



**Meeting Date:** April 5, 2023

**Submitted by:** Marion-Frances Cabral, Planner

**Report No:** PLA-24-2023

**Subject:** Request to Remove (h-2) Holding Symbol from 13178 Ilderton Road; Filed by Andrew Douglas on behalf of 1917155 Ontario Inc.

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**Recommendation:**

THAT the request by Andrew Douglas on behalf of 1917155 Ontario Inc. to remove the (h-2) holding symbol from the zoning of the land known legally as Concession 11 Pt Lot 26, Middlesex Centre, be APPROVED.

**Purpose:**

The purpose of this report is to provide Council with a recommendation regarding a request to remove the (h-2) holding symbol from the zoning of land located on the north side of Ilderton Road and east of Timberwalk Trail in Ilderton.

A location map is included in Attachment 1.

**Background:**

The subject land is zoned “Urban Residential Third Density exception 19 (UR3-19)” to permit the development a multiple unit dwelling up to 5 units. In addition, a Holding Symbol (h-2) applies to the land and may only be removed when a site plan 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 1, 011. 7 m<sup>2</sup> (10, 889.8 ft<sup>2</sup>) in area and is legally described as Concession 11 Pt Lot 26, geographic Township of London, Municipality of Middlesex Centre. The lands are also subject to Site Plan Application (SP-04-2022) for the development of the multiple unit dwelling.

## **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-2) 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-2)” holding symbol shall be that a site plan 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 site plan agreement for the development of the lands was entered into on April 4, 2023 and will be registered on title of the land.

As a result of the above, planning staff are satisfied that the site plan agreement has been entered into with the Corporation and recommend that the Holding Symbol (h-2) 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