



**Meeting Date:** June 9, 2021

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

**Report No:** PLA-53-2021

**Subject:** Request to Remove Holding Symbol (h-3); PLAN 33M761 BLK 230; Filed by Monteith Brown Planning Consultants on behalf of 2638477 Ontario Limited

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**Recommendation:**

THAT the request by Monteith Brown Planning Consultants on behalf of 2638477 Ontario Limited to remove the (h-3) holding symbol from the zoning of the land known legally as PLAN 33M761 BLK 230, Middlesex Centre, be APPROVED.

**Purpose:**

The purpose of this report is to provide Council with a recommendation regarding a request to remove the holding symbol (h-3) from the zoning of land within the draft approved plan of condominium (File: 39T-MC-CDM1901) located on the north side of Doan Drive and east of Crestview Drive in Kilworth.

A location map is included in Attachment 1.

**Background:**

A plan of condominium was draft approved for the land to create 68 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 Noise Impact Analysis be prepared by a qualified professional in association with the site plan approval process for any proposed development on the lands to which the holding symbol applies and that any recommendations for noise mitigation arising from the Noise Impact Analysis have been incorporated into the site plan such that the proposed development will meet the Ministry of Environment (MOE) noise criteria.

**Consultation:**

Notice of the application was circulated in accordance to the requirements of the Planning Act.

## **Public Comments:**

At the time of writing this report, staff did not receive any comments from the public.

## **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-3) 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-3)' holding symbol shall be that a Noise Impact Analysis be prepared by a qualified professional in association with the site plan approval process for any proposed development on the lands to which the holding symbol applies and that any recommendations for noise mitigation arising from the Noise Impact Analysis have been incorporated into the site plan such that the proposed development will meet the Ministry of Environment (MOE) noise criteria.**

As part of the site plan review process staff reviewed an Environmental Noise Assessment dated March 7, 2019 prepared by MTE Consultants Inc. on behalf of Palumbo Homes (the applicant). Staff are satisfied that the recommendations have been incorporated into the site plan and development agreement applicable to the lands.

A development agreement implementing the recommendations of the Environmental Noise Assessment was entered into with the Municipality of Middlesex Centre on March 24<sup>th</sup>, 2021 and registered as instrument ER1365736.

As a result of the above, planning staff are satisfied that a Noise Impact Analysis was prepared and implemented through the development agreement, and recommend that the Holding Symbol (h-3) be removed from the subject lands.

**Financial Implications:**

None.

**Attachments:**

Attachment 1 – Location Map