



COUNCIL REPORT

Meeting date: December 16, 2019

Department: Building and Planning

Prepared by: Jennifer Huff, Manager, Building & Planning

Reviewed by: Matthew Stephenson, Director, Building/Planning & Waste Services

Fred Tranquilli, Acting Chief Administrative Officer

SUBJECT: **ZBA 22-2019 Request to Remove 'H-5' Holding Zone
Lions Gate Subdivision, Strathroy, Municipality of Strathroy-Caradoc**

RECOMMENDATION: That the application for the removal of the holding zone from the Lion's Gate Subdivision in Mt. Brydges be approved.

BACKGROUND

BDM Developments recently received final plan approval from the County of Middlesex for a 67 lot plan of subdivision on lands located off of Rougham Road in Mt. Brydges.

Currently, Lots 1-14 and 16-67 lots are located within a site-specific Low Density Residential Holding (R1-15-H-5) Zone' which permits 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 is located within the site-specific Low Density Residential Holding (R1-16-H-5) Zone' which permits the use of the lot 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 was placed on the lands to ensure the completion of a subdivision agreement prior to the removal of the 'H' Symbol.

The purpose of this report is to consider the removal of the 'H' Holding Symbol from the property.

The owners have entered into a subdivision agreement and this agreement is registered on title. The subdivision agreement adequately ensures all legal, engineering and security matters satisfactory addressed in relation to the development.

SUMMARY

Given the above, it is recommended that the application for the removal of the holding zone the Lion's Gate subdivision is approved.

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

FINANCIAL IMPLICATIONS

None