



# PLANNING JUSTIFICATION REPORT

**MN 22182 ADELAIDE ROAD, MT. BRYDGES**

LDS PROJECT NO. LD-00237

February 7, 2022

Submitted to:

**MUNICIPALITY OF STRATHROY-CARADOC  
DEPARTMENT OF PLANNING**

DISTRIBUTION (VIA EMAIL):

Gold Leaf Properties Inc.

## **EXECUTIVE SUMMARY**

The following report provides a land use planning justification in support of a Zoning By-law amendment application for MN 22182 Adelaide Road in the Municipality of Strathroy-Caradoc.

A review of all relevant planning documents has been undertaken and has identified the opportunity for a Zoning By-law amendment to permit a 32-unit townhouse development at the subject location.

This report includes the review of the Provincial Policy Statement (2020); the County of Middlesex Official Plan; the Municipality of Strathroy-Caradoc Official Plan; and the Municipality of Strathroy-Caradoc Zoning By-law as they apply to the subject site.

Also included in this analysis is a review of CMHC residential data demonstrating the demand for housing of all structure types for the London CMA, which includes the Municipality of Strathroy-Caradoc. The demand for new housing units (including rental units) is on the increase within those municipalities on the periphery of the City of London given the lack of serviced residential land in the City of London.

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## 1.0 PURPOSE

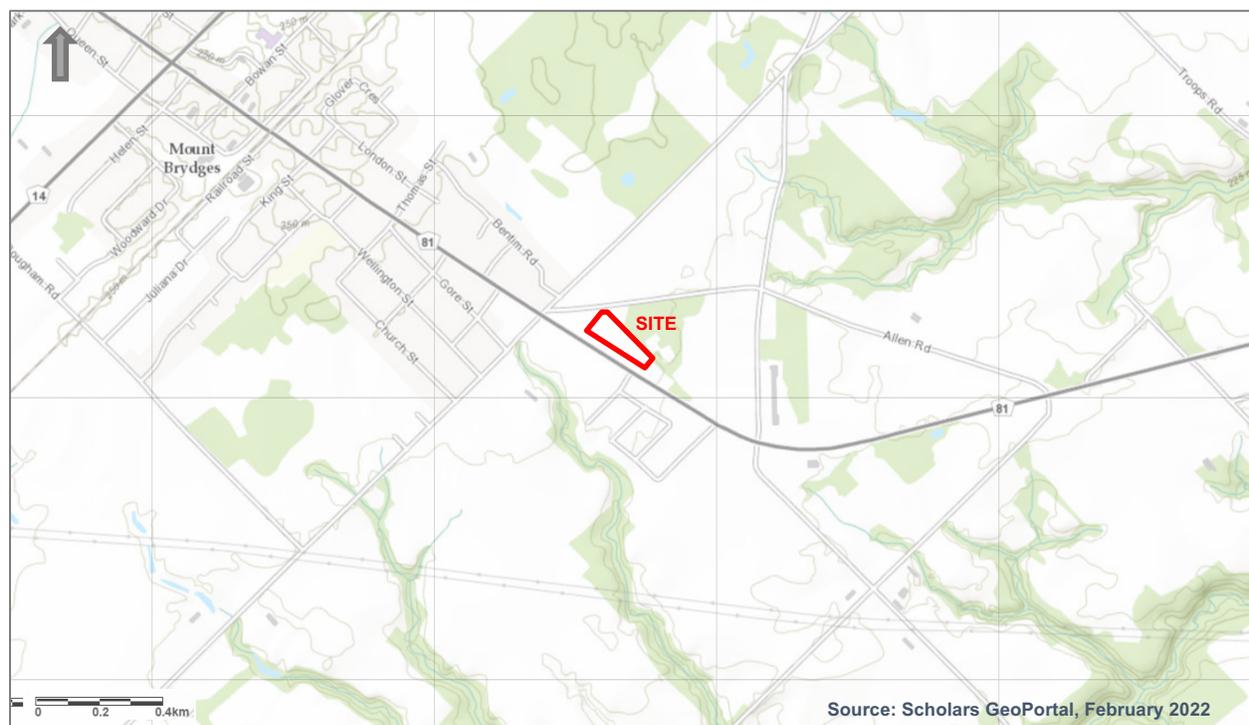
The purpose of this report is to provide a land use planning analysis and justification for a Zoning By-law amendment application pertaining to the property identified as MN 22182 Adelaide Road in the Municipality of Strathroy-Caradoc.

The applicant and property owner(s) are Gold Leaf Properties Inc. Consulting services are provided by LDS Consultants Inc. of London Ontario in association with Knutson Development Consultants Inc. (KDCI). Ric Knutson is the primary contact for the property owner / applicant and can be contacted at (519) 619-8732. KDCI is a land use planning and development management consultancy. Ric has 48 years of experience as a land use planner.

## 2.0 SUBJECT PROPERTY DESCRIPTION

The subject site is in the southerly portion of the Village of Mount Brydges, Ontario and is identified as MN 22182 Adelaide Road (Figure 1). Having frontage on Allen Road of 13.5 +/- m (44.3 ft.); a lot width of 59.4 m (194.9 ft.); a lot depth of 219.2 (719.2 ft.), a total lot area for the subject property is calculated at 1.67 ha (4.13 acres). A key plan / location map is provided on Figure 1, below.

Figure 1: Location Map



Allen Road can be described as a Local Street.

## 3.0 MUNICIPAL SERVICES

The development will be serviced by full municipal services.

#### 4.0 APPLICATION CONSULTATION

Communications with planning staff indicate the need for a number of studies including a Planning Justification Report. In addition, staff requested that a site plan be submitted demonstrating how the subject property may function with respect to the required parking, setbacks, fencing / landscaping and building coverage. The following sections of this report will address the concerns expressed by planning staff as the result of these communications.

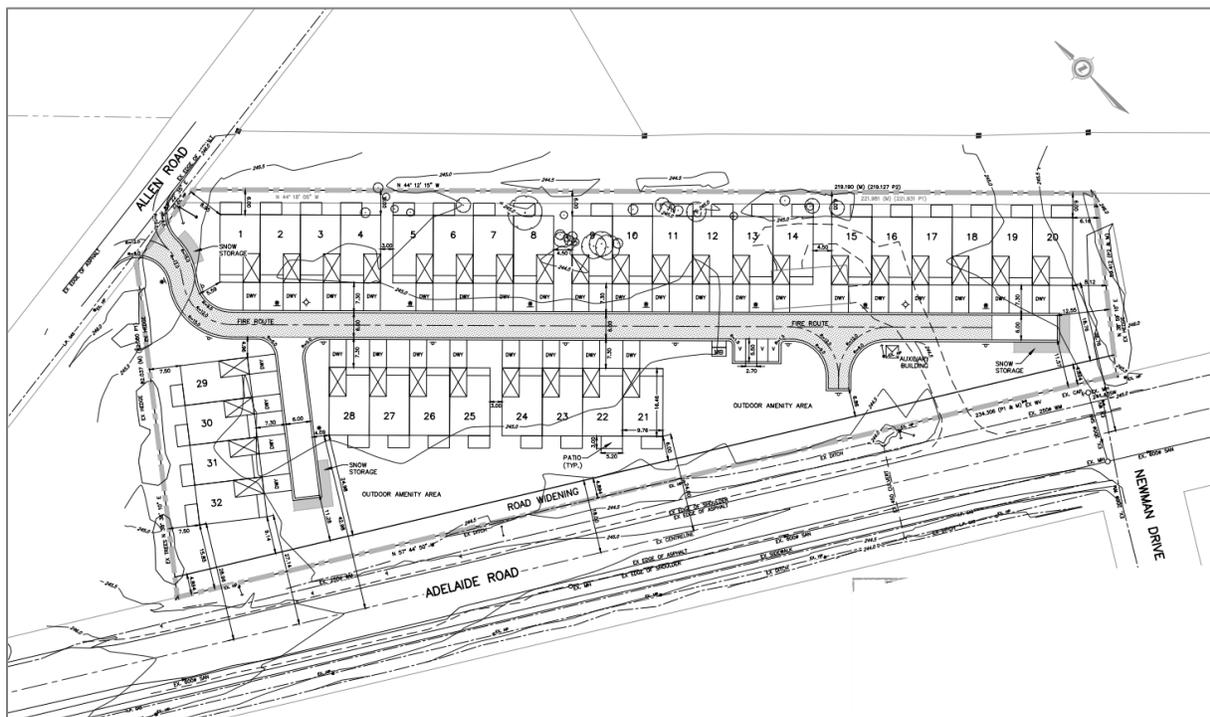
#### 5.0 REQUESTED AMENDMENT

A Zoning By-law amendment is being sought in order to facilitate the development of 32 townhouse dwellings on the subject property. More specifically, a “site specific” amendment to the Zoning By-law (No. 43-08) to achieve an Exception Residential (R2) Zone is being sought for the subject property.

#### 6.0 PROPOSED USE AND PROPOSED SITE PLAN

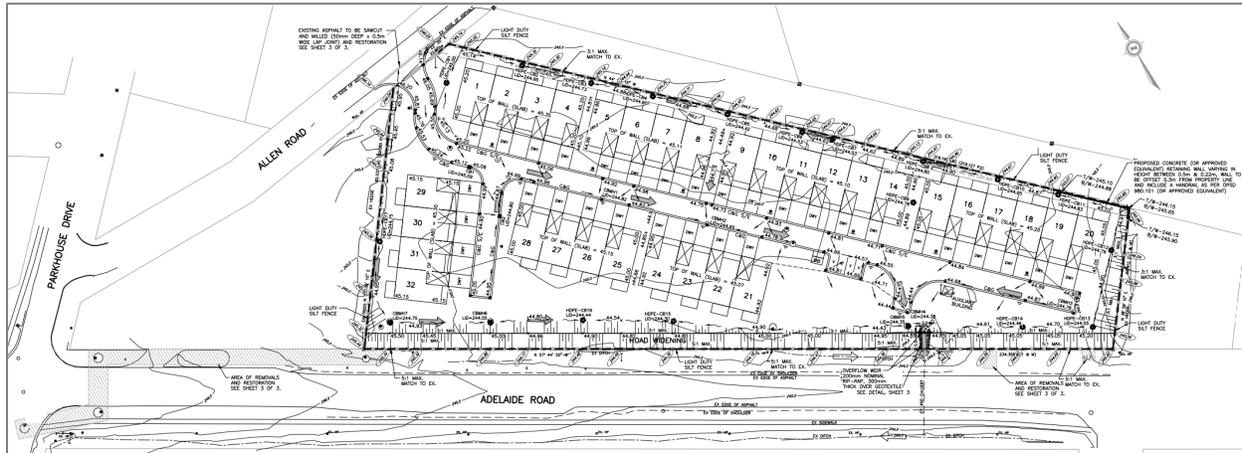
Figure 2 is a proposed site plan that depicts the development of 32 townhouse units on the subject property. Access to the property is proposed to be from Allen Road.

Figure 2 – Proposed Site Plan



Drawing Source: Excerpt from Site Plan, prepared by LDS Consultants Inc., Sheet SP1, 12/24/2021

Figure 3 – Proposed Grading Plan



Drawing Source: Excerpt from Grading Plan, prepared by LDS Consultants Inc., Sheet 2 of 3, 12/24/2021

## 7.0 BENEFITS OF PROPOSED DEVELOPMENT

The proposed 32-unit townhouse development will utilize a vacant parcel of land and will assist in diversifying the residential housing stock within the municipality. It will also result in a more efficient use of municipal services. Furthermore, it fulfills the Official Plan policy on intensification.

There is currently a high demand for housing units in the London CMA creating housing affordability issues for many households. The addition of 32 townhouse units to the housing stock will assist by providing affordable rental housing to the Municipality of Strathroy-Caradoc's housing market.

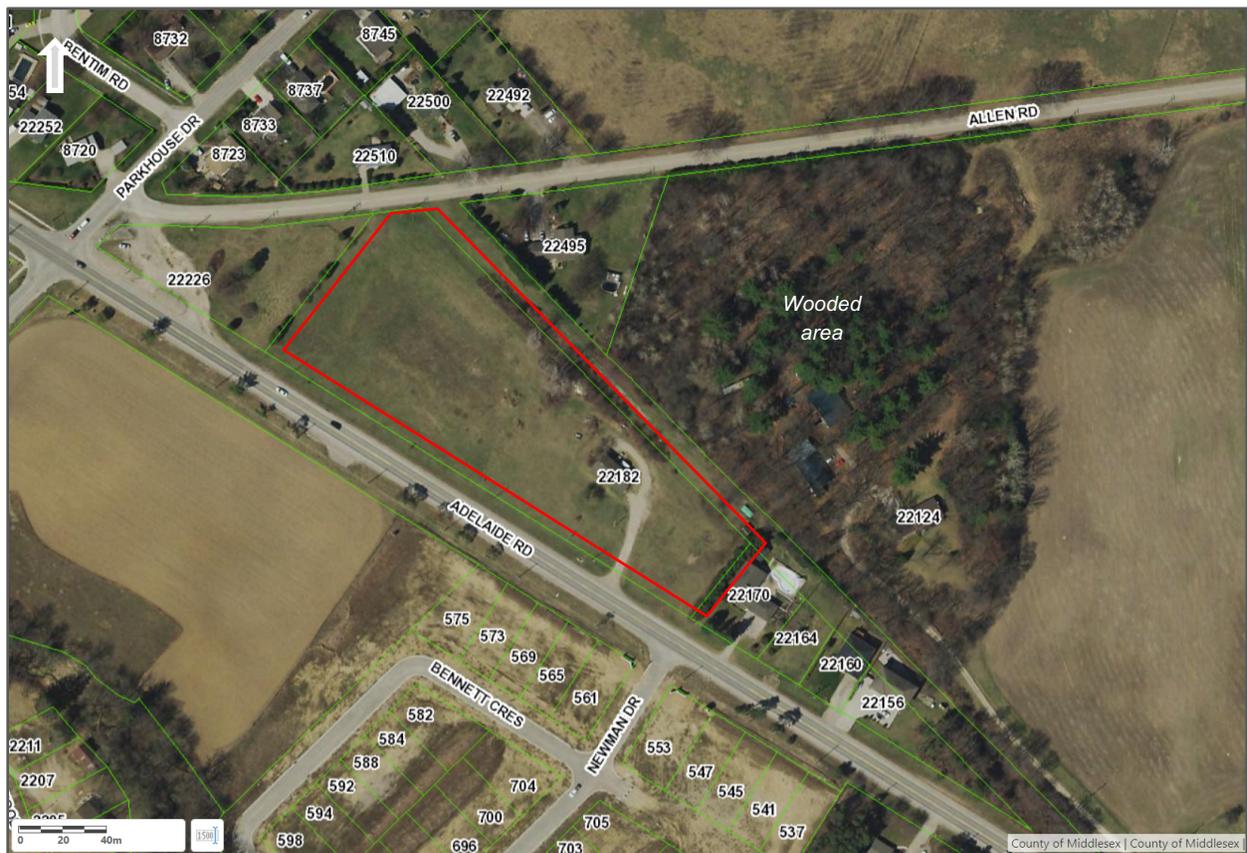
Financially, the Municipality of Strathroy-Caradoc will benefit from the property taxes that will be generated from the proposed development for the long term.

## 8.0 PROPERTY CONTEXT AND SURROUNDING LAND USE

The subject site at MN 22182 Adelaide Road is currently a vacant parcel of land near the southern limits of the Growth Area boundary. Lands to the south, of the subject property are occupied by larger, rural residential single detached dwellings. Lands to the north include a relatively newer residential development north of Parkhouse Drive. Immediately west of the site is a large vacant parcel.

Site and area features are shown on Figure 4.

Figure 4 – Site Features



The following photographic log shows the current site conditions, and the existing residences to the south.





**Photograph 3:**

East end of subject property. Neighbouring residence (MN 22170) shown on right.



**Photograph 3:**

MN 22170 Adelaide Road, located immediately south of site



**Photograph 4:**

Residences at MN 22160 Adelaide Road (left) and MN 22156 Adelaide Road (right)

## **8.0 PLANNING POLICY ANALYSIS**

### **8.1 Provincial Policy Statement (2020):**

Current provincial policy regarding urban development prioritizes “Settlement Areas” as the primary location for development in order to fully utilize existing municipal services (i.e., sewers, public transit, parks, etc.) and to use land more efficiently to curb the impacts of urban sprawl.

More specifically, Section 1.1.3.1 of the Provincial Policy Statement (2020) regarding “Settlement Areas” indicates that settlement areas “shall be the focus of growth and development” This policy requires municipalities to utilize existing lands more efficiently in order to discourage the expansion of “Settlement Area” boundaries into agricultural areas.

Accordingly, the proposed 32-unit townhouse development will utilize an existing vacant property that has frontage on a public street and has access to municipal services. The County of Middlesex Official Plan identifies the Village of Mount Brydges as an “Urban Settlement Area” making the subject property an appropriate location for urban development.

Further, Section 1.1.3.2 requires that land use patterns within settlement areas be based on “densities and a mix of land uses which efficiently use land and resources”; and, “a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3.”; also,

Section 1.1.3.3 states that “Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including Brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.”

The subject site provides an opportunity for residential intensification by being a vacant parcel of land near municipal services. Further, the proposed 32-unit townhouse development will contribute to a diversity of housing for the municipality through residential intensification.

### **8.2 Middlesex County Official Plan (Consolidation: 2006)**

Section 2.3.2 of the County of Middlesex Official Plan contains the Growth Management Hierarchy for the County. This Strategy identifies three types of “Settlement Areas” to be established within the local municipalities.

These areas include: Urban Areas; Community Areas; and Hamlets in Agricultural Areas. In addition to several other considerations, the level of development that is expected to take place within the settlement areas is based on the ability of the settlement area to provide municipal services including a potable water supply and wastewater treatment.

In accordance with these criteria, the Village of Mount Brydges is designated as an “Urban Settlement Area” due to its ability to provide the municipal services. The proposed development complies with the County of Middlesex Official Plan that encourages the intensification and utilization of existing lands in Urban Settlement Areas to avoid potential conflicts with land uses in the surrounding rural areas.

There is an adjacent wooded area that is not a “Significant Woodland” in the Natural Heritage Schedule in the Official Plan. Due to its existence and to comply with County Policy 2.3.10, we will provide an overview assessment of the wooded area. It is separated from the site under consideration by an unopened road allowance. This natural buffer continues the surface water available to the wooded area from the west. Travelling around the area, there are residential uses within the wooded area. It, the wooded area, is limited



**Policy 4.3.1.8 Development Proposals** contains the criteria for large scale residential developments. The proposed 32-unit townhouse would not be considered large scale and is not identified as such on Schedule 'F' to the Official Plan.

**Policy 6.4.1.2 Noise Abatement Measures**, A noise Assessment has been completed. Any recommendations from that report will be implemented in further approvals such as a site plan or condominium approval.

**Policy 7.4.6 Zoning Amendments**, are evaluated in accordance with the following:

Are required to be consistent with the Provincial Policy Statements and have regard for matters of Provincial Interest,

Be in conformity with the County of Middlesex Official Plan and submission of all information and studies required,

Applicable goals objectives policies and land use designations of the Strathroy-Caradoc Official Plan goals, objectives and policies and designations of the Strathroy-Caradoc Official Plan; and

Submission of acceptable concept and drawings to determine the nature, scale, intensity/density and design of the proposed

**Policy 7.4.7 Site Plan Control** will be required prior to any building permits being able to be issued.

**Policy 7.4.7.4 Land Dedications for Road Widening**. A road widening of 4.894m (16.056 ft.) is required and shown on the proposed site plan in FIGURE '2'.

**Policy 7.4.7.6 Site Plan Agreement**. Upon the rezoning being completed, the owner is required to enter into a Site Plan Agreement pursuant to Section 41 of the Planning Act.

#### **8.4 Municipality of Strathroy-Caradoc – Zoning By-law No. 43-08**

The Municipality of Strathroy-Caradoc Zoning By-law currently zones the subject site Future development (FD) (Figure 4). This zone acts essentially as a holding zone and requires a Zoning By-law amendment prior to development.

Section 7 of Zoning By-law No. 43-08 contains the High Density Residential (R3) Zone which permits multiple-unit dwellings including townhouse dwellings. A "site specific" Zoning By-law Amendment to **Section 7.5** Exceptions of the Zoning By-law is being requested in order to facilitate the development of a 32-unit townhouse development at the subject location.

The various permitted uses are subject to different zone provisions subject to Section 7.3 of the Zoning By-law. The following table outlines the required and proposed zone provisions for the proposed townhouse development in the Zoning By-law:

Zone Provision	Required Zone Provision	Proposed Zone Provision
Minimum Lot Area (per unit)	250 m <sup>2</sup>	485.5 m <sup>2</sup>
Minimum Lot Frontage	6.0 m	9.76 m
Minimum Front Yard Depth	6.0 m	8.95 m
Minimum Exterior Side Yard Depth	5.0 m	6.0 m
Minimum Lot Depth	35.0 m	59.412 m
Minimum Side Yard Depth	2.0 m	6.0 m
Minimum Rear Yard Depth	10 m	6.16 m*
Maximum Lot Coverage	45%	36.28%
Maximum Density	30 uph	23.02 uph
Minimum Landscaped Open Space	30%	44.49%
Number of Units		32 units
Parking Spaces		64 plus 4 visitor spaces
<i>Notes:</i>		
<i>*Denotes exception to a required zone provision</i>		

**Requested Site Specific Zone:**

The following is the requested Site Specific Residential (R2) Zone

**R2 - (MN 22182 Adelaide Road)**

a) Defined Area: From FD (Future Development) to R3- (High Density Residential)- as shown on Schedule 'C', Map No. 7 to this By-law.

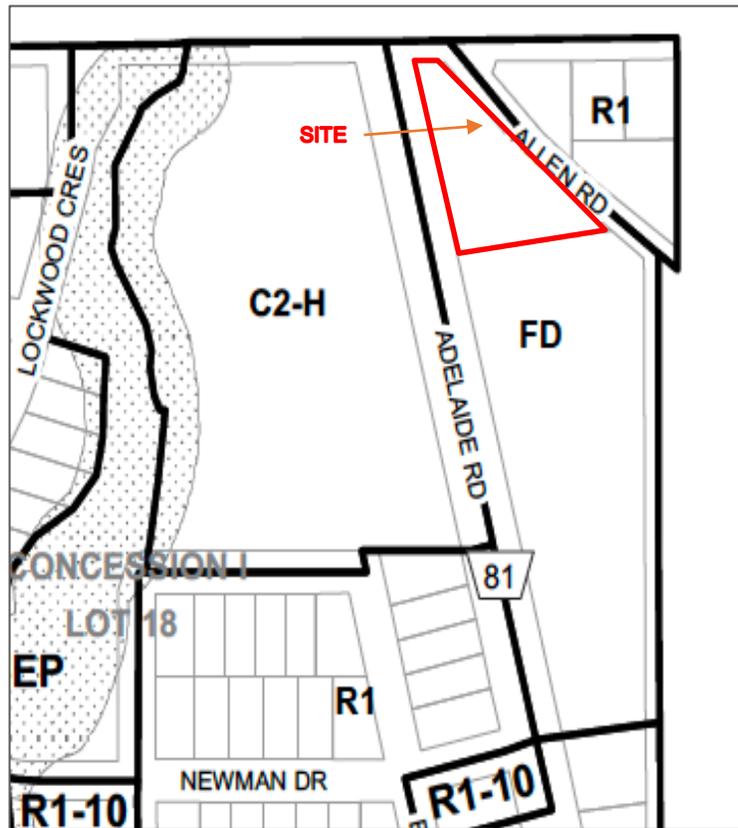
b) Permitted Uses: townhouse dwellings (32 units)

c) Lot Provisions:

i) Minimum Rear Yard Depth: 6.16 m

ii) Minimum Lot Depth: 59.412 m (Adelaide Road), 8.95m (Allen Road)

Figure 6 - Zoning By-law Schedule (excerpt)



## **9.0 RESIDENTIAL DEMAND (LONDON CMA):**

### **9.1 Provincial Policy Statement (2020):**

Section 1.4.2 of the Provincial Policy Statement (2020) indicates that land allocation requirements within lower-tier municipalities must be based on population projections provided by the upper-tier municipality. As such, the Municipality of Strathroy-Caradoc, which includes the Village of Mount Brydges, must have regard to the population projections provided by the County of Middlesex.

Population projections provided by County of Middlesex (2015 - 2021) indicate that the County population is projected to be 89,791 in 2021 an increase of 8.4%; while the 2021 population for Strathroy-Caradoc (Strathroy Official Plan background study) is projected to be 23,900 an increase of 10.6% over the previous five-year planning horizon. The previous population study for the County of Middlesex (2003) projected a growth rate of 3.6% every five years. As such, it is apparent that population growth within Middlesex County in recent years has been considerably greater than anticipated thereby causing an increased demand for housing. The housing boom over the past 5 years has exacerbated the demand for housing.

### **9.2 Housing Demand (London CMA):**

The Canada Mortgage and Housing Corporation (CMHC) publishes a variety of housing market related reports for Canada's major urban centres on a Census Metropolitan Area (CMA) basis. A CMA can be generally described as an urban area that includes a major urban municipality, such as the City of London, with a population of 100,000 residents or more and surrounding communities with smaller populations such as St. Thomas and Strathroy-Caradoc that have an important economic and social connection to the larger urban municipality. Collecting demographic data on a CMA basis allows housing data to be analyzed at both the local and regional scales.

The report, "Development Charges Background Study" (Hemson 2015) a projection of population measured from a 2014 population base of 22,271 to a 2031 projection of 26,316. That is a population increase of 5,371 people expected in Strathroy-Caradoc. With an average occupancy of 2.44 persons per household the population increase as calculated into housing units is 2,201 new housing units

## **10.0 SITE PLAN APPROVAL**

The proposed 32-unit townhouse development will require site plan approval pursuant to Section 41 of the Planning Act (1990). Figure 2 provides a proposed site plan noting the exceptions to the zone provisions being requested to accommodate the proposed site plan.

Figure 2 depicts a 32-unit townhouse development located on the subject property with parking for 64 vehicles: 2 spaces per dwelling unit, and 4 visitor parking spaces. Access to the property is proposed directly from Allen Road.

## 11.0 CONCLUSIONS AND RATIONALE

The preceding analysis provides a rationale and justification to support an amendment to the Zoning By-law in conformity with the Provincial Policy Statement (2020) the County of Middlesex Official Plan (Consolidation: 2006): and in consideration of the residential policies of the Municipality of Strathroy-Caradoc Official Plan (Consolidation: April 2018).

The subject site is a vacant and underutilized parcel located within the limits of the growth area of Mount Brydges, and therefore, close to many amenities. The requested amendment would facilitate the provision of 32 townhouse units for the housing market. These units would assist with housing affordability by providing choice to consumers. The proposed development will assist in fulfilling the intensification policies of the Provincial Policy Statements 2020), The County of Middlesex policies for intensification and similar requirements of the Village of Mount Brydges in the Strathroy-Caradoc Official Plan.

It is our considered opinion that the proposed development of a 32-unit townhouse project at MN 22182 Adelaide Road is in conformity with the planning Policy documents and subject to a site-specific rezoning will provide additional housing stock for the Village.

## 12.0 REFERENCES

1. Provincial Policy Statement (2020)
2. County of Middlesex Official Plan (Consolidation: 2006)
3. Municipality of Strathroy-Caradoc Official Plan (Consolidation: April 2018)
4. Municipality of Strathroy-Caradoc Zoning By-law (No. 43-08)
5. Housing Market Outlook for the London CMA – Fall 2019
6. Development Charges background Report – Hemson 2015

## 13.0 CLOSING

We trust this satisfies your present requirements. If you have any questions or require anything further, please feel free to contact the undersigned. No portion of this report may be used as a separate entity. It is intended to be read in its entirety.

Respectfully Submitted,



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