

Meeting Date: April 15, 2024
Department: Building, By-law, and Planning
Report No.: BBP-2024-35
Submitted by: Tim Williams, Manager of Planning
Approved by: Jennifer Huff, Manager of Building, and Planning
Trisha McKibbin, Chief Administrative Officer
SUBJECT: Request to Remove 'H' Holding Zone for 470 Darcy Drive,
Melchers c/o Chris Melcher
File No: ZBA 7-2024

RECOMMENDATION: THAT: the subject report BBP-2024-27 for Draft Plan of Subdivision 39T-SC2302 and ZBA 19-2023 be received for information, and further;
THAT: the application for the removal of the Holding Zones, be approved.

BACKGROUND

The property is 8,005.6 m² (1.98 ac) in size and located on the west side of Darcy Drive. It was previously severed from a property that is within Adelaide-Metcalfe (28412 Centre Road). The Cuddy municipal drain runs through the site adjacent to Darcy Drive in a buried pipe. The settlement and municipal boundary runs along the west (rear) and south (side) lot lines. To the west lies Centre Road in Adelaide-Metcalfe, which serves as a commercial corridor with a variety of uses including car dealerships, gas stations, Ontario Provincial Police detachment and hardware stores. To the north is a vacant parcel that with similar conditions (planning policy and vacant land) to the subject lands. To the east and south are low-density residential land uses primarily comprised of single detached dwellings. To the southeast, on Middlesex Drive, is the North Meadows Elementary School.

On September 19, 2022, the subject lands received zoning by-law approval for three, 3.5 storey multiple unit buildings (see attached location map and site plan). The purpose of this report is to provide to Council with background information related to the recommendation to approve the application for the removal of the 'H' Holding Symbol from the site-specific zone, which was put in place to ensure site plan approval is granted.

The proposed development consists of three 3.5-storey buildings, with 72 dwelling units and 119 parking spaces, including 12 for visitors.

From a servicing perspective, municipal water and sanitary service exist along Darcy Drive.

The subject lands are located within a Settlement Area as per the definitions of the Provincial Policy Statement and the County of Middlesex Official Plan. The property is designated “Residential” under the Strathroy-Caradoc Official Plan. The property was the subject of a recent Zoning By-law amendment and is currently within the site specific ‘High Density Residential (R3-16-H-2) Zone’ pursuant to the Strathroy-Caradoc Zoning By-law.

ANALYSIS

In February and March of 2023, the applicant worked with staff to finalize and register the site plan agreement. Since then, ownership has changed, and the current owner and builder has applied for the removal of the ‘H’ Holding Symbol. This symbol was initially placed on the lands to ensure that the proposal received site plan approval before any dwellings are construction on the property. The zoning by-law permits the removal of the ‘H’ from the subject lands once the owner and municipality have signed and registered the site plan agreement. This requirement was fulfilled on March 30, 2023, so the requirements to lift the hold have been satisfied.

STRATEGIC PLAN ALIGNMENT:

This matter is in accord with the following strategic priorities:

- 1) *Economic Development:* Strathroy-Caradoc will have a diverse tax base and be a place that offers a variety of economic opportunities to current and prospective residents and businesses.
- 2) *Growth Management:* Strathroy-Caradoc will be an inclusive community where growth is managed to accommodate a range of needs and optimize municipal resources.

FINANCIAL IMPLICATIONS

None

SUMMARY

Given the above, it is recommended that the ‘H’ Holding Symbol be removed from the lands. Removal of the ‘H’ Holding Symbol will allow for the construction of 72 multiple dwelling units once building permits have been applied for and received.

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

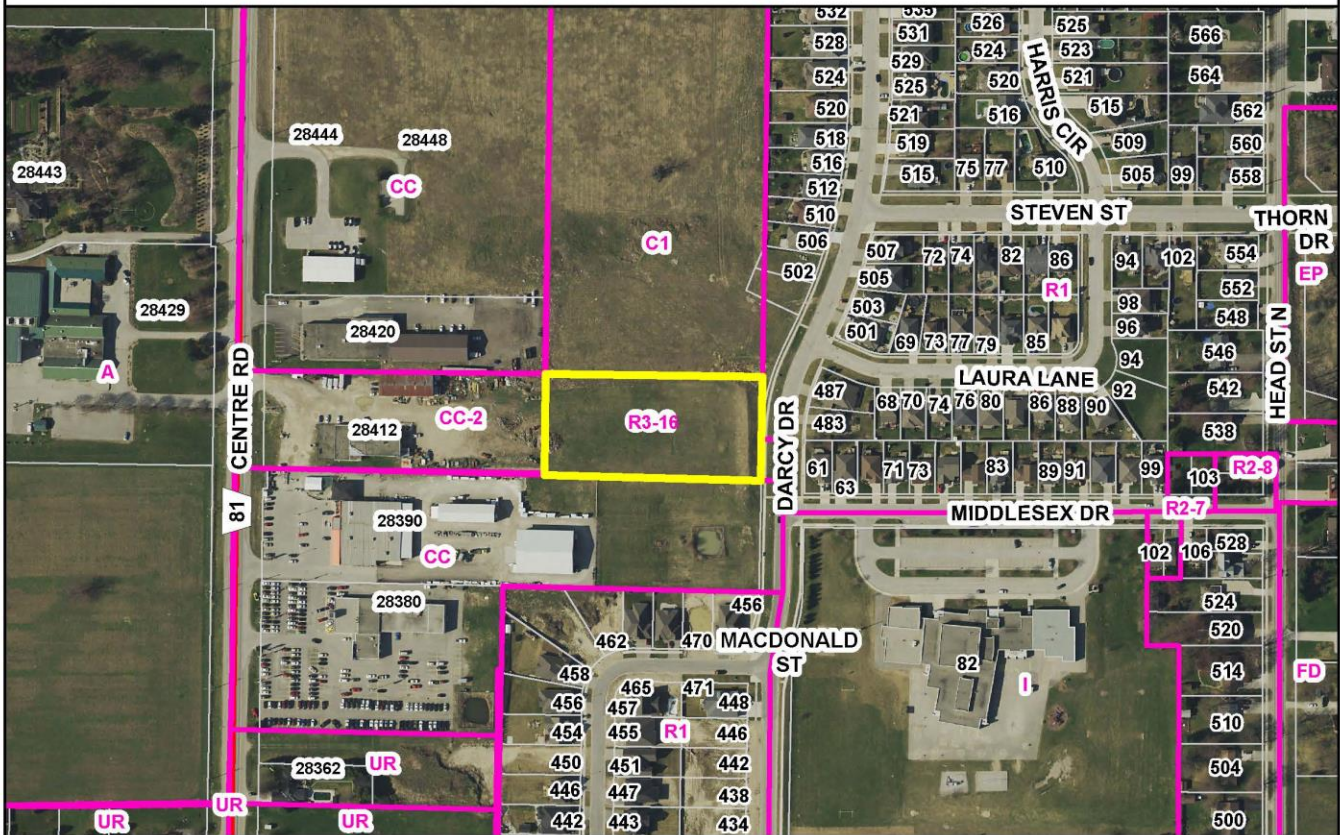
ATTACHMENT

- Location Map
- Site Plan

Location Map



Location Map - Full Extent
 ZBA 7-2024: 1000168505 ONTARIO LTD c/o Chris Melchers
 ADELAIDE CON 3 SER W PT LOT 22 RP 33R19421 PART 3



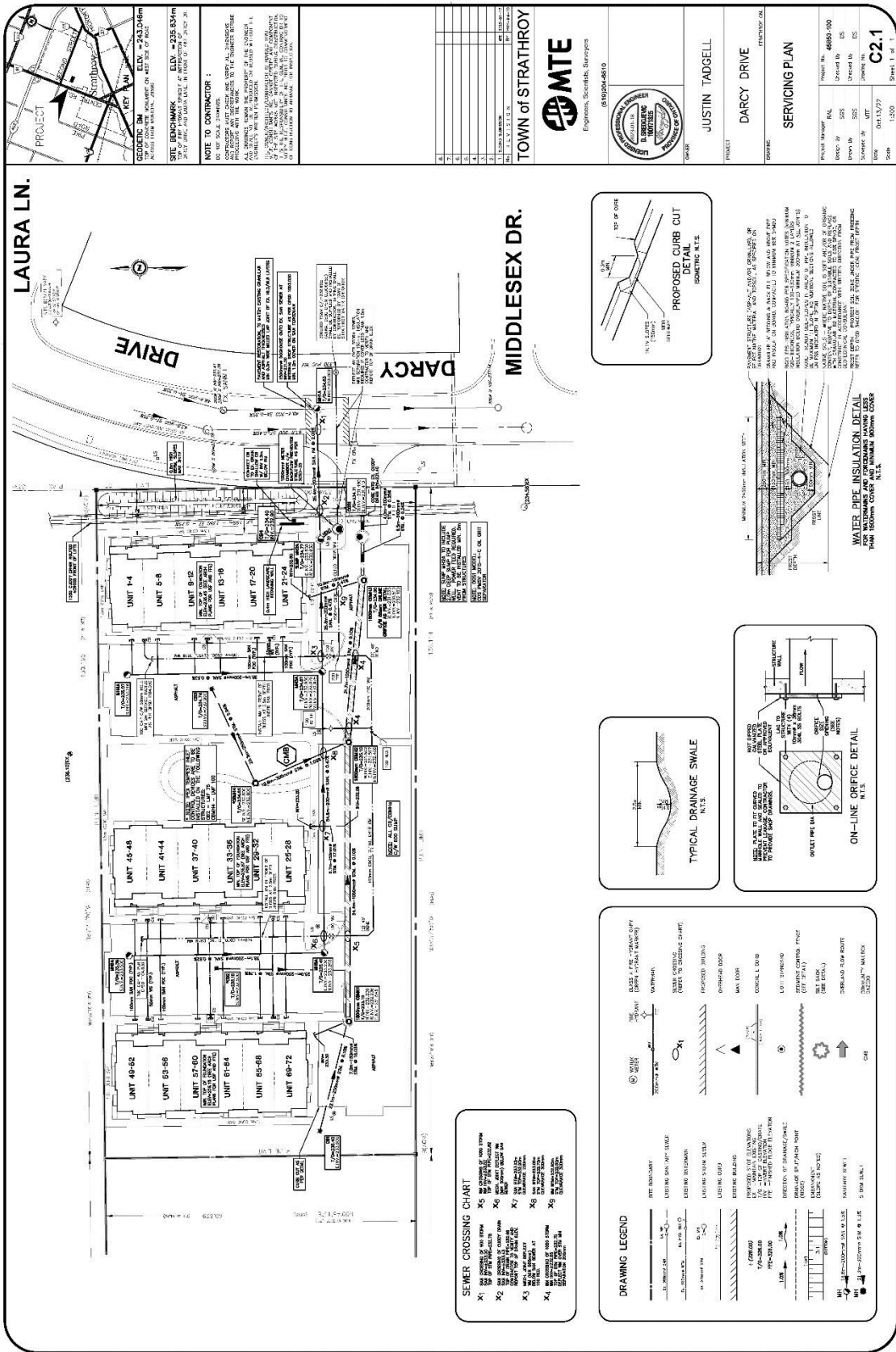
Legend

- Lands to be rezoned from 'Site Specific High Density Residential (R3-16-H-2) Zone' to 'Site Specific High Density Residential (R3-16) Zone'
- Zone Boundary
- Parcels

Road Classification

- Four Lane Arterial

Site Plan



PROJECT LOCATION MAP

GEODETIC DATUM: NAD 83
 ELEVATION: 233.834m
 SITE BENCHMARK: 233.834m

NOTE TO CONTRACTOR:
 CONTRACTOR MUST VERIFY ALL DIMENSIONS AND LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION.

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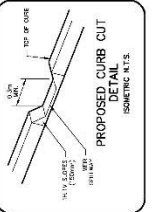
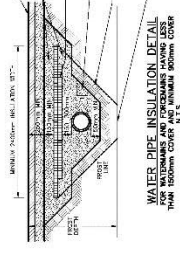
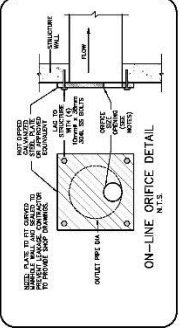
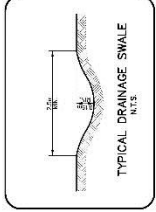
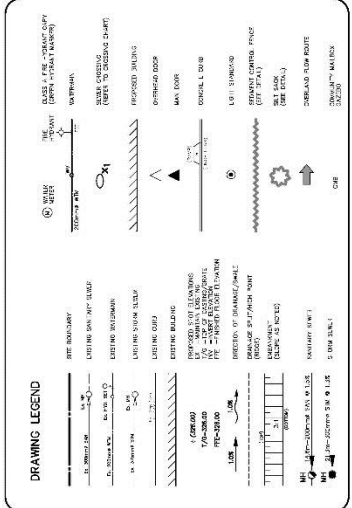
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SEWER CROSSING CHART

X1	CONCRETE	CONCRETE
X2	ASBESTOS CEMENT	ASBESTOS CEMENT
X3	GLASS	GLASS
X4	BRICK	BRICK
X5	CLAY	CLAY
X6	CAST IRON	CAST IRON
X7	STEEL	STEEL
X8	ALUMINUM	ALUMINUM
X9	COPPER	COPPER
X10	LEAD	LEAD
X11	ZINC	ZINC
X12	NICKEL	NICKEL
X13	CHROME	CHROME
X14	MANGANESE	MANGANESE
X15	IRON	IRON
X16	SILVER	SILVER
X17	GOLD	GOLD
X18	PALLADIUM	PALLADIUM
X19	PLATINUM	PLATINUM
X20	OTHER	OTHER



TOWN OF STRATHROY

MTE
Engineers, Scientists, Surveyors

99 9204-610

JUSTIN TAGGELL
PROJECT MANAGER

DARCY DRIVE
SERVICING PLAN

PROJECT No: 46950-100
 SHEET No: 025
 DRAWING No: 025
 SCALE: AS SHOWN
 DATE: 09/13/27
 SHEET No: **C2.1**
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