



Meeting Date: October 27, 2021

Submitted by: Marion-Frances Cabral, Planner

Report No: PLA-84-2021

Subject: Zoning By-law Amendment (File: ZBA 17-2021); 10915, 10929 and 11157 Longwoods Road

Recommendation:

THAT the direction by Council to place a Holding Symbol (h-2), which the precondition for the removal of the holding symbol shall be a site plan agreement entered into with the Municipality, on the lands known as 10915, 10929 and 1157 Longwoods Road, and legally known as Concession 1 Part Lot 6 RP 33R17432 Part 9, former Township of Delaware, Middlesex Centre, be APPROVED.

Purpose:

The purpose of this report is to respond to Council's direction from the September 27, 2021 Council meeting and provide a recommendation to place a Holding Symbol (h-2) on the zoning of the land which is also subject to a draft approved plan of condominium (File: 39T-MC-CDM2002). The lands are located on the south side of Longwoods Road and east of Martin Road in Delaware.

A location map is included in Attachment 1.

Background:

A plan of condominium was draft approved for the land to create 15 vacant land condominium lots for industrial development. The zoning on the lands permits the industrial uses, however, it does not identify the need to enter into individual site plan agreements with future unit owners prior to the development of each unit.

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.

A Site Plan agreement ensures that development proposals are in keeping with Municipal policies, by-laws, guidelines and standards related site-specific standards including

servicing, stormwater management, and landscaping. Site Plan approval is generally required prior to issuance of a building permit.

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 proposed holding symbol.

Middlesex Centre's Corporate Services Department has no concerns with the proposed holding symbol.

Middlesex Centre's Public Works and Engineering Department has no concerns with the proposed holding symbol.

Analysis:

Staff support the requirements to place a Holding Symbol (h-2) on the lands as each unit can be developed for different industrial uses permitted within the "Light Industrial (M1-2)" zone and will need to ensure compliance and consistency with the development agreement for the plan of condominium. The holding symbol will also show prospective buyers or tenants that a site plan agreement is required prior to any development of the lands and will allow for development to occur at multiple phases or stages over time.

The Municipality's Official Plan also identifies the lands with Special Policy Area #5 which states that "prior to the consideration of enactment of an implementing zoning by-law amendment, a noise impact assessment is required to be prepared by a qualified consultant and approved by the Municipality which determines the appropriate uses that are to be permitted on the land; and provides recommendations for appropriate mitigation measures to be incorporated into subdivision design and site plan design".

The lands also have a Holding Symbol (h-3) in place which 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.

The proposed Holding Symbol (h-2) will complement Special Policy Area #5 and the “(h-3)” holding symbol by implementing the noise impact assessment within the site plan agreement for development proposals on the subject lands.

As a result of the above, planning staff are satisfied that a holding symbol is an appropriate tool to ensure appropriate and orderly development of the lands and recommend that the Holding Symbol (h-2) be placed on the subject lands.

Financial Implications:

None.

Strategic Plan:

This matter aligns with following strategic priorities:

- Sustainable Infrastructure and Services

Attachments:

Attachment 1 – Location Map