

Meeting Date: October 21, 2019
Department: Building and Planning
Prepared By: Matthew Stephenson, Director, Building/Planning/Waste Services
Approved By: Greg McClinchey, Chief Administrative Officer
SUBJECT: **Site Plan Control Agreement
JL Excavating
Part of Lot 3, Concession 9, geographic Township of Caradoc,
Municipality of Strathroy-Caradoc, County of Middlesex
(6919 Calvert Drive)**

RECOMMENDATION: **THAT:** the site plan be approved and that Council pass the by-law approving Council entering into a site plan agreement.

PURPOSE

The subject site plan control application and plan is to permit the contractors shop on the subject lands.

BACKGROUND

The subject lands are 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. Surrounding land uses are predominately agriculture in nature.

The location of the lands are shown on the Location Map attached below.

By way of providing background, a site-specific zone change application was approval in 2018 for the use of the lands to include a contractors yard and shop. An 'H' Holding Symbol was placed on the lands which required the preparation of a site plan prior to the construction of a shop to house the contractor's equipment. The owners of the lands have prepared a site plan showing the location of the shop on the lands and associated parking and storage areas. The shop is in the process of being constructed.

SUMMARY

The site plan has been reviewed and approved by staff. Due to the nature of the building and that it is located on an agricultural parcel, the details of the site plan are general in nature. A draft site plan agreement has been prepared in support of the application and has been reviewed and signed by the owner. The site plan includes the location of building on the lands and outdoor parking and storage areas. A copy of the site plan and agreement are on Council's agenda.

FINANCIAL IMPLICATIONS

None

SUMMARY

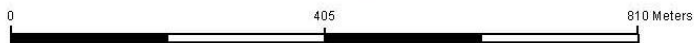
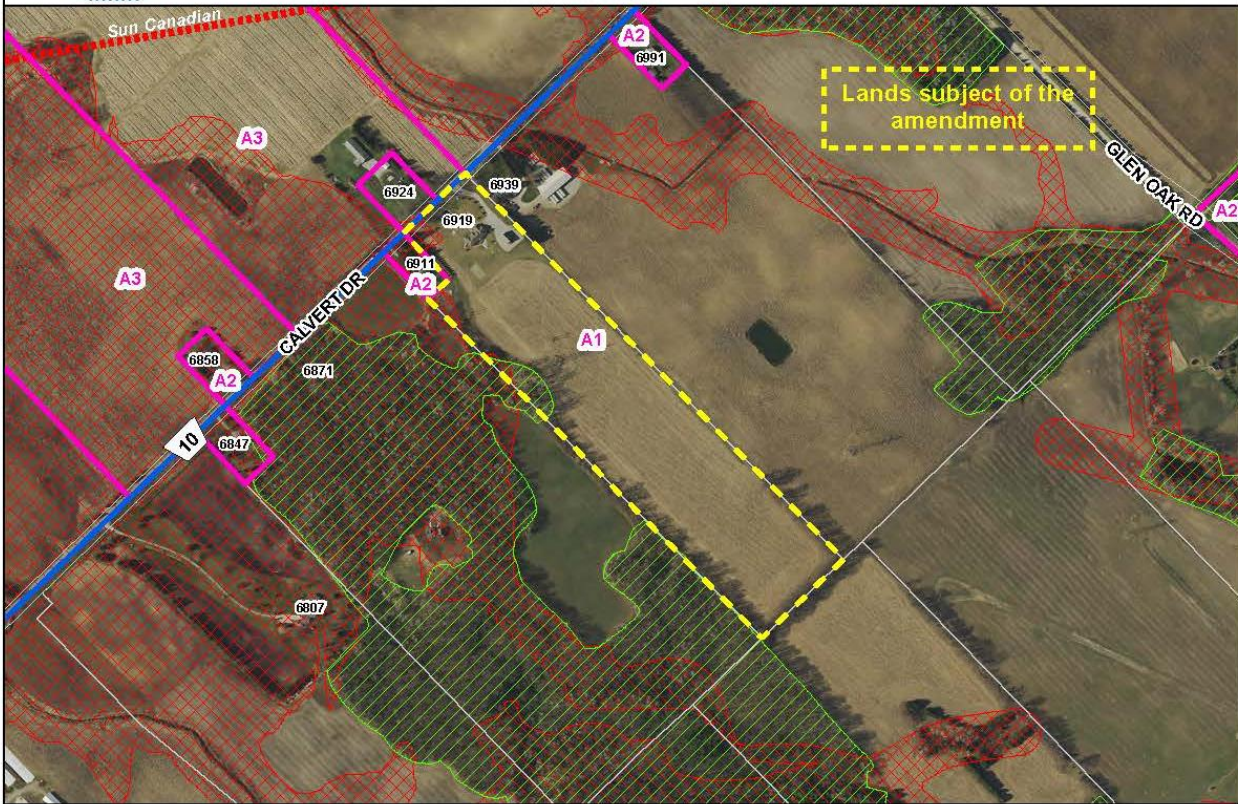
Based on the above, staff recommend the following:

THAT: It is recommended that the site plan be approved and that Council pass the by-law approving Council entering into a site plan agreement.

ATTACHMENTS

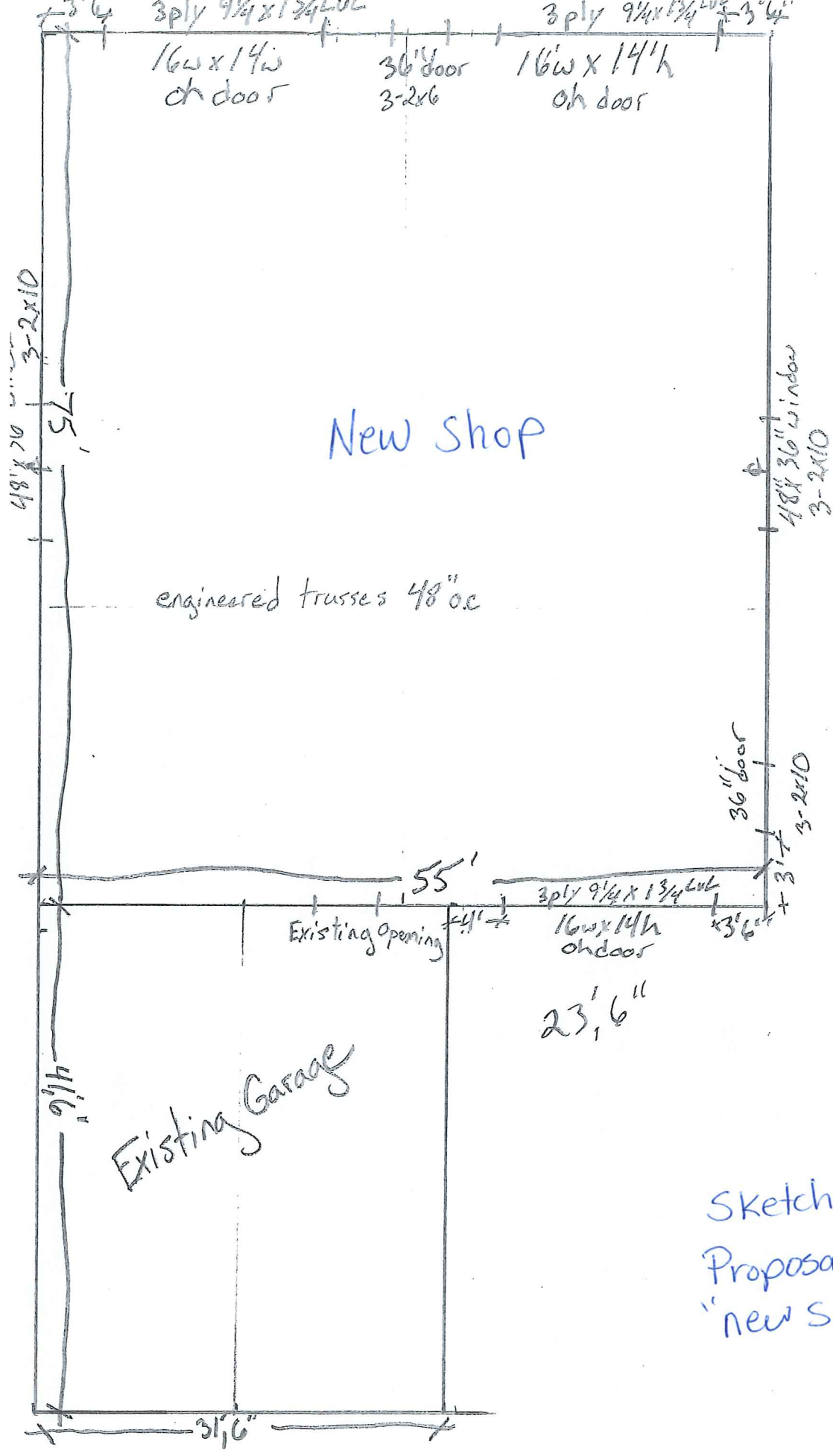
Location Map

Site Plan



Legend

- | | |
|---|--|
|  Zone Boundary | Major Pipelines |
|  Parcels |  Sun Canadian |
|  Significant Woodland (MNHS 2014) | Road Classification |
|  Conservation Authority Regulated Area |  Arterial |



Sketch shows
Proposal for
"new shop".