

COUNCIL REPORT

Meeting Date: November 4, 2024
Department: Building, By-law and Planning
Report No.: BBP-2024-123
Submitted by: Tim Williams, Manager of Planning
Reviewed By: Jake DeRidder, Senior Development Coordinator
Approved by: Trisha McKibbin, Chief Administrative Officer
SUBJECT: Request to Remove 'H' Holding Zone for Phase 5 of Draft Plan of Subdivision 39T SC1302, Southgrove Meadows Inc. File No: ZBA 1-2021

RECOMMENDATION: THAT: Report BBP-2024-118 regarding rezoning application ZBA 15-2024, be received by Council for information, and further;

THAT: By-law No. 108-24 be referred to the Consideration of By-laws Section of the Agenda for consideration and approval.

BACKGROUND:

The South Grove Meadows Subdivision is located on the east side of Saxton Road, south of Carrol Street East (County Road #10) in Strathroy. The subject lands are part of a larger previously approved South Grove Meadows draft plan of subdivision approximately 20.93 ha (51.72 ac) in size. The purpose of this report is to provide to Council the background related to the recommendation to approve the application for the removal of the 'H' Holding Symbol from zoning in place for Phase 5 of the draft plan of subdivision.

The subject application is comprised of one parcel at the northwest portion of the site. This is the 5th and final phase of the subdivision parcel and has been proposed with 28 single-detached dwellings as well as the extension of 1 public road (Hardy Drive) and a stormwater management block.

Surrounding land uses include agricultural land to the north and east and residential uses to the west. The Caradoc Sands Golf Course is located to the south. The lands are to be connected to full municipal services.

The subject lands are located within the Settlement boundaries of Strathroy on Schedule 'A' – Structure Plan, more specifically, Schedule 'B' – Land Use & Transportation Plan. Strathroy identifies the lands as being within the 'Residential' designation of the Strathroy-Caradoc Official Plan. The lands are

located within a 'Low Density Residential- Holding (R1-H) Zone' of the Zoning By-law. The 'R1-H' zone permits primarily single detached dwellings including the 28-lots making up Phase 5.

On August 6th, 2024 the applicant signed the subdivision agreement and staff have brought forward to Council the subdivision agreement for Phase 5. In order to proceed with the development and building permits, the 'H' Holding Symbol needs to be removed from the lands. The agreement addressed a number of features and conditions of the draft plan of subdivision including road improvements along Saxton Road as well as stormwater management matters including final infrastructure, which is expanded upon in the subdivision agreement report. The 'H' Holding Symbol was placed on the lands to ensure that the applicant complete the plan of subdivision process. The zoning by-law permits the removal of the 'H' from the subject lands upon the owner and municipality signing the subdivision agreement. The subdivision agreement was on the Council on August 6th, 2024, thereby satisfying the requirements to lift the hold.

STRATEGIC PLAN ALIGNMENT:

This matter is in accordance with the following strategic priorities:

- 1) *Economic Development, Industry, and Jobs:* 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) *Community Well-being and Quality of Life:* Residents of all ages in Strathroy-Caradoc will have access to community amenities and activities that are accessible and support active lifestyles and wellbeing.
- 3) *Managing the Challenges of Growth for the Municipal Organization:* Strathroy-Caradoc will be an inclusive community where growth is managed to accommodate a range of needs and optimize municipal resources. We are committed to maintaining operational efficiency and economies of scale through these times of change.

SUMMARY:

Given the above, it is recommended that the 'H' Holding Symbol be removed from the lands. Removal of the 'H' Holding Symbol will provide for the development of 30 single detached dwellings in Phase 5 of the plan of subdivision.

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

FINANCIAL IMPLICATIONS

None

ATTACHMENT

Location Map

Location Map

