

**Meeting Date:** July 15, 2019  
**Department:** Building and Planning  
**Prepared By:** Tim Williams, Senior Planner  
**Submitted By:** Matthew Stephenson, Director, Building/Planning & Waste Services  
**Approved By:** Greg McClinchey, Chief Administrative Officer  
**Subject:** **ZBA 14-2019 Request to Remove ‘H-2’ Holding Zone and Technical Amendment to 4-2019 2695851 Ontario LTD 940 Wright Street, Strathroy, Municipality of Strathroy-Caradoc**

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**RECOMMENDATION:** It is recommended that the application for the removal of the holding zone and amendment to the legal description of By-law 4-2019, be approved.

## **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 presently vacant. The purpose of this report is to consider the removal of the ‘H-2’ Holding Symbol from the property and to amend the legal description in site specific By-law 4-2019.

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 lands are located on full municipal services with frontage along Wright Street and Adair Road. Both roads are classified as a ‘local road’ under the jurisdiction of the Municipality of Strathroy-Caradoc.

The lands are located within the ‘Industrial - Special Policy Area No. 6’ designation of the local Official Plan and are located within a site specific ‘Light Industrial - Holding (M1-1-H-2) Zone’ of the Zoning By-law. The ‘M1-1-H-2’ zone permits a range of industrial uses with the addition of trailer sales associated with assembly facility to the permitted use list, and contains site-specific provisions related to the proposed development. In order for the applicant to proceed with the development, the ‘H-2’ Holding Symbol needs to be removed from the lands. 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 was before Council on July 2, 2019. Following the execution of the agreement it will be registered on title of the lands. The site plan

control agreement adequately ensures all legal, engineering and security matters are satisfactory addressed in relation to the development.

The applicant advised staff that the legal description included in the property's site specific zoning by-law amendment (By-law 4-2019) requires an update to accurately reflect the property's legal description. The area that is outlined in the Schedule "A" of the by-law reflects the correct extents of the property and all other documents depict the subject lands correctly. Under Section 34(17) of the Planning Act, Council can determine that this is a minor revision and no further public notice is required.

## **SUMMARY**

Given the above, it is recommended:

THAT: The 'H-2' Holding Symbol be removed from 940 Wright Street. Removal of the 'H-2' Holding Symbol will provide for the development of the site for trailer sales associated with assembly facility.

THAT: Council determine that the changes contained within the revised by-law are technical in nature and reflective of the original subject land considered by Council, and pursuant to subsection 34(17) of the Planning Act, no further public notice is required in respect of the proposed amendment to the zoning by-laws; and,

THAT: The legal description be amended.

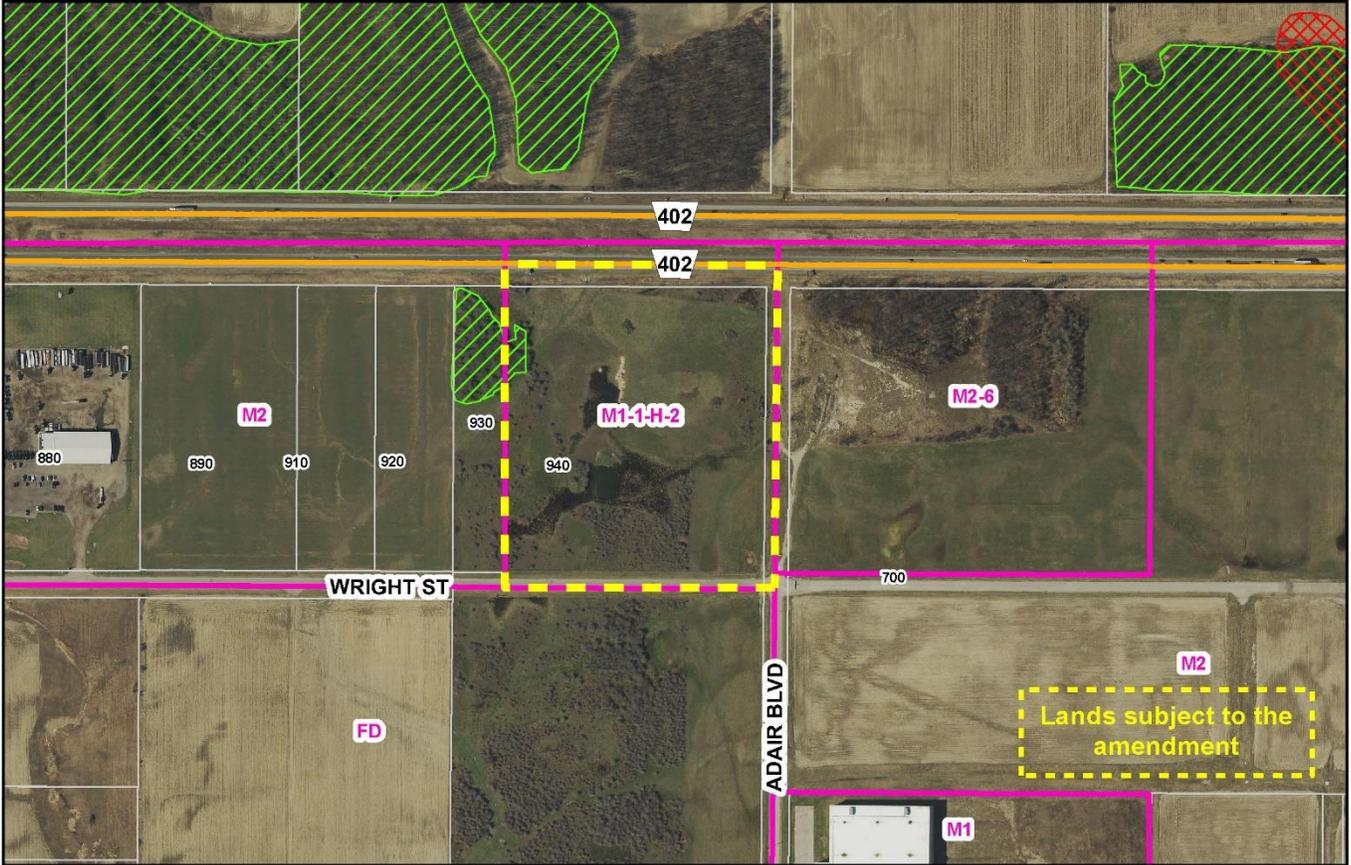
A by-law has been prepared and is placed on the agenda for Council's consideration.

## **FINANCIAL IMPLICATIONS**

None

## **ATTACHMENT**

Location Map



**Legend**

 Subject Lands

 Zone Boundary

 Parcels

 Significant Woodland (MNHS 2014)

 CA Regulated Area

**Road Classification**

 Provincial 400 Series