

Meeting date: February 04, 2019
Department: Building and Planning
Prepared by: Jennifer Huff, Planner
Reviewed by: Matthew Stephenson, Director, Building/Waste Services
Greg McClinchey, Chief Administrative Officer

SUBJECT: **BDM Developments**
ZBA 10-2018
Part of Lot 10, Registrar's Compiled Plan No. 34M-6 in the Village of Mt. Brydges, (geographic Township of Caradoc) in the Municipality of Strathroy-Caradoc, County of Middlesex
Lot 1-67, 39T-SC1704

RECOMMENDATION: It is recommended that the application for rezoning be approved.

PURPOSE

The subject zone change application proposes to rezone the lands from a site-specific 'Future Development (FD-3) Zone to a to a site-specific Low Density Residential Zone (R1-15-H-5) and (R1-16-H-5) Zone' and 'Open Space (OS) Zone' to implement a 67 lot - draft approved residential plan of subdivision, File No.: 39T-SC1704.

SUMMARY HIGHLIGHTS

- **This application has been subject to Council's consideration on May 7th, 2018 (statutory public meeting).**
- **Council, on May 7th, 2018, recommended approval of the rezoning application in principal and directed that the necessary by-law be forwarded to Council for consideration of adoption pending the issuance of the draft plan of subdivision approval by the County of Middlesex.**
- **The County of Middlesex issued draft plan approval for the subdivision on July 18, 2018.**
- **Staff are now bringing back the implementing zoning by-law for Council's consideration.**

BACKGROUND

BDM Developments has proposed the development a residential plan of subdivision on the east side of Rougham Road, north of Glendon Drive in Mt. Brydges. The development includes 67 lots for single detached dwellings on full municipal services and two accesses off of Rougham Road. The subject lands are within the 'Residential' designation of the Strathroy-Caradoc Official Plan. Surrounding land uses include rural residential lot and a woodlot to the north, Lion's Park to the immediate east, vacant residential land to the south and agricultural lands to the west. The location of the lands is shown on

the Location Map attached below. The County of Middlesex has issued draft plan approval of the subdivision on July 18, 2018 (attached below). The applicant is working towards final plan approval. One of the conditions of draft plan approval is that lands be appropriately zoned.

The zoning by-law application proposes to place Lots 1-14 and 16-67 lots into a site-specific Low Density Residential (R1-15-H-5) Zone' which will permit the use of the lots for residential purposes, a minimum lot area of 440 m², an exterior side yard of 2.5 m and a minimum lot frontage of 12 m. Lot 15 will be places into a site-specific Low Density Residential (R1-16-H-5) Zone' which will permit the use of the lots for residential purposes, a minimum lot area of 440 m², a minimum lot frontage of 12 m and a minimum 4 m side yard – west side only. Block 68 and 69 will be placed into the 'Open Space (OS) Zone'. The Holding Zone will ensure the completion of a subdivision agreement prior to the removal of the 'H' Symbol. As the application has been considered at a previous public meeting, no further public consultation is required. The draft zoning by-law has been reviewed by the applicant's engineer who advises of being satisfied with the site-specific provisions. Staff continue to support the proposed zoning by-law amendment.

SUMMARY

Based on the above analysis, staff recommend the following:

THAT the application for rezoning be approved as amended, as the application would be: consistent with the Provincial Policy Statement; conforms to the Official Plans of both the County and Municipality; and constitutes sound land use planning.

FINANCIAL IMPLICATIONS

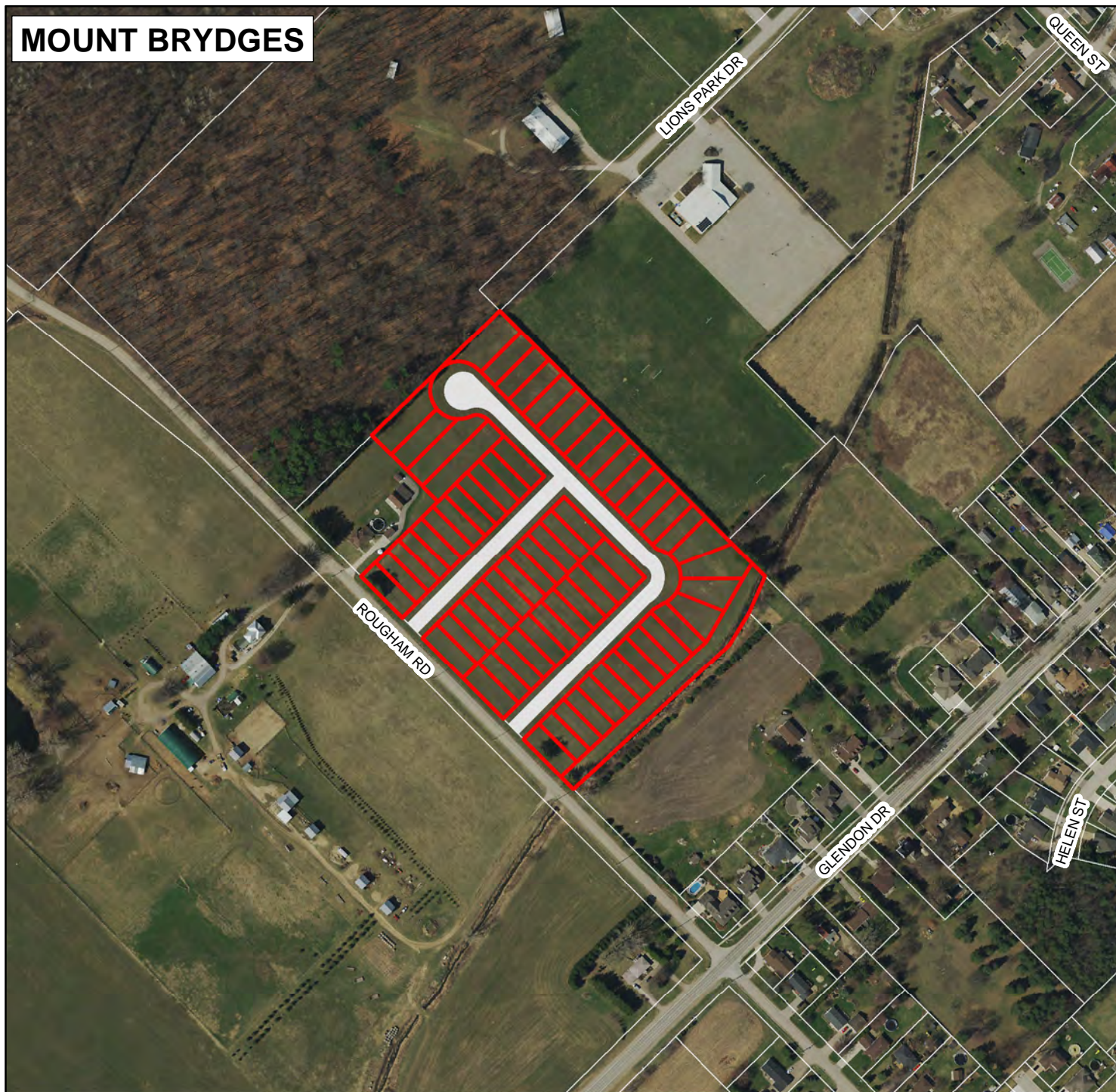
None

ATTACHMENTS

Location Map

Draft Approved Plan of Subdivision

MOUNT BRYDGES



LOCATION MAP

Description:
ROUGHAM ROAD
PROPOSED PLAN OF SUBDIVISION
MUNICIPALITY OF STRATHROY-CARADOC

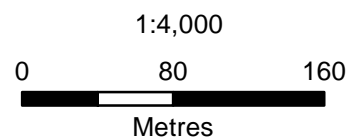
File Number:
39T-SC1704

Prepared by: Planning Department,
The County of Middlesex, January 4, 2018



LEGEND

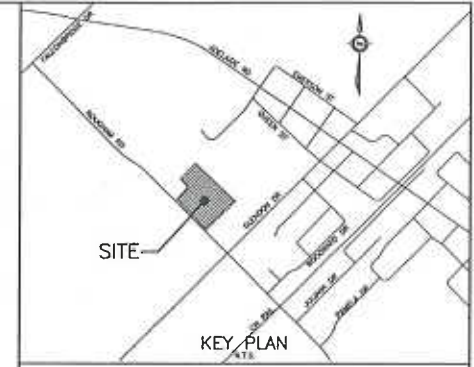
 SUBJECT LANDS



Subject to the Conditions as set out in the Notice of Decision, dated July 18, 2018, this Draft Plan is approved pursuant to Section 51 of the Planning Act, RSO 1990

Durk Vanderwerff
 Durk Vanderwerff
 Director of Planning

County of Middlesex
 Received
 JUN 14 2018
 Planning Department



DRAFT PLAN OF SUBDIVISION

PART OF LOT 60
 REGISTRAR'S COMPILED PLAN No. 34M-6
 IN THE VILLAGE OF MOUNT BRYDGES
 MUNICIPALITY OF STRATHROY-CARADOC

OWNER'S CERTIFICATE:
 I HEREBY SUBMIT THIS DRAFT PLAN OF SUBDIVISION.
 [Signature] June 13/18
 AMRICO DEMEO, PRESIDENT
 BDM DEVELOPMENTS (2016) INC.
 I HAVE THE AUTHORITY TO BIND THE CORPORATION.

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
 [Signature] June 13/18
 P.R. LEVAC, OLS
 MTE ONTARIO LAND SURVEYORS LTD
 ONTARIO LAND SURVEYOR

LAND USE SCHEDULE

SINGLE FAMILY RESIDENTIAL - 67 LOTS	3.66 ha
ROADS - STREET "A", STREET "B"	1.07 ha
OPEN SPACE - BLOCK 68, BLOCK 69	0.31 ha
TOTAL AREA	5.04 ha

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

(a) AS SHOWN ON PLAN	(g) AS SHOWN ON PLAN
(b) AS SHOWN ON PLAN	(h) MUNICIPAL WATER
(c) AS SHOWN ON KEY PLAN	(i) SAND
(d) SINGLE FAMILY RESIDENTIAL	(j) AS SHOWN ON PLAN
(k) AS SHOWN ON PLAN	(l) SANITARY SEWERS AND MUNICIPAL DRAIN
(m) AS SHOWN ON PLAN	(n) AS SHOWN ON PLAN

ROUGHAM ROAD SUBDIVISION

BDM Developments

RICOR 211 Adelaide St. South
 London ON N5Z 3K7
 519-963-0531
 Engineering Ltd. info@ricor.ca

NO. PERMITTED	DATE	BY
1 AS PER CLIENT REQUEST	2018-07-02	HL
1 AS PER MUNICIPAL REQUEST	2018-08-12	HL

SCALE - 1 : 500
 DATE 2017-12-08
 PROJECT No. 1007-2

