

Meeting Date: September 5, 2023
Department: Building, By-law & Planning
Report No.: BBP-2023-107
Submitted by: Erin Besch, Planner
Reviewed by: Tim Williams, Senior Planner
Approved by: Jennifer Huff, Director of Building & Planning
Trisha McKibbin, Chief Administrative Officer
SUBJECT: Request to Remove 'H' Holding Zone – File No: ZBA18-2023
9213 Thorn Drive – Candace & Osvaldo Fiorino

RECOMMENDATION: THAT: the rezoning application 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 subject lands are approximately 2.8 ha (6.94 ac) in size and contain a single detached dwelling, a barn and several sheds associated with the operation of a horse farm. The property is located south side of Thorn Drive, between Highway 402 and Amiens Road, in the former Township of Caradoc (see attached location map).

The purpose of this report is to provide Council with the background related to the removal of the 'H' Holding Symbol from the subject lands. A zone change application (File No. ZBA6-2023) was approved by Council on April 17, 2023, which added 'contractor's yard' as a permitted use, in addition to the agricultural uses on the property. This approval included the use of a holding provision, requiring the completion of a Site Plan Agreement.

The subject lands are located within the Rural area on Schedule 'A' – Structure Plan, more specifically, Schedule 'H' – Land Use & Transportation Plan Rural Area identifies the lands as being within the 'Agricultural' designation of the Strathroy-Caradoc Official Plan. The lands are located within an

'Agricultural Small Holdings - Holding (A2-33-H-2) Zone' of the Zoning By-law. The 'A2-33-H-2' zone permits primarily agricultural uses and a residential dwelling. The site-specific zone also permits a contractor's yard, as the applicant owns a concrete installation business and was granted permission to park associated equipment and vehicles on a 561.8 m² (6,047 ft²) portion of their property.

In order to proceed with the business, the 'H' Holding Symbol needs to be removed from the lands. Staff are supportive of this removal, as the site plan has been approved and the agreement fully executed. The plan was reviewed by internal departments, as well as outside agencies such as the Upper Thames River Conservation Authority and the Ministry of Transportation. No concerns were received, and the site plan was approved as submitted. The A2-33-H-2 zone permits the removal of the 'H' from the subject lands once the owner and municipality sign the site plan agreement.

CONSULTATION:

The site plan package has been reviewed by internal staff and associated agencies and all are satisfied.

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 business to begin operation.

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

FINANCIAL IMPLICATIONS

None

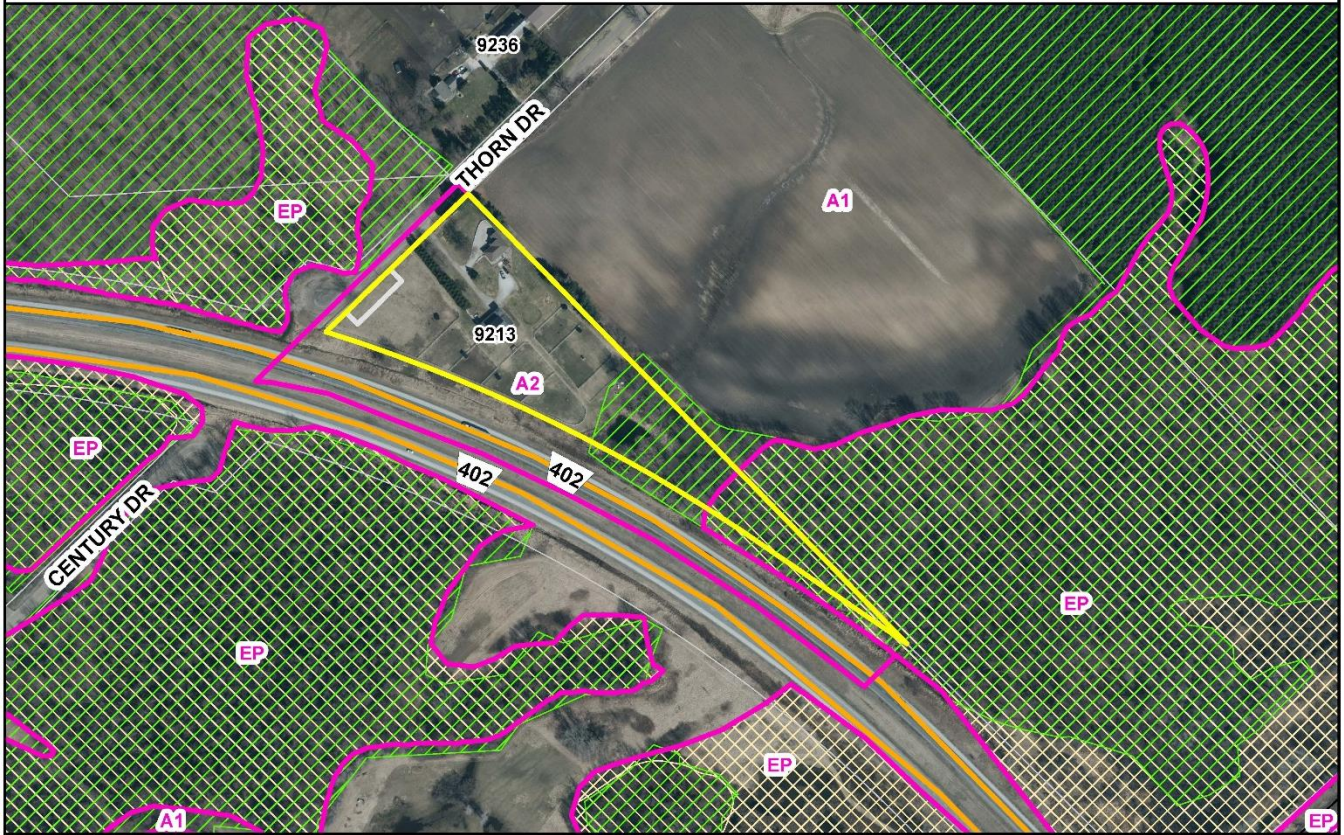
ATTACHMENT

Location Map






Location Map



Location Map - Full Extent
ZBA 18-2023: Candace & Osvaldo Fiorino
9213 Thorn Drive



Legend

-  Lands to be rezoned from 'Agricultural Small Holdings Exception 33 with Hold (A2-33-H-2) Zone' to 'Agricultural Small Holdings Exception 33 (A2-33) Zone'
-  Contractor's Yard Area
-  Significant Woodlands
-  Wetlands
-  Zone Boundary
-  Parcels