

# COUNCIL REPORT

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**Meeting Date:** July 21, 2025  
**Department:** Building By-Law and Planning  
**Report No.:** BBP-2025-64  
**Submitted by:** Robert Lilbourne, Director of Community and Development Services  
**Approved by:** Rob Browning, Chief Administrative Officer

**SUBJECT:** Request for Noise Exemption Update – 24500 Saxton Rd.  
(Caradoc Sands Golf Course)

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**RECOMMENDATION: THAT:** Council receive report BBP-2025-64 for information, and further;

**THAT:** Council reconsider the application for all Saturday Events, amending the end time to 11:00 p.m.

**BACKGROUND:**

Staff had brought forward a Request for Noise Exemption – 24500 Saxton Rd. (Caradoc Sands Golf Course) at the May 20, 2025 Council meeting. [Request for Noise Exemption - 24500 Saxton Rd.](#)

This report indicated that an application has been submitted for a Temporary Noise Permit at Caradoc Sands Outdoor Venue for ten wedding events during the 2025 season, scheduled between June 21 and October 4. Each event is proposed to run from 5:00 PM to 12:30 AM, with approximately 100 guests in attendance.

The application indicated that to address noise concerns, Caradoc Sands had implemented several mitigation measures, including:

- A new in-house speaker system (2025),
- Sound curtains on the pavilion (2024), and
- Use of an in-house DJ for consistency and control.

The applicant also plans to notify neighbouring properties within 120 meters by written letter.

It was noted in that report 15 noise complaints had been filed with the Strathroy-Caradoc Police Service since January 2020, in addition to reports received by Municipal By-Law Enforcement. Some complainants have recommended an 11:00 PM end time if the new sound mitigation measures are ineffective.

**COMMENTS:**

As of the writing of this report, Caradoc Sands has held two events. The new speaker system, as outlined in the site plan submitted with the Temporary Noise Permit application, has not yet been installed inside the pavilion. Additionally, an event was held on a date not specified in the approved permit, and it extended beyond the 12:30 AM end time previously authorized by Council. To date, no sound testing of the new speaker system has occurred as it is not installed nor has it been requested.

The next scheduled event is set for Saturday, July 19, 2025.

Staff received the following complaints and comments.

First Event: Saturday, June 21<sup>st</sup>, 2025

- Complaints and comments from residents: (3 Residents)
  - Bass is still an issue, but at a lower level than in previous years
  - When was the testing of the new speakers?
  - Were the new speakers installed in the ceiling as per the site plan?

Second Event: Saturday, July 5<sup>th</sup>, 2025 (Event written down wrong on permit application by Caradoc Sands and held on June 28<sup>th</sup>, 2025)

- Complaints and comments from residents: (3 Residents)
  - Why was there an additional event held not on the permit application and no notice provided to residents of the change in date?
  - Noise increased through the night, and crowd was hooting and hollering
  - Event went until 1:00 AM not the approved 12:30AM
  - Blatant disrespect to Council member and residents in the area (very disappointing)

Given that the applicant has not fulfilled the commitments outlined in their Temporary Noise Permit application, specifically, the installation of the proposed sound system and adherence to the approved event end times, staff have considered the suggestions made by some complainants and are recommending that all future events be subject to a revised end time of 11:00 PM.

**CONSULTATION:**

By-Law Enforcement Officer II

**FINANCIAL IMPLICATIONS:**

**NONE**

**ATTACHMENTS:**

Temporary Noise Permit Application – 24500 Saxton Rd (Caradoc Sands)