

COUNCIL REPORT

Meeting Date: April 19, 2021
Department: Building, Planning and Waste Management
Report No.: BBP-2021-22
Submitted by: Tim Williams, Senior Planner
Reviewed by: Jennifer Huff, Director of Building and Planning
Approved by: Fred W. Tranquilli, Chief Administrative Officer / Clerk
SUBJECT: **Request to Remove 'H' Holding Zone for Draft Plan of Subdivision 39T-SC1303, 2634876 Ontario Inc. File No: ZBA 2-2021**

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 Creekside Meadows Subdivision is located south of Second Street (County Road #33) and east of Thorn Drive in Strathroy (see location map). The subject lands are approximately 20.93 ha (51.72 ac) in size and received draft plan of subdivision approval in 2020. The lands are currently vacant and the surrounding land uses include residential uses to the north and west as well as agricultural lands to the east and south (see attachment 1). Within the northern portion of the site and travelling east and south is a watercourse that includes a Provincially Significant Wetland. Along with the watercourse there is a Significant Woodland designated in the northern portion of the subject plans.

The subject application is comprised of one parcel. This plan of subdivision is comprised of 43 single-detached dwelling lots as well as one (1) new public road (Briscoe Crescent) and the extension of one (1) public road (Thorn Drive). 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 for the draft plan of subdivision.

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 (R1-17-H-5) Zone' of the Zoning By-law. The 'R1-17-H-5' zone permits primarily single detached dwellings including the 43-lots proposed in the draft plan of subdivision.

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 subdivision process and the key elements of the plan of subdivision are secured in the subdivision 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 subdivision agreement was before Council on February 16, 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 43-single detached dwellings in the plan of subdivision.

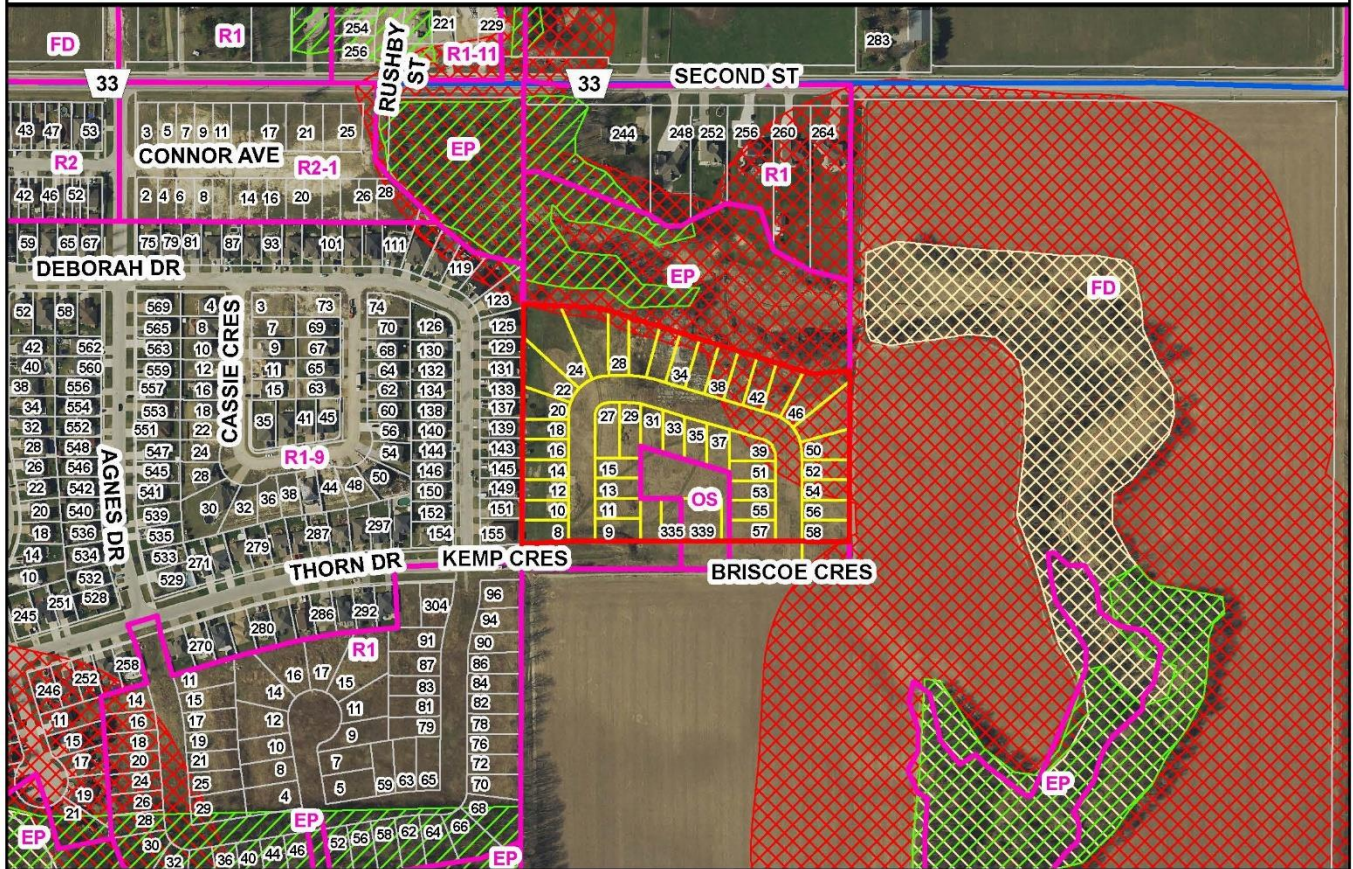
A by-law has been prepared and placed on the agenda for Council's consideration.

FINANCIAL IMPLICATIONS

None

ATTACHMENT

- Location Map



Legend

- Lands subject to removal of 'H' Holding symbol
- Zone Boundary
- 39T-SC1303
- Parcels
- Significant Woodlands (MNHS 2014)
- Wetlands (MNR 2013)
- CA Regulated Area

Road Classification

- Arterial