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**H-8175**  
**Alanna Riley**

<b>FROM:</b>	<b>GEORGE KOTSIFAS, P.ENG.</b> <b>MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES</b> <b>&amp; CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: DENNIS OLIVER</b> <b>3592 – 3614 ISAAC COURT and 6951-6973 CLAYTON WALK</b> <b>MEETING ON JULY 23, 2013</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Senior Planner, based on the application of Dennis Oliver relating to the properties located at 3592-3614 Isaac Court and 6951-6973 Clayton Walk, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on July 30, 2013 to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan) to change the zoning of the subject lands **FROM** a Holding Residential R1 (h.R1-8) Zone **TO** a Residential R1 (R1-8) Zone to remove the “h”, holding provision.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The purpose and effect of this zoning change is to remove the holding provision, to permit the proposed low density residential development.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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**39T-00510**

Draft Approval Report – December 10, 2011

Revised Draft Approval Report – November 15, 2014

Extension Reports – November 26, 2007, November 26, 2010, May 12, 2011, November 30, 2012, November 22, 2012 and May 15, 2013

**Z-8173/Z-8174**

June 18, 2013 – Public meeting before the Planning and Environment Committee.

<b>Date Application Accepted:</b> April 17, 2013	<b>Agent:</b> Mike Pease
<b>REQUESTED ACTION:</b> Removal of the holding provision on the site to permit the proposed residential development.	

<b>PUBLIC LIAISON:</b>	Notice was published in the “The Londoner” section of the London Free Press on May 9, 2013.	No replies.
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Agenda Item # Page #

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LOCATION MAP

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<b>ANALYSIS</b>
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**When was the holding provision applied?**

The holding provision was applied at the time of draft approval.

**What is the purpose of the holding provision?**

The purpose of applying holding provisions is to ensure that prior to development proceeding, certain requirements have been addressed to the satisfaction of Council.

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 which satisfies this holding provision.

<b>CONCLUSION</b>
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The Owner has entered into a subdivision agreement and is now requesting removal of the holding provision, which was applied at the time of draft plan. The subdivision agreement has been entered into and it is recommended that the holding provision be removed to enable a residential development on site, in accordance with the Zoning By-law.

<b>PREPARED and RECOMMENDED BY:</b>	<b>REVIEWED BY:</b>
<b>ALANNA RILEY, MCIP, RPP SENIOR PLANNER</b>	<b>ALLISTER MACLEAN MANAGER – DEVELOPMENT PLANNING</b>
<b>CONCURRED BY:</b>	<b>SUBMITTED BY:</b>
<b>TERRY GRAWAY, MCIP, RPP MANAGER, DEVELOPMENT SERVICES &amp; PLANNING LIAISON</b>	<b>G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>

July 11, 2013  
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**H-8175**  
**Alanna Riley**

Bill No.  
2013

By-law No. Z.-1-\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to remove the holding provision from the zoning on land located at 3592-3614 Isaac Court and 6951-6973 Clayton Walk.

WHEREAS Dennis Oliver has applied to remove the holding provision from the zoning on the lands located at 3592-3614 Isaac Court and 6951-6973 Clayton Walk, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provision from the zoning of the said lands;

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 lands located at 3592-3614 Isaac Court and 6951-6973 Clayton Walk, as shown on the attached map to remove the "h" holding provision so that the zoning of the lands as a Residential R1(R1-8) Zone comes into effect.

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

PASSED in Open Council on July 30, 2013

Joe Fontana  
Mayor

Catharine Saunders  
City Clerk

First Reading - July 30, 2013  
Second Reading – July 30, 2013  
Third Reading - July 30, 2013