

**Meeting Date:** October 21, 2019  
**Department:** Building and Planning  
**Prepared By:** Jennifer Huff, Manager, Building & Planning  
**Reviewed By:** Matthew Stephenson, Director, Building/Planning & Waste Services  
**Approved By:** Greg McClinchey, Chief Administrative Officer  
**SUBJECT:** **ZBA 20-2019 Request to Remove ‘H-2’ Holding Zone  
6919 Calvert Drive, Strathroy, Municipality of Strathroy-Caradoc**

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**RECOMMENDATION:** **THAT:** the application for the removal of the holding zone from 6919 Calvert Drive to facilitate the development of a contractor’s yard be approved.

## **BACKGROUND**

The subject lands comprise approximately 9.7 ha (24 ac) of agricultural land located on the south side of Calvert Drive (County Road 10) between Melbourne Road and Glen Oak Road, within the former Township of Caradoc. The lands contain a single family dwelling, as well as a detached garage, and a contractor’s shop under construction. The remainder of the property is in agricultural production.

The purpose of this report is to consider the removal of the ‘H’ Holding Symbol from the property.

Surrounding land uses are predominately agriculture in nature. Calvert Drive is classified as a ‘collector road’ and is under the jurisdiction of the County of Middlesex.

The lands are located within the site-specific ‘General Agricultural Holding (A1-13-H) Zone’ which permits a ‘Contractor’s Yard and Shop’ as a secondary farm occupation. The ‘A1-13’ zone also limits the floor area of the secondary farm occupation to 511 m<sup>2</sup> (5,500 ft<sup>2</sup>) and limits the area of the land which may be used for accessory outdoor storage. Agricultural uses of the lands also continue to be permitted on the subject land.

The ‘H’ Holding Symbol was placed on the lands to ensure that the applicants entered into a site plan control agreement with the Municipality. The zoning by-law permits the removal of the ‘H-2’ from the subject lands upon the owner entering a site plan control agreement with the Municipality detailing the terms and conditions of the development, including the posting of financial security.

The owners have signed the site plan agreement and the agreement is before Council on the agenda. The site plan control agreement adequately ensures all legal, engineering and security matters are satisfactory addressed in relation to the development.

## SUMMARY

Given the above, it is recommended that the application for the removal of the holding zone from 6919 Calvert Drive to facilitate the development of a contractor's yard be approved.

A by-law has been prepared and is placed on the agenda for Council's consideration.

## FINANCIAL IMPLICATIONS

None

## ATTACHMENT

Location Map

