

--	--

H-8068/A. MacLean

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE MEETING ON AUGUST 20, 2012
FROM:	G. KOTSIFAS, P.ENG. CHIEF BUILDING OFFICIAL & DIRECTOR, DEVELOPMENT AND COMPLIANCE DIVISION
SUBJECT:	APPLICATION BY: DREWLO HOLDINGS INC. 1812 WONDERLAND ROAD NORTH

RECOMMENDATION

That, on the recommendation of the Chief Building Official and Director, Development and Compliance Division, based on the application of Drewlo Holdings Inc. relating to the property located at 1812 Wonderland Road North, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on August 28, 2012 to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan) to change the zoning of 1812 Wonderland Road North **FROM** a Holding Residential R1 (h.R1-7) Zone and a Holding Residential R1 Special Provision (h. R1-7(13)) **TO** a Residential R1 (R1-7) Zone and a Residential R1 Special Provision (R1-7(13)) Zone to remove the h. holding provision.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

March 26, 2012 - Report to the Planning and Environment Committee on Special Provisions.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

To remove the h. holding provision to allow for the consideration of building permits.

BACKGROUND

Date Application Accepted: July 3, 2012	Owner: Drewlo Holdings Inc.
REQUESTED ACTION: Removal of the h. from the residential zones within plan.	

PUBLIC LIAISON:	Notice of the application was published in Living in the City on Saturday July 14 th , 2012.
Nature of Liaison: City Council intends to consider removing the "h." holding provision from the Residential R1-7 and R1-7(13) Zones for the subject lands. This holding provision was put in place to ensure that the owner enters into a subdivision agreement with the City for the adequate provision of municipal services. Council will consider removing the holding provision as it applies to the lands described above, no earlier than August 28, 2012	

--	--

H-8068/A. MacLean

Responses: None

ANALYSIS

h. Holding Provision


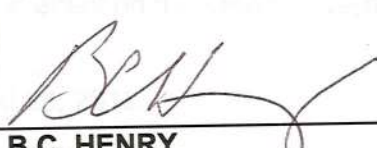
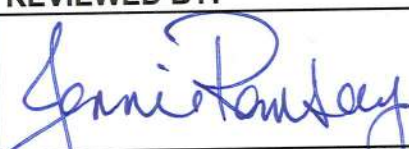

The h. holding provision states that:

"To ensure the orderly development of lands and the adequate provision of municipal services, the "h" symbol shall not be deleted until a subdivision agreement or development agreement is entered into for the lands in question with the City of London."

The applicant has entered into a subdivision agreement with the City for the Hickory Heights subdivision and thus satisfies this holding provision.

CONCLUSION

As a subdivision agreement between the City and the Owner has been executed, it is appropriate to consider removal of the h. holding provision at this time.

PREPARED and RECOMMENDED BY:	REVIEWED BY:
	
ALLISTER MACLEAN SENIOR PLANNER-DEVELOPMENT PLANNING	B.C. HENRY MANAGER - DEVELOPMENT PLANNING
REVIEWED BY:	SUBMITTED BY:
	
JENNIE A. RAMSAY, P. ENG MANAGER-DEVELOPMENT SERVICES	G. KOTSIFAS, P.ENG CHIEF BUILDING OFFICIAL & DIRECTOR, DEVELOPMENT & COMPLIANCE DIVISION

August 9, 2012
AM/am

"Attach."

Y:\Shared\Sub&Spec\SUBDIV\2012\H-8068 - 1812 Wonderland Road North (AM)\Report to PEC.doc

--	--

H-8068/A. MacLean

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

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 1812 Wonderland Road North.

WHEREAS Drewlo Holdings Inc. has applied to remove the holding provisions from the zoning for the lands located at 1812 Wonderland Road North, 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 1812 Wonderland Road North, as shown on the attached map to remove the holding provisions so that the zoning of the lands as a Residential R1 (R1-7) Zone and Residential R1 Special Provision (R1-7(13)) 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 28, 2012.

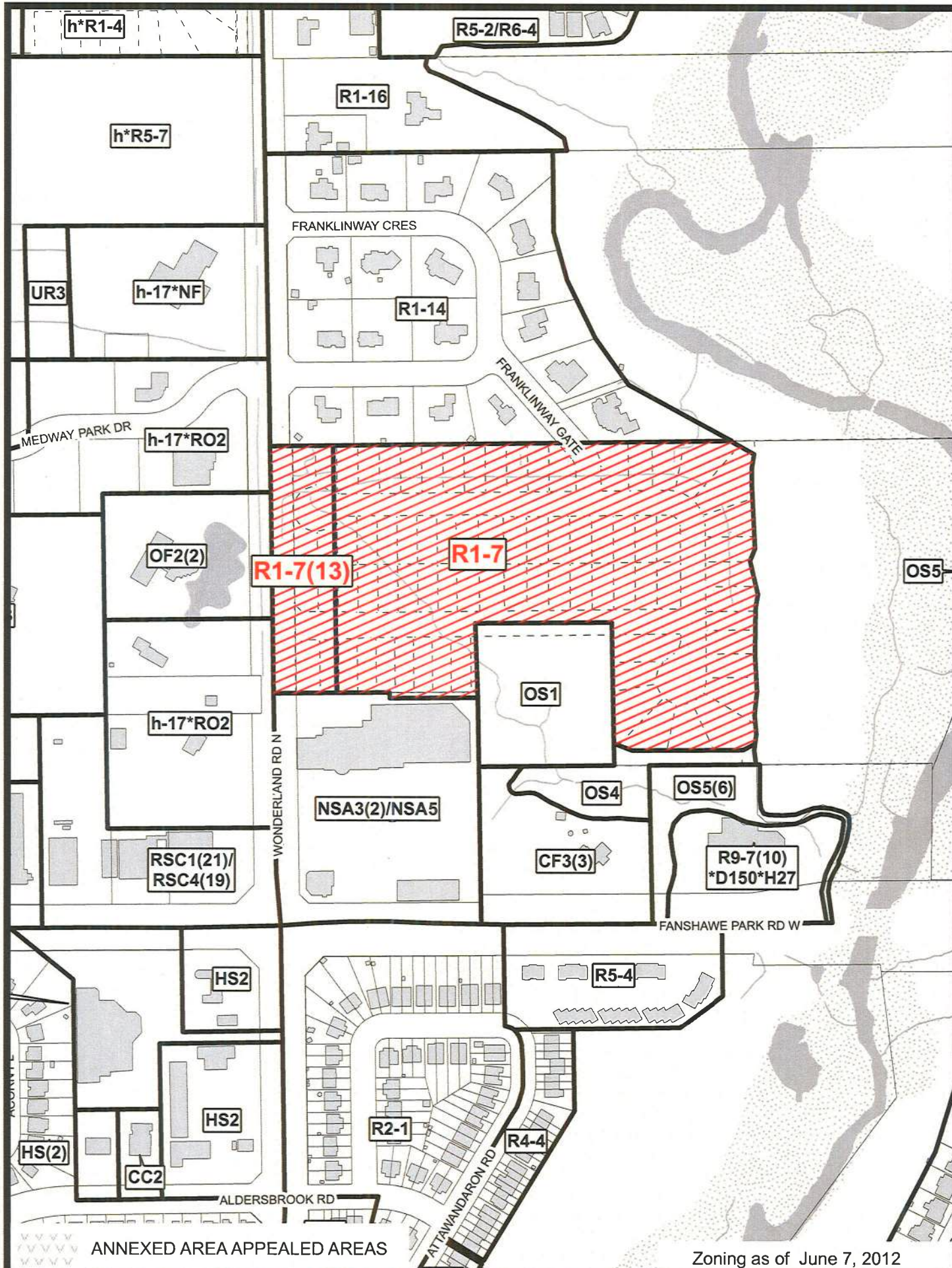
Joseph Fontana
Mayor

Catharine Saunders
City Clerk

First Reading - August 28, 2012
Second Reading – August 28, 2012
Third Reading - August 28, 2012



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



File Number: H-8068

Planner: AM

Date Prepared: 2012/07/19

Technician: RN

By-Law No: Z-1-

SUBJECT SITE 

1:4,000

0 20 40 80 120 160 Meters

