

Meeting Date: September 3, 2019
Department: Building and Planning
Prepared By: Jennifer Huff, Manager of Building and Planning
Submitted By: Matthew Stephenson, Director, Building/Planning & Waste Services
Reviewed By: Greg McClinchey, Chief Administrative Officer
SUBJECT: **Technical Amendment to By-law 66-18**
Fieldcrest Subdivision
Alexander Circle, Strathroy, Municipality of Strathroy-Caradoc

RECOMMENDATION: That Council approve the technical amendment to By-law 66-18.

BACKGROUND

This subject report recommends a technical amendment be undertaken to By-law 66-2018 in order to implement Council's resolution directing that a portion of the lands remain subject to a zone provision which implements a maximum 6m height provision for residential dwellings constructed on certain lots within the Fieldcrest Subdivision in Strathroy. See attached Location Map.

Council may recall that, on August 13, 2018, a public meeting was held in regards to an application to rezone a portion of the lands to remove the maximum 6m height restriction. Council heard a number of concerns from residents on Abbott Street regarding the impact of removing the height restriction. By resolution, Council approved removing the height restriction from the majority of the lands, but directed that the height restriction remain on the lots backing onto Abbott Street. However the by-law was not, at the time, amended to reflect Council's direction. Staff have therefore drafted a by-law amending the original by-law in order to reflect Council's direction on the height matter. No other changes to the by-law are being presented at this time.

The area that is outlined in the Schedule "A" of the by-law reflects the corrected extent of the lands subject to the maximum height restriction, being the lands located within the 'R1-6-H-2' zone. Under Section 34(17) of the Planning Act, Council can determine that this is a minor revision and no further public notice is required.

SUMMARY

Given the above, it is recommended:

THAT: By-law 66-2018 be further amended to reflect Council's direction regarding maximum height of residential dwellings; and,

THAT: Council determine that the changes contained within the revised by-law are technical in nature and reflective of the original rezoning application considered by Council, and pursuant to subsection 34(17) of the Planning Act, no further public notice is required in respect of the proposed amendment to the zoning by-laws.

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

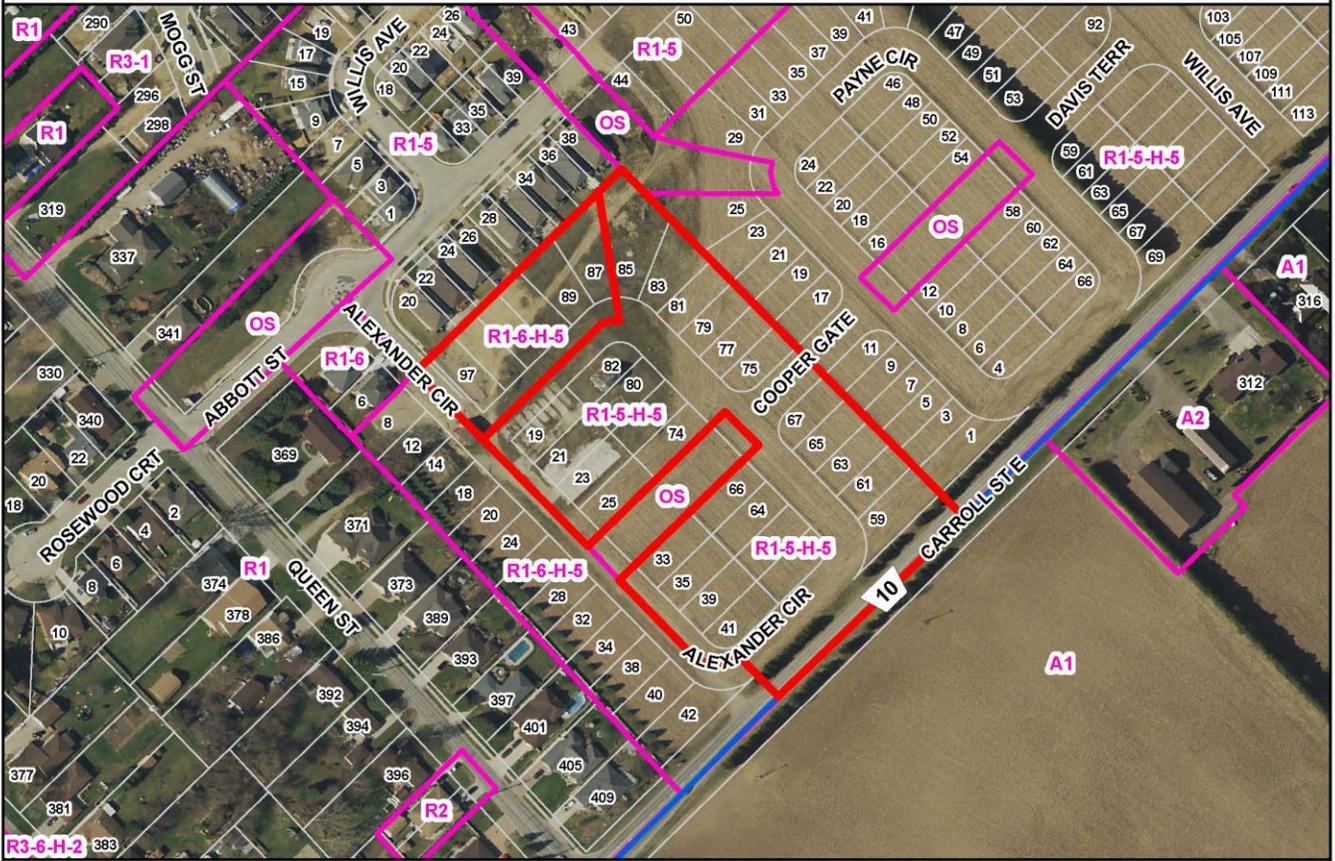
FINANCIAL IMPLICATIONS

None

ATTACHMENT

- Location Map

Location Map - Full Extent
Fieldcrest H-Removal
Strathroy



Legend

- Subject Lands
- Zone Boundary
- Parcels
- Road Classification**
- Arterial