

Meeting Date: February 18, 2025
Department: Building, By-law & Planning
Report No.: BBP-2025-07
Submitted by: Alyssa Soldo, Planner
Reviewed by: Tim Williams, Manager of Planning
Jake DeRidder, Senior Development Coordinator
Approved by: Trisha, McKibbin, Chief Administrative Officer

SUBJECT: **Application for Zoning By-law Amendment (ZBA 3-2025)**
7008 Glendon Drive
Owners – Carla Dodorico & Patrick Meersseman

RECOMMENDATION: THAT: Report BBP-2025-07 regarding rezoning application ZBA 3-2025 for 7008 Glendon Drive be received for information, and further;

THAT: By-law No. 11-25 be referred to the Consideration of By-laws section of the agenda for adoption.

PURPOSE:

The purpose of the Zoning By-law Amendment application is to rezone the lands to be severed from the 'General Agricultural (A1) Zone' to a site-specific 'Agricultural Small Holdings (A2-39) Zone' and the lands to be retained from the 'General Agricultural (A1) Zone' to a site-specific 'Agricultural Purposes Only (A3-11) Zone'.

SUMMARY HIGHLIGHTS

- **The application satisfies a condition of consent for a Surplus Farm Dwelling Severance.**
- **The Zoning By-law Amendment application proposes to rezone the lands to be severed from the 'General Agricultural (A1) Zone' to a site-specific 'Agricultural Small Holdings (A2-39) Zone' and the lands to be retained from the 'General Agricultural (A1) Zone' to a site-specific 'Agricultural Purposes Only (A3-11) Zone'.**
- **The severed parcel will require amendment to the provisions of the A2 zone to recognize the residential nature of the lot, to restrict permitted uses, and to recognize the existing accessory building.**
- **The retained parcel will require amendment to the provisions of the A3 zone to recognize a reduced minimum lot frontage.**

- **No concerns or objections have been identified by staff, agencies or the public.**

BACKGROUND

A zone change application has been submitted to satisfy a condition of consent respecting Consent Application File No.: B7-2024. The consent application proposed the severance of a dwelling surplus to a farm operation as a result of farm consolidation. The application was conditionally approved by the Committee of Adjustment on August 1, 2024. The subject zone change application proposes to re-zone the 'lands to be severed' to a site-specific 'Agricultural Small Holdings (A2-39) Zone' and to re-zone the 'lands to be retained' to a site-specific 'Agricultural Purposes Only (A3-11) Zone' in order to satisfy one of the consent conditions.

The subject lands are located on the western corner of Glendon Drive (County Road 14) and Glen Oak Road. The lands are approximately 20 ha (49.4 ac) in size, with approximately 246 m (807 ft) of frontage along Glendon Drive (County Road 14) and 603 m (1,978 ft) along Glen Oak Road. Surrounding land uses are primarily agricultural in nature.

The proposed lands to be severed are approximately 0.6 ha (1.5 ac) in size, with approximately 100 m (328 ft) of frontage along Glendon Drive. The lands contain a single detached dwelling that is privately serviced, a garden shed, and a 147 m² (1,582 ft²) barn. The applicant has advised that the septic system and well are wholly located on the severed lot. The existing dwelling was constructed around 1870.

The proposed lands to be retained are approximately 19.4 ha (47.9 ac) in size, with approximately 146 m (479 ft) of frontage along Glendon Drive. The retained parcel contains primarily land in agricultural production as well as two municipal drains. The property also contains areas which are regulated by the St. Clair Region Conservation Authority.

POLICY AND REGULATION BACKGROUND

The lands are located within a 'Prime Agricultural Area' as defined by the 2024 Provincial Planning Statement and within the 'Agricultural' designation of the County and Strathroy-Caradoc Official Plan. The lands are currently located within the 'General Agricultural (A1) Zone' of the Strathroy-Caradoc Zoning By-law.

The Provincial Planning Statement (PPS), County Official Plan and Strathroy-Caradoc Official Plan permit lot creation in agricultural areas for a residence surplus to a farming operation as a result of farm consolidation.

The County Official Plan states in *Section 4.5.3.4 a)* that consents to sever a residence surplus to a farming operation as a result of farm consolidation may be permitted, provided the residence was built at least 10-years prior, the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services, and that new residential dwellings are prohibited on any vacant remnant parcel of farmland created by the severance.

Section 5.3.1.8 of the Strathroy-Caradoc Official Plan states that, “dwellings considered surplus to a farming operation as a result of farm consolidation may be severed from the balance of the farm provided the residential dwelling was built prior to January 1, 1999.”

The Strathroy Caradoc Official Plan was updated through OPA 14 in 2022. The purpose of this Amendment was to update the Official Plan to ensure that the land use planning policies are current, reflect Provincial legislation and policy, have regard for matters of Provincial interest and any guideline documents, are consistent with the Provincial Planning Statement (PPS), and reflect changing community needs for the next 25-years. The most significant and relevant update to the Plan was the change to the date of construction for eligible surplus farm dwellings from ‘January 1, 1999’ to a rolling date of ‘at least 10 years prior to the date of the application’. Staff note that as OPA 14 is currently under appeal, the updated policies are not in effect for this application.

The ‘Agricultural Small Holdings (A2) Zone’ is intended to recognize lots created by surplus farm dwelling consents and existing undersized agricultural lots. The ‘A2’ Zone requires a minimum lot area of 0.4 ha (0.98 ac) and a minimum lot frontage of 30 m (98 ft).

The ‘Agricultural Purposes Only (A3) Zone’ applies to farm lots in the ‘Agricultural’ designation which have been zoned to prohibit residential uses on the parcel. The prohibition exists as a result of a condition of a severance, to ensure that agricultural lands are preserved for agricultural uses and to maintain conformity with the Provincial, County and Local land use policies. While a wide variety of agricultural uses are permitted, those uses that are associated with residential use are expressly prohibited. The ‘A3’ zone requires a minimum lot area of ‘as it existed on the day the residential use was discontinued’, a minimum lot frontage of 150 m, a minimum front yard depth of 15 m, a minimum side yard width of 5 m, a minimum rear yard depth of 10 m, a maximum lot coverage of 30%, and minimum landscaped open space of 30%.

Section 4.2(2) of the Zoning By-Law limits the size of accessory structures within Residential Zones (including A2 zoned properties under 1 ha (2.47 ac) in size) to a maximum of 15% of the lot coverage, but must also not exceed 80% of the ground floor area of the dwelling. Given the dwelling’s ground floor area is approximately 139 m² (1,496.2 ft²), the existing 147 m² (1,582 ft²) barn that is proposed to remain on the severed lands does not meet the permitted size requirement.

CONSULTATION

The application has been circulated to agencies and the public in accordance with the requirements of the Planning Act.

At the time of writing the subject report, the following comments were received:

The Senior Development Coordinator advised of no concerns.

St. Clair Region Conservation Authority advised of no concerns.

No comments have been received by the public at the time of writing this report.

ANALYSIS

The subject lands are located in the Prime Agricultural Area as defined by the Provincial Planning Statement and identified by the County of Middlesex Official Plan. Locally, the land is within the 'Agricultural' designation of the Strathroy-Caradoc Official Plan. The lands are located within the 'General Agricultural (A1) Zone' of the Strathroy-Caradoc Zoning By-law.

With respect to the County and the local Official Plan, farm consolidation appears to have been achieved in that the lands are part of a larger operation, which includes at least one additional farm parcel and one additional farmhouse. The existing dwelling predates 1999 as is required by the in force local Official Plan.

Staff are satisfied that the configuration of the retained residential parcel represents a reasonable size necessary to accommodate the dwelling and private services. The proposed site-specific 'Agricultural Small Holdings (A2-39) Zone' will limit the permitted uses to residential and accessory uses and prohibit livestock. Staff note that prohibiting livestock on a surplus dwelling lot is appropriate, as the lot is generally small in size and compatibility concerns can develop between livestock and well water quality, as they would be in close proximity. The proposed site-specific zoning will also recognize the size of the existing accessory building on the property. While the area is greater than would otherwise be permitted within the 'A2' zone, the building appears to be in good condition and the structure is accessory to the residential dwelling on the property. Therefore, staff are of the opinion that this rezoning is appropriate, that the size of the accessory structure should be recognized through the zoning by-law amendment, and that the lot meets the provisions of the 'A2' zone and conforms to Section 5.3.1.8 of the Strathroy-Caradoc Official Plan.

The balance of the farm parcel is proposed to be rezoned to a site-specific 'Agricultural Purposes Only (A3-11) Zone' to prohibit future residential uses and recognize the reduced minimum lot frontage. Staff are of the opinion that this zone is appropriate and will ensure the consent application is consistent with the PPS and the Official Plan.

SUMMARY:

In summary, staff are supportive of the proposed rezoning as it is considered to be consistent with the Provincial Planning Statement; conforms to the Official Plans of both the County of Middlesex and the Municipality of Strathroy-Caradoc; and represents sound land use planning.

ALTERNATIVE(S) TO THE RECOMMENDATION:

Planning Staff have provided their recommendation, however there are alternative options to this recommendation:

1. THAT: the subject report BBP-2025-07 for ZBA 3-2025 be received for information and the application for Zoning By-law Amendment be deferred sine die.;
2. THAT: the subject report BBP-2025-07 for ZBA 3-2025 be received for information and the application for Zoning By-law Amendment be denied.; OR
3. THAT: the subject report BBP-2025-07 for ZBA 3-2025 be received for information.

AND THAT: Council to provide alternate direction.

STRATEGIC PLAN ALIGNMENT

This matter is in accord with the following strategic priorities:

Economic Development, Industry and Jobs: 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.

Managing the Challenges of Growth for the Municipal Organization: Strathroy-Caradoc will be an inclusive community where growth is managed to accommodate a range of needs and optimize municipal resources. We are committed to maintaining operational efficiency and economies of scale through these times of change.

FINANCIAL IMPLICATIONS

None

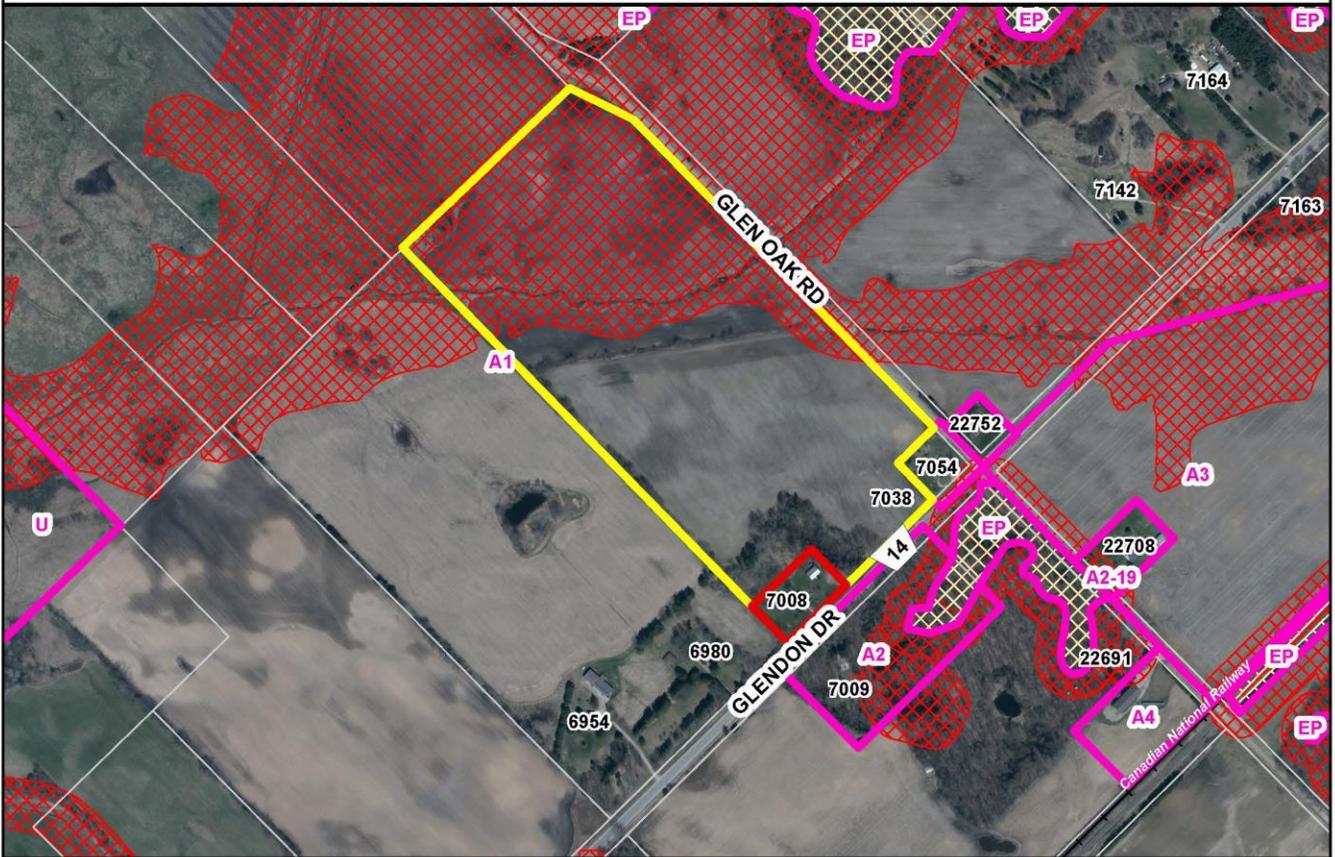
ATTACHMENTS

Location Map

Location Map



Location Map - Full Extent
 ZBA 3-2025: Owner: Carla Dodorico & Patrick Meersseman
 7008 Glendon Drive
 CON 3 S PT LOT 4



Legend

-  Lands to be rezoned from 'General Agricultural (A1) Zone' to a site specific 'Agricultural Purposes Only (A3-11) Zone'
-  Lands to be rezoned from 'General Agricultural (A1) Zone' to a site-specific 'Agricultural Small Holdings (A2-39) Zone'
-  Zone Boundary
-  Conservation Authority Boundary
-  Wetlands (MNR 2013)