



**Meeting Date:** April 7, 2026  
**Department:** Building, By-law, and Planning  
**Report No.:** BBP-2026-25  
**Submitted by:** Alyssa Soldo, Planner, County of Middlesex  
**Reviewed by:** Tim Williams, Manager of Planning, County of Middlesex  
Jake DeRidder, Manager of Growth & Development  
**Approved by:** Rob Lilbourne, Director of Community and Development Services

**SUBJECT:** Application for Zoning By-law Amendment (ZBA 4-2026)  
6692 Longwoods Road  
Owners: James & Susan Looman Agent: Michelle Pittock

**RECOMMENDATION: THAT:** the Application for the zoning by-law amendment (ZBA 4-2026), be denied for the following reasons: Section 4.2.1.7 (g) of the Strathroy-Caradoc Official Plan.

## PURPOSE:

The purpose of the Zoning By-law Amendment application is to rezone the lands to be severed from the 'General Agricultural (A1) Zone' to a site-specific 'Agricultural Small Holdings (A2-47) Zone' and the lands to be retained from the 'General Agricultural (A1) Zone' to the 'Agricultural Purposes Only (A3) Zone'.

## SUMMARY HIGHLIGHTS

- The application satisfies a condition of consent for a Surplus Farm Dwelling Severance.
- The Zoning By-law Amendment application proposes to rezone the lands to be severed from the 'General Agricultural (A1) Zone' to a site-specific 'Agricultural Small Holdings (A2-47) Zone' and the lands to be retained from the 'General Agricultural (A1) Zone' to the 'Agricultural Purposes Only (A3) Zone'.
- The severed parcel will require an amendment to the provisions of the A2 zone to recognize the residential nature of the lot, the size of existing former farm structures, and to restrict permitted uses.
- No concerns or objections have been identified by the public.

## BACKGROUND

A zone change application has been submitted to satisfy a condition of consent respecting Consent Application File No.: B4-2026. The consent application proposed the severance of a dwelling surplus to a farm operation as a result of a farm consolidation. The application was originally brought to the Committee of Adjustment meeting on March 5<sup>th</sup>, 2026 and Committee approved the application with conditions minus one recommended by staff to remove the existing barn on the residential severed property. The subject zone change application proposes to re-zone the 'lands to be severed' to a site-specific 'Agricultural Small

Holdings (A2-47) Zone' and to re-zone 'lands to be retained' to the 'Agricultural Purposes Only (A3) Zone' in order to satisfy one of the consent conditions.

The subject lands are located on the northwest side of Longwoods Road (County Road 2), north of the community of Melbourne (See Location Map). The lands are approximately 17.12 ha (42.3 ac) in size, with approximately 178.90 m (587 ft) of frontage along Longwoods Road and approximately 13.11 m (43 ft) of frontage along Melbourne Road (County Road 9). The surrounding uses are predominantly agricultural in nature, with the residential community of Melbourne located immediately south of the subject lands.

The proposed lands to be severed are approximately 1.9 ac (0.77 ha) in size, with approximately 77 m (252.6 ft) of frontage along Longwoods Road (County Road 2), containing an existing 166 m<sup>2</sup> single detached dwelling connected to municipal water services and a private septic system, a 30 m<sup>2</sup> detached garage, a 10 m<sup>2</sup> garden shed, and a 422 m<sup>2</sup> barn resulting in the collection of buildings beyond the house exceeding the house size by 296 m<sup>2</sup>. The applicant is proposing that these three buildings will be accessory to the residential use.

The proposed lands to be retained are approximately 40.4ac (16.35 ha) in size, with approximately 101.9 m (334.3 ft) of frontage along Longwoods Road (County Road 2) and approximately 13.11 m (43 ft) of frontage along Melbourne Road (County Road 9), containing lands for agricultural production.

#### **POLICY AND REGULATION BACKGROUND**

The lands are located within a 'Prime Agricultural Area' as defined by the 2024 Provincial Planning Statement and within the 'Agricultural' designation of the County and Strathroy-Caradoc Official Plan. The lands are currently located within the 'General Agricultural (A1) Zone' of the Strathroy-Caradoc Zoning By-law.

The Provincial Planning Statement (PPS), County Official Plan and Strathroy-Caradoc Official Plan permit lot creation in agricultural areas for a residence surplus to a farming operation as a result of farm consolidation.

Section 4.3.3.1c) of the PPS outlines the criteria for lot creation in prime agricultural areas for a residence surplus to an agricultural operation.

The County Official Plan states in Section 4.5.3.4 a) that consents to sever a residence surplus to a farming operation as a result of farm consolidation may be permitted, provided the residence was built at least 10-years prior, the new lot will be limited to a minimum size needed to accommodate the use and appropriate sewage and water services, and that new residential dwellings are prohibited on any vacant remnant parcel of farmland created by the severance.

Section 4.2.1.7 of the Strathroy-Caradoc Official Plan states that, "dwellings considered surplus to a farming operation as a result of farm consolidation may be severed from the balance of the farm provided the residential dwelling was built 10 years prior to the date of the application".

Section 4.2.1.7 (g) of the Strathroy-Caradoc Official Plan states that, “farm buildings deemed to be surplus to the needs of the farm or which may be incompatible with the disposal of a surplus dwelling may be required to be demolished or removed as a condition of consent.” It also states that “Proximity to the surplus dwelling and proposed lot lines, compliance with the Minimum Distance Separation (MDS) Formula and the heritage quality, structural condition and proposed use of the farm buildings shall be governing factors as to whether demolition or removal will be required.”

The Strathroy Caradoc Official Plan was updated through OPA 14 in 2022. The purpose of this Amendment was 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 and relevant update to the Plan was the change to the date of construction for eligible surplus farm dwellings from ‘January 1, 1999’ to a rolling date of ‘at least 10 years prior to the date of the application’. Staff note that OPA 14 has been partially brought into force and effect as of December 4<sup>th</sup>, 2025.

The ‘Agricultural Small Holdings (A2) Zone’ is intended to recognize lots created by surplus farm dwelling consents and existing undersized agricultural lots. The ‘A2’ Zone requires a minimum lot area of 0.4 ha (0.98 ac), a minimum lot frontage of 30 m, a minimum front yard depth of 20 m, a side yard width of 3 m, a minimum rear yard depth of 10 m, and a maximum lot coverage of 20%.

The ‘Agricultural Purposes Only (A3) Zone’ applies to farm lots in the ‘Agricultural’ designation which have been zoned to prohibit residential uses on the parcel. The prohibition exists as a result of a condition of a severance, to ensure that agricultural lands are preserved for agricultural uses and to maintain conformity with the Provincial, County and Local land use policies. While a wide variety of agricultural uses are permitted, those uses that are associated with residential use are expressly prohibited. The ‘A3’ zone requires a minimum lot area of ‘as it existed on the day the residential use was discontinued’, a minimum lot frontage of 150 m, a minimum front yard depth of 15 m, a minimum side yard width of 5 m, a minimum rear yard depth of 10 m, a maximum lot coverage of 30%, and minimum landscaped open space of 30%.

Section 4.2(2) of the Strathroy-Caradoc Zoning By-law notes that the maximum lot coverage / size of accessory buildings or structures for an A2 Zone where the lot size is 1 hectare or smaller is 15% of the lot coverage but not exceeding 80% of the ground floor area of the dwelling (calculation of floor area shall exclude any attached private garage).

## **CONSULTATION**

The application has been circulated to agencies and the public in accordance with the requirements of the Planning Act.

At the time of writing the subject report, the following comments were received:

The Middlesex County Safety and Standards Officer provided the following comments:

1. That the lands to be severed retain the existing 911 property address of 6692 Longwoods Road and the property owner ensure that the 911 property marker sign is installed to municipal standards at the main entrance to the severed lands so it is maintained, visible and unobstructed so emergency services can easily identify the 911 property address when responding from either direction from the Longwoods Road road allowance.
2. That the lands to be retained have a proposed 911 property address that is sequential to existing 911 property addressing to Longwoods Road based on the location of the approved retained land main entrance and the proposed 911 property address be submitted to The Municipality of Strathroy-Caradoc in consultation with The County of Middlesex for approval.
3. The approved 911 property address for the retained lands is to be installed to municipal standards at the main entrance to the lands and it is to be maintained, visible and unobstructed so emergency services can easily identify the 911 property address when responding from either direction from the Longwoods Road road allowance.
4. All 911 property address marker signs as part of this planning application both current and required signs are to be to the new 911 property marker sign standard that has both the 911 address along with the street name on both sides off the sign and must be reflective.
5. That all 911 addressing related to this planning application be submitted to the County of Middlesex Planning GIS Specialists so the approved addressing can be added to the County of Middlesex mapping system.

No comments have been received by the public at the time of writing this report.

## **ANALYSIS**

The subject lands are located in the Prime Agricultural Area as defined by the Provincial Planning Statement and identified by the County of Middlesex Official Plan. Locally, the land is within the 'Agricultural' designation of the Strathroy-Caradoc Official Plan. The lands are located within the 'General Agricultural (A1) Zone' of the Strathroy-Caradoc Zoning By-law.

With respect to the County and the local Official Plan, farm consolidation appears to have been achieved in that the lands are part of a larger operation, which includes at least one additional farm parcel and one additional farmhouse. The existing dwelling was constructed more than 10-years prior to the date of this application, therefore meeting dwelling age requirements for both the County and Strathroy-Caradoc Official Plan.

Staff are satisfied that the configuration of the severed residential parcel represents a reasonable size necessary to accommodate the dwelling, private services, and the existing garden shed and detached garage. Planning staff are not satisfied that the existing barn should remain on the residential parcel due to its size and incompatibility. The purpose of the lot is residential and the primary building on the lot should be the existing residential dwelling rather than the agricultural barn. The proposed site-specific 'Agricultural Small Holdings (A2-47) Zone' on the severed residential parcel will limit the

permitted uses to residential and accessory uses and prohibit livestock due to the property's size. Staff note that prohibiting livestock on a surplus dwelling lot is appropriate, as the lot is generally small in size and compatibility concerns can develop between livestock and residential uses. According to the applicant, the accessory structures, in the form of a detached garage, garden shed, and barn, would have a floor area of approximately 462 m<sup>2</sup> (4,973 ft<sup>2</sup>). This area is greater than what would otherwise be permitted within the 'A2' zone for accessory structures for a lot under 1 hectare.

Staff are not satisfied that the proposal to maintain all three accessory structures with the residential dwelling on the property satisfies the farm building policy in Section 4.2.1.7 g) of the Strathroy-Caradoc Official Plan. Section 4.2.1.7 g) states that "farm buildings deemed to be surplus to the needs of the farm or which may be incompatible with the disposal of a surplus dwelling may be required to be demolished or removed as a condition of consent." The owner has determined that the barn is surplus to their operations of the agricultural property and do not want to retain it with the agricultural lands. As such the barn should be removed because it is not compatible with the surplus dwelling on the severed residential lands.

The barn on the residential lot is incompatible in size in comparison to the existing residential dwelling (422 m<sup>2</sup> barn vs. 166 m<sup>2</sup> house). Staff have concerns with the barn being viewed as an accessory use due its size and previous agricultural uses. Staff believe that a barn should remain with the farm operations and not be located on the severed residential property. Since the applicant does not want to retain the barn with the farm operations, it should then be removed and demolished. With reference to the maximum accessory building size provisions in the Strathroy-Caradoc Zoning By-law in Section 4.2(2), it is noted that retaining the barn with the residential parcel alongside the garden shed and garage would result in being a total of 278% the size of the existing dwelling, whereas a maximum of 80% of the gross floor area of the dwelling is permitted for accessory structures. Therefore, staff are of the opinion that this rezoning is not appropriate due to the size of the barn being requested to be retained with the residential parcel.

The balance of the farm parcel is proposed to be rezoned to an 'Agricultural Purposes Only (A3) Zone' to prohibit future residential uses. Staff are of the opinion that this zone is appropriate and will ensure the consent application is consistent with the Provincial Planning Statement and the County and Strathroy-Caradoc Official Plans.

#### **SUMMARY:**

In summary, staff are not supportive of the proposed rezoning as while it is considered to be consistent with the Provincial Planning Statement; and conforms to the County of Middlesex Official Plan, it is not consistent with Section 4.2.1.7 g) of the Municipality of Strathroy-Caradoc Official Plan.

#### **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.

**FINANCIAL IMPLICATIONS**

None

**ATTACHMENTS**

Location Map

