

COUNCIL REPORT

Meeting Date: July 7, 2025
Department: Building, By-law, and Planning
Report No.: BBP-2025-58
Submitted by: Tim Williams, Manager of Planning
Reviewed by: Jake DeRidder, Manager of Growth and Development
Approved by: Rob Browning, Chief Administrative Officer
SUBJECT: Request to Remove 'H' Holding Zone for Jose and Michelle Luis
Part of Lot 3, Concession 9, geographic Township of Caradoc
6919 Calvert Drive, Municipality of Strathroy-Caradoc

RECOMMENDATION: THAT: Report BBP-2025-58 regarding rezoning application ZBA 12-2025, be received by Council for information, and further;

THAT: the application ZBA 12-2025 for temporary rezoning be approved, and further;

THAT: By-law No. 74-25 be referred to the Consideration of By-laws Section of the Agenda for consideration and approval.

BACKGROUND

The subject lands comprise approximately 9.7 ha (24 ac) of agricultural land located on the south side of Calvert Drive (County Road 10) between Melbourne Road and Glen Oak Road, within the former Township of Caradoc. Surrounding land uses are predominately agriculture in nature. Calvert Drive is classified as an 'arterial road' and is under the jurisdiction of the County of Middlesex. The lands contain a single detached dwelling, a detached garage, a contractor's yard and shop, and associated private services. A small portion of land along the southwest side of property is within the natural heritage system. The remainder of the property is in agricultural production.

The subject application is comprised of one parcel. This site plan includes all existing buildings, a laneway extension, and an outdoor vehicle and equipment storage area expansion.

The purpose of this report is to provide Council with the background related to the recommendation to approve the application for the removal of the 'H' Holding Symbol from the current zoning in place as site plan approval has been granted.

The lands are located within the 'Agricultural Area' as defined by the Middlesex County and Strathroy-Caradoc Official Plans. The lands are located within a site-specific 'General Agricultural (A1-13-H-2) Zone' of the Zoning By-law. The 'A1-13-H-2' zone permits a contractor's yard and shop with a maximum gross floor area of 511 m² (5,500 ft²) as a secondary farm occupation and an outdoor vehicle and storage area with a maximum coverage area of 4,650 m² (1.15 ac) associated with a secondary farm operation. The outdoor vehicle and storage areas are proposed in the site plan with a gross floor area of 4,517.5 m² (1.12 ac).

The 'H' Holding Symbol needs to be removed from the lands in order to proceed with the development and prior to building permits being issued. The 'H' Holding Symbol was placed on the lands to ensure that the applicant complete the site plan approval process, and the key elements of the site plan approval are secured in the site plan approval agreement. The signed agreement reflects the conditions of site plan approval including elements such as fencing and tree protection. The zoning by-law permits the removal of the 'H' from the subject lands upon the owner and municipality signing the site plan agreement. The site plan agreement was signed thereby satisfying the requirement to lift the hold. The plans have been prepared to the satisfaction of municipal staff.

STRATEGIC PLAN ALIGNMENT

This matter is in accord with the following strategic priorities:

- 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.

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 expansion of an outdoor vehicle and equipment storage area on the property.

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

FINANCIAL IMPLICATIONS

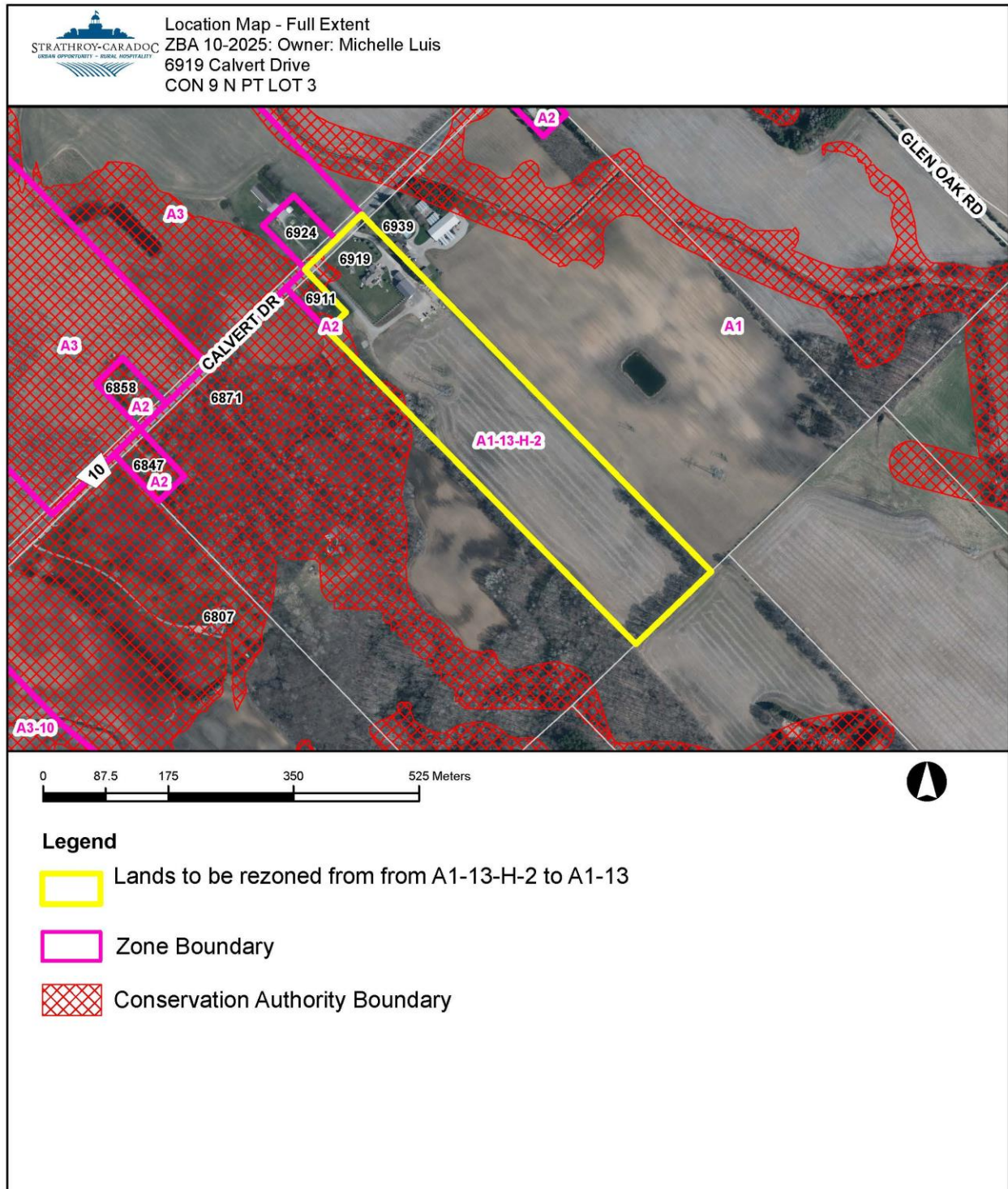
None

ATTACHMENT

Location Map

Site Plan

Location Map



Site Plan

