

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

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

Subject: Application By: Town and Country Developments (2005) Inc
2313 and 2373 Callingham Drive
Blocks 2 and 3 Plan 33M-664

Meeting on: November 12, 2018

Recommendation

That, on the recommendation of the Senior Planner, Development Services, the following action be taken with respect to the application by Town and Country Developments (2005) Inc., to exempt the following lands from Part-Lot Control:

- a) the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on November 20, 2018 to exempt Blocks 2 and 3 of Registered Plan 33M-664 from the Part Lot Control provisions of Subsection 50(5) of the *Planning Act*.

Executive Summary

Summary of Request

Request for approval to exempt Blocks 2 and 3 in Registered Plan 33M-664 from the Part Lot Control provisions of the *Planning Act*.

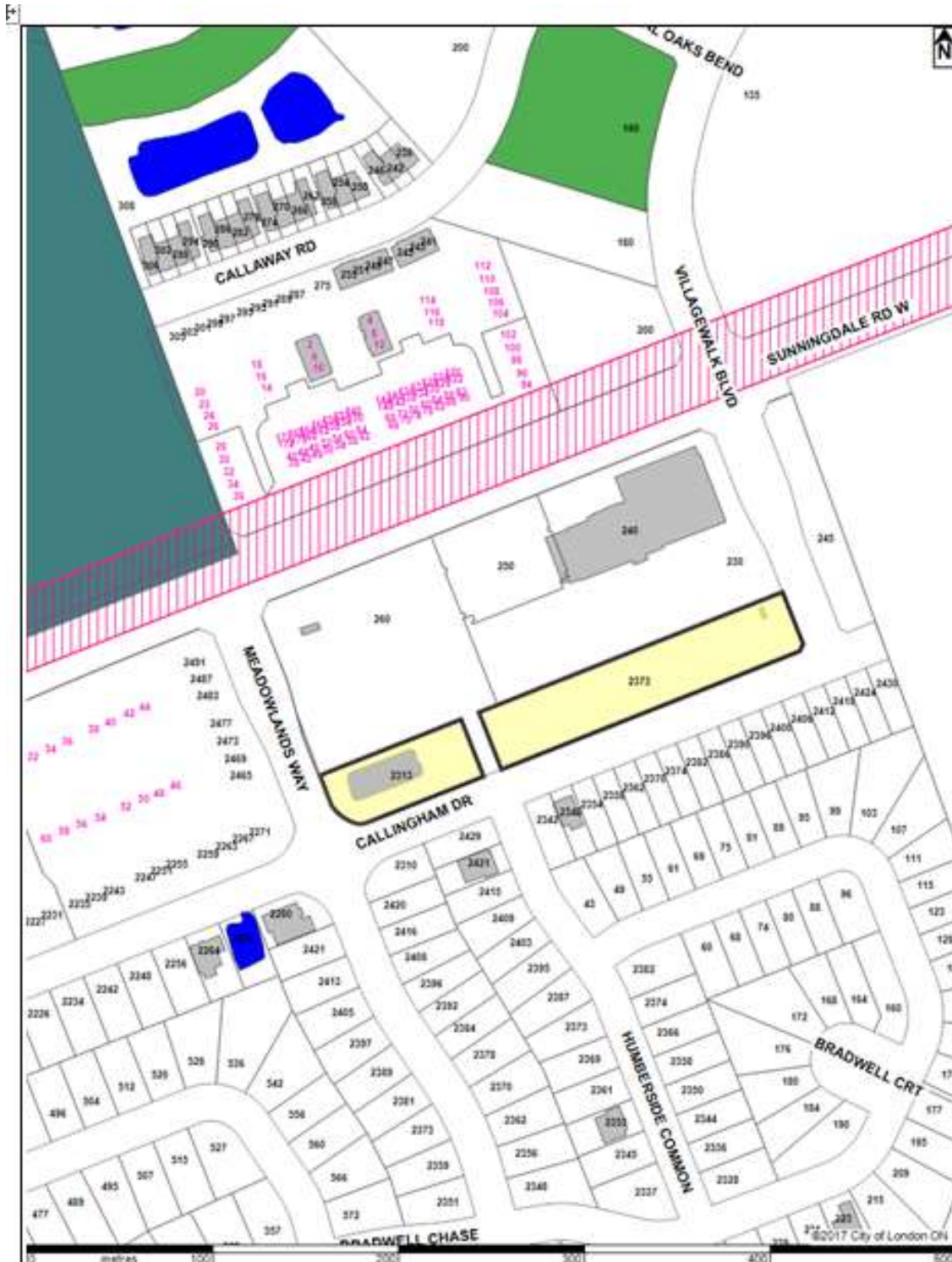
Purpose and Effect of Recommended Action

Exemption from Part Lot Control will allow the developer to divide the blocks into twenty-seven (27) freehold street townhouse lots with individual accesses to Callingham Drive

Rationale for Recommended Action

The conditions for passing the Part-Lot Control By-law have been satisfied and the applicant has been advised that the cost of registration of the by-law is to be borne by the applicant, all in accordance with the previous Council Resolution.

LOCATION MAP



LOCATION MAP
 Subject Site: 2313 Callingham Drive
 Applicant: Town
 File Number: P-8830
 Planner: Craig Smith
 Created By: Craig Smith
 Date: 2017-10-16
 Scale: 1:2500

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

LEGEND

	Subject Site
	Parks
	Assessment Parcels
	Buildings
	Address Numbers



Analysis

At its meeting held on December 12, 2017, Municipal Council resolved:

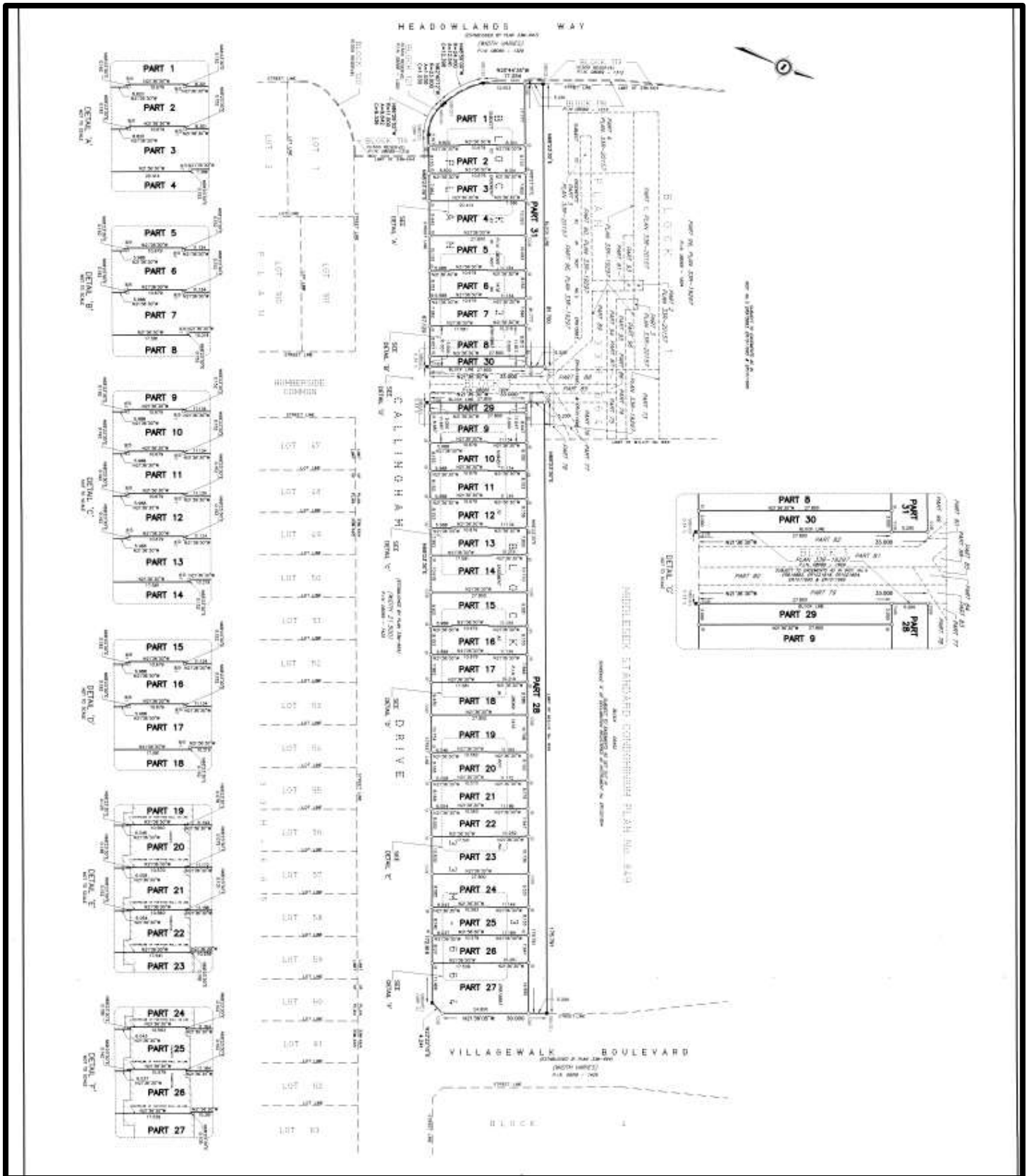
That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the application by Town and Country Developments (2005) Inc., to exempt the properties located at 2313 and 2373 Callingham Drive from Part Lot Control:

- a) *pursuant to subsection 50(7) of the Planning Act, R.S.O. 1990, c. P.13, the proposed revised by-law appended to the December 4, 2017 Planning and Environment Committee Added Agenda **BE INTRODUCED** at a future Council meeting, to exempt Block 2 and 3, Plan 33M-664, from the Part Lot Control provisions of subsection 50(5) of the said Act, for a period not to exceed three (3) years;*
- b) *the following conditions of approval **BE REQUIRED** to be completed prior to the passage of a Part Lot Control By-law for Block 2 and 3, Plan 33M-664 as noted in clause a) above:*
 - i.) *the submission by the Applicant of a draft reference plan to Development Services for review and approval to ensure the proposed part lots and development plans comply with the regulations of the Zoning By-law, prior to the reference plan being deposited in the Land Registry Office;*
 - ii.) *the submission by the Applicant to Development Services of a digital copy, together with a hard copy, of each reference plan to be deposited. The digital file shall be assembled 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 submission by the Applicant of each draft reference plan to London Hydro showing driveway locations and to obtain approval for hydro servicing locations and above ground hydro equipment locations prior to the reference plan being deposited in the Land Registry Office;*
 - iv.) *the submission by the Applicant to the City for review and approval prior to the reference plan being deposited in the Land Registry Office; any revised lot grading and servicing plans in accordance with the final lot layout to divide the blocks should there be further division of property contemplated as a result of the approval of the reference plan;*
 - v.) *the Applicant entering into any amending subdivision agreement with the City, if necessary;*
 - vi.) *the Applicant agreeing to construct all services, including private drain connections and water services, in accordance with the approved final design of the lots;*
 - vii.) *the Applicant obtaining confirmation from Development Services that the assignment of municipal numbering has been completed in accordance with the reference plan(s) to be deposited;*
 - viii.) *the Applicant obtaining approval from Development Services for each reference plan to be registered, prior to the reference plan being registered in the Land Registry Office;*
 - ix.) *the Applicant submitting to the City confirmation that an approved reference plan for final lot development has been deposited in the Land Registry Office; and,*
 - x.) *the Applicant obtaining clearance from the City that requirements iii), iv) and v) inclusive, outlined above, have been satisfactorily completed, prior to any issuance of building permits by the Building Division for lots being developed in any future reference plan; and,*

c) *the Applicant **BE ADVISED** that the cost of registration of the above-noted by-law is to be borne by the Applicant, in accordance with City policy. (2017-D25)*

The exemption from the Part-Lot Control will allow for creation of individual residential units on freehold townhouse lots. The conditions noted above have been satisfied, and the attached recommended by-law to implement Council's December 12, 2017 resolution will allow the conveyance of individual freehold interests for lands within Block 2 and 3 of Plan 33M-664, as per the attached reference plan.

REFERENCE PLAN 33R-20244



Conclusion

In accordance with the Council Resolution, the conditions required to be completed prior to the passage of a Part-Lot Control By-law have been satisfied, and the applicant has been advised that the cost of registration of the by-law is to be borne by the applicant.

Recommended by:	C. Smith, MCIP, RPP Senior Planner - Development Services
Reviewed by:	Lou Pompilli, MPA, RPP Manager, Development Planning
Concurred In by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P. Eng Managing Director, Development and Compliance Services and Chief Building Official

November 5, 2018
CS/

Appendix A

Bill No. (number to be inserted by
Clerk's Office)
2018

By-law No. C.P. (number to be inserted
by Clerk's Office)

A by-law to exempt from Part-Lot Control lands located on the north side of Callingham Drive, west of Villagewalk Boulevard; being composed of all of Block 2 and 3 of Plan 33M-664, more accurately described as Parts 1-31 inclusive on Reference Plan 33R-20244 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 Town and Country Developments (2005) Inc., it is expedient to exempt lands located on the north side of Callingham Drive, west of Villagewalk Boulevard; legally described as Blocks 2 and 3 in Registered Plan 33M-664, London, from Part Lot Control;

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

1. Lands located on the north side of Callingham Drive, west of Villagewalk Boulevard; being composed of all of Block 2 and 3 of Plan 33M-664, in the City of London and County of Middlesex, more accurately described as Parts 1-31 inclusive on Reference Plan 33R-20244 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 three (3) years;
2. This by-law comes into force when it is registered at the Land Registry Office.

PASSED in Open Council on November 20, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – November 20, 2018
Second Reading – November 20, 2018
Third Reading – November 20, 2018

Appendix B – Relevant Background

Additional Reports

File No. P-8830 – Planning and Environment Committee Meeting on December 4, 2017 – Report from the Managing Director, Development & Compliance Services and Chief Building Official with respect to an application by Town and Country Development (2005) Inc. requesting an exemption from Part Lot Control for Blocks 2 and 3 Plan 33M-664, located on the north side of Callingham Drive, west of Villagewalk Boulevard.