



Meeting Date: February 3, 2021

Submitted by: Marion-Frances Cabral, Planner

Report No: PLA-14-2021

Subject: Request to Remove (h-1) Holding Symbol on Martin Road; Filed by Peter McConnell on behalf of Regina Serrarens

Recommendation:

THAT the request by Peter McConnell on behalf of Regina Serrarens to remove the (h-1) holding symbol from the zoning of the land known legally as PLAN 305 PT LOT 8 RP 33R17506 PART 1 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-MC1202) located on the east 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 five (5) 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 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.

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-1) applicable to the lands has the following condition to be met prior removal and is assessed below:

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.

A subdivision agreement was entered into with the Municipality of Middlesex Centre and a letter of undertaking was received by the municipality to register the agreement at a later date due to the change in ownership on the subject lands.

As a result of the above planning staff recommend that the Holding Symbol (h-1) 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