

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas, P.Eng
Managing Director, Development and Compliance
Services and Chief Building Official

Subject: Exemption of Part Lot Control

Application By: Rembrandt Meadowlilly Inc.

Address: 1013, 1133, 1170 and 1250 Meadowlark Ridge

Meeting on: April 3, 2018

Recommendation

That, on the recommendation of the Senior Planner, Development Services, with respect to the application by Rembrandt Meadowlilly Inc the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on April 10, 2018 to exempt Parts of Blocks 1, 3, 4 and 13, Registered Plan 33M-603 from the Part Lot Control provisions of subsection 50(5) of the Planning Act, for a period not to exceed two (2) years.

Executive Summary

Summary of Request






To exempt Parts of Blocks 1, 3, 4 and 13 in Registered Plan 33M-603.

Rationale of Recommended Action

A By-law for an exemption from Part Lot Control will allow the developer to create twenty-eight (28) lots on the subject lands, and thus they would not need to apply to the London Consent Authority for consent to allow for the conveyance of each and every lot.

Location Map



<p>LOCATION MAP</p> <p>Subject Site: 1013 Meadowlark Ridge Applicant: Rembrandt Meadowlilly Inc. File Number: Z-8726 Planner: Alanna Riley Created By: Allister MacLean Date: 2017-03-15 Scale: 1:5000</p> <p>Corporation of the City of London Prepared By: Planning and Development</p>	<p>LEGEND</p> <ul style="list-style-type: none">  Subject Site  Parks  Assessment Parcels  Buildings  Address Numbers
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Analysis

This application for Part Lot Control Exemption is to facilitate the creation of the free hold single detached residential lots.



On April 4, 2017 Municipal Council resolved:

That, on the recommendation of the Senior Planner, Development Planning, the following actions be taken with respect to the applications of Rembrandt Meadowlilly Inc., relating to the properties located at 1013, 1133, 1170 and 1250 Meadowlark Ridge:

- a) *the proposed by-law appended to the staff report dated March 27, 2017, BE INTRODUCED at the Municipal Council meeting to be held on April 4, 2017 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning FROM a Residential R5 Special Provision/ Residential R6 Special Provision (R5-4(11)/R6-5(15)) Zone, which permits cluster housing in the form of single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, townhouse dwellings, stacked townhouse dwellings, apartment buildings, fourplex dwellings and cluster townhouse dwellings TO a Residential R1 Special Provision (R1-4(_)) Zone, to permit single detached dwellings with a minimum 10 metre setback from lands zoned Open Space (OS5);*

b) pursuant to subsection 50(7) of the Planning Act, R.S.O. 1990, c. P.13, a proposed by-law BE INTRODUCED at a future Municipal Council meeting, to exempt Parts of Blocks 1, 3, 4 and 13 in Registered Plan 33M-603 from Part Lot Control provisions in accordance with Section 50(7) of the Planning Act, R.S.O., 1990, for a period not to exceed two (2) years; it being pointed out that these lands are subject to a registered subdivision agreement and the rezoning as outlined above;

c) the following conditions of approval BE REQUIRED to be completed prior to the passage of a Part Lot Control by-law for Parts of Blocks 1, 3, 4 and 13 in Registered Plan 33M-603, as noted in clause b) above:

i) the applicant shall submit a draft reference plan to the Development Services Division for review and approval to ensure the proposed lots comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the Land Registry Office;

ii) the applicant shall submit to the Development Services Division a digital copy together with a hard copy of each reference plan, as noted in part i) above, to be deposited; it being noted that the digital file shall be in accordance with the City of London's Digital Submission / Drafting Standards and be referenced to the City's NAD83 UTM Control Reference;

iii) the applicant shall obtain confirmation from Development Services that the assignment of municipal numbering has been completed, in accordance with the reference plan(s) to be deposited;

iv) the applicant shall submit to the City, confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office;

v) the applicant shall enter into an amended subdivision agreement with the City for Registered Plan 33M-603 and provide adequate security; and,

vi) the R1-4 () Zone, as recommended in clause a) above, be in full force and effect;

d) the Mayor and City Clerk BE AUTHORIZED to execute an amendment to the subdivision agreement between the Corporation of the City of London and Rembrandt Meadowlilly Inc., to implement updated servicing standards and other municipal requirements for the subdivision and any other agreements and all documents required to fulfil its conditions; and,

e) the applicant BE ADVISED that the cost of registration of this Part Lot Control by-law is to be borne by the applicant in accordance with City policy;

The exemption from the Part Lot Control provisions of the *Planning Act* allows lot lines for individual units (lots) to be established on registered blocks in registered plan of subdivisions. The conditions noted above have been satisfied; zoning is in place, the proposed lots comply with the approved zoning, a reference plan and digital copy of the plan have been deposited with the Land Registry Office and received by the City, municipal addressing has been assigned and an amending subdivision agreement with security has been accepted. The attached recommended by-law to implement Council's April 4, 2017 resolution will allow the applicant to create the single detached lots as per the attached reference plan which permits the lands to be transferred to purchasers.

The subject lands are designated as Medium Density Residential in the Official Plan and are located within a “Neighbourhood” Place Type in the London Plan. Meadowlark Ridge, which provides access to the blocks in the subdivision, is identified as a “Neighbourhood Street. Single detached, semi-detached, duplex and townhouse dwellings (between one and 2.5 storeys in height) are primary permitted uses in this location. The Meadowlilly Woods ESA was previously evaluated and dedicated to the City as a component of the Natural Heritage System. Section 19.6.4 of the Official Plan provides direction related to exemptions for part-lot control. Overall, the plan of subdivision and zoning that are in place and the lotting proposed with the passing of this By-law are considered to be substantially consistent with the objectives of the Official Plan and London Plan.

Conclusion

The conditions for lifting the Part-Lot Control provisions of the *Planning Act* have been satisfied. Council is in a position to pass the by-law lifting part lot control as recommended in Council’s April 4, 2017 resolution to allow the applicant to create the single detached lots as per the attached reference plan which permits the lands to be transferred to purchasers.

Recommended and Prepared by:	Alanna Riley, MCIP, RPP Senior Planner Development Services
Reviewed by:	Lou Pompili, MPA, RPP Manager, Developments Planning
Concurred by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P. Eng Managing Director, Development and Compliance Services and Chief Building Official

March 26, 2018
AR/ar

Appendix A

By-law No. C.P.- **Number**

inserted by Clerk's Office

A by-law to exempt from Part Lot Control, lands located at 1013, 1133, 1170 and 1250 Meadowlark Ridge, legally described as a Parts of Blocks 1, 3, 4 and 13 in Registered Plan 33M-603, more particularly described as Parts 1-35 in Plan 33R-20017 in the City of London and County of Middlesex.

WHEREAS pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c. P.13*, as amended, and pursuant to the request from Rembrandt Meadowlilly Inc., it is expedient to exempt lands located on 1013, 1133, 1170 and 1250 Meadowlark Ridge, legally described as Parts of Blocks 1, 3, 4 and 13 in Registered Plan 33M-603, more particularly described as Parts 1-35 in Plan 33R-20017 in the City of London and County of Middlesex, from Part Lot Control;

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

1. Parts of Blocks 1, 3, 4 and 13 in Registered Plan 33M-603, more particularly described as Parts 1-35 in Plan 33R-20017 in the City of London and County of Middlesex, located 1013, 1133, 1170 and 1250 Meadowlark Ridge, are hereby exempted from Part Lot Control, pursuant to subsection 50(7) of the *Planning Act, R.S.O. 1990, c.P. 13*, as amended, for a period not to exceed two (2) years.
3. This by-law comes into force when it is registered at the Land Registry Office.

PASSED in Open Council on April 10, 2018

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – April 10, 2018
Second Reading – April 10, 2018
Third Reading – April 10, 2018

Appendix B

Reference Plan – 33R-20017

