

**Meeting Date:** April 19, 2021  
**Department:** Building, Planning and Waste Management  
**Report No.:** BBP-2021-21  
**Submitted by:** Tim Williams, Senior Planner  
**Reviewed by:** Jennifer Huff, Director of Building & Planning  
**Approved by:** Fred Tranquilli, Chief Administrative Officer / Clerk  
**SUBJECT:** **Request to Remove 'H' Holding Zone for Draft Plan of Condominium 39TSC-CDM1901, 2503544 Ontario Inc. File No: ZBA 3-2021**

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**RECOMMENDATION: THAT: the application for the removal of the Holding Zone, be approved.**

#### **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.

#### **BACKGROUND**

The Garden Grove Condominium is located on the west side of Adelaide Road (County Road #81) and north of the Tri-township arena in Mt. Brydges (see location map). The subject lands are approximately 2.3 ha (5.7 ac) in size and received draft plan of condominium approval in October of 2020. The lands are currently vacant and the surrounding land uses are predominately residential in nature to the north and east, woodlands and lands identified for future residential development to the west and the Tri-Township Arena to the south.

The subject application is comprised of one parcel. The vacant land condominium is comprised of 36 single-detached dwelling units as well as one (1) private road. 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 the zoning in place for the draft plan of condominium.

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 'Medium Density Residential- Holding (R2-14-H-7) Zone' of the Zoning By-law. The 'R2-14-H-7' zone permits primarily single detached dwellings including the 36-lots proposed in the vacant land condominium.

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 plan of condominium process and the key elements of the plan of condominium are secured in the condominium agreement. The signed agreement reflect the conditions of draft plan approval including elements such as upgraded fencing, easements, stormwater management and tree protection,. The zoning by-law permits the removal of the 'H' from the subject lands upon the owner and municipality signing the condominium agreement. The signed condominium agreement was before Council on March 15, 2021 thereby satisfying the requirements to lift the hold.

### **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 36-single detached dwellings in the plan of condominium.

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

### **FINANCIAL IMPLICATIONS**

None

### **ATTACHMENT**

- Location Map



Location Map - Full Extent  
ZBA 3-2021: 2503544 Ontario Inc.  
22701 Adelaide Rd, Mount Brydges



**Legend**

-  Lands subject to removal of 'H' Holding symbol
-  Zone Boundary
-  Parcels
-  39T-SC-CDM1901
-  Significant Woodlands (MNHS 2014)
-  CA Regulated Area

**Road Classification**

-  Arterial