



Meeting Date: March 15, 2023

Submitted by: Marion-Frances Cabral, Planner

Report No: PLA-17-2023

Subject: Request to Remove (h-1) Holding Symbol from “Cudney Blue” Subdivision Phase 1 Lots 1 - 8; Filed by Baker Planning Group on behalf of 2270942 Ontario Limited

Recommendation:

THAT the request by Baker Planning Group on behalf of 2270942 Ontario Limited to remove the (h-1) holding symbol from the zoning of the land known legally as part of Concession 2 PT Lot 6, 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 draft approved plan of subdivision (File: 39T-MC2004) located on the south side of Oxbow Drive, east of Queen Street and west of Union Avenue in Komoka.

A location map is included in Attachment 1.

Background:

The subject land, part of Phase 1 of the Cudney Blue Subdivision, is zoned to permit single detached dwelling units along Oxbow 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 0.43 ha (1.07 ac) in area and is legally described as part of Concession 2 PT Lot 6, geographic Township of London, Municipality of Middlesex Centre. Final approval to Phase 1 of the development was issued by the County on February 16, 2023 and revised legal description reflecting the registered plan of subdivision is forthcoming.

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 with the subject application. All matters have been satisfactorily addressed through the subdivision agreement.

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 subdivision agreement for Phase 1 of the Cudney Blue Subdivision was entered into on December 14, 2022 and updated in February 2023. The subdivision agreement was registered on the title of the land as instrument ER1514586.

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