

Meeting Date: September 3, 2019
Department: Building and Planning
Prepared By: Jennifer Huff, Manager of Building and Planning
Submitted By: Matthew Stephenson, Director, Building, Planning & Waste Services
Reviewed By: Greg McClinchey, Chief Administrative Officer
Subject: **ZBA 18-2019 Request to Remove ‘H-2’ Holding Zone
Aar-Con Enterprises Construction
Delaware West Subdivision**

RECOMMENDATION: It is recommended that the application for the removal of the holding zone for ZBA 18-2019, be **approved**.

BACKGROUND

This report recommends removing the ‘H’ Holding Symbol from the lands within the Delaware West Subdivision, Mt. Brydges. The ‘H’ Holding Symbol is currently over the 10 lots intended for single-detached dwellings.

The lands are located along the west side of Wilson Street between Adelaide Road and Longwoods Road in Delaware West. An application was received for a 10 lot residential plan of subdivision in 2017 and has been subject to an extensive review process. Since the original application, the plan was amended to include the closure of the Wilson Street / Adelaide Road intersection. This closure has been constructed and signage is up advising the travelling public of the closure. In addition, Council has entered into a subdivision agreement which has now been registered on title. The plan has also received final plan approval from the County of Middlesex and it has been registered on title as Plan 33M-766.

The subject lands are currently located within a site-specific Rural Residential (RR-5-H-5) Holding Zone of the Municipality’s Zoning By-law. The ‘RR-5’ permits single detached dwellings. The ‘H-5’ requires that, prior to lifting, a subdivision agreement be registered on the lands that deals with all security, legal and engineering matters relating the development.

As a subdivision agreement has been registered on the lands, it is staff’s opinion that it is now appropriate that the ‘H’ Holding Zone Symbol be removed from the subdivision.

SUMMARY

Given the above, it is recommended:

THAT: The 'H-2' Holding Symbol be removed from Lots 1-10 Plan 33M-766.

A by-law has been prepared and is placed on the agenda for Council's consideration.

FINANCIAL IMPLICATIONS

None

ATTACHMENTS

- Location Map



Legend

- Subject Lands
- Parcels
- Significant Woodland (MNHS 2014)
- Conservation Authority Regulated Area

Road Classification

- Provincial 400 Series
- Arterial