

# PLANNING JUSTIFICATION REPORT

DRAFT PLAN OF SUBDIVISION APPLICATION

390 Second Street  
Community of Strathroy  
Municipality of Strathroy-Caradoc

Date:

**December 2023**

Prepared for:

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# 1.0 Introduction

## 1.1 Overview

MHBC has been retained by Northgrove Meadows Inc. (the 'Applicant') to assist with an application for a Draft Plan of Subdivision in support of a mixed-use development proposal in the community of Strathroy. The subject lands (the 'Site') are generally located in the north end of Strathroy, form part of the community's North Meadows Secondary Plan area and are municipally addressed as 390 Second Street. These lands front the south side of Second Street, east of the future Adair Boulevard extension and north of the planned Thorn Drive extension. The Site measures approximately 7.19 ha in area and is part of a larger parcel measuring approximately 19.3 ha (all measurements referenced herein are approximate). Currently, the subject lands are used for agricultural purposes (cultivated farmland).

The Applicant is proposing to develop the Site for one (1) mixed-use development block and two (2) residential development blocks. The principal intent of this project is to promote housing choice in the community and help accommodate market demand. These lands were recently rezoned for residential and complementary commercial purposes pursuant to Municipality of Strathroy-Caradoc By-law No. 14-23, which received final Council approval on March 20, 2023. The development block layouts and applicable zoning are outlined below and illustrated in the Draft Plan of Subdivision prepared by MTE Consultants (MTE), dated November 21., 2023 (enclosed as **Appendix A**):

- Block 1 is a 2.23 ha development area positioned adjacent to Second Street. A 'High Density Residential (R3-17-H-5)' Zone exception applies to these lands pursuant to Schedule 'B' (Map No. 5) of the Municipality of Strathroy-Caradoc Zoning By-Law;
- Block 2 is a 3.52 ha development area fronting the future Adair Street extension. This development block is zoned R3-18-H-5;
- Block 3 is a 0.99 ha development area fronting the future Thorn Drive extension. A 'Medium Density Residential (R2-26-H-5)' Zone exception is applied to these lands;

The Applicant is advancing a Draft Plan of Subdivision ('Draft Plan') application to establish these three blocks, as well as an open space block for stormwater management purposes (Block 4) and a pumping station block (Block 7). A new municipal street (Street A) is proposed to provide vehicular and pedestrian access to each development block. It is anticipated that this proposed

street would integrate sidewalks to support a municipal pathway system that is to ultimately connect with future pathway routes crossing the Adair Boulevard and Thorn Drive corridors. With approval of the Draft Plan application, future Site Plan Approval applications would be submitted to implement specific building designs and site layouts for each block.

The planning merits of the Draft Plan proposal is evaluated in detail within this Report and generally summarized below:

- The Site is well suited for the intended mix of residential and limited commercial uses given its physical characteristics, its location within a designated urban settlement area, and its proximity to the arterial road network, a prominent commercial node, an industrial development area, residential neighbourhoods and community/educational facilities;
- As reflected in the Draft Plan, the approved zoning regime would support a scale and form of development that promotes a compact land use pattern and the efficient use of services, as envisioned for these lands by the North Meadows Secondary Plan;
- The mix of residential types to be accommodated in the Draft Plan would further diversify housing choice in the North Meadows Secondary Plan area and, more broadly, the community of Strathroy. It is anticipated that these housing types would be compatible with, and complementary to, the local development context (existing and planned);
- Preliminary assessments completed by MTE indicate that adequate servicing infrastructure is available to accommodate the intended intensity of development; and
- In our opinion, the proposed Draft Plan is consistent with the Provincial Policy Statement and conforms with the policy direction and permissions of the County of Middlesex Official Plan, the Municipality of Strathroy-Caradoc Official Plan and the North Meadows Secondary Plan.

In light of these considerations and commentary provided in this Report, it is our opinion that the proposed Draft Plan of Subdivision is appropriate for the Site and the North Meadows Secondary Plan area and should not generate significant land use conflicts with adjacent properties.

## 1.2 Report Framework

This Report has been prepared for submission to the Municipality of Strathroy-Caradoc in support of a complete Draft Plan of Subdivision application. The principal components of this Report are as follows:

- An introduction and general description of the subject lands, surrounding uses and existing conditions to provide an understanding of the locational context;
- A brief description of the concept plan and design highlights;

- A review of the planning permissions applicable to the subject lands;
- An assessment of the Draft Plan of Subdivision application relative to the applicable framework of planning policies and development regulations. As part of this planning analysis, the following documents were primary references:
  - 2020 Provincial Policy Statement (PPS);
  - County of Middlesex Official Plan;
  - Municipality of Strathroy-Caradoc Official Plan;
  - Municipality of Strathroy-Caradoc North Meadows Secondary Plan and;
  - Municipality of Strathroy-Caradoc Zoning By-law (By-Law No. 43-08).

# 2.0 Site Description and Surrounding Area

The subject lands are located in the north end of the community of Strathroy and form part of the North Meadows Secondary Plan area. These lands front the south side of Second Street (County of Middlesex Road 33), east of the future Adair Boulevard extension and north of the planned Thorn Drive extension. Additionally, these lands are located within 2.5 km of both Provincial Highway No. 81 (Centre Road), located west of the Site, and Provincial Highway No. 402, located north of the Site.

The Site measures 7.19 ha in area and is part of a larger 19.3 ha parcel municipally addressed as 390 Second Street and described as Part of Lot 25, Concession 3 SER, Geographic Township of Adelaide, Municipality of Strathroy-Caradoc (County of Middlesex). The subject lands have 210 m of frontage on Second Street and have a maximum depth of 320 m. Currently, this property is used for agricultural purposes (active cultivation) and is vacant of buildings and structures.

Generally, the Site is rectangular in shape and can be characterized as having limited topographic relief. Additionally, the subject lands do not contain any designated natural areas as identified in the policies and schedules of the County of Middlesex Official Plan, the Municipality of Strathroy-Caradoc Official Plan and the North Meadows Secondary Plan. Based on our review, a small area in the southwest portion of this property may be regulated by the St. Clair Region Conservation Authority (SCRCA).

Land uses surrounding the Site are as follows:

- NORTH:** Second Street corridor; institutional uses (Strathroy District Collegiate Institute; Holy Cross Catholic Secondary School; Gemini Sportsplex; vacant industrial lands).
- EAST:** Rural residential; agriculture (cultivated farmland).
- SOUTH:** Future Thorn Drive corridor; agriculture (cultivated farmland); East Sydenham River corridor; recreational use (Bear Creek golf course).
- WEST:** Future Adair Boulevard corridor; agriculture (cultivated farmland); DeGroot Watercourse corridor.

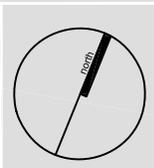
Adjacent to the Site, the Second Street corridor contains two lanes of through traffic, a continuous centre turn lane and a sidewalk on the north side of the street. With respect to street classification, this road is identified as an Arterial Road pursuant to Schedule 'B' (Land Use & Transportation Plan; Settlement Area of Strathroy) of the Municipality of Strathroy-Caradoc Official Plan and Schedule M1 (Land Use) of the North Meadows Secondary Plan. Section 3.4.1.2 of the Strathroy-Caradoc Official Plan states that the primary function of Arterial Roads is to carry

relatively high volumes of vehicular traffic over relatively long distances within the settlement area. Schedule M1 of the Secondary Plan also identifies that the future Adair Boulevard and Thorn Drive extensions are classified as Secondary Collector Roads. Section 3.4.1.3 of the Strathroy-Caradoc Official Plan states that the primary function of all Collector Roads is to provide a link between Arterial Roads and Local Streets. Further, it is stated in this Section that (1) maintaining traffic flow and property access are generally of equal importance for Collector Roads and (2) Secondary Collectors typically carry between 1,000 and 1,500 vehicles per day.

**Figure 1** of this Report illustrates the location of the Site within the context of the local development setting.



Figure 1  
General  
Location Map



# 3.0 Description of Proposal

## 3.1 Overview of Draft Plan of Subdivision

Appendix A of this Report illustrates the proposed Draft Plan of Subdivision prepared by MTE. The following summarizes the core elements of the proposed Draft Plan layout and the associated zoning structure approved by Municipality of Strathroy-Caradoc By-law No. 14-23. Section 4.4 of this Report provides a detailed review of the approved zoning applied to the Site

### **Summary of Proposed Draft Plan:**

- Block 1 is a 2.23 ha mixed-use (residential/commercial) development block positioned adjacent to Second Street. A 'High Density Residential (R3-17-H-5)' Zone exception applies to these lands pursuant to Schedule 'B' (Map No. 5) of the Municipality of Strathroy-Caradoc Zoning By-Law. This block is designed with 105.0 m of lot frontage on the Adair Street extension and 210.6 m of lot flankage on Second Street;
- Block 2 is a 3.52 ha residential development block located adjacent to the future Adair Street extension on lands zoned R3-18-H-5. This Block is designed with 153.7 m of lot frontage on Adair Street and 233.0 m of lot flankage on Thorn Drive; and
- Block 3 is a 0.99 ha residential development block fronting the future Thorn Drive extension. A 'Medium Density Residential (R2-26-H-5)' Zone exception is applied to these lands. Block 3 is designed with 38 m of lot frontage on Street A.

Additionally:

- A new, 20 m wide municipal road (Street A) is proposed to provide vehicular and pedestrian access to each development block. It is anticipated that this proposed street would integrate sidewalks to support a municipal pathway system that is to ultimately connect with future pathway routes crossing the Adair Boulevard and Thorn Drive corridors;
- Block 4 is located at the eastern limit of Thorn Drive and is to accommodate a stormwater management (SWM) facility. This block: measures 0.455 ha; is zoned Open Space (OS); and is to integrate a temporary turning circle;
- Block 6 is to provide 0.3 m (1.0 ft) reserve along the Second Street frontage. This block measures 0.006 ha;



- Block 7, situated along the Adair Street frontage south of Thorn Drive, is to accommodate a sanitary pumping station and measures 0.07 ha;
- A temporary turning circle is also provided at eastern limit of Street A (Block 8). This block measures .0038 ha; and
- A road widening (Block 5) is provided along Second Street to provide a total 15 m wide road allowance measured from the centreline.

In total, the development area encompasses 8.607 ha, with 1.215 ha intended for the proposed road system.

MTE has prepared a conceptual site design arrangement for this Draft Plan that is intended to align with applicable Official Plan policy direction and conform with applicable zoning regulations (refer to **Appendix B**). Generally, the design of the concept plan was guided by three key objectives:

1. To contribute to a broader range and mix of housing in Strathroy;
2. To promote an efficient, compact land use pattern; and
3. To accommodate a variety of residential forms and limited commercial uses that are intended to be, compatible with, and complementary to, the local development context (existing and planned).

## 3.2 Planning Applications

As set out in the Section 4.0 of this Report, in our opinion, the proposed Draft Plan conforms to the policies and permissions of the Provincial Policy Statement, the County of Middlesex Official Plan, the Municipality of Strathroy-Caradoc Official Plan and the North Meadows Secondary Plan. With residential/commercial zoning approvals in place for the Draft Plan, the applicant is prepared to submit for Draft Plan of Subdivision to establish the blocks and internal road network. Future planning applications (e.g., Draft Plan of Condominium, Site Plan Approval) would be submitted to implement specific building designs and site layouts for these lands.

As set out in pre-application consultation correspondence from Municipal staff, dated September 26, 2023, with consideration for the studies prepared for the aforementioned Zoning By-law Amendment (ZBA) application, the following key reports and plans are required for a complete Draft Plan application:

- Servicing Brief (update);
- Stormwater Management Brief (update);
- Planning Justification Report;
- Archaeological Report (resubmission);

- Draft Plan of Subdivision; and
- Conceptual Site Plan.

The Applicant intends to provide these materials as part of the Draft Plan application submission.

# 4.0 Planning Analysis

The proposed Draft Plan of Subdivision application must be assessed in terms of applicable policies prescribed by the Province of Ontario, the County of Middlesex and the Municipality of Middlesex Centre. The following discussion outlines how this proposal addresses relevant policies of the Provincial Policy Statement, the County of Middlesex Official Plan the Municipality of Middlesex Centre Official Plan and the Municipality’s North Meadows Secondary Plan.

## 4.1 Provincial Policy Statement

The current Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act and came into effect on May 1, 2020. The PPS provides overall policy direction on matters of provincial interest related to land use planning and development, and sets the policy foundation for regulating the development and use of land. Part IV of the PPS sets out that this policy instrument provides a vision for land use planning in Ontario that focuses growth within settlement areas, and encourages efficient development patterns to optimize the use of land, resources and public investment in infrastructure and public service facilities.

The proposed Draft Plan of Subdivision has been evaluated with regard to the policy direction and provisions of this policy document. Based upon this analysis, it is our opinion that specific policies within Section 1.0 (Building Strong Healthy Communities) and Section 2.0 (Wise Use and Management of Resources) of Part V of the PPS are particularly relevant to this proposal. Table 1 demonstrates how the approved zoning structure is consistent with these identified policies.

**Table 1 – Consistency with Provincial Policy Statement**

<b>PPS Policy</b>	<b>Assessment</b>
<p><b>1.1.1</b> Healthy, livable and safe communities are sustained by:</p> <p><b>a)</b> promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term.</p> <p><b>b)</b> accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and</p>	<p>The proposed Draft Plan promotes an efficient, compact development pattern to support the long-term financial well-being of the Province of Ontario, the County of Middlesex and the Municipality of Strathroy-Caradoc (in the form of increased property tax assessment and the optimization of existing infrastructure). Further, the residential population accommodated by the permitted uses and intensity of this development would support the vitality of commercial businesses and institutional activities operating within the Strathroy settlement area. Economic benefits would also be derived from construction</p>

PPS Policy	Assessment
<p>housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;</p> <p><b>c)</b> avoiding development and land use patterns which may cause environmental or public health and safety concerns;</p> <p><b>e)</b> promoting the integration of land use planning, growth management, transit supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;</p> <p><b>g)</b> ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;</p>	<p>activities associated with site development in accordance with the approved zoning structure and the proposed Draft Plan arrangement.</p> <p>In conjunction with the approved zoning for the Site, the Draft Plan application is structured to accommodate a range of low- and mid-rise housing forms, including a variety of multiple-unit residential types. The intended housing forms (1) would broaden housing choice in the community to help meet market demands and (2) are appropriate for the Site in light of the local development context.</p> <p>This proposal should not result in environmental or public health and safety concerns.</p> <p>MTE prepared a Functional Servicing Report and SWM Report (FSR), dated August 2022 and updated December 8, 2023 summarizing the servicing analyses carried out for the Site. It is identified in the FSR that this Draft Plan represents the first phase of a mix-use development being planned for the entirety of the subject property (referred to as the 390 Second Street Subdivision). As set out in the FSR, MTE generally identifies that (1) servicing infrastructure is available to meet projected demands associated with the Draft Plan and (2) the proposed development can proceed in an orderly, effective manner. Moreover, it is anticipated that exiting public service facilities available within the Strathroy community would accommodate the needs of future residents.</p>
<p><b>1.1.2</b> Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines.</p>	<p>The proposed draft plan would help facilitate residential and limited commercial development on lands within a designated settlement area.</p> <p>The housing forms permitted on the subject lands pursuant to the approved site-specific zoning would diversify housing choice in Strathroy to help meet community needs and market demand. The scale and form of</p>

PPS Policy	Assessment
	residential/commercial uses permitted by the approved zoning structure are compatible with, and complimentary to, the local development context.
<p><b>1.1.3.1</b> Settlement areas shall be the focus of growth and development.</p>	<p>The subject lands are located within the community of Strathroy, which is defined an urban settlement area in the context of the County of Middlesex Official Plan.</p>
<p><b>1.1.3.2</b> Land use patterns within settlement areas shall be based on densities and a mix of land uses which:</p> <p><b>a)</b> efficiently use land and resources;</p> <p><b>b)</b> are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;</p>	<p>The land use pattern permitted on the Site under the approved zoning structure and supported by the proposed Draft Plan layout are appropriate for the local development context and make efficient use of the subject lands and available services. The residential permissions applicable to the proposed development blocks would also permit a range of multiple-unit housing forms to help diversify the range and mix of residential types available in Strathroy.</p> <p>As discussed, it is anticipated that public service facilities available in the Strathroy community would accommodate the needs of future residents of the Site.</p>
<p><b>1.1.3.6</b> New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.</p>	<p>The Draft Plan is being advanced to implement the land use permissions applied to this Site by the North Meadows Secondary Plan, which was prepared to establish planning policies and land use designations for a largely undeveloped portion of the Strathroy settlement area. In this respect, the proposed block layout is intended (1) to align with the permissions of this Secondary Plan and the applicable zoning and (2) to facilitate a compact land use pattern that promotes housing choice and the efficient use of land, infrastructure and public services.</p>
<p><b>1.4.3</b> Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based affordable housing needs of</p>	<p>As discussed, approval of the Draft Plan would promote housing choice for current and future residents of Strathroy. This proposal would also help the Municipality respond to market demand</p>

PPS Policy	Assessment
<p>current and future residents of the regional market area by:</p> <p><b>c)</b> directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;</p> <p><b>d)</b> promoting densities for new housing which efficiently use land, resources, infrastructure, and public services facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;</p>	<p>for multiple-unit residential forms in this community.</p> <p>As discussed, MTE has completed preliminary studies to confirm that servicing infrastructure is available to meet projected needs associated with the Draft Plan. Additionally, it is anticipated that existing public service facilities available in the community would accommodate the projected demands of future residents of the Site.</p> <p>The residential types accommodated in the proposed development blocks would utilize existing land in an efficient manner and would be accommodated, in part, by the existing road transportation system.</p>
<p><b>1.6.1</b> Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs.</p>	<p>Preliminary servicing reviews have been carried out to confirm that the Draft Plan can proceed in an orderly, effective manner, and to ensure that necessary infrastructure is available to meet projected needs. As discussed, it is anticipated that the development can be accommodated by existing public service facilities.</p>
<p><b>1.6.7.4</b> A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.</p>	<p>The Site is located in the vicinity of residential neighbourhoods (existing and planned), employment areas, institutional uses and community facilities. It is anticipated that the relative proximity of the Site to these uses would help minimize vehicle trips and encourage pedestrian and cyclist mobility.</p>
<p><b>1.7.1</b> Long-term economic prosperity should be supported by:</p> <p><b>c)</b> optimizing the long-term availability and use of land, resources, infrastructure, and public service facilities;</p>	<p>Pursuant to the North Meadows Secondary Plan, the property is designated for a range of residential development and limited complementary uses. The approved site-specific zoning structure implements the approved land use designations, and the proposed Draft Plan is designed to accommodate residential/commercial uses permitted by the zoning structure. Further, the intensity of development permitted by the final approved zoning would help to optimize the municipal</p>

PPS Policy	Assessment
	transportation network, municipal infrastructure and public service facilities available in the community.
2.1.1 Natural features and areas shall be protected for the long term.	The subject lands do not contain any designated natural areas.
2.4.1 Minerals and petroleum resources shall be protected for long-term use.	The subject lands do not contain any known mineral or petroleum resources.
2.5.1 Mineral aggregate resources shall be protected for long-term use and, where provincial information is available, deposits of mineral aggregate resources shall be identified.	The subject lands do not contain any known mineral aggregate resources.
2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.	The subject lands are vacant and do not contain any known built heritage resources.
2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.	Lincoln Environmental Consulting Corp. (LEC) completed a Stage 1-2 Archaeological Assessment for these lands. LEC concluded in the associated study report, dated November 2018, that no further archaeological assessment is recommended for the Site. The findings of this assessment have been registered with the Ministry of Heritage, Sport, Tourism and Culture Industries.

In light of these considerations and our broader evaluation of this proposal relative to the policies of the PPS, it is our opinion that the proposed Draft Plan of Subdivision application is consistent with this policy document.

## 4.2 County of Middlesex Official Plan

### 4.2.1 Overview

The County of Middlesex Official Plan (County Official Plan) was approved by the Minister of Municipal Affairs and Housing on December 17, 1997, amended by Official Plan Amendment No. 2 on July 11, 2006 and most recently amended by Official Plan Amendment No. 3, which received Ministerial approval with modifications on July 7, 2023. The County Official Plan provides the overall land use policy direction for the County of Middlesex and the various settlement areas. The County Official Plan provides the overall land use policy direction for the County of Middlesex and its various settlement areas. This Official Plan contains general policies related to land use development in Sections 1.0 through 4.0, with specific policies related to growth management set out in Sections 2.3 and 3.2.

The subject lands are designated as part of a Settlement Area under Schedule 'A' (Land Use) of the County Official Plan. Pursuant to Schedule 'C' (Natural Heritage Features) of this Official Plan, the Site does not appear to contain any designated significant woodlands, petroleum resource areas or aggregate areas.

#### 4.2.2 Growth Management

Section 2.3.2 of the County Official Plan sets out the Growth Management Hierarchy for urban areas within Middlesex County. Three types of settlements have been established for the purposes of growth management:

- Urban Areas;
- Community Area; and
- Hamlets in Agricultural Areas.

Settlements which are designated Urban Areas and Community Areas are identified on Schedule 'A' of the Official Plan. Subsection a) specifies that Urban Areas are those settlements that demonstrate the potential to accommodate future growth and must either have full municipal services or demonstrate the potential to provide municipal services.

Section 2.3.8 of this Official Plan prescribes that local municipalities are to be primarily responsible for detailed planning policies within Settlement Areas. It is also stated in this Section that Urban Areas are a focus of growth including residential, commercial and industrial development. Section 2.3.8.1 further defines the following policy direction for Urban Areas:

“Urban Areas are the focus for future growth and are expected to accommodate a significant portion of the projected growth over the planning period.

New development, other than infilling, shall be fully serviced by municipal or communal water and sewage disposal systems.”

The subject lands are situated within the designated Strathroy settlement area, as delineated on Schedule 'B' of the Municipality of Strathroy-Caradoc Official Plan (Strathroy-Caradoc Official Plan). Pursuant to Section 1.5 of this Official Plan, Strathroy is considered an Urban Area in the context of the County Official Plan's hierarchy of settlement areas, "... having the demonstrated potential to accommodate the majority of the Municipality's future growth". It is also our opinion that the proposed Draft Plan would help to promote growth within this defined settlement area on lands serviceable by municipal water and wastewater systems.

Section 2.3.10 provides direction regarding the requirements for a Development Assessment Report (DAR) to evaluate the potential impacts of development proposals within proximity of defined natural heritage features. Table 1 to the County Official Plan prescribes the areas subject to DAR evaluations. As set out in Table 1, a DAR is required for wetland features within 120 m of a

development proposal. This represents the greatest area of influence prescribed in the table to require completion of a DAR.

#### 4.2.3 Housing Policies

Section 2.3.7 of the County Official Plan directs that, “It is the policy of the County to encourage a wide variety of housing by type, size and tenure to meet projected demographic and market requirements of current and future residents of the County.” To help implement this initiative, further direction for local Official Plans is provided in Section 2.3.7.2:

“The mix of unit types and tenure shall be established by the local municipalities through their official plans.

Local municipalities shall include policies in local official plans that will encourage a range of housing types, housing densities and housing options to meet the needs of their share of current and future County residents.”

In our opinion, the Draft Plan application supports the aforementioned policy direction given the following considerations:

- With consideration for the site-specific zoning structure applied to the Site, the proposed development blocks would accommodate a range of residential forms to help diversify housing choice in Strathroy-Caradoc;
- As discussed in Section 4.3 of this Report, the proposed Draft Plan aligns with the housing policy objectives of the Strathroy-Caradoc Official Plan (which reflect those of the County Plan); and
- The North Meadows Secondary Plan, being an approved Secondary Plan of the Strathroy-Caradoc Official Plan, designates the lands for Low, Medium and High Density residential development. With respect to policy precedence, as set out in Section 1.6.1 of the Secondary Plan :

“In the event of a conflict between the North Meadows Secondary Plan and the policies in other Sections of the Municipality of [Strathroy-Caradoc Official Plan], the Secondary Plan Policies shall prevail to the extent of such conflict.”

#### 4.2.4 Land Use Policies

Additional land use policies regarding designated Settlement Areas are provided in Section 3.2 of the County Official Plan. Collectively, policies in Sections 3.2.1 and 3.2.2 provide the following direction:

- A significant portion of the County's future growth is to be directed to Settlement Areas to protect agricultural areas and natural systems, and to promote efficient use of water and sewage services;
- New development is encouraged to proceed by way of Plan of Subdivision. Policies under Section 4.5 of this Official Plan provide that under conditions of approval attached to plans of Subdivision or Condominium, the Council of the local municipality may require the applicant to enter into appropriate agreements which shall be registered on title of the subject lands; and
- Settlement Areas are to develop in a manner that is phased, compact and does not result in a strip pattern of development.

Additionally, Section 3.2.4 prescribes that local Official Plan policies related to Urban Areas are to include provision for a wide variety of housing types.

In our opinion, this Draft Plan of Subdivision application satisfies the above-noted policy direction for Settlement Areas and Urban Areas as the proposal: (1) is intended to promote compact, efficient forms of development; (2) would broaden the mix of housing available in Strathroy; and (3) would advance by way of a development agreement executed with the Municipality.

#### 4.2.5 Conclusion

Section 4.0 of the County Official Plan defines how the policies of the Plan are to be implemented and, in particular, how its provisions would be adopted into local municipal Official Plans and Zoning By-laws. Of particular relevance to this proposal, Section 4.5.1 of the County Official Plan states that, "County Council shall approve only those plans of subdivision or condominium which comply with the provisions of this Plan and the applicable local official plan".

Given the foregoing discussion and our broader review of the County Official Plan and other applicable municipal planning documents, in our opinion the proposal conforms with the policy direction and permissions of this Plan. In this regard, it is our opinion that the residential types and complementary commercial uses to be accommodated by the proposed Draft Plan of Subdivision would support a compact development form; help to diversify the mix of housing types available in Strathroy; and utilize an appropriate servicing strategy for this Settlement Area.

## 4.3 Municipality of Strathroy-Caradoc Official Plan

### 4.3.1 Framework

The Municipality of Strathroy-Caradoc Official Plan was approved on July 17, 2007, with modifications, by the County of Middlesex and subsequently amended pursuant to an Ontario

Municipal Board Order. The Office Consolidation of this Official Plan, dated February 2023, integrates several amendments following approval.

Section 1.6 of the Strathroy-Caradoc Official Plan specifies the relationship with the County Official Plan:

“... this Plan is required, under the Planning Act, to conform with the County Official Plan. In the event of a conflict between this Plan and the County Official Plan, the County Plan prevails to the extent of such conflict. In all other respects, this Plan remains in full force and effect.”

#### 4.3.2 Goals and Objectives

Section 1.3 of this Official Plan outlines its goals and objectives, including the following that, in our opinion, are germane to this proposal:

- a) To achieve a steady increase in the population of the Municipality commensurate with commercial and industrial growth;
- d) To recognize, protect and strengthen the defining and distinct characteristics of both the urban and rural areas of the Municipality;
- e) To direct the majority of future growth and development to the designated settlement area of Strathroy;
- k) To provide a diverse and affordable range of housing opportunities.”

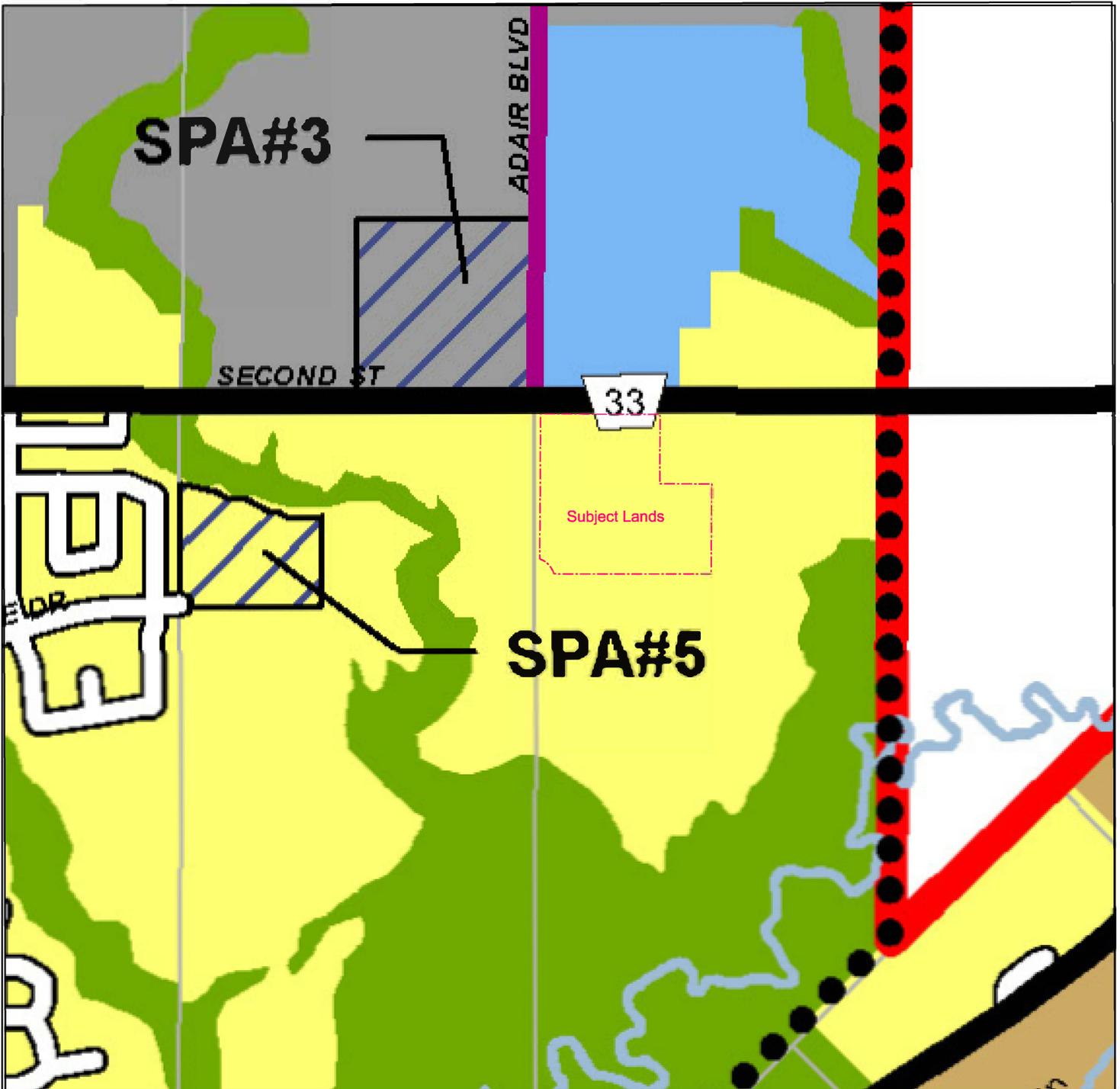
The following discussion demonstrates how the proposed Draft Plan is in keeping with the intent of the referenced Official Plan principles.

#### 4.3.3 Growth Management

In accordance with the County Official Plan, Section 1.5 of the Strathroy-Caradoc Official Plan sets out that Strathroy, Mount Brydges and Melbourne are the only communities in the Municipality designated as settlement areas. It is further stated that, “Settlement Areas are defined in the County Plan as being areas where development is concentrated and contiguous and which have the potential to accommodate additional development.”

Schedule ‘B’ of this Official Plan identifies the settlement area boundary of Strathroy and the land use designations applied to lands within this community. **Figure 3** of this Report illustrates that the Site is located within this defined boundary and is designated Residential.

With respect to the Municipality’s growth management strategy, with consideration for the applicable zoning structure, the proposed Draft Plan is intended: (1) to accommodate multiple-



- RESIDENTIAL
- INDUSTRIAL
- COMMUNITY FACILITIES
- OPEN SPACE
- SPECIAL POLICY AREA
- MUNICIPAL BOUNDARY
- SETTLEMENT AREA
- INDUSTRIAL COLLECTOR
- COUNTY ROAD

Figure 3  
 Official Plan  
 Schedule 'B'  
 Land Use &  
 Transportation Plan

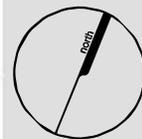
Settlement Area of Strathroy

SUBJECT LANDS

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PLANNING  
 URBAN DESIGN  
 & LANDSCAPE  
 ARCHITECTURE  
 MHBC PLANNING

DATE: April 25, 2022      SCALE 1 : 10,000



P:\20130\A\Graphics\ Fig. 3 - Existing Official Plan - Sched. 'B'  
 Land Use & Transportation Plan - Strathroy - April 25, 2022

unit residential development and limited commercial uses compatible with established development pattern in this community; and (2) to be adequately serviced by municipal water and wastewater systems. Additionally, development within the subject lands would benefit from, and contribute to, the wide variety of commercial, industrial and community-oriented services available within this settlement area.

#### 4.3.4 Housing

Section 2.4.1 of this Official Plan provides overall goals and objectives for housing, including the following policies that, in our opinion, have relevance to this proposal:

- “a) To encourage the provision of a wide variety of housing types to meet community needs;
- b) To achieve a greater density of residential development in designated settlements;”

Additionally, Section 2.4.2 provides direction regarding the Municipality’s housing stock, “A wide variety of housing types and tenure shall be encouraged to meet the needs, affordability and preferences of existing and future residents.”

In our opinion, the proposed Draft Plan supports the aforementioned policies given the following considerations:

- In conjunction with the site-specific zoning structure, the proposed residential development blocks would accommodate low- and mid-rise residential types that are intended to be compatible with, and to complement, the local development setting;
- The Draft Plan configuration encourages intensive housing forms and a compact land use pattern, which collectively help increase the residential density of the Strathroy settlement area; and
- The proposed development would permit low, medium and high density residential forms to respond to market demand and to further diversify housing choice in Strathroy-Caradoc.

#### 4.3.5 Strathroy Policies

##### a. Policy Framework

Section 3.0 of the Strathroy-Caradoc Official Plan provides detailed development policies for the Strathroy community. The preamble to this policy framework is set out in Section 3.1, and includes a description of the community character. As noted in this Section, residential areas virtually surround the downtown core with single unit dwellings being the predominant housing type. It is also stated that future residential growth is planned for a number of development areas in the community, including lands south of Second Street in the north end of the community.

Guiding goals and objectives for the planning and development of the community are provided in Section 3.2. In our opinion, the following have particular relevance to this proposal:

- a) To accommodate the majority of population growth and the majority of residential and industrial development in the Municipality;
- b) To ensure development and redevelopment in Strathroy does not have a detrimental effect on the ability of the Municipality to provide the necessary infrastructure to accommodate it;
- c) To maintain at all times an adequate supply of housing in terms of dwelling types, tenure and affordability;”

In light of commentary provided in this Report respecting the additional housing choice facilitated by this proposal and the adequacy of the associated servicing arrangement, in our opinion the proposed Draft Plan is in keeping with the aforementioned policy framework.

#### b. Residential Policies

Section 3.3.4 sets out the policy structure for lands designated Residential. As defined in Section 3.3.4.1, this designation is to be predominately used for residential purposes, “... including a range of housing types and densities from single unit dwellings to high-rise apartment buildings.” Further, Section 3.3.4.5 provides further direction for medium density residential development:

“Medium density development (e.g. walk-up apartments, townhouses) shall be encouraged on lands that have access onto an arterial or collector road. Development on local streets shall be permitted within close proximity to intersections with arterial or collector roads and providing vehicular conflicts are minimized. The height, density, arrangement and design of buildings and structures shall complement and not adversely impact neighbouring lower density residential development.”

With respect to high density residential uses, Section 3.3.4.6 sets out several policies designed to promote compatible development forms (e.g., adequate buffer and separations from low density development, proximity to community facilities and open space, vehicular access to arterial and/or collector roads, adequacy of municipal servicing, maximum height and density specified in the Zoning By-law).

In our opinion, the locational elements and land use permissions of the proposed Draft Plan satisfy the applicable criteria for medium and high density residential development. Notably, the Site has accessibility to higher-order streets and planned trail systems and is proximate to established community facilities and open space areas. The development site also integrates land use permissions that support transitioning to lower density residential planned east and south of these lands. Further, in conjunction with the North Meadows Secondary Plan, additional community parkland, open space and educational facilities are being planned proximate to the

Site. It is also anticipated that the residential developments planned for the subject lands would align with the urban design direction of Section 3.3.4. In this respect, design elements for the proposed development blocks will be further assessed in conjunction with future planning applications (e.g., Draft Plan of Condominium, Site Plan Approval).

#### 4.3.6 Urban Design

Section 2.6 of this Official Plan describes the objectives, components and policies supporting urban and rural character in Strathroy-Caradoc. Section 2.6.1 sets out the broad goals and objectives relating to community character:

- “a) To maintain and strengthen the distinct identity and character of settlement areas;
- b) To maintain clear and distinguishable boundaries around settlement areas;
- c) To maintain and strengthen the distinct identity and character of the rural area;
- d) To encourage well planned, compact development and the full utilization of urban lands;
- e) To discourage the random urbanization of the rural area and the intrusion of urban elements.”

Section 2.6.3 of this Official Plan identifies defines a number of urban design principles to support, and help achieve, these goals and objectives. In our opinion, the following principles of this Section are pertinent to the proposed Draft Plan of Subdivision:

- “a) urban development shall occur, wherever possible, in a contiguous fashion maintaining at all times a clear and distinct edge as opposed to taking place in an ad hoc, incremental fashion characterized by intervening un-developed lands;
- d) the health, safety and quiet enjoyment of residential neighbourhoods shall be respected;
- e) adequate outdoor amenity areas for multi-unit residential developments shall be provided;
- f) adequate buffering shall be provided between potentially conflicting uses;
- g) off-street parking areas shall be properly surfaced, graded, accessed and landscaped.”

With respect to subsection a), as discussed the Site forms part of the North Meadows Secondary Planning area which is being planned in a coordinated, contiguous manner consistent with this principle. It is also fully anticipated that the residential/commercial forms and site layouts intended for this Site would align with the objectives for subsections d) to g) to promote well-designed developments that minimize land use conflicts. In this regard, under the proposed Draft Plan and approved zoning development of the Site would be subject to relevant urban

design objectives in conjunction with the Municipality's Draft Plan of Condominium and/or Site Plan Approval processes (and pursuant to the provisions of the Municipality's Site Plan Control By-law). These processes will help ensure that the development projects advanced for the subject lands (1) are designed and constructed to appropriate standards and (2) integrate suitable landscape features, outdoor amenity areas and parking arrangements.

Based on these considerations, it is our opinion that the proposed Draft Plan has regard for the urban design direction of this Official Plan.

#### 4.3.7 Development Assessment Report

Section 3.3.7.5 of the Strathroy-Caradoc Official Plan states that within the Strathroy settlement area, a DAR is required where development is proposed on lands adjacent to a designated Wetland or within, or adjacent to a designated Woodland.

Based on our assessment of the natural features illustrated on Schedule 'D' (Natural Heritage Features; Strathroy) of this Official Plan, the lands associated with this Draft Plan of Subdivision application are situated in excess of 120 m from the nearest natural heritage feature on this Schedule (the DeGroot Watercourse wetland). As the feature is located outside of the 120 m area of influence for wetland features prescribed in Table 1 of the County Official Plan, a DAR was not completed in conjunction with this application. It is also our understanding that the SCRCA staff determined that a DAR is not required to advance this application.

#### 4.3.8 Implementation

Section 7.4.2.1 of this Official Plan sets out the criteria that must be satisfied to advance a Draft Plan of Subdivision application:

- "a) Consistency with the Provincial Policy Statement and regard for matters of provincial interest as prescribed by the Planning Act;
- b) Conformity with the County of Middlesex Official Plan and submission of all required information/studies;
- c) The applicable goals, objectives, policies and land use designation of this Plan;
- d) The requirements of the Planning Act;
- e) The entering into of a subdivider's agreement with the Municipality;
- f) The posting of sufficient financial security to ensure due performance and the protection of the Municipality."

In our opinion, commentary provided in this Report demonstrates that the development proposal is consistent with the PPS, conforms to the County Official Plan and aligns with the goals, policy direction and permissions of the Strathroy-Caradoc Official Plan. It is also our opinion that the proposal addresses applicable requirements of the Planning Act. Additionally, it is anticipated that the Applicant will address municipal requirements for a development agreement and posting of securities, as needed and in accordance with standard practices. It is therefore our opinion that this proposal satisfies the criteria set out in this Official Plan for Draft Plans of Subdivision.

#### 4.3.9 Official Plan Update (OPA 14)

The Official Plan was recently updated through Official Plan Amendment (OPA) 14 in order to be consistent with provincial policy and to address changing community needs within the Municipality. OPA 14 was approved by the County of Middlesex, with modifications, on November 21, 2023. The Notice of Decision for OPA 14, dated December 12, 2023 sets out the nature and intent of the approval and prescribes that the last date of appeal is January 3, 2024.

Schedule 'B-1' (Strathroy Land Use Plan) of the Official Plan update identifies the settlement area boundary of Strathroy and the land use designations. The Site is located within this defined boundary and is designated Neighbourhoods.

Based on our assessment of OPA 14 policies, with respect to the aforementioned policy evaluation, in our opinion the policies of the existing Residential designation largely align with the corresponding policies of the Neighbourhoods designation. It is also noted that additional policy direction is provided in Official Plan update for the the Neighbourhoods designation, particularly in relation to design guidance for new development. Notably, Section 3.3.5.4 of the Official Plan update generally states that development is to be designed in a manner that:

- Creates a sense of neighbourhood identity;
- Results in attractive and distinctive streetscapes;
- Incorporates public amenities and safety measures;
- Utilizes traffic calming measures;
- Demonstrates connectivity to an existing or proposed trail network and extend the network through new development as required;
- Preserves and enhance natural features;
- Provides a mix and range of housing types and tenures;
- Considers climate change and mitigation;
- Promotes the integration and accessibility of community uses through pedestrian, cycling and trail linkages;
- Ensures appropriate buffering from neighbouring non-residential uses;
- Minimizes total road length and road surface within practical considerations for snowplowing, surface drainage and on-street parking; and
- Maximizes energy saving criteria (i.e. solar gain, landscaping).

As discussed, the proposed Draft Plan and associated zoning structure accommodate a wide diversity of residential forms and limited commercial uses that (1) are intended to be compatible with the local development context (existing and planned) and (2) would contribute to the range and mix of housing available within the community. Provided this policy structure is ultimately approved in conjunction with OPA 14, matters identified in Section 3.3.5.4 would be addressed as project planning for the subject lands advances to the Draft Plan of Condominium and/or Site Plan Approval stages.

#### 4.3.10 Summary

In our opinion, the proposed Draft Plan of Subdivision conforms with the policies and permissions set out for both the Residential designation of the Strathroy-Caradoc Official Plan and the Neighbourhoods designation of the Official Plan update (OPA 14). In this respect, it is our opinion that implementation of this development plan would: support contiguous development within a serviced urban settlement area; promote broader housing choice within the community; and accommodate residential/commercial forms compatible with the local development context.

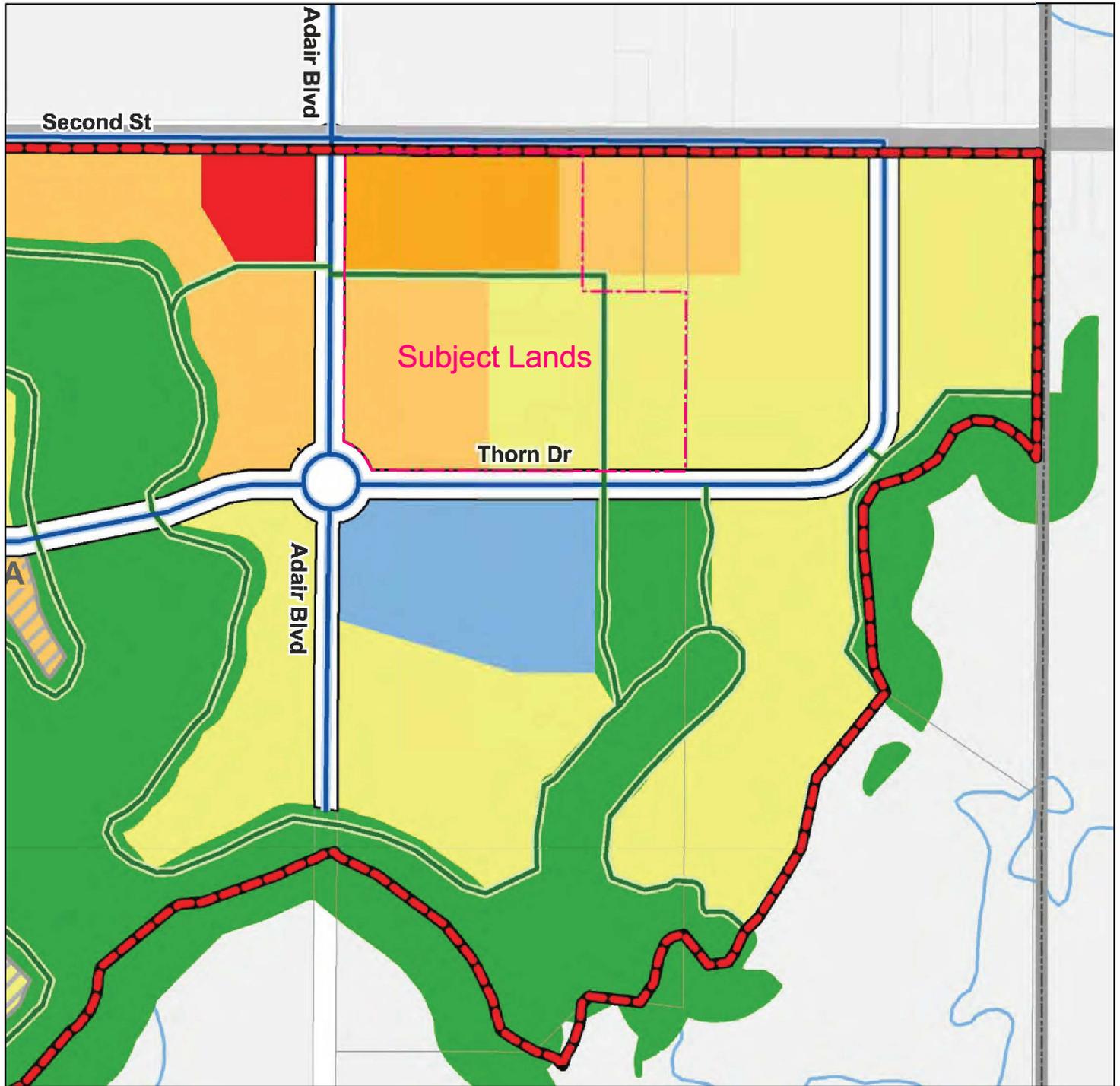
## 4.4 North Meadows Secondary Plan

### 4.4.1 Vision

The Site is located within the boundaries of the North Meadows Secondary Planning area and is subject to the associated Secondary Plan, adopted by Municipal Council on February 16, 2021. **Figure 4** of this Report illustrates the location of the Site within Schedule M1 of the Secondary Plan. It is important to note that in addition to the applicable zoning structure, the development block areas were designed with regard for both the designation boundaries set out in Schedule M1 and the interpretation policies of the Secondary Plan. Section 1.6.2 i) of this Plan states that the following in relation to the interpretation of designation boundaries:

- “i. **The boundaries of land use designations shown on Schedule M1 should be considered approximate.** Where the boundaries are defined by roads, railways or similar physical features, they shall be considered to be absolute. The figures included in the Official Plan are provided for information purposes only. (emphasis added)

Generally, Section 1.1.1 of the Secondary Plan states that its purpose is to develop a planning framework to guide long-term, efficient growth and development for the Planning Area, as well as the protection and enhancement of natural features contained within this community. The Secondary Plan forms part of the Strathroy-Caradoc Official Plan, and as noted in Section 4.2.3 of this Report, in the event of a conflict between the Secondary Plan and the policies in the Strathroy-Caradoc Official Plan, the Secondary Plan policies prevail.



- SECONDARY PLANNING AREA
- OPEN SPACE
- ON-STREET BIKE LANE
- LOW DENSITY RESIDENTIAL
- COMMUNITY FACILITY
- MEDIUM DENSITY RESIDENTIAL
- SITE SPECIFIC POLICY AREA
- HIGH DENSITY RESIDENTIAL
- ARTERIAL ROAD
- COMMERCIAL
- SECONDARY COLLECTOR
- RECREATIONAL USE TRAIL SYSTEM

**Figure 4**  
**North Meadows**  
**Secondary Plan**  
**Land Use**

Schedule M1

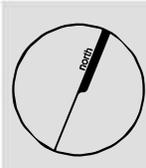
**SUBJECT LANDS**

**PLANNING**  
**URBAN DESIGN**  
**& LANDSCAPE**  
**ARCHITECTURE**  
**MHBC PLANNING**

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**DATE:** April 25, 2022      **SCALE** 1 : 5,000

P:\20130\A\Graphics\ Fig. 4 - Existing North Meadows Secondary Plan  
 Land Use - Schedule M1 - April 25, 2022



Section 1.1.3.1 of the Secondary Plan defines its vision, as approved by Municipal Council on December 17, 2018:

“The North Meadows Secondary Planning Area is intended to provide a well-integrated pedestrian scaled residential community comprising of a range of residential dwelling types and densities that includes enhanced streetscaping, urban design and parkland/trail features. Further, it will be sensitive to the significant natural features and corridors of the area and maintain the unique pedestrian connection between the north end of Strathroy and its downtown”.

Further, Section 1.1.3.2 of the Secondary Plan vision generally envisions that the overall community character is to be pedestrian scaled, well-integrated, complete and environmentally sensitive.

In support of the defined vision, Section 1.3.1 of the Secondary Plan sets out the primary objectives for residential neighbourhoods in this Planning Area. As stated in this Section, North Meadows neighbourhoods are to, “... provide a range and mix of dwelling types beyond what has historically predominated in Strathroy to ensure that housing remains affordable and accessible to wide segment of the population”. Additionally, Section 1.3.4 prescribes planned enhancements to the Municipality’s recreational trail system to support pedestrian connectivity and further linkages to open space features and community facilities. Respecting the Site, this Section identifies proposed improvements to the trail system linking the Sydenham River Valley, to the south, with secondary schools and the Gemini Sportsplex, to the north.

#### 4.4.2 Residential Policy Framework

As discussed, the limits of development blocks illustrated in the Draft Plan were designed with consideration for both the designation boundaries set out in Schedule M1 and the interpretation policies of the Secondary Plan.

Figure 4 illustrates that with consideration for the aforementioned interpretation policies, the Site is comprised of three land use designations as summarized below:

- The High Density Residential designation is applied to Block 1, positioned at the southeast corner of the future Second Street/Adair Boulevard intersection;
- The Medium Density Residential designation is applied to Block 2, located at the northeast corner of the future Adair Street/Thorn Drive intersection; and
- The Low Density Residential designation is applied to Block 3, fronting the future Thorn Drive road allowance, immediately east of Block 2.

Section 1.5.1 of the Secondary Plan provides specific policy direction with respect to density targets and permitted residential/commercial uses for each land use designation. Table 2 illustrates the intensity targets and primary permissions for these land use designations.

**Table 2 – Targeted Residential Density and Housing Mix  
(North Meadows Secondary Plan)**

<b>Designation</b>	<b>Primary Permissions (Land Uses; Building Form)</b>	<b>Net Density Target (units/ha)</b>
Low Density Residential	<ul style="list-style-type: none"> <li>• Single detached, semi-detached, duplex, tri-plex and four-plex dwellings</li> <li>• One to two storey forms</li> </ul>	15-30
Medium Density Residential	<ul style="list-style-type: none"> <li>• Tri-plex, four-plex, townhouse, stacked townhouse, low-rise apartments, retirement residences, nursing homes</li> <li>• Up to three storey forms</li> </ul>	31-75
High Density Residential	<ul style="list-style-type: none"> <li>• Tri-plex, four-plex, townhouse, stacked townhouse, mid-rise apartments, retirement residences, nursing homes</li> <li>• Secondary commercial uses</li> <li>• Up to six storey forms</li> </ul>	76-150

In accordance with Section 1.5.1, subsequent to approval of the proposed Draft Plan, future development proposals for the Site would need to demonstrate alignment with the permitted land uses and the associated density targets.

#### 4.4.3 Urban Design

Section 1.4.6 of the Secondary Plan provides general direction with respect to encouraging a consistent and high level of urban design for development within the North Meadows community. It is further stated that all development proposals will be required to demonstrate the application of, and consistency with, the North Meadows Urban Design Guidelines. Additionally, lands within high-density designations at Adair Boulevard and Second Street are recognized as an important gateway to both the community and, more broadly, Strathroy. Several design policies are prescribed in this Section to help enhance this gateway feature (e.g., building orientation to address the intersection, landscape treatments and building design to create an attractive, unified streetscape).

Following approval of the proposed Draft Plan, future development plans for the Site would need to demonstrate alignment with the referenced Urban Design Guidelines and gateway design direction, as well as general design policies of the Secondary Plan (where applicable). In this respect, future development planned for the Site would undergo further design analysis through the Municipality's Draft Plan of Condominium and/or Site Plan Approval processes.

#### 4.4.4 Recreational Trail System

Figure 4 illustrates that the generally routing for the planned trail system through the subject lands. Section 1.4.4.2 of the Secondary Plan provides policy direction for this trail system, and in our opinion, the following policies have particular relevance to this proposal:

- “ii. The recreational use trail system may be comprised of off-road recreational, paved or unpaved trails in areas such as those adjacent to natural features, as well as sidewalks and other walkways or pathways through areas planned for development.
- iii. The location of the recreational use trail system shown on Schedule M1 should be considered approximate and minor adjustments which maintain the overall network connections may be permitted without amendment to this plan.
- iv. The recreational use trail shall be extended throughout the Secondary Plan Area to ensure all areas have easy and convenient access to the expanded trail system, including linkages to all parks, schools, commercial and medium and high density residential areas as shown on Schedule M1.”

It is anticipated that in conjunction with site development, the ultimate design and construction of the trail system traversing the Site would comply with these reference policies, and all related Secondary Plan policies and municipal trail design requirements.

#### 4.4.5 Development Assessment Report

Schedule M2 of the Secondary Plan delineates the location of natural features identified within the North Meadows Secondary Planning Area. Section 1.5.5.1 of this Plan states that following in relation to the requirement for a DAR to advance a development proposal:

“Where development is proposed on land lying adjacent to a ‘Wetland’ or lying within or adjacent to an area designated as a ‘Woodland’ on Schedule M2, the proponent shall submit a Development Assessment Report (or DAR) in accordance with Section 7.5.3.2 of the Official Plan.”

As discussed in Section 4.3.7 of this Report, the boundaries of the subject lands are located outside of the areas of influence prescribed for natural features defined in Table 1 of the County Official Plan. A DAR was therefore not prepared in conjunction with this Draft Plan of Subdivision application.

#### 4.4.6 Conclusion

Based on our analysis and the foregoing commentary, it is our opinion that the proposed Draft Plan of Subdivision application conforms to the vision, policy direction and permissions of the North Meadows Secondary Plan.

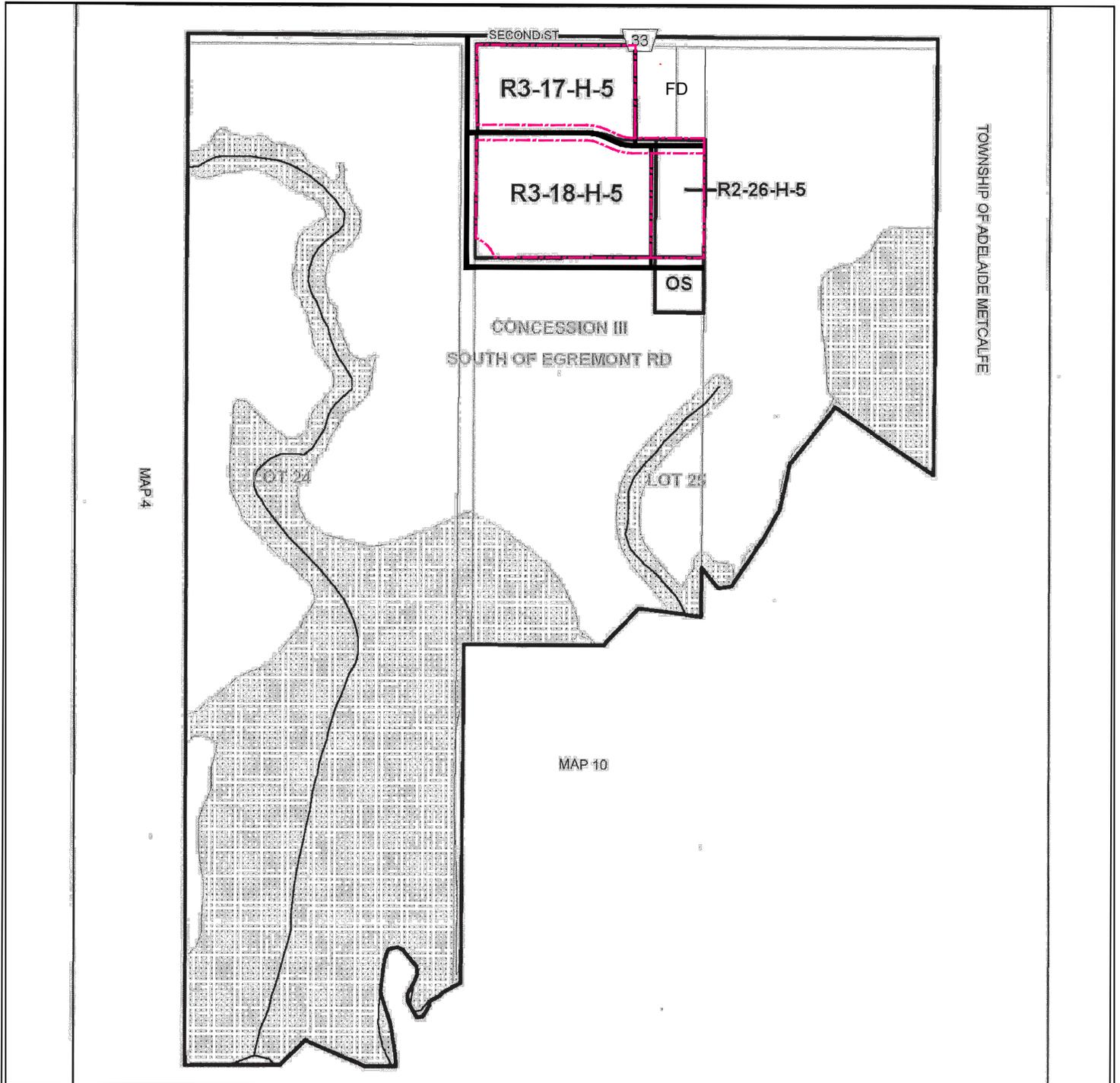
# 5.0 Strathroy-Caradoc Zoning By-law

**Figure 5** of this Report illustrates the site-specific zoning is applied to the proposed mixed-use and residential blocks pursuant to Schedule 'B' (Map No. 5) of the Municipality of Strathroy-Caradoc Zoning By-Law, as implemented through By-law 14-23.

The following table summarizes the applicable zoning applied to each development and open space block of the proposed Draft Plan:

**Table 3 – Applied Zoning Structure  
(Proposed Draft Plan of Subdivision)**

<b>Development Block</b>	<b>Proposed Zoning/Primary Permissions</b>	<b>Selected Regulations*</b>
Block 1	<ul style="list-style-type: none"> <li>• 'High Density Residential (R3-17-H-5)' Zone exception</li> <li>• Low- to Mid-rise forms permitted (e.g., multi-use dwellings, townhouses, apartments), including cluster housing arrangements</li> <li>• Complementary service/retail commercial uses permitted (within apartment buildings)</li> <li>• Maximum residential density: 150 units/ha</li> <li>• Maximum height: 6 storeys (25 m)</li> </ul>	<ul style="list-style-type: none"> <li>• Minimum lot area (apartment unit): 130 m<sup>2</sup></li> <li>• Minimum lot frontage (apartment building): 20 m</li> </ul>
Block 2	<ul style="list-style-type: none"> <li>• 'High Density Residential (R3-18-H-5)' Zone exception</li> <li>• Low- to Mid-rise forms permitted, including cluster housing arrangements</li> <li>• Maximum Residential Density: 75 units/ha</li> </ul>	<ul style="list-style-type: none"> <li>• Minimum lot area (townhouse unit): 210 m<sup>2</sup></li> <li>• Minimum lot frontage (townhouse unit): 6 m per unit</li> </ul>
Block 3	<ul style="list-style-type: none"> <li>• 'Medium Density Residential (R2-26-H-5)' Zone exception</li> <li>• Low-rise forms (e.g., single detached, semi-detached, multi-use dwellings permitted), including cluster housing arrangements</li> <li>• Maximum Residential Density: 30 units/ha</li> </ul>	<ul style="list-style-type: none"> <li>• Minimum lot area: (single detached units): 350 m<sup>2</sup></li> <li>• Minimum lot frontage (single detached units): 10 m</li> </ul>



- R1 LOW DENSITY RESIDENTIAL (R1) ZONE
- R2 MEDIUM DENSITY RESIDENTIAL (R2) ZONE
- R3 HIGH DENSITY RESIDENTIAL (R3) ZONE
- FD FUTURE DEVELOPMENT (FD) ZONE
- EP ENVIRONMENTAL PROTECTION (EP) ZONE
- OS OPEN SPACE (OS) ZONE

 NATURAL ENVIRONMENTAL OVERLAY

**Figure 5**  
**Approved Zoning**  
**Municipality of**  
**Strathroy-Carodoc**

Schedule 'B'  
 Map 5

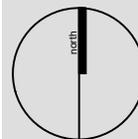
 **SUBJECT LANDS**


**PLANNING**  
**URBAN DESIGN**  
**& LANDSCAPE**  
**ARCHITECTURE**  
**MHBC PLANNING**

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**DATE:** Dec. 15, 2023

**SCALE** 1 : 7,500



P:\20130'A\Graphics\ Figure 6  
 Proposed Zoning - Sched 'B' -Map 5 - July 28, 2022

Development Block	Proposed Zoning/Primary Permissions	Selected Regulations*
Block 4	<ul style="list-style-type: none"> <li>• Open Space (OS)</li> <li>• Flood control works, public/private parks and conservation areas among permitted uses.</li> </ul>	<ul style="list-style-type: none"> <li>• No minimum lot area or lot frontage requirements.</li> </ul>

\* Applicable to proposed Draft Plan.

Additionally, the holding provision (H-5) applied to the three development blocks is to be removed following registration on title a Subdivision Agreement between the property owner and the Municipality detailing the terms and conditions of the development (to the satisfaction of the Municipality).

The Draft Plan of Subdivision and the Conceptual Development Plan enclosed with this Report are designed to comply with the applicable zoning.

# 6.0 Summary and Conclusions

In conclusion, it is our opinion that the proposed Draft Plan of Subdivision is appropriate for the Site, compatible with the existing development context and in keeping with applicable planning policies. This assessment is based, in part, on consideration of the following merits:

- The Site is well suited for the intended mix of residential and limited commercial uses given its physical characteristics, its location within a designated urban settlement area, and its proximity to the arterial road network, a prominent commercial node, an industrial development area, residential neighbourhoods and community/educational facilities;
- As reflected in the Draft Plan, the approved zoning regime would support a scale and form of development that promotes a compact land use pattern and the efficient use of services, as envisioned for these lands by the North Meadows Secondary Plan;
- The mix of residential types to be accommodated in the Draft Plan would further diversify housing choice in the North Meadows Secondary Plan area and, more broadly, the community of Strathroy. It is anticipated that these housing types would be compatible with, and complementary to, the local development context (existing and planned);
- Preliminary assessments completed by MTE indicate that adequate servicing infrastructure is available to accommodate the intended intensity of development;
- In our opinion, the proposed Draft Plan is consistent with the Provincial Policy Statement and conforms with the policy direction and permissions of the County of Middlesex Official Plan, the Municipality of Strathroy-Caradoc Official Plan and the North Meadows Secondary Plan; and
- The proposal represents good land use planning.

Given these identified considerations and commentary provided in this Report, it is recommended that the Draft Plan of Subdivision application be approved as proposed.

Respectfully submitted,

**MHBC**



Scott Allen, MA, RPP  
Partner



Nicolette van Oyen, BES, RPP  
Senior Planner

# **APPENDIX A - DRAFT PLAN OF SUBDIVISION**

KNOWN AS SECOND STREET  
(ROAD ALLOWANCE BETWEEN CONCESSIONS 2 AND 3 SOUTH OF THE EGREMONT ROAD)  
PLAN 09615-0588 (WIDTH WAIVED)



KEY PLAN - NOT TO SCALE  
SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 FOR THE PLANNING ACT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DRAFT PLAN OF SUBDIVISION  
OF PART OF  
**LOT 25, CONCESSION 3**  
SOUTH OF THE EGREMONT ROAD  
(GEOGRAPHIC TOWNSHIP OF ADELAIDE)  
IN THE  
MUNICIPALITY OF STRATHROY-CARADOC  
COUNTY OF MIDDLESEX  
SCALE 1:750  
M&E OLS LTD.  
ONTARIO LAND SURVEYORS

METRIC:  
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.

- A) AS SHOWN
- B) AS SHOWN
- C) AS SHOWN
- D) SINGLE FAMILY RESIDENTIAL
- E) AS SHOWN
- F) AS SHOWN
- G) AS SHOWN
- H) PIPED WATER TO BE PROVIDED
- I) CLAY LOAM SOIL
- J) AS SHOWN
- K) STORM AND SANITARY SEWERS, GAS & HYDRO TO BE PROVIDED
- L) AS SHOWN ON PLAN

**SITE DATA**

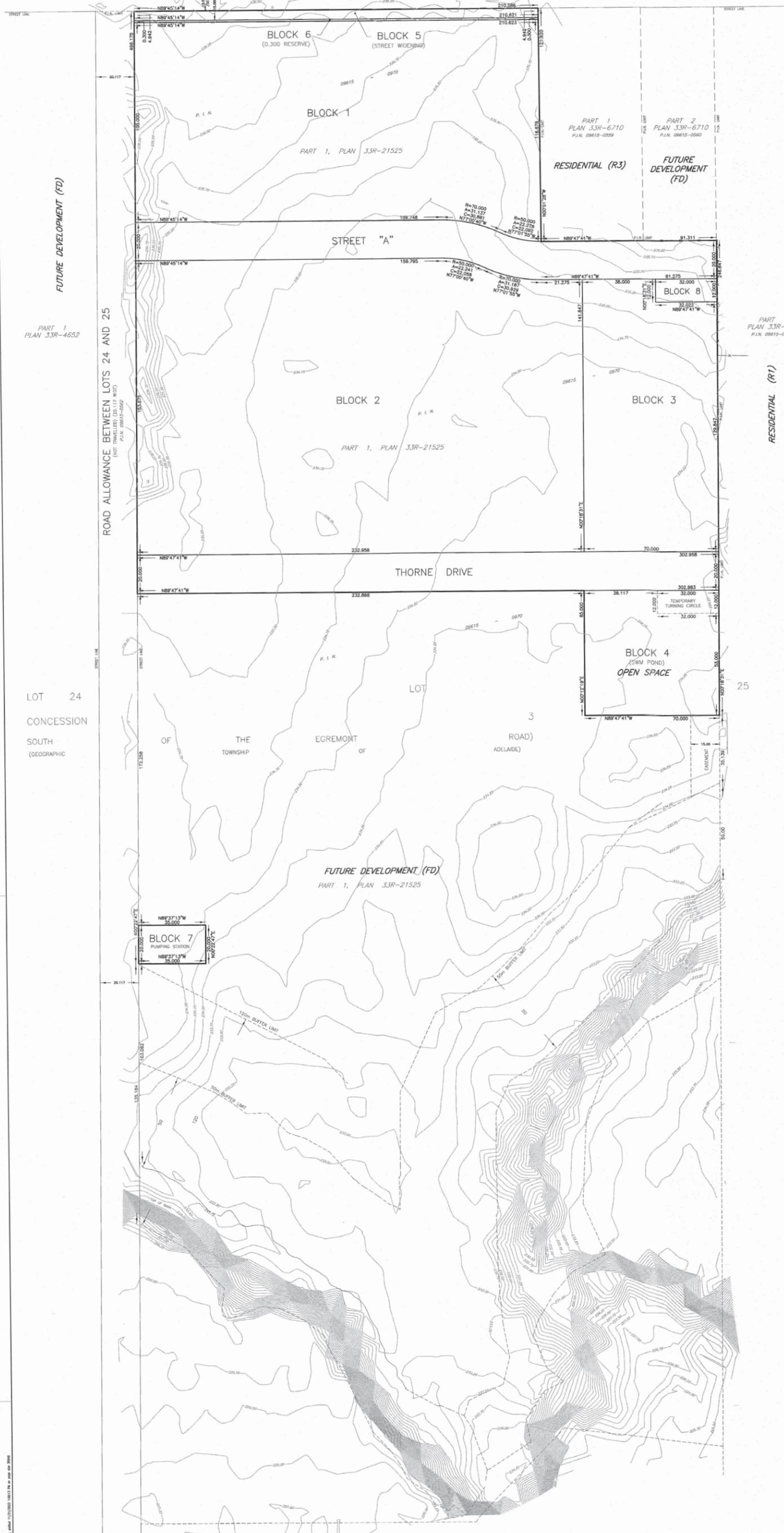
TOTAL SITE AREA	- 8.607 Ha.
AREA OF STREETS	- 1.219 Ha.
BLOCKS 1, 2, 3, 8 (MEDIUM DENSITY RESIDENTIAL)	- 6.297 Ha.
BLOCK 4 (DRA)	- 0.455 Ha.
BLOCK 5 (ROAD WIDENING)	- 0.104 Ha.
BLOCK 6 (0.300 RESERVE)	- 0.006 Ha.
BLOCK 7 (PUMPING STATION)	- 0.070 Ha.

**OWNER'S CERTIFICATE:**  
I HEREBY SUBMIT THIS DRAFT PLAN OF SUBDIVISION TO THE MUNICIPALITY OF STRATHROY-CARADOC.

November 23, 2023  
DATE  
CNS PART 111  
NORTHGROVE MEADOWS INC.

**SURVEYOR'S CERTIFICATE:**  
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

November 23, 2023  
DATE  
JEREMY C.E. MATTHEWS  
ONTARIO LAND SURVEYOR



FUTURE DEVELOPMENT (FD)

PART 1  
PLAN 33R-4652

LOT 24  
CONCESSION  
SOUTH  
(GEOGRAPHIC

ROAD ALLOWANCE BETWEEN LOTS 24 AND 25  
(NOT TRAVELLED) (20.117 M) (20.117 M)

RESIDENTIAL (R1)



## **APPENDIX B - CONCEPT PLAN**



