

Meeting Date: June 28, 2017

Submitted by: Christie Kent, RPP, Planner

Subject: Removal of Holding Symbol H-1

177, 179, 181, 183 and 185 Elizabeth Street

Part of Lot 27, RCP 431; Parts 1-5 and Part of Part 6, Plan 33R18639

(former Village of Glencoe)

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## **BACKGROUND**

The purpose of this report is to provide Council with a recommendation regarding the removal of the H-1 holding symbol from lands described as Part of Lot 27, RCP 431; Parts 1-5 and Part of Part 6, Plan 33R18639, former Village of Glencoe, Municipality of Southwest Middlesex. The parcels comprising the subject lands were created through Consent Applications B-04/2006, B-05/2006 and B-06/2006, which were approved by the Municipality's Committee of Adjustment in December 2013.

The subject lands are located within the 'Residential' land use designation within the Municipality's Official Plan and are zoned 'Residential First Density Zone One, Holding Symbol One ((R1(1)-H-1))' within the Zoning By-law. The Holding Symbol H-1 applies to parcels of undeveloped lands zoned for residential purposes in settlement areas. Removal of the H-1 symbol is contingent on the owner of the lands entering into a subdivider's or similar agreement with the Municipality to address the installation of services, the construction of roads and other developer obligations and responsibilities.

The Key Map illustrates the lands subject to the removal of the Holding Symbol H-1.

## **ANALYSIS**

The intent of the Holding Symbol H-1 is to restrict residential development until an appropriate development agreement has been entered into with the Municipality.

A development agreement between the Municipality and the developer was executed on December 13, 2013 for the subject lands. A second development agreement related to the subject lands was executed on February 13, 2013. While the second development agreement mainly pertained to development along South Street, the agreement also includes references to phased residential development along Elizabeth Street.

Staff have reviewed the contents of the agreement and are satisfied it is appropriate to remove the Holding Symbol H-1 from the subject lands.

Staff note that the lands at 179 and 181 Elizabeth Street were developed for residential purposes in advance of the removal of the holding symbol; however it is the opinion of staff that the requirements for the removal of the holding symbol have been satisfied since the first agreement was executed in December 2013. As such, the delay in removing the holding symbol has not resulted in negative consequences for the Municipality and the existing residential developments at 179 and 181 Elizabeth Street are otherwise in compliance with the Zoning By-law.

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## PLANNING EVALUATION REPORT

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An amending by-law to facilitate the removal of the holding symbol has been drafted for Council's consideration.

### **RECOMMENDATION**

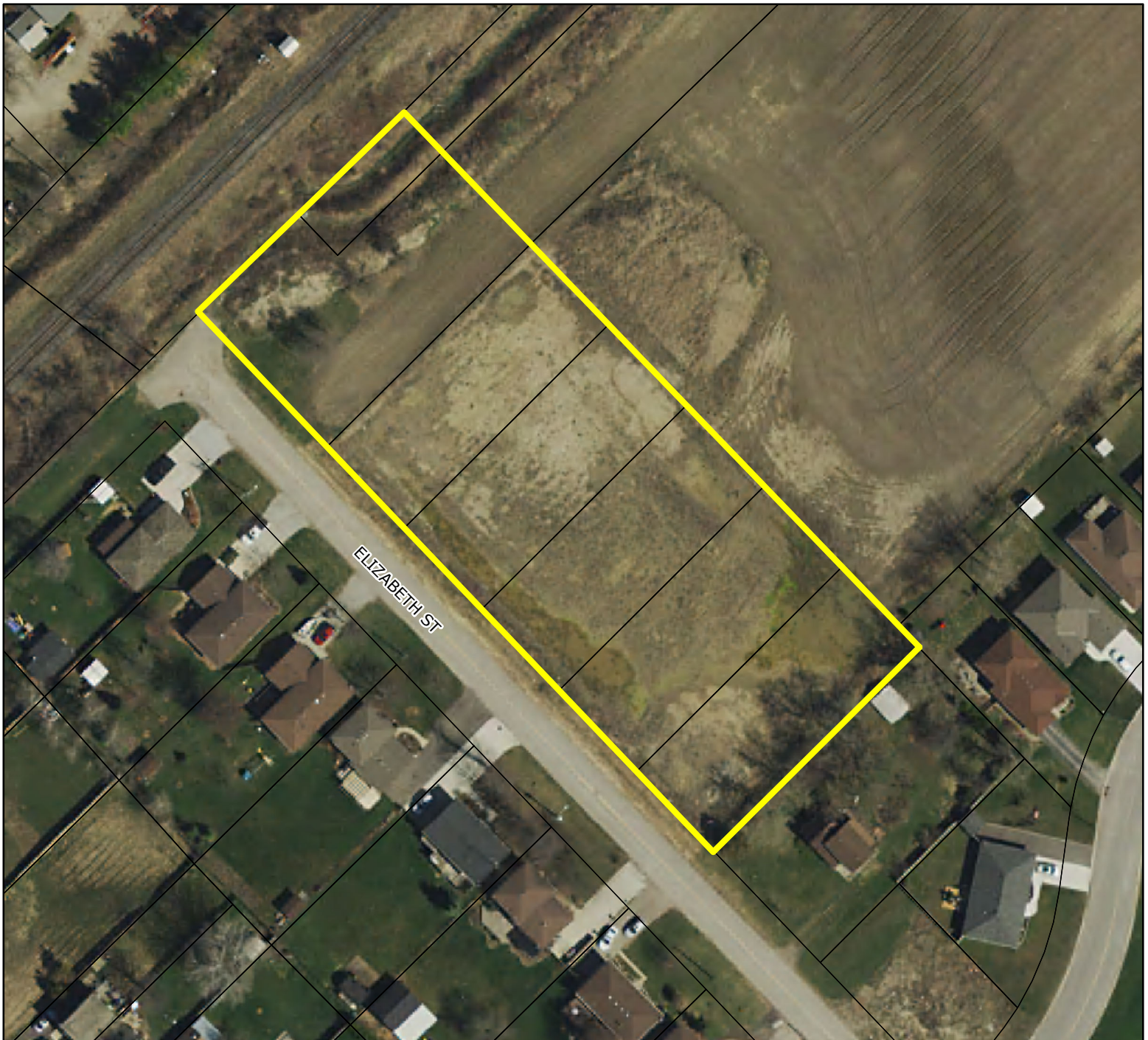
It is recommended that the amending by-law to remove the Holding Symbol H-1 as it applies to the subject lands, be **PASSED** by Council.

# REMOVAL OF HOLDING SYMBOL (H-1):

Part of Lot 27, RCP 431; Parts 1-5  
and Part of Part 6, Plan 33R18639  
Municipality of Southwest Middlesex (former Village of Glencoe)



**Municipality of SOUTHWEST MIDDLESEX**  
**KEY MAP**



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**LANDS SUBJECT TO REMOVAL OF  
HOLDING SYMBOL (H-1)**



1:1,000



Disclaimer: This map is for illustrative purposes only.  
Do not rely on it as being a precise indicator of routes,  
locations of features, nor as a guide to navigation.