



London
CANADA

300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

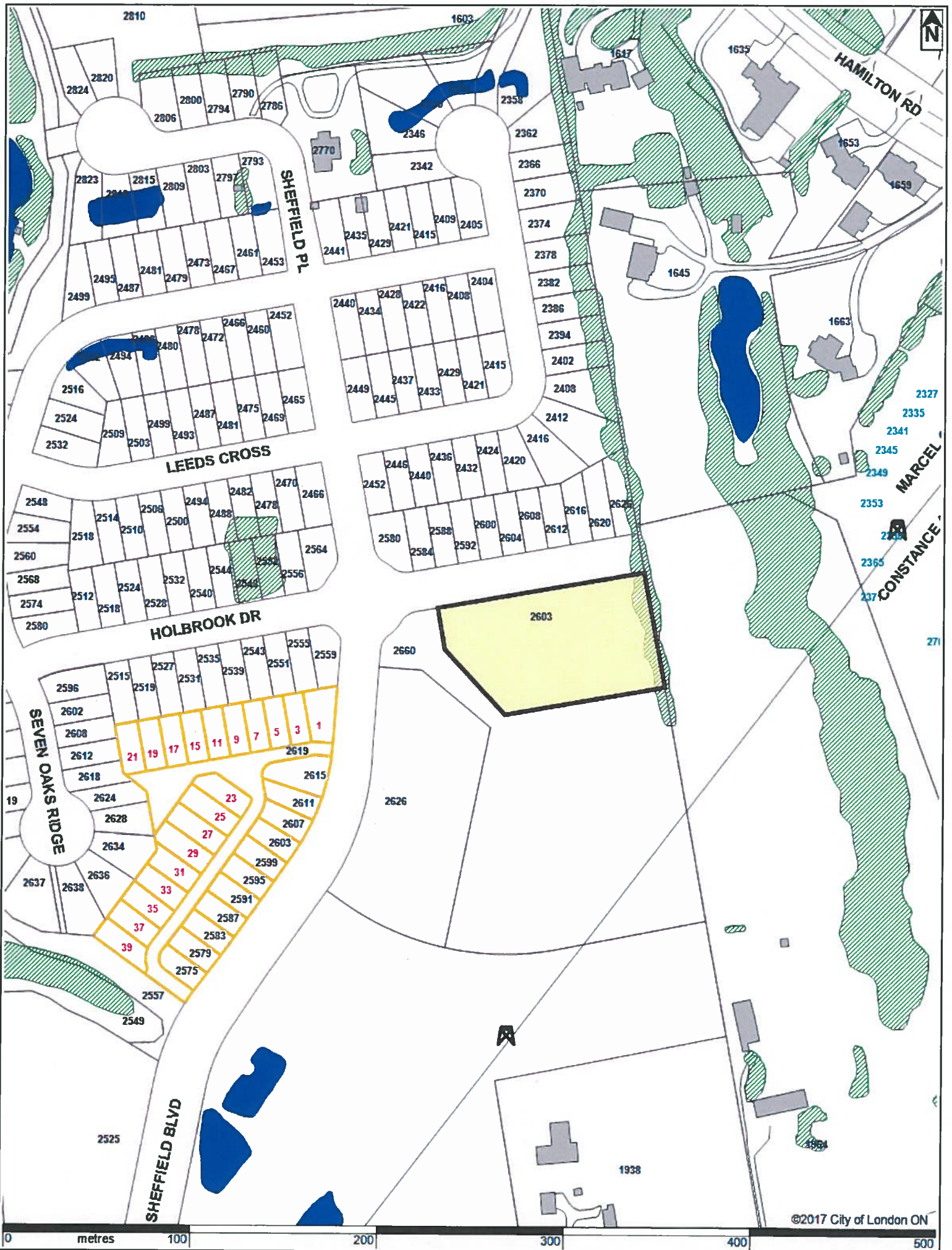
H-8772
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May 17, 2017

**NOTICE OF APPLICATION
TO REMOVE HOLDING SYMBOL**

The Municipal Council for the City of London is considering an amendment to the City's Zoning By-law Z.-1 for the lands shown on the map as attached. The requested change is described below.

APPLICANT:	Sifton Properties Limited
LOCATION:	2603 Holbrook Drive; legally described as Block 49 Registered Plan 33M-707 (see attached map)
PURPOSE AND EFFECT:	The purpose and effect of this zoning change is to remove the holding symbols to allow development of the lands for residential uses permitted under the Residential R5/R6/R8 Special Provision (R5-6(8)/R6-5(31)/R8-4(17) Zone.
POSSIBLE AMENDMENT:	<p>Possible change to Zoning By-law Z.-1 by deleting the Holding ("h", "h-71" & "h-100") Provisions from the zoning of the subject lands.</p> <p>The purpose of the "h" provision is to ensure the orderly development of lands and the adequate provision of municipal services. The "h" symbol shall not be deleted until the required security has been provided for the development agreement or subdivision agreement, and Council is satisfied that the conditions of approval of the plans and drawings for a site plan, or the conditions of the approval of a draft plan of subdivision, will ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development.</p> <p>The "h-71" symbol is intended to ensure a building orientation plan is prepared which demonstrates how the front façade of the dwelling units can be oriented to all abutting streets. The recommended building orientation plan will be incorporated into the approved site plan and development agreement prior to removal of the "h-71" symbol.</p> <p>The "h-100" symbol is intended to ensure there is adequate water service and appropriate access, a looped watermain system must be constructed and a second public access must be available to the satisfaction of the City Engineer. Interim uses may be permitted up to 80 units maximum.</p> <p><i>[The subject lands were part of a related draft-approved plan of subdivision – City of London Application File Number 39T-09502 / OZ-7692 - Sifton Properties Limited.]</i></p>
HOW TO COMMENT:	Please review and forward any comments to our office no later than June 9, 2017. Should you require an extension for reply, please advise this department, in writing, as soon as possible. Comments will be reviewed and summarized in a report that will be submitted to the Planning and Environment Committee of City Council for consideration.
FOR MORE INFORMATION:	<p>If you wish to view additional information or material about the proposed by-law amendment, it is available to the public for inspection at the Development Services Division, 300 Dufferin Ave., London, ON, Monday to Friday, 8:30am-4:30pm.</p> <p>For more information, please call Larry Mottram at 519-661-2500 ext. 4866, referring to "File H-8772 – Sifton Properties Limited".</p>








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LOCATION MAP

Subject Site: 2603 Holbrook Drive
 Applicant: SIFTON PROPERTIES LIMITED
 File Number: H-8772
 Planner: L Mottram
 Created By: LM
 Date: 2017-05-15
 Scale: 1:2500

LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers

