

Meeting date: January 21, 2019
Department: Building and Planning
Prepared by: Tim Williams, Planner
Reviewed by: Matthew Stephenson, Director of Building, Planning & Waste Services
Reviewed by: Greg McClinchey, Chief Administrative Officer
SUBJECT: **OPA No. 10 and ZBA 30-2018 Applications**
Part of Lot 14, Concession 10 (geographic Town of Strathroy)
Part 4 on Reference Plan 34R644 and Parts 1 and 3 on Reference Plan 33R17681
Municipality of Strathroy-Caradoc
Bluewater Trailer Sales Ltd.

RECOMMENDATION: It is recommended:

- That Amendment No. 10 to the Official Plan of the Municipality of Strathroy-Caradoc which would re-designate the subject lands from 'Industrial' to 'Industrial – Special Policy Area No. 6' **be adopted** and forwarded to the County of Middlesex for consideration and approval; and
- That the rezoning be **approved subject to a holding provision.**

PURPOSE

The purpose of the amendment is to re-designate the subject property from 'Industrial' to 'Industrial – Special Policy Area No. 6' to allow for the additional use of associated on-site sales of the utility trailers to the permitted assembly of the utility trailers. The purpose of the rezoning is to change the zoning of the subject property from the 'Future Development Zone' to a site-specific 'Light Industrial (M1-1-H-2) Zone' to permit, light industrial uses as well as an additional permitted use of associated on-site sales of utility trailers on the subject lands.

SUMMARY HIGHLIGHTS

- The application proposes to re-designate the lands from 'Industrial' to 'Industrial – Special Policy No. 6' and rezone the lands from 'Future Development (FD) Zone' to a site specific 'Industrial (M1-1) Zone' to allow for the development of the site for an employment use in the form of a utility trailer assembly business with associated on-site sales of the utility trailers.
- No concerns have been received from the public, staff or agencies.

- **Staff support the redesignation and rezoning to allow for the trailer assembly business to sell from the same location.**

BACKGROUND

The subject property is an area of approximately 6.96 hectares and a frontage of approximately 250.9 metres along the north side of Wright Street located in the Molnar Industrial Park in the north end of Strathroy adjacent to Highway 402. The lands are located within the 'Industrial' designation of the Strathroy-Caradoc Official Plan and located within the 'Future Development (FD) Zone'. The lands are presently vacant. The adjacent land uses are industrial in nature in varying stages of development to the west, south and east. Directly to the north is Highway 402 which is the settlement area boundary and the municipal boundary with the Township of Adelaide Metcalfe. Beyond this to the north is an agricultural area. The applicant intends to develop the lands for an employment use in the form of a utility trailer assembly business with associated on-site sales of the utility trailers.

With respect to services, the lands have access to municipal water and sanitary services. Stormwater management will be provided on-site, to the satisfaction of the Municipality. A site plan application will be filed and an agreement will be required to ensure appropriate development takes place on the subject lands.

The **Location Map** attached shows the location of the subject lands. The **Site Plan**, illustrating the development, is also attached.

POLICY AND REGULATION BACKGROUND

The lands are located within a 'Settlement Area' as defined by the 2014 Provincial Policy Statement and County. The lands are located within the 'Industrial' designation of the Strathroy-Caradoc Official Plans. The lands are currently located within the 'Future Development (FD) Zone' of the Strathroy-Caradoc Zoning By-law.

The Provincial Policy Statement, the County Official Plan and the Strathroy-Caradoc Official Plan all support the creation of employment uses within fully serviced settlement areas which demonstrate an efficient use of land and infrastructure as well as promote land use compatibility. Recognizing that the subject lands are located in an industrial area, the proposed trailer assembly operation and associated sales represents a land use best suited for the existing industrial area.

The Molnar Industrial Park is subject to a Secondary Plan as per Section 3.3.3.4 of the Official Plan to ensure that the lands are developed in an orderly and environmentally sound manner. Accordingly, this section of the Official Plan requires development proposals to be evaluated based on a number of factors, such as the need for the extension of municipal services, stormwater management, the creation of attractive and distinctive visual character along Highway 402 and site design guidelines and standards.

Section 3.3.7.4 of the Strathroy-Caradoc Official Plan states that development may be permitted adjacent to a 'Significant Woodland' (50 m) where it is demonstrated that there will be no negative impacts on the woodlands or the ecological functions for which it was identified. Further, Section

7.5.3.2 of the Official Plan indicates that ecological study components may be determined in consultation with the applicable Conservation Authority (St. Clair Region Conservation Authority in this case).

With respect to zoning, the subject lands are located within the 'Future Development Zone (FD)' of the Strathroy-Caradoc Zoning By-law. The 'FD' zone permits agricultural, existing and forestry uses. The intent of this zone category is to ensure development proceeds in an orderly and comprehensive fashion.

The subject rezoning application proposes to rezone the lands from 'FD' to the 'Light Industrial (M1)'. The 'M1' zone permits a wide range of light industrial uses, including assembly of goods to produce finished products.

It is also noted that lands that abut Highway 402 are subject to regulation by the Ministry of Transportation (MTO). At the time of site plan control, the development proposal will be reviewed by the MTO.

According to the Planning Act, the approval of the rezoning does not come into effect until Amendment No. 10 to the Strathroy-Caradoc Official Plan has been approved by the County of Middlesex.

CONSULTATION

Notice of the application has been circulated to agencies, and property owners in accordance to the requirements of the Planning Act, and a sign was posted on the property regarding the application.

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

The Director of Engineering and Public Works advised that there are no concerns with the rezoning application. Site plan issues can be dealt with through the site plan control process.

The Strathroy-Caradoc Fire Chief advised that there are no concerns with the rezoning application.

The County of Middlesex Engineer indicated no comment on the rezoning application.

The St. Clair Region Conservation Authority (SCRCA) advised that the property does have natural heritage features identified under the Middlesex Natural Heritage Study. They have reviewed the property and can confirm that the vegetation cover on the property is not considered significant under the Strathroy Official Plan policies, and the Middlesex County Woodlands Conservation By-law does not apply. They confirmed that the removal of vegetation on the property should be between March 25 to August 25 as per the Migratory Birds Convention Act. Further, the SCRCA confirmed that they will not need to provide further comments on the applications for Official Plan Amendment, Zoning By-law Amendment or Site Plan Approval.

The County Fire Prevention Officer advised that municipal addressing be given to the property that is consistent with existing addressing on Wright Street.

ANALYSIS

It is staff's opinion that the application is consistent with the PPS as the use is located within a fully serviced settlement area and will be developed on full services. Further, the proposal represents a compatible land use within the Molnar Industrial Park which includes a wide range of industrial uses as well as, under specific conditions, limited associated commercial uses.

The application conforms to the policies of the County of Middlesex Official Plan as it will facilitate the development of a new industrial use in a fully serviced settlement area that is intended to be the focus of growth and development.

The comments from the Conservation Authority confirm that the vegetation cover on the property is not considered significant under the Strathroy-Caradoc Official Plan policies, and the Middlesex County Woodlands Conservation By-law does not apply.

The subject lands are also fully serviced and are proposed to accommodate an employment use in the form of a utility trailer assembly business with associated on-site sales of the utility trailers, the foregoing planning principles are satisfied. The site layout will be further refined through the site plan approval process.

The subject proposal meets all setback requirements within the 'Light Industrial (M1)' zone and given the limited associated sales being proposed on the site, such setbacks are considered to be appropriate. The 'Light Industrial (M1)' zone would only allow light industrial uses and as a result a site specific exception is also required to add to the list of permitted uses, trailer sales associated with assembly facility. The proposal will also have outside storage and display of the trailers which need to be recognized in the site specific zoning amendment. Staff also recommends placing a 'H' Holding Symbol, which will require the completion of a Site Plan Agreement before the 'H' Holding Symbol may be removed. This holding provision will ensure all financial and design matters are dealt with and an agreement is in place with the Municipality prior to development proceeding on the lands. The draft zoning by-law amendment has been prepared accordingly.

Finally, as the local Conservation Authority has advised that the natural heritage feature is not significant and a Development Assessment Report is not warranted in regards to the 'Significant Woodland', it is staff's opinion that the application is consistent with, and in conformity to, the PPS and the County and Strathroy-Caradoc Official Plan policies regarding the protection of natural heritage features.

Therefore, given the above, staff recommend that the subject official plan amendment and zoning by-law amendment applications be approved.

SUMMARY

Based on the above analysis and recognizing that the subject proposal is consistent with the Provincial Policy Statement, in conformity with the County of Middlesex Official Plan and represents good planning, it is respectfully recommended:

- That Amendment No. 10 to the Official Plan of the Municipality of Strathroy-Caradoc, which would re-designate the subject lands from 'Industrial' to 'Industrial – Special Policy Area No. 6' **be adopted** and forwarded to the County of Middlesex for consideration of approval; and
- That the rezoning **be approved subject to a holding provision.**

An official plan amendment and zoning by-law amendment have been prepared for Council's consideration.

FINANCIAL IMPLICATIONS

None

ATTACHMENTS

- Location Map
- Proposed Site Plan

Attachment 1: Location Map



