

Meeting Date: September 2, 2025
Department: Building, By-law and Planning
Report No.: BBP-2025-77
Submitted by: Tim Williams, Manager of Planning and Josh Barber, Student Planner
Reviewed by: Jake DeRidder, Manager of Growth and Development
Approved by: Rob Browning, Chief Administrative Officer

SUBJECT: Application for Zoning By-law Amendment (ZBA 14-2025)
245 Second Street, Strathroy
Owner: Grogast Farm Ltd. (c/o Joanne De Groot)

RECOMMENDATION: THAT: the subject report BBP-77-2025 for ZBA 14-2025 be received for information.

SUMMARY HIGHLIGHTS:

- This is an information report that provides background for the statutory public meeting and seeks comments from the public and Council. The proposal may then be amended to address comments before a planning evaluation report is presented to Council.
- The application satisfies a condition of consent for application B3-2024.
- The application seeks to amend the zoning for the retained lands from “Future Development (FD) zone” to “Low Density Residential (R1)’ zone and the severed lands from “Future Development (FD) zone” to site specific “Future Development (FD-#) zone”
- The proposed rezoning would permit a single detached dwelling to be permitted on the area of lands that the landowner to resides.

PURPOSE:

A zone change application has been submitted to satisfy a condition of consent respecting Consent Application File No.: B03-2024. The consent application proposed the severance of a dwelling from a farm operation for retirement purpose. The application was conditionally approved by the Committee of Adjustment on May 8, 2024. The subject zone change application proposes to rezone the retained parcel from ‘Future Development (FD) Zone’ to a ‘Low Density Residential (R1) Zone’. The zoning will allow for the existing residential dwelling to continue to be used for its intended use and the severed lands will be rezoned from “Future Development (FD) zone” to site specific “Future Development (FD-#) zone” in order to satisfy one of the consent conditions.

BACKGROUND:

The subject property is a through lot with frontage on the north side of Second Street (County Road 33) and south side of Wright Street, within the Molnar Industrial Park in Strathroy (see Location Map).

The lands subject to the amendment comprise the retained parcel from consent application B3-2024 which is provisionally approved. The subject lands are 0.67 ha (1.66 ac) in size, with 56 m (184 ft) of frontage along Second Street. The severed lands associated with the agricultural operation, including a driveshed, livestock barn, two silos, and a manure pit. Second Street is classified as an 'arterial road' under the jurisdiction of the County of Middlesex. The retained lands contain a dwelling with direct access to Second Street. A portion of the western section of the property falls under the regulatory authority of the St. Clair Region Conservation Authority.

The property is situated within the Molnar Industrial Park, which includes a mix of existing industrial uses and undeveloped lands, including vacant parcels and areas under agricultural production. To the west and to the south, Second Street is lined with low-density residential uses. To the east are Strathroy District Collegiate Institute (SDCI), Holy Cross Catholic Secondary School, and the Gemini Sportsplex. The North Meadows Secondary Plan area is located southeast of the subject lands and is planned to accommodate a mix of future commercial and residential development along Second Street.

POLICY AND REGULATION BACKGROUND

The subject lands are located within a Settlement Area as per the definitions of the Provincial Planning Statement and the County of Middlesex County Official Plan. The lands are designated "Industrial" under the Strathroy-Caradoc Official Plan and within the 'Future Development (FD) zone' of the Strathroy-Caradoc Zoning By-Law No. 43-08.

The Provincial Planning Statement, Middlesex County Official Plan, and Strathroy-Caradoc Official Plan all encourage intensification in designated settlement areas, provided the development is compatible with the surrounding area and represents an orderly and efficient use of land and infrastructure.

Planning Act

Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions, "shall be consistent with" all policy statements issued under the Act.

Provincial Planning Statement (2024)

The PPS provides policy direction on matters of provincial interest related to land use planning and development.

Section 2.3.1.1 indicates that Settlement areas should be the focus of growth and development. Within settlement area, growth should be focused on.

Section 2.8.1.3 states that in addition to Policy 3.5, on lands within 300 metres of employment areas, development should avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long-term economic viability of employment uses within existing or planned employment areas, in accordance with provincial guidelines.

Section 2.8.2.1 states that planning authorities shall plan for, protect, and preserve employment areas for both current and future uses, while ensuring that the necessary infrastructure is provided to support current and projected needs.

Section 2.8.2.3 outlines that planning authorities shall designate, protect, and plan for all employment areas located within settlement areas by:

- b) prohibiting residential uses, commercial uses, public service facilities, and other institutional uses;

Section 3.5.1 states that major facilities and sensitive land uses shall be planned and developed to avoid, or where avoidance is not possible, to minimize and mitigate potential adverse effects from odour, noise, and other contaminants. This includes minimizing risks to public health and safety and ensuring the long-term operational and economic viability of major facilities, in accordance with provincial guidelines, standards, and procedures.

Section 3.5.2 explains that where avoidance is not possible under Policy 3.5.1, planning authorities shall protect the long-term viability of existing or planned industrial, manufacturing, or other major facilities vulnerable to encroachment. This is achieved by ensuring that the planning and development of adjacent sensitive land uses are only permitted if adverse effects on those uses are minimized and mitigated, and impacts on major facilities are also minimized and mitigated, in accordance with provincial guidelines, standards, and procedures.

Middlesex County Official Plan

The subject lands are located within the Strathroy Settlement Area according to the Middlesex County Official Plan.

Section 2.3 contains the County's growth management framework which directs that the majority of growth is to occur in designated settlement areas. The intent of the growth management framework is to make efficient use of existing infrastructure. The goal of the County Plan is that future development within settlement areas proceed on the basis of full municipal services.

Section 2.3.4 speaks to policies that support economic development within the County. Specifically, 2.3.4 states that the conversion of employment lands to non-employment uses negatively impacts the local economy by eroding the supply of designated employment lands, by potentially fragmenting the existing employment land supply, and by introducing potentially conflicting land uses within employment areas. The need to preserve employment areas for current and future uses must however recognize that under some circumstances a conversion may be justified. When considering such conversions through a comprehensive review, the following evaluation criteria are to be used:

- there is an identified need for the conversion, and the land is not required for employment purposes over the long term;
- the proposed uses would not adversely affect the overall viability of the employment area;
- existing or planned infrastructure and public service facilities are available to accommodate the proposed uses;
- the site is located outside of or on the fringe of a designated employment area or otherwise isolated from surrounding designated employment lands;
- the site is surrounded by non-employment land designations on at least three sides;
- the conversion would not create incompatible land uses and would not negatively affect employment lands in the area;

- the conversion would be consistent / supportive of County and local municipal policy planning objectives and would not contravene any County and local municipal planning objectives;
- the site offers limited market choice for employment development due to size, configuration, or physical conditions;
- the site does not offer potential future expansion of existing or neighbouring employment lands; and
- the site is not identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation.

Strathroy-Caradoc Official Plan

The subject lands are designated 'Settlement Area' and 'Industrial' according to *Schedule A: Structure Plan* and *Schedule B: Land Use & Transportation Plan*, respectively.

The 'Industrial' designation identifies that the Molnar Industrial Park is intended to be the primary location for new industrial development in Strathroy. The predominant use of land shall be for industrial uses including manufacturing, assembling, and processing of goods or materials; repairing and recycling; warehousing and distribution of goods; truck terminals and building/construction contractors. Secondary uses in the 'Industrial' designation shall be permitted provided they would not undermine the viability of the area for industrial purposes or conflict with industrial uses. They include:

- a) commercial uses which are not generally suited to designation 'Commercial' areas;
- b) commercial uses which have characteristics or functional requirements similar to industrial uses, or which are otherwise considered suited to 'Industrial' areas;
- c) commercial uses which serve the needs of industrial uses or those employed in the 'Industrial' area;
- d) uses accessory or incidental to industrial uses;
- e) certain recreational and institutional uses. (s.3.3.3.2)

Section 3.3.3.3 of the Official Plan states that development in areas designated 'Industrial' shall be guided by the following principles:

- a) connection to the municipal water supply and sanitary sewage systems;
- b) provision of adequate off-street parking for employees and visitors;
- c) provision of adequate loading and unloading facilities;
- d) provision of suitably located, designed, and constructed entrances which minimize any adverse traffic or safety issues;
- e) provision of buffering and other measures to mitigate any adverse effects on neighbouring land uses resulting from the emission of noise, odour, smoke, or similar nuisances;
- f) landscaping, lighting, and tree planting to enhance the appearance of the development, particularly from main roads and thoroughfares;
- g) adequate grading and drainage measures, including stormwater management.

Section 7.4.4.6 of the official plan states that applications for amendments to the Zoning By-law shall be evaluated in accordance with the following:

- a) consistency with the, now, *Provincial Planning Statement* and regard for matters of provincial interest as prescribed by the Planning Act;

- b) conformity with the County of Middlesex Official Plan and submission of all required information/studies;
- c) the applicable goals, objectives, policies, and land use designations of this Plan;
- d) submission of an acceptable concept and drawings to determine the nature, scale, intensity/density and design of the proposed development or redevelopment and to ensure compatibility with, and sensitivity to, neighbouring development and uses.

The Strathroy Caradoc Official Plan has been updated through OPA 14 in 2022. The purpose of this Amendment is 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 relevant update to the Plan was the change in designation title from 'Industrial' to 'Urban Employment.' This designation maintains the intent of the 'Industrial' designation in that it continues to support and encourage a range of industrial and complementary commercial uses. OPA 14 also continues to reinforce protection of employment areas by reducing the encroachment of sensitive land uses, such as residential.

Strathroy-Caradoc Zoning By-Law No. 43-08

The subject property is currently with the 'Future Development (FD) Zone' according to the Strathroy-Caradoc Zoning By-law.

The 'FD' zone permits only agricultural uses, existing uses and forestry uses. The minimum lot area and lot frontage, the minimum front, side, and rear yards, the maximum lot coverage, and the maximum building height shall remain as they lawfully existed as of the day of the passing of the Zoning By-law. This would mean prior to severance, so the zoning by-law amendment will need to include a site-specific Future Development (FD-#) zone to permit the proposed smaller lot (from 29.76 ha to 29.1 ha) and reduced lot frontage (246.2 m to 190 m).

The application proposes the subject property be rezoned to the 'Low Density Residential (R1)' Zone

The 'R1' zone applies to single detached residences on individual lots in the "Residential" and "Hamlet" designations in the Official Plan. The 'R1' zone permits low density residential uses, such as Single Detached Dwellings and Secondary Dwellings.

Provision	R1 (Full Municipal Services)	Proposed
Minimum Lot Area	460 m ²	6369.55 m ²
Minimum Lot Frontage	15 m	48.691 m
Front Yard Depth / Exterior Side Yard Width	5 m (minimum)	60.85 m
Side Yard Depth	1.2 m	15 m / 30.51 m
Rear Yard Depth	8 m	21.87 m
Maximum Lot Coverage	40%	Approximately 3%
Landscaped Open Space	40%	More than 40%

Public Meeting

The application has been circulated to agencies and the public in accordance with the requirements of the Planning Act. This included the circulation of the Notice of Public meeting to residents living within 120 metres of the subject application on July 29, 2025.

At the time of writing the subject report the following department and agency comments were received:

The St. Clair Region Conservation Authority previously provided comments regarding the severance. Provided the Natural Environment Overlay remains, SCRCA has no further comments regarding the zoning by-law amendment

County Safety and Standards Officer advised that the present 911 property address of 245 Second Street remain with the existing residential dwelling and lands and that the property owner ensure the posted 911 property address sign is maintained to municipal standards at the main entrance to the lands and that is visible and unobstructed so it is easily identified by emergency responders when responding from either direction from the Second Street road allowance.

As well as When and if there are further planning applications received relating to these lands that the County of Middlesex have an opportunity to be included to make comment on future 911 addressing as part of the planning application process.

Manager of Growth and Development advised that they have no comments on this application.

Planning Staff advised that the current proposal is to rezone the retained lands to residential however the existing Official Plan designation is Industrial which does not permit residential in this form. The existing future development zone is in place to limit investment in the property until such time as the property could be developed comprehensively with the existing industrial context as well as the future industrial being considered.

STRATEGIC PLAN ALIGNMENT:

None

FINANCIAL IMPLICATIONS:

None

SUMMARY AND NEXT STEPS:

The intent of the subject report is to provide Council and the public with information regarding the proposed development, the relevant policies and regulatory context, and to summarize comments received by the public and agencies to date.

A subsequent report will be provided and will include a full policy analysis and responses to comments received related to the zoning by-law amendment application, as well as providing recommendations for Council's consideration.

The Zoning By-law amendment application will receive final consideration by Strathroy Caradoc Council at a future council meeting.

ALTERNATIVE(S) TO THE RECOMMENDATION:

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

1. THAT: the subject report BBP-2025-77 for ZBA 14-2025 be received for information and the application for Zoning By-law Amendment be deferred sine die.;
2. THAT: the subject report BBP-2025-77 for ZBA 14-2025 be received for information and the application for Zoning By-law Amendment be denied with reasons *Requires Council input*;
3. THAT: the subject report BBP-2025-77 for ZBA 14-2025 be received for information.
AND THAT: Council to approve the zoning by-law amendment application and direct staff to bring forward a draft zoning by-law amendment to Council's October 6, 2025 meeting.; OR
4. THAT: the subject report BBP-2025-77 for ZBA 14-2025 be received for information.
AND THAT: Council provide alternate direction.

ATTACHMENTS

Location Map

Location Map

