



Meeting Date: March 24, 2021

Submitted by: Marion-Frances Cabral, Planner

Report No: PLA-28-2021

Subject: Request to Remove (h-6) Holding Symbol 93 Stone Field Lane;
Filed by Sifton Properties Limited on behalf of 1960634 Ontario Inc.

Recommendation:

THAT the request by Sifton Properties Limited on behalf of 1960634 Ontario Inc. to remove the (h-6) holding symbol from the zoning of the land known legally as Concession 11 Part of Lot 24, Middlesex Centre, be APPROVED.

Purpose:

The purpose of this report is to provide Council with a recommendation regarding a request to remove the (h-6) holding symbol from the zoning of land within the approved plan of condominium (File: 39T-MC-CDM2001) located on the south side of Stone Field Lane and east side of Hyde Park Road.

A location map is included in Attachment 1.

Background:

A plan of condominium was approved for the land to create 26 vacant land condominium lots for townhouse dwellings. The zoning on the lands permits the residential development, however, it includes a holding symbol that prohibits development until a public site plan review process is undertaken addressing the issues outlined under Section 41 (Site Plan Control Area) of the Planning Act.

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 staff discussed the Hold removal request with an area resident. Concerns related to the rear-yard setback and height of the proposed townhomes and the height of the fencing around the development. These concerns were

addressed at the time of the rezoning application (ZBA 03/20) for the site and through site plan approval in conformity with the municipality's development guidelines.

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 with the subject application.

Analysis:

The holding symbol (h-6) applicable to the lands has the following condition to be met prior removal and is assessed below:

The precondition for the removal of the “(h-6)” holding symbol shall

be the undertaking of a public site plan review process, addressing the issues outlined under Section 41 of the Planning Act, R.S.O.

1990, c.P.13, as amended.

The draft site plan for the subject lands was presented to Council at a public meeting along with the rezoning request (ZBA 03/20) on June 24, 2020. Following the approval of the rezoning, the applicant submitted applications for draft plan of condominium (39T-MC-CDM2001) and site plan control (SPA07-2020). The applications and draft site plan were presented to Council at another public meeting September 23, 2020 where council and the public provided feedback on the detailed design of the development, and Council exempted the development from the full condominium approval process.

A development agreement was entered into with the Municipality of Middlesex Centre and registered on title on February 22, 2021 as instrument number ER1356412.

As a result of the above, planning staff are satisfied that the public site plan review process was undertaken and recommend that the Holding Symbol (h-6) be removed from the subject lands.

Financial Implications:

None.

Strategic Plan:

This matter aligns with following strategic priorities:

- Balanced Growth

Attachments:

Attachment 1 – Location Map