

**THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC**

**BY-LAW NO. 104-23**

**A BY-LAW TO ADOPT AMENDMENT NO. 17 TO THE OFFICIAL PLAN OF THE MUNICIPALITY OF STRATHROY-CARADOC**

**WHEREAS** under Section 17 of the *Planning Act, R.S.O. 1990, c.P. 13*, authorizes municipalities to adopt official plans and amendments thereto;

**AND WHEREAS** under Section 22 of the *Planning Act, R.S.O. 1990, c.P. 13*, permits persons or public bodies to request council to amend its official plan;

**AND WHEREAS** the requirements for the giving notice and the holding of a public meeting of this amendment have been met;

**AND WHEREAS** the Council of the Corporation of the Municipality of Strathroy-Caradoc deems it advisable to amend the Official Plan of the Municipality of Strathroy-Caradoc;

**NOW THEREFORE BE IT ENACTED BY THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC AS FOLLOWS:**

1. **THAT:** Amendment No. 17 to the Official Plan of the Municipality of Strathroy-Caradoc consisting of the attached text and schedules is hereby adopted.
2. **THAT:** the Clerk is hereby authorized to make application to the County of Middlesex for approval of Amendment No. 17 to the Official Plan of the Municipality of Strathroy-Caradoc.
3. **THAT:** this By-law shall come into force and take effect on the day of the final passing thereof.

**Read a FIRST, SECOND AND THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this 18<sup>th</sup> day of December 2023.**

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Colin Grantham, Mayor

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Brianna Hammer-Keidel, Acting Clerk

**AMENDMENT NO. 17**

**TO THE OFFICIAL PLAN OF**

**THE MUNICIPALITY OF STRATHROY-CARADOC**

**LOCATION:**           **ADELAIDE CON 4 SER PT LOTS 19 AND 20 RP  
33R19731 PARTS 1 to 7 and 10 to 14, (geographic  
Township of Adelaide), Municipality of Strathroy-  
Caradoc.**

**DATE:**               **December 18, 2023**

**APPROVAL**  
**AUTHORITY:**       **County of Middlesex**

## **PART A – THE PREAMBLE**

### **1.0 PURPOSE AND EFFECT**

The purpose and effect of the Official Plan Amendment is to re-designate the subject lands from 'Community Facilities' to 'Residential – Special Policy Area No. 11' to permit residential uses on the subject lands. This will also exempt the subject lands from the requirement to complete a Secondary Plan prior to development.

### **2.0 LOCATION**

The Amendment applies to the subject lands, being Adelaide Con 4 SER Part Lots 19 and 20 RP 33R19731 Parts 1 to 7 and 10 to 14, (geographic Township of Adelaide), Municipality of Strathroy-Caradoc.

### **3.0 BASIS OF THE AMENDMENT**

The subject lands are located within a fully serviced Settlement Area as defined by the Provincial Policy Statement and identified by the County of Middlesex Official Plan. Locally, the lands are located within the 'Community Facilities' designation of the Strathroy-Caradoc Official Plan. The lands are located within the 'Future Development (FD) Zone' of the Strathroy-Caradoc Zoning By-law.

The Provincial Policy Statement, the County of Middlesex Official Plan and the Strathroy-Caradoc Official Plan all support comprehensive and coordinated development of lands within fully serviced settlement areas. To this end, the Strathroy-Caradoc Official Plan identifies areas within Strathroy with designations ranging from residential to industrial to community facilities this ensure that the needs of the entire community have been accommodated. The 'Community Facilities' designation on these lands was appropriate when they were part of the County of Middlesex's operation of long-term care facility (Strathmere Lodge). The County had determined the subject lands were surplus to the operation and sold to a private entity. The municipality commissioned a report as part of the Comprehensive Review titled, "2022 Residential Land Needs Assessment" by Watson and Associates which confirms the need for more residential lands in the Strathroy settlement area.

Strathroy is a settlement area within the Municipality that is planned to accommodate urban growth in Strathroy-Caradoc and permits a range of residential forms including medium and high-density development. New residential development should aim to provide for a variety of dwelling types to meet the varying needs of the current and future residents of the Municipality.

Medium to high density residential dwellings are contemplated for the long-term supply of housing within urban areas. The greater density developments are to be located on arterial and collector streets that can accommodate the traffic generated from the style of housing.

The proposal and associated draft plan of subdivision has considered features a secondary plan would address. This includes a design that matches with the transportation network to the north Saulsbury Street, as such an exemption is appropriate.

The development has addressed all the features that the municipality would expect to achieve with a Secondary Plan.

Based on the foregoing, this Amendment to the Official Plan would be consistent with the policies of the Provincial Policy Statement 2020, County of Middlesex Official Plan, and Municipality of Strathroy-Caradoc Official Plan.

## **PART B – THE AMENDMENT**

All of this part of the document entitled Part B – The Amendment, consisting of the following text, constitutes Amendment No. 17 to the Municipality of Strathroy-Caradoc Official Plan.

### **Details of the Amendment:**

The Official Plan of the Municipality of Strathroy-Caradoc is hereby amended as follows:

1. by amending Section 3.3.4 of the Official Plan with the addition of the following:

**“3.3.4.22 Special Policy Area No. 11 – Buchanan Crossings Development Lands (39T-SC2302)**

The lands identified as ‘Special Policy Area No. 11’ as shown on Schedule ‘B’, and notwithstanding the ‘Residential’ designation in which it is located and Section 3.3.4.13 of the Official Plan, are exempted from the requirement to prepare a Secondary Plan prior to development.

2. By amending “Schedule B – Land Use & Transportation Plan” of the Official Plan, by changing the designation as it applies to certain lands, being Adelaide Con 4 SER Part Lots 19 and 20 RP 33R19731 Parts 1 to 7 and 10 to 14, (geographic Township of Adelaide), Municipality of Strathroy-Caradoc from ‘Community Facilities’ to ‘Residential – Special Policy Area No. 11’ as shown on Schedule ‘A’ attached hereto.

Schedule "A"

