

Meeting Date: October 6, 2025
Department: Building, By-law & Planning
Report No.: BBP-2025-100
Submitted by: Jake DeRidder, Manager of Growth and Development
Reviewed by: Robert Lilbourne, Director of Community and Development Services
Approved by: Rob Browning, Chief Administrative Officer

SUBJECT: Declare Surplus Lands – 273 Frances Street

RECOMMENDATION: THAT: By-law No. 96-25 - Declare Surplus Lands 273 Frances St be referred to the By-law section of the Agenda for approval.

BACKGROUND:

At the June 2nd, 2025 Council meeting, staff provided an update on the Housing Accelerator Fund (“HAF”) and presented two potential options for Municipal lands that could be deemed surplus for the purposes of housing. The Municipality is required as part of the HAF agreement specifically initiative 2, to *“Make Municipally Owned Land Available for Housing to address housing shortages and enhance affordability”*.

Following some discussions at the June meeting, Council made the motion that “Council approve the one parcel of land for consideration for Affordable Housing project located at Bella and Francis Street in Strathroy”.

COMMENTS:

Because staff were looking for direction from Council on which parcels of land to be deemed surplus, no declaring by-law was brought forward at the June meeting. This by-law is a follow through on Councils motion and to deem the property at the corner of Bella and Frances Street, which is now known as 273 Frances Street, as surplus.

Following the passing of this by-law, staff will continue to work on developing the program and a Request for Proposal for the sale of the lands. No action will be taken on these lands without further Council direction at a future Council meeting.

The Strathroy-Caradoc Police Service was consulted regarding the potential future need for these lands. No concerns were raised about designating the property as surplus. The existing police station site is considered adequate to accommodate the Police Service’s future operational requirements.

FINANCIAL IMPLICATIONS:

None at this time.

ALTERNATIVE(S) TO THE RECOMMENDATION:

1. Council to provide alternate direction.

STRATEGIC PLAN ALIGNMENT:

This matter is in accord with the following strategic priorities:

- 1) *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.
- 2) *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.

ATTACHMENTS:

Location Map

Location Map

