

Planning Justification Report – 6919 Calvert Drive, Strathroy

The subject land of 23.84 acres is zoned agriculture (A1-A13) to recognize one secondary farm occupation and an additional zoning of a contractor yard shop to operate an excavation company. Approval in 2018.

Since the property was purchased (2010), the 20 acres of land has been contracted out to Cuddy Farms for agriculture crops. Currently, additional to agriculture crops, there is one residence, one detached garage and the “contractor yard” excavation shop and outside storage area.

The excavation shop floor space area is 408m², allowable 511m².

The outdoor storage space, which is excavation equipment parking and excavation supply aggregate storage and other supplies area approximately 2007m² - allowable 1942.5m². This includes laneway access from the residence to the excavation shop and concrete sidewalk areas. Outside storage area also contains personal vehicle/items such as camping trailer, snowmobile trailer, fertilizer sprayer, etc.

The farm access laneway entrance off of Calvert Drive is being used for the excavating company traffic. The entrance has been in existence since the property was purchased for the agriculture/farming access. When Middlesex County upgraded the road, the county installed a culvert at this entrance. Middlesex County has approved a road entrance permit for the current conditions of the farm access laneway shared by the contractor yard shop. This entrance is recycled asphalt and approximately 20 ft wide or 6.1 meter wide.

There is currently an extension laneway from the farm access road entrance to the contractors yard storage area. This measures 355m² of recycled asphalt.

The excavation company for the past 2 years and currently employees four full-time employees. Owners/operators of the company are Joe and Michelle. The company also employees both sons Brody and Jacob. All employees live at the residence. Over the past 7 years of operation, there has been other employees but no more than two outside employees (2 months overlapping) at the same time and no more than a total of five employees employed at the same time.

There are no outside companies permitted to access or use the shop or yard for their operations.

The request for an increase in outside storage area for the need to stock pile larger amounts of aggregates. Some excavation sites require materials to be relocated off site due to job site space limitations and held until material is required for usage. Some job sites have extra material which need to be relocated. The yard shop area has been used for this purpose more frequently in the past two years as our business has expanded more into the Strathroy and surrounding area. Also, due to the cost increase and shortage of materials over the past couple of years, we purchase trailer loads of materials from the Goderich area and store at the yard until materials are required for jobs. Almost all aggregate materials are purchased directly from aggregate pits and hauled directly to job sites.

St Clair conservation authority noted “the proposed work is outside of the area regulated by the Authority”. Nothing required from SCCA.

Environmental consultant noted, DAR report is not required. Proposed work exceeds distance of 10 meters from woodland area and/or 30 meters from special wetlands area.

The request is to permit

1. to acknowledge the road entrance off of Calvert Drive, farm access laneway of approx. 725m² – 6.1meters wide is shared by the farm access and contractors yard. (entrance permit approved by Middlesex County)
2. to allow and acknowledge the current extension off of the farm access laneway to contractor yard shop storage area of approx. 335m² – measuring 20ft/6.1 meter wide by 180ft/55m.
3. an additional storage area measure 16.764m x 91.44m or 1532.54m² extending off the south/east side of current outdoor storage area.
Total outside storage area would be 3539.54m² or 3540m² maximum. This area will allow for excavating materials, such as sandfill, recycled asphalt, topsoil and concrete. Material storage height will not exceed 15ft/4.57m in height

conclusion

The property is 23.84 acres.

If permitted, secondary farm would occupy outdoor storage space of 3540m² plus shop area of 408m² plus extension laneway of 355m². Total of 4303m²

Total of 4303m² or 1.06 acres, which is 4.44% of the property.