



**Meeting Date:** April 17, 2024

**Prepared By:** Marion-Frances Cabral, Planner

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

**Report No:** PLA-17-2024

**Subject:** Request to Remove Holding Symbol (h-2) from 4836 Egremont Drive; Filed by Spriet Associates (c/o Mary Hirsch) on behalf of Proskairos Inc.

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**Recommendation:**

THAT the request by Spriet Associates on behalf of Proskairos Inc. to remove the (h-2) Holding symbol from the zoning of the land known as 4836 Egremont Drive, 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 the land located on the north-east side of Egremont Drive and east of Amiens Road.

A location map is included in Attachment 1.

**Background:**

The subject land is zoned “General Industrial exception 6 (M2-6)” to agricultural uses and limited industrial uses such as a warehouse and bulk sales establishment, and accessory uses. In addition, the Holding symbols (h-2) apply to the land and may only be removed when a site plan agreement has been entered into with the Corporation for the affected lands.

The lands subject to the Hold removal is approximately 5.93 ha (14.65 ac) in area and is legally described as Concession 10 S Pt Lot 1 RP 33R9495 Part 1, geographic Township of Lobo, 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 with the subject application. All matters will be addressed through the site plan agreement.

**Analysis:**

The holding symbols applicable to the subject lands have the following conditions to be met prior removal and are 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 landowner entered into a Site Plan Agreement within the Municipality dated March 7, 2024. The Site Plan Agreement addresses the proposed development on the land, phasing, and servicing.

As a result of the above, planning staff are satisfied that the precondition has been met and recommend that the Holding symbol (h-2) be removed from the subject lands.

**Financial Implications:**

None.

**Strategic Plan:**

This matter aligns with following strategic priorities:

- Vibrant Local Economy

**Attachments:**

Attachment 1 – Location Map