



Meeting Date: September 7, 2022

Submitted by: Marion-Frances Cabral, Planner

Report No: PLA-55-2022

Subject: Request to Remove (h-1) Holding Symbol from “Clear Skies” Subdivision Phase 3 Blocks 60 and 61; Filed by Sifton Properties Limited on behalf of 1960634 Ontario Inc.

Recommendation:

THAT the request by Sifton Properties Limited on behalf of 1960634 Ontario Inc. to remove the (h-1) holding symbol from the zoning of the land known legally as 33M-820 Blocks 60 and 61, Middlesex Centre, be APPROVED.

Purpose:

The purpose of this report is to provide Council with a recommendation regarding a request to remove the (h-1) holding symbol from the zoning of land within the approved plan of subdivision (File: 39T-MC1401) located on the east side of Hyde Park Road and north of Stone Field Lane.

A location map is included in Attachment 1.

Background:

The subject land, part of Phase 3 of the Clear Skies Subdivision, is zoned to permit single detached or townhouse dwelling units along Bowman Drive. In addition, a Holding Symbol (h-1) applies to the land and may only be removed when a subdivision agreement, including but not necessarily limited to the requirement for the development to be connected to a public water supply system and a public sanitary sewer system, has been entered into with the Corporation for the affected lands.

The lands subject to the H-removal is approximately 0.8 ha (2.1 ac) in area and is legally described as 33M-820 Blocks 60 and 61, geographic Township of London, Municipality of Middlesex Centre.

Consultation:

Notice of the application was circulated to agencies and area residents in accordance to the requirements of the Planning Act.

Public Comments:

At the time of writing this report staff did not receive comments from the public.

Agency Comments:

The following comments were received at the time of writing this report;

Middlesex Centre's Building Department has no concerns with the subject application.

Middlesex Centre's Corporate Services Department has no concerns with the subject application.

Middlesex Centre's Public Works and Engineering Department has no concerns or requirements for the subject application.

Analysis:

The holding symbol (h-1) applicable to the land has the following condition to be met prior removal and is assessed below:

The precondition for the removal of the “(h-1)” holding symbol shall be that a subdivision agreement, including but not necessarily limited to the requirement for the development to be connected to a public water supply system and a public sanitary sewer system, has been entered into with the Corporation for the affected lands.

The existing subdivision agreement for Phase 3 of the Clear Skies subdivision was amended to include the development of Blocks 60 and 61. The amended subdivision agreement will be registered on title.

As a result of the above, planning staff are satisfied that a subdivision agreement has been entered into with the Corporation and recommend that the Holding Symbol (h-1) be removed from the subject land.

Financial Implications:

None.

Strategic Plan:

This matter aligns with following strategic priorities:

- Balanced Growth

Attachments:

Attachment 1 – Location Map