

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

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

Subject: 905 Sarnia Road Inc.
1233 and 1237 Sandbar Street
Removal of Holding Provisions (h-82)

Meeting on: November 12, 2018

Recommendation

That, on the recommendation of the Senior Planner, Development Services the following actions be taken with respect to the application of 905 Sarnia Inc. relating to the properties located at 1233 and 1237 Sandbar Street the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on November 20, 2018 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning of 1233 and 1237 Sandbar Street **FROM** a Holding Residential R1 Special Provision (h-82*R1-13 (3)) Zone **TO** a Residential R1 Special Provision (R1-13 (3)) Zone to remove the h-82 holding provision.

Executive Summary

Summary of Request

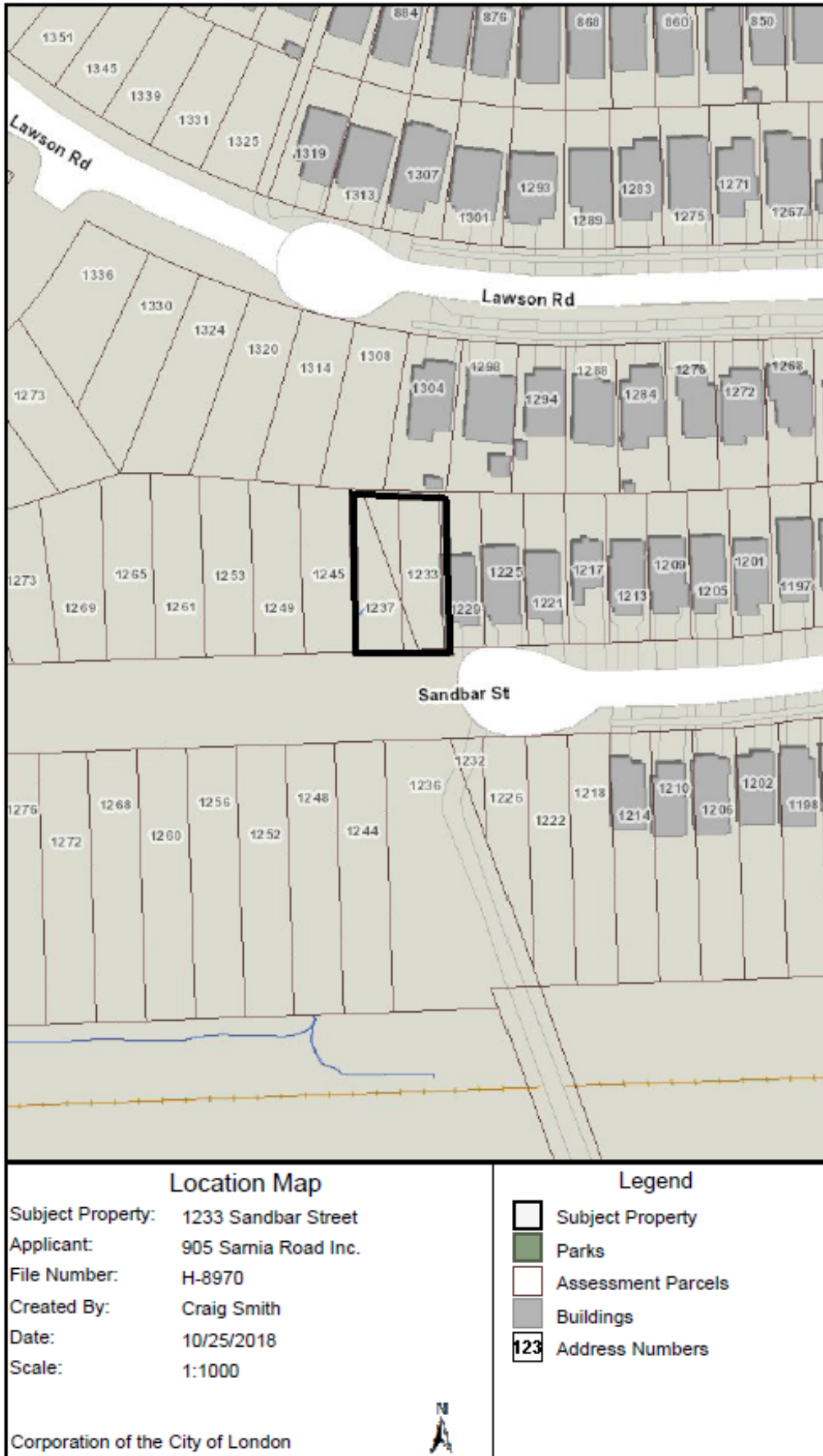
The applicant has requested the removal of the h-82 holding provision to allow for the consideration of building permits on two single detached dwelling lots.

Rationale of Recommended Action

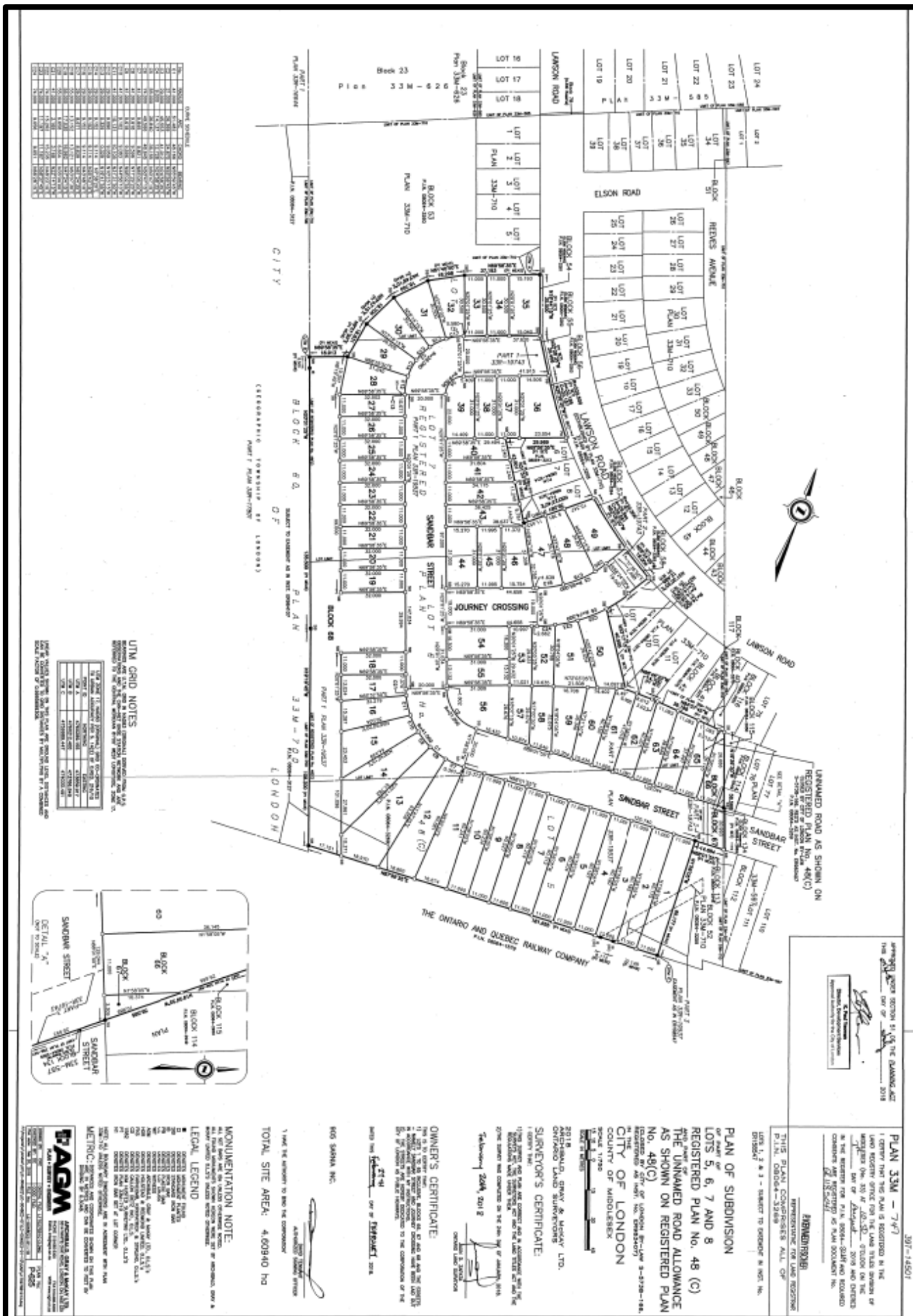
1. The removal of the holding provisions will allow for development in conformity with the Zoning By-law Z.-1.
2. The proposed part blocks have been registered and consolidated with the abutting lands. Removal of the h-82 holding provision is appropriate at this time.

Analysis

Location Map



Plan of Subdivision (33M-747)



APPROVED BY SECTION 31 OF THE DISTRICT OF
MIDDLESEX
ON 2018

[Signature]
MAYOR

PLAN 33M-747
I CERTIFY THAT THIS PLAN IS REGISTERED IN THE
LAND REGISTRY OFFICE FOR THE PROVINCE OF ONTARIO
ON 2018 AT 10:00 AM. I AM A MEMBER OF THE
LAND REGISTRY OFFICE FOR THE PROVINCE OF ONTARIO
AND I AM A MEMBER OF THE LAND REGISTRY OFFICE
FOR THE PROVINCE OF ONTARIO.

PLANNED ROAD AS SHOWN ON REGISTERED PLAN NO. 48(C)
THIS PLAN COMPRISES ALL OF THE
LAND SHOWN THEREON.

PLAN OF SUBDIVISION
OF PART OF
LOTS 5, 6, 7 AND 8
REGISTERED PLAN NO. 48 (C)
THE UNNAMED ROAD ALLOWANCE
AS SHOWN ON REGISTERED PLAN
NO. 48(C)
IN THE CITY OF LONDON
COUNTY OF MIDDLESEX

2018
REGISTERED
SURVEYOR'S CERTIFICATE
ANDREW D. GRAY & MICHAEL J. WOOD
SURVEYORS
1000 SHEPPARD AVENUE EAST, SUITE 100
SCARBOROUGH, ONTARIO M1S 1T7
Tel: (416) 291-1111
Fax: (416) 291-1112
www.adgms.com

OWNER'S CERTIFICATE:
I, the undersigned, being the owner of the land shown on the above plan, do hereby certify that the plan is a true and correct copy of the original plan as shown to me by the surveyor, and that the same is a true and correct copy of the original plan as shown to me by the surveyor.

MONUMENTATION NOTE:
ALL LOT CORNERS ARE TO BE MONUMENTED WITH
CONCRETE PIPES OR METAL PIPES OF SUFFICIENT
SIZE TO BE EASILY LOCATED AND TO BE SET IN
CONCRETE. ALL CORNERS TO BE MONUMENTED WITH
CONCRETE PIPES OR METAL PIPES OF SUFFICIENT
SIZE TO BE EASILY LOCATED AND TO BE SET IN
CONCRETE.

LEGAL LEGEND:
ALL LOT CORNERS ARE TO BE MONUMENTED WITH
CONCRETE PIPES OR METAL PIPES OF SUFFICIENT
SIZE TO BE EASILY LOCATED AND TO BE SET IN
CONCRETE. ALL CORNERS TO BE MONUMENTED WITH
CONCRETE PIPES OR METAL PIPES OF SUFFICIENT
SIZE TO BE EASILY LOCATED AND TO BE SET IN
CONCRETE.

AGM
AGM CONSULTING GROUP INC.
1000 SHEPPARD AVENUE EAST, SUITE 100
SCARBOROUGH, ONTARIO M1S 1T7
Tel: (416) 291-1111
Fax: (416) 291-1112
www.agm.com



TABLE OF LOT AREAS

Lot No.	Area (sq. m)	Area (sq. ft.)
1	1,234.56	13,456.78
2	1,345.67	14,567.89
3	1,456.78	15,678.90
4	1,567.89	16,789.01
5	1,678.90	17,890.12
6	1,789.01	18,901.23
7	1,890.12	18,012.34
8	1,901.23	18,123.45
9	1,012.34	10,234.56
10	1,123.45	11,345.67
11	1,234.56	12,456.78
12	1,345.67	13,567.89
13	1,456.78	14,678.90
14	1,567.89	15,789.01
15	1,678.90	16,890.12
16	1,789.01	17,901.23
17	1,890.12	18,012.34
18	1,901.23	18,123.45
19	1,012.34	10,234.56
20	1,123.45	11,345.67
21	1,234.56	12,456.78
22	1,345.67	13,567.89
23	1,456.78	14,678.90
24	1,567.89	15,789.01
25	1,678.90	16,890.12
26	1,789.01	17,901.23
27	1,890.12	18,012.34
28	1,901.23	18,123.45
29	1,012.34	10,234.56
30	1,123.45	11,345.67
31	1,234.56	12,456.78
32	1,345.67	13,567.89
33	1,456.78	14,678.90
34	1,567.89	15,789.01
35	1,678.90	16,890.12
36	1,789.01	17,901.23
37	1,890.12	18,012.34
38	1,901.23	18,123.45
39	1,012.34	10,234.56
40	1,123.45	11,345.67
41	1,234.56	12,456.78
42	1,345.67	13,567.89
43	1,456.78	14,678.90
44	1,567.89	15,789.01
45	1,678.90	16,890.12
46	1,789.01	17,901.23
47	1,890.12	18,012.34
48	1,901.23	18,123.45
49	1,012.34	10,234.56
50	1,123.45	11,345.67
51	1,234.56	12,456.78
52	1,345.67	13,567.89
53	1,456.78	14,678.90
54	1,567.89	15,789.01
55	1,678.90	16,890.12
56	1,789.01	17,901.23
57	1,890.12	18,012.34
58	1,901.23	18,123.45
59	1,012.34	10,234.56
60	1,123.45	11,345.67
61	1,234.56	12,456.78
62	1,345.67	13,567.89
63	1,456.78	14,678.90
64	1,567.89	15,789.01
65	1,678.90	16,890.12
66	1,789.01	17,901.23
67	1,890.12	18,012.34
68	1,901.23	18,123.45
69	1,012.34	10,234.56
70	1,123.45	11,345.67
71	1,234.56	12,456.78
72	1,345.67	13,567.89
73	1,456.78	14,678.90
74	1,567.89	15,789.01
75	1,678.90	16,890.12
76	1,789.01	17,901.23
77	1,890.12	18,012.34
78	1,901.23	18,123.45
79	1,012.34	10,234.56
80	1,123.45	11,345.67
81	1,234.56	12,456.78
82	1,345.67	13,567.89
83	1,456.78	14,678.90
84	1,567.89	15,789.01
85	1,678.90	16,890.12
86	1,789.01	17,901.23
87	1,890.12	18,012.34
88	1,901.23	18,123.45
89	1,012.34	10,234.56
90	1,123.45	11,345.67
91	1,234.56	12,456.78
92	1,345.67	13,567.89
93	1,456.78	14,678.90
94	1,567.89	15,789.01
95	1,678.90	16,890.12
96	1,789.01	17,901.23
97	1,890.12	18,012.34
98	1,901.23	18,123.45
99	1,012.34	10,234.56
100	1,123.45	11,345.67

2.0 Description of Proposal

2.1 Development Proposal

To requested holding provision removal would allow for the consideration of building permits on two single detached dwelling lots.

3.0 Relevant Background

3.1 Planning History

On March 6, 2018, Council approved the removal of holding provisions for the balance of the lands within this subdivision (33M-747). The h-82 holding provision was retained on these parcels to ensure that the issue related to the consolidation of part lots with the abutting lands would be addressed.

4.0 Key Issues and Considerations

Why is it Appropriate to remove the Holding Provision

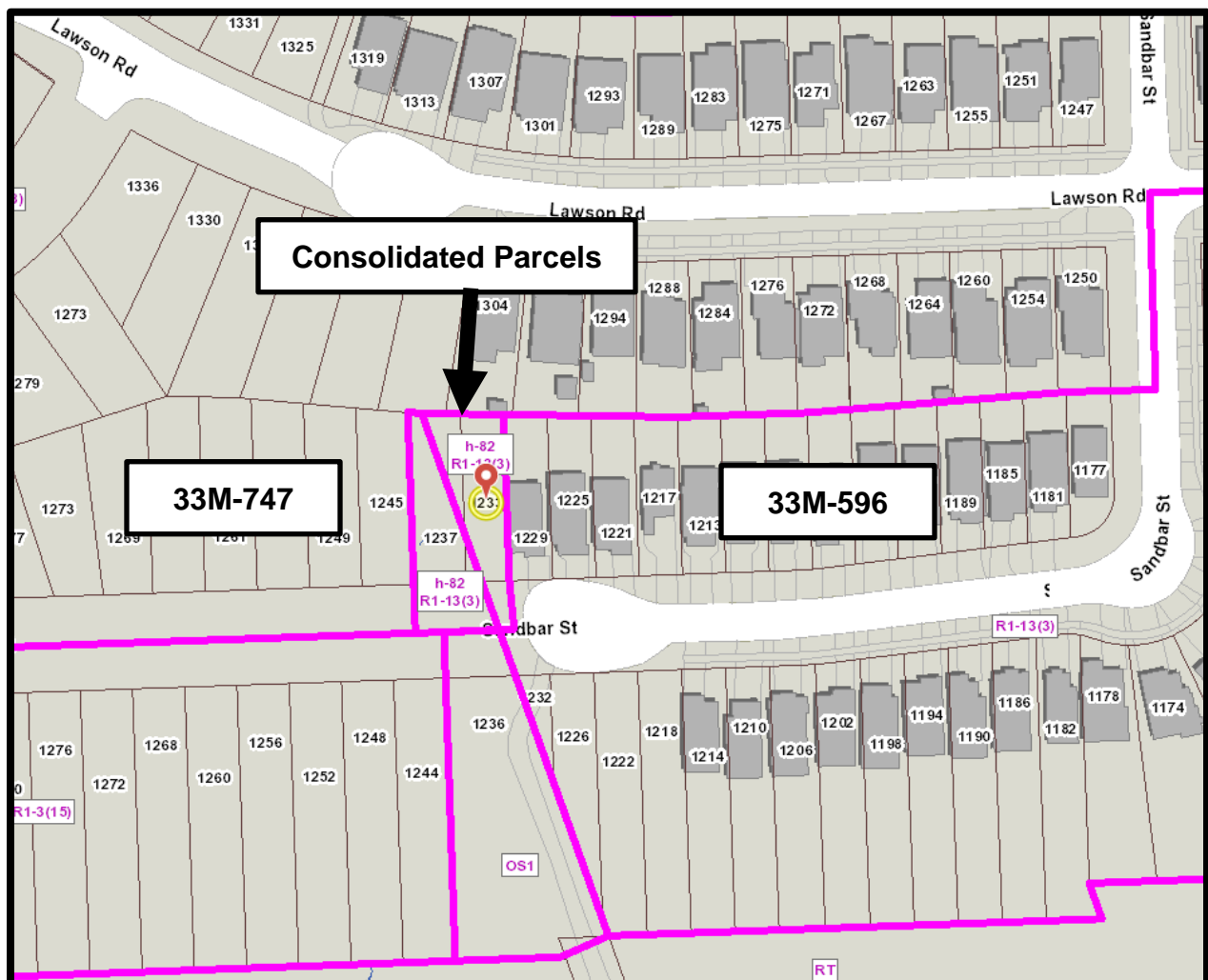
h-82 Holding Provision

The (h-82) holding provision states that:

“To ensure that there is a consistent lotting pattern in this area, the “h-82” symbol shall not be deleted until the part block has been consolidated with adjacent lands.”

The h-82 holding provision was applied at the time of subdivision approval for the partial lots in this Plan of Subdivision (33M-596) which was registered in September 2008 and on the partial lots in the abutting Plan of Subdivision (33M-747) which was registered August 7, 2018. The holding provision was applied to the lands to ensure that the part lot/blocks would be consolidated and result in a lotting pattern that is consistent with the abutting parcels and bring both consolidated parcels into compliance with the regulations of the existing zoning.

The applicant has provided the City with records of the transfer and consolidation of part blocks under one ownership to create developable lots (as shown on the map below).



5.0 Conclusion

Given that blocks in the two abutting subdivisions (33M-596 and 33M-747) have been consolidated, it is appropriate to consider the removal of the h-82 holding provision from these blocks at this time.

Prepared and Recommended by:	C. Smith, MCIP, RPP Senior Planner, Development Services
Reviewed by:	Lou Pompili, MCIP, RPP Manager, Development Planning (Subdivision)
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
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services	

November 6, 2018
CS\

Appendix A

Appendix "(A)"

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

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to
remove holding provision from the zoning
of the land located at 1233 and 1237
Sandbar Street

WHEREAS 905 Sarnia Inc. has applied to remove the holding provisions from the zoning for the land located at 1233 and 1237 Sandbar Street, 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 1233 and 1237 Sandbar Street, as shown on the attached map to remove the holding provisions so that the zoning of the lands as a Residential R1 Special Provision (R1-13 (3)) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

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


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



File Number: H-8970
Planner: CS
Date Prepared: 2018/10/25
Technician: RC
By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40
 Meters



Appendix B – Public Engagement

Community Engagement

Public liaison: Notice of the application was published in the Londoner on November 1, 2018

0 replies were received

Nature of Liaison: City Council intends to consider removing the h-82 holding provisions from the lands. The holding h-82 symbol shall not be deleted until the part block has been consolidated with adjacent lands to the satisfaction of the City. Council will consider removing the holding provision as it applies to these lands no earlier than November 12, 2018.

Appendix C

Zoning Map

