

COUNCIL REPORT

Meeting Date: September 2, 2025
Department: Building, Planning & By-laws
Report No.: BBP-2025-68
Submitted by: Tim Williams, Manager of Planning, County of Middlesex
Reviewed by: Jake DeRidder, Manager of Growth and Development
Approved by: Rob Browning, Chief Administrative Officer

SUBJECT: Request to Remove 'H' Holding Zone for Westdell Subdivision
Concession 3, Part of Lot 17 RP 34R2185 Parts 1 TO 3 & Part 4,
geographic Township of Caradoc, Municipality of Strathroy-Caradoc

RECOMMENDATION: THAT: the Application for the removal of the Holding Zone (ZBA 16-2022), be approved, and further;

THAT: By-law No. 87-25 be referred to the Consideration of By-laws Section of the Agenda for consideration and approval.

BACKGROUND

The subject lands are approximately 10.3 ha (25.45 ac) in size and is located in the southwest portion of Mt. Brydges and north of Parkhouse Drive and east of Rougham Road. Surrounding land uses are predominately agriculture in nature. Surrounding land uses include primarily agricultural land to the south and west, low density residential land uses in the form of single detached and semi-detached dwellings to the north and east. Parkhouse is classified as a 'collector road' and is under the jurisdiction of Strathroy-Caradoc. From a servicing perspective, municipal water and sanitary service are located at Adelaide Road and Parkhouse and there are plans to bring services to the property and provide service to the development through the municipal lead Parkhouse Drive reconstruction project. A portion of land along the west side of property is within the natural heritage system. The remainder of the property was in agricultural production with site alterations and servicing starting.

The purpose of this report is to provide Council with the background related to the recommendation to approve the application for the removal of the 'H' Holding Symbols from the current zoning now that a subdivision agreement has been completed and the Lower Thames Region conservation permits have been granted for all but 5 of the residential lots (proposed home will be needed in order to issue the permits for these lots).

The subject lands are located within the Settlement boundaries of Mt. Brydges on Schedule 'A' – Structure Plan, more specifically, Schedule 'F' – 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 (R1-24-H-5) Zone' and 'Open Space - Holding (OS-H-6) Zone' of the Zoning By-law. The 'Low Density Residential- Holding (R1-24-H-5) Zone' zone permits primarily single detached dwellings including the 109-lots (5 lots within the subdivision are zoned R1-24-H-6 and will require a future CA permit before the hold can be removed).

On July 21, 2025, the applicant signed the subdivision agreement and staff have brought forward to Council the subdivision agreement. 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 Parkhouse Drive as well as stormwater management matters including final infrastructure, which is expanded upon in the subdivision agreement report. At the same time, the applicant/owner sought and received permits from the Lower Thames River Conservation Authority (LTRCA). The 'H' Holding Symbol was placed on the R1 zoned lands to ensure that the applicant complete the plan of subdivision process and on the OS zoned lands for the subdivision and permits from the LTRCA. The zoning by-law permits the removal of the 'H' from the subject lands upon the owner and municipality signing the subdivision agreement from the OS zone once permits have been issued. The subdivision agreement was on Council on July 21, 2025, and LTRCA permits issued on July 3, 2025, thereby satisfying the requirements to lift the hold.

STRATEGIC PLAN ALIGNMENT

This matter is in accord with the following strategic priorities:

- 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.

SUMMARY

Given the above, it is recommended that the 'H' Holding Symbols be removed from the lands. Removal of the 'H' Holding Symbol will provide for the development of 109 single detached dwellings and the stormwater management pond portions 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

