

Meeting Date: April 22, 2025
Department: Building, By-law and Planning
Report No.: BBP-2025-32
Submitted by: Tim Williams, Manager of Planning
Reviewed by: Jake DeRidder, Senior Development Coordinator
Approved by: Rob Browning, Chief Administrative Officer
SUBJECT: Request to Remove 'H' Holding Zone for Infill Development Proposal
22182 Adelaide Road
Gold Leaf Properties

RECOMMENDATION: THAT: Report BBP-2025-32 regarding rezoning application ZBA 6-2025, be received by Council for information, and further;

THAT: the Application for the removal of the Holding Zone (ZBA 6-2025), be approved, and further;

THAT: By-law No. 42-25 be referred to the Consideration of By-laws Section of the Agenda for consideration and approval.

BACKGROUND

The subject lands are municipally known as 22182 Adelaide Road, and are located east of Adelaide Road (County Road #81) and south of Parkhouse Drive in Mt. Brydges (see location map). The subject lands are approximately 1.67 ha (4.12 ac) in size and received site plan approval in 2025. The lands are currently vacant and the surrounding land uses include residential uses to the north and south as well as agricultural lands to the northwest and southeast. To the north directly adjacent is a commercially designated property that is zoned future development, property was recently the subject of a rezoning which is currently appealed to the Ontario Land Tribunal (see attachment 1). The property has frontage on Allen Road and Adelaide Road.

The subject application is comprised of one parcel. This site plan include 32 townhouse units as well as two (2) new private roads and a stormwater management area. The lands are to be connected to full municipal services.

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 until such time as site plan approval has been granted and the drainage outlet is complete.

The subject lands are located within the Settlement boundaries of Strathroy on Schedule 'A' – Structure Plan, more specifically, Schedule 'F' – Land Use & Transportation Plan Mt. Brydges identifies the lands as being within the 'Residential' designation of the Strathroy-Caradoc Official Plan. The lands are located within a 'High Density Residential- Holding (R3-19-H-9) Zone' of the Zoning By-law. The 'R3-19-H-9' zone permits primarily multiple unit dwelling types including the 32-lots proposed in the plan approval.

In order to proceed with the development and prior to building permits being issued, the 'H' Holding Symbol needs to be removed from the lands. The 'H' Holding Symbol was placed on the lands to ensure that the applicant complete the site plan approval process, and the key elements of the site plan approval are secured in the site plan approval agreement. The signed agreement reflect the conditions of site plan approval including elements such as fencing, stormwater management and tree protection. The second criterion for the hold removal was the securing of an outlet for the development. The development proposal has a two-stage proposal that includes a temporary stormwater management facility and then permanent direct connection to the Parkhouse Drive stormwater system. The zoning by-law permits the removal of the 'H' from the subject lands upon the owner and municipality signing the site plan agreement and the stormwater outlet have been constructed. The site plan agreement was signed thereby satisfying the requirement to lift the hold. The plans with a temporary and permanent stormwater management solution have been prepared to the satisfaction of municipal staff which satisfies the second.

STRATEGIC PLAN ALIGNMENT:

This matter is in accord with the following strategic priorities:

- *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 32-townhouse dwellings on the property.

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

FINANCIAL IMPLICATIONS

None

ATTACHMENT

Location Map