

# COUNCIL REPORT

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**Meeting Date:** July 7, 2025  
**Department:** Building, By-law, and Planning  
**Report No.:** BBP-2025-59  
**Submitted by:** Tim Williams, Manager of Planning, County of Middlesex  
**Reviewed by:** Jake DeRidder, Manager of Growth and Development  
**Approved by:** Rob Browning, Chief Administrative Officer  
**SUBJECT:** Application for Rezoning (ZBA 12-2025) 7013 Walkers Drive

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**RECOMMENDATION: THAT:** Report BBP-2025-59 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. 80-25 be referred to the Consideration of By-laws Section of the Agenda for consideration and approval.

## SUMMARY HIGHLIGHTS

- The application seeks to rezone the lands to site specific 'General Agricultural (A1-24-T)'.
- The owner is looking to build a home on the property while the existing home is occupied.
- Staff have not identified concerns or objections with the application.
- Staff recommend the rezoning to site-specific 'General Agricultural (A1-24-T)' for a period of one and a half years.

## STRATEGIC PLAN ALIGNMENT:

This matter is in accord with the following strategic priorities:

- 1) *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.

**BACKGROUND:**

The subject lands comprise approximately 1.57 ac (0.64 ha) located on the north side of Scotchmere Drive, just south of Longwoods Road. The lands currently contain a single-detached dwelling and a barn.

Surrounding land uses are predominately agricultural in nature.

**POLICY AND REGULATION BACKGROUND**

The subject lands are located on lands designated 'Agricultural' within the Strathroy-Caradoc Official Plan and the County Official Plan. The subject lands are located within a site specific 'Agricultural Small Holding Zone (A2-26)' of the Strathroy-Caradoc Zoning By-law. The location of the subject lands is shown on the Location Map, attached below.

The policies of the Strathroy-Caradoc Official Plan and County Official Plan permit second dwellings on farm parcels in select circumstances, provided the second residence is a temporary residential unit (i.e. granny flats and seasonal farm workers).

More specifically in the Strathroy-Caradoc Official Plan states in Section 7.4.5.2 criteria when considering a by-law to permit the temporary use of land, the Municipality shall have regard to the following: a) compatibility with adjacent and surrounding uses; b) effect on possible and probable future uses in the area; c) land use and development sensitivity areas as set out in Section 6 of this Plan; d) availability of adequate and approved services where required; e) satisfactory and approved vehicular access to a public road of reasonable construction and maintenance; f) satisfactory assurances that the land will be returned to its previous state and all buildings and structures removed (where deemed appropriate) upon the lapsing of the period stipulated in the by-law or upon the lapsing of any extension period that may be granted.

Section 39 of the Planning Act provides Council the ability to approve uses that are not otherwise permitted by the Zoning By-law for a maximum period of three (3) years.

The site specific 'Agricultural Small Holdings (A2-26) zone' is the result of a rezoning as part of a surplus farm dwelling severance. The site-specific zoning limits the permitted uses and permits an existing accessory building of 110m<sup>2</sup> (1184 ft<sup>2</sup>).

**CONSULTATION**

A Notice of Public Meeting has been circulated to agencies, as well as property owners and sign has been posted on the site in accordance with the requirements of the Planning Act. At the time this report was completed, the following comments were received:

The St. Clair Region Conservation Authority The subject property is regulated by the Conservation Authority under Ontario Regulation 171/06. Any development within the Regulated Area will require written permission from the SCRCA. SCRCA has screened the subject property and has no concerns with the proposed Zoning By-law Amendment application.

The Manager of Growth and Development advised of no comments on the rezoning.

No concerns or comments have been received by the public at the time of authoring this report.

## **ANALYSIS**

It is the opinion of staff that the application is consistent with the PPS and conforms to the policies of the County of Middlesex Official Plan. As the intent of the application is to permit two dwellings on a single lot for only a temporary period of time while the second building is being constructed, the application is consistent with the policies of the local and County Official Plan. Further, the proposal will conform with the criteria policy for temporary zoning by-laws in the Strathroy-Caradoc Official Plan. The applicants are required to enter into a temporary use agreement with the municipality and to post security in order to ensure that the existing dwelling will be removed as required. Please note that this agreement is also on Council's agenda.

Given the above, staff are supportive of the proposed rezoning of the subject lands to permit two dwellings on the subject lands for a temporary period of time, in this case not to exceed one and a half (1.5) years in order to provide the applicant time to complete the construction of the 'new' dwelling.

## **SUMMARY**

Based on the above analysis, staff recommend the following:

**THAT** the application for rezoning be **approved**, as the application would be: consistent with the Provincial Planning Statement; conforms to the Official Plans of both the County and Municipality; and constitutes good planning.

A zoning amendment by-law has been prepared for Council's consideration.

## **FINANCIAL IMPLICATIONS**

None

## **ATTACHMENT**

Location Map

## Location Map

