

Meeting Date: September 16 2019
Department: Building and Planning
Prepared By: Matthew Stephenson, Director, Building/Planning & Waste Services
Reviewed By: Greg McClinchey, Chief Administrative Officer
SUBJECT: **Site Plan Control Agreement**
2647232 Ontario LTD
268 Metcalfe Street, Strathroy, Municipality of Strathroy-Caradoc

RECOMMENDATION: That Council approve the site plans for the redevelopment of 268 Metcalfe Street into a medical office and accessory pharmacy;

And That: Council enter into a site plan agreement with 2647232 Ontario LTD.

PURPOSE

The subject site plan control application and plan is to permit the redevelopment of the former bowling alley into a medical office.

BACKGROUND

The subject property is located on the south side of Metcalfe Street West, between Buchanan Street and Milliner Street, in Strathroy and is currently occupied by a 780.38 m² (8,399.9 ft²) vacant building previously known as Strathroy Bowling Lanes. It is proposed that the existing building will undergo both interior and exterior renovations and an addition in order to facilitate its new use as a medical clinic and accessory pharmacy. The location of the lands is shown on the Location Map attached below.

By way of background, on July 4th, 2019, the Committee of Adjustment approved several minor variances required to facilitate the proposed new use and additions to the building.

The site plan includes a 199.28 m² (2,145 ft²) addition to the front and side of the building, areas for parking, landscaping, snow storage and a road widening to be conveyed to the County of Middlesex along Metcalfe Street.

SUMMARY

The site plan has been reviewed by staff and the municipality's consulting engineer. A draft site plan agreement has been prepared in support of the application and has been reviewed and signed by the owner. A copy of the site plan and agreement are on Council's agenda for consideration.

Based on the above, staff recommend the following:

THAT: That Council approve the site plans for the redevelopment of 268 Metcalfe Street into a medical office and accessory pharmacy;

AND THAT: Council enter into a site plan agreement with 2647232 Ontario LTD.

FINANCIAL IMPLICATIONS

None

ATTACHMENT

Location Map

