWED BY:</b>
<b>ALANNA RILEY, MCIP, RPP SENIOR PLANNER, DEVELOPMENT SERVICES</b>	<b>LOU POMPILII, MPA, RPP MANAGER, DEVELOPMENT PLANNING</b>
<b>RECOMMENDED BY:</b>	<b>SUBMITTED BY:</b>
<b>PAUL YEOMAN, RPP, PLE DIRECTOR, DEVELOPMENT SERVICES</b>	<b>G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>

July 24, 2017  
AR

"Attach."

Y:\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2017\H-8750 - 2332 Wickerson Road (AR)\PEC rep.docx

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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 lands located at 2332 Wickerson Road.

WHEREAS Wickerson Hills Development Inc. have applied to remove the holding provisions from the zoning for the lands located at 2332 Wickerson 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 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 the lands located at 2332 Wickerson Road, as shown on the attached map, to remove the "h" holding provision and "h-100" holding provision so that the zoning of the lands as a Residential R1 (R1-4) Zone, a Residential R1 Special Provision (R1-4(7)) Zone, a Holding Residential R1 (h-37.R1-4) Zone, a Holding Residential R1 Special Provision (h-37.R1-4(7)) Zone and a Holding Residential R1 (h-82.R1-4) Zone comes into effect.

2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on August 22, 2017.

Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading - August 22, 2017.  
Second Reading - August 22, 2017.  
Third Reading - August 22, 2017.

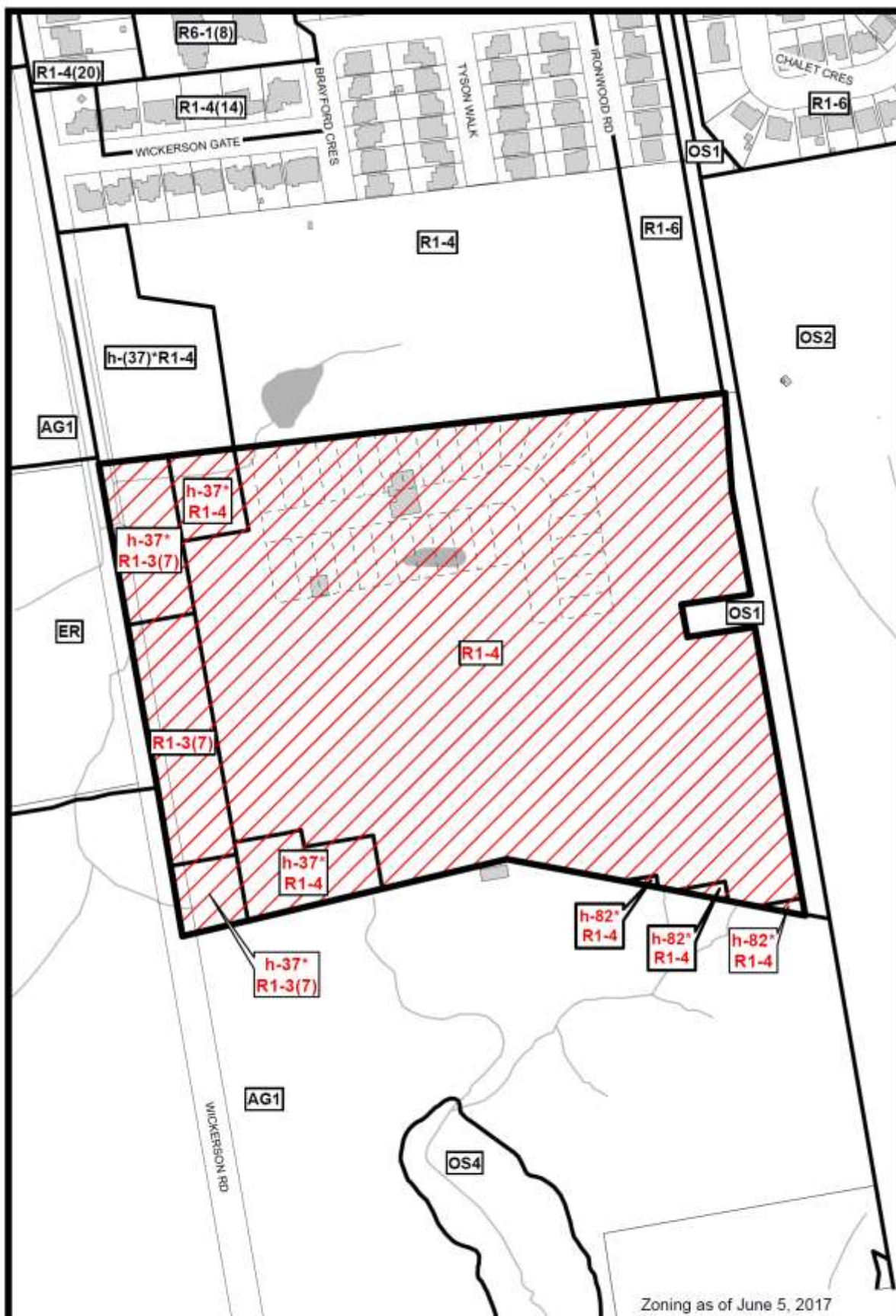


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**AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)**



Zoning as of June 5, 2017

File Number: H-8700/H-8750  
Planner: AR  
Date Prepared: 2017/07/18  
Technician: WR  
By-Law No: Z.-1-

SUBJECT SITE 

1:3,000

0 15 30 60 90 120 Meters

