

Meeting Date: January 17, 2022
Department: Building, By-law & Planning
Report No.: BBP-2022-09
Submitted by: Jennifer Huff, Director of Building & Planning
Approved by: Fred Tranquilli, Chief Administrative Officer / Clerk
SUBJECT: **SP3-2020 Site Plan Approval - 653 Railroad St., Mt Brydges**

RECOMMENDATION: THAT: The site plan be approved for a public garage on 653 Railroad Street, Mt. Brydges; and further, THAT: Council approve the by-law entering into a Site Plan Agreement with the owner of the land.

STRATEGIC PLAN ALIGNMENT:

This matter is in accord with the following strategic priorities:

- 1) Economic Development: 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) Growth Management: Strathroy-Caradoc will be an inclusive community where growth is managed to accommodate a range of needs and optimize municipal resources.

BACKGROUND:

The site plan control application is to permit the existing accessory structure to be used as a public garage on 653 Railroad Street, Mt. Brydges.

The subject lands are approximately 1700 m² (0.42 ac) in size and are located on the south side of Railroad Street, three properties west of Adelaide Street in Mt. Brydges. The property has a lot frontage of 36.72 m (120.47 ft) and a minimum lot depth of 42.5 m (139.4 ft). The property contains a single detached dwelling with an associated detached garage and a “shop” building that has been used for automotive work in the past.

Surrounding the site is a mix of uses, to the south are residential dwellings ranging between one and two storeys in height. To the east are two residential homes within the same ‘General Commercial (C1) Zone’ as the subject lands and further beyond this are properties that front on Adelaide Road and are primarily commercial in nature. Directly to the west of the site is a large industrial (M1 zone) property that houses a number of industrial users including an insulation processor and shipping

container rentals, among others. The Canadian National Railway tracks are situated on the north side of Railroad Street. Beyond the rail line are two automotive related commercial operations and a daycare, all within the 'General Commercial (C1) Zone'. To the northwest is a manufacturing operation (within Light Industrial (M1) zone). A location map is attached.

By way of background, the zone change application (File No. ZBA9-2020) to permit a public garage within an existing accessory structure was approved by Council on November 1, 2021. This approval required the completion of a Site Plan Agreement which commits the owner to complete a number of changes to the site in order to address servicing, compatibility and zoning compliance. The subject site plan includes the required site modifications, many of which have already been completed. A copy of the final approved site plan is attached to this report.

CONSULTATION:

The site plan package has been reviewed by internal staff and consulting engineers and all are satisfied. The site plan agreement has been drafted by the Municipal solicitor and has been reviewed and signed by the applicant. The by-law authorizing the agreement is on the January 17th Council meeting agenda for consideration.

FINANCIAL IMPLICATIONS:

NONE

ATTACHMENTS:

SITE PLAN

Location Map

