

**Meeting Date:** January 17, 2022  
**Department:** Building, By-law & Planning  
**Report No.:** BBP-2022-06  
**Submitted by:** Jennifer Huff, Director of Building & Planning  
**Approved by:** Fred Tranquilli, Chief Administrative Officer / Clerk  
**SUBJECT:** **SP15-2020 - 22417 Adelaide Road, Mt. Brydges**

---

**RECOMMENDATION: THAT: The Site Plan be approved for a residential care home at 22417 Adelaide Road, 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 residential structure to be used as a residential care home with a maximum of 18 occupants on 22417 Adelaide Road, Mt. Brydges.

The subject lands are located on the southwest corner of Adelaide Road and King Street in Mt. Brydges and currently contains a residential structure and two small sheds. Surrounding land uses include a mix of commercial and residential uses located to the north and east, including retail uses, a funeral home, and a bakery. Two residential dwellings are located adjacent to its south and west lot line. The location of the lands are shown on the Location Map attached below.

By way of background, the applicant's zone change application (File No. ZBA26-2020) to permit, on a permanent basis, a residential care home with a maximum of 18 occupants was approved by Council on December 20, 2021. This approval required the completion of a Site Plan Agreement that commits the owner to complete a number of changes to the site to address compatibility and life

safety measures. The subject site plan includes the required site modifications, including the addition of a fire escape. 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 no objections have been expressed. 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 Council meeting agenda for consideration.

**FINANCIAL IMPLICATIONS:**

**NONE**

**ATTACHMENTS:**

**SITE PLAN**

# Location Map

