



Meeting Date: February 3, 2021

Submitted by: Marion-Frances Cabral, Planner

Report No: PLA-15-2021

Subject: Request to Remove (h-4) Holding Symbol on Martin Road; Filed by Andrew Hentz on behalf of A and M Sod Supply Limited

Recommendation:

THAT the request by Andrew Hentz on behalf of A and M Sod Supply Limited to remove the (h-4) holding symbol from the zoning of the land known legally as PLAN 33M399 PT BLK 16, PLAN 33R-7161 save and except Part 1 be **APPROVED**.

Purpose:

The purpose of this report is to provide Council with a recommendation regarding a request to remove the (h-4) holding symbol from the zoning of land within the approved plan of subdivision (File: 39T-MC0603) located on the west side of Martin Road south of Harris Road.

A location map is included in Attachment 1.

Background:

A plan of subdivision was approved for the land to create 12 residential lots along Martin Road. The zoning on the lands permits the residential development, however, it includes a holding symbol that prohibits development until a development agreement be registered against the title of the lands to which the holding symbol applies.

Consultation:

Notice of the application has been circulated to agencies, as well as property owners in accordance to the requirements of the Planning Act.

Public Comments:

At the time of writing the subject report, no comments or concerns had been received from the public regarding the proposal.

Agency Comments:

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

Middlesex Centre's Planning and 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-4) applicable to the lands has the following condition to be met prior removal and is assessed below:

A development agreement be registered against the title of the lands to which the holding symbol applies.

A subdivision agreement was entered into with the Municipality of Middlesex Centre and was registered on December 17, 2020 as Instrument No. ER1343798.

As a result of the above planning staff recommend that the Holding Symbol (h-4) be removed from the subject lands. This opinion is provided prior to the public meeting and without the benefit of potentially receiving all comments from agencies or members of the public. Should new information arise regarding this proposal prior to or at the public meeting, Council is advised to take such information into account when considering the application.

Financial Implications:

None.

Strategic Plan:

This matter aligns with following strategic priorities:

- 1a. Planning & Positioning: Diversifying future residential development.
- 1c. Planning & Positioning: Realizing development potential.

Attachments:

Attachment 1 – Location Map