

Meeting Date: August 6, 2024
Department: Building, By-law, and Planning
Report No.: BBP-2024-61
Submitted by: Tim Williams, Manager of Planning
Approved by: Jennifer Huff, Director of Building, By-law and Planning
Trisha McKibbin, Chief Administrative Officer
SUBJECT: **Application for Draft Plan of Subdivision**
Applicant/Owner: Scott Allen for Northgrove Meadows Inc.
Concession 3 SER W Part Lot 25 (390 Second Street, Strathroy)

RECOMMENDATION: THAT: Report BBP-2024-61 regarding 39T-SC2401, be received by Council for information, and further;

THAT: Subdivision 39T-SC2401 be approved in principle and forward to the County of Middlesex for consideration and approval.

EXECUTIVE SUMMARY:

- The application for subdivision was deemed as complete by the County of Middlesex on February 21, 2024.
- The draft plan of subdivision application proposes to develop the north portion of the parcel with:
 - 1 block for high density development with approximately 226 dwelling units,
 - 2 blocks for medium density development with approximately 137 townhouse dwellings,
 - 21 singles or semi-detached dwellings,
 - The extension of Adair Boulevard south of Second Street and Thorne Drive from Adair Boulevard to easterly property limit
 - 2 blocks for servicing (Block 4 - Stormwater management and Block 7 sanitary pumping station).
 - A third internal street is proposed that will connect to Adair Boulevard and extend easterly to connect to the south end of the adjacent property at 392 Second Street and provide an additional connection to the exterior.
- The application for zoning by-law amendment was approved on March 20, 2023.

- The statutory public meeting was held on April 2, 2024. Comments at the meeting on the timing of the traffic signal, bike lane and the sidewalk were received.
- Staff have no outstanding concerns and support the draft plan of subdivision to allow for the 3 residential condominium blocks and associated infrastructure to be subdivided.

PURPOSE:

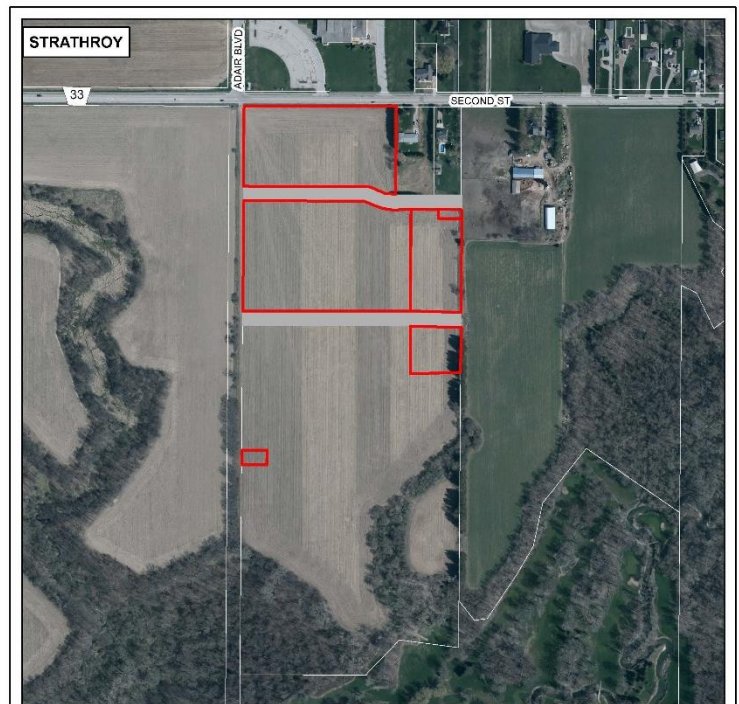
The purpose of the subject report is to provide Council and the public information on the subdivision application as well as the staff recommendation. The proposal has not been amended since the public meeting and continues to propose three development blocks, road extensions and two servicing blocks.

The contents of this report summarize the key aspects of this proposal. There are a number of attachments to this report that provide more detailed content related to the proposal.

SITE CONTEXT:

The lands are municipally known as 390 Second Street, Strathroy and are approximately 19.3 ha (47.74 ac) in size with approximately 210 metres of frontage along Second Street. The lands are currently used for agricultural purposes and contain part of a larger natural heritage system. The property is located on the south side of Second Street west of Hickory Drive at the southeast corner of the intersection of Adair Boulevard and Second Street.

These lands are currently designated for residential development in the Official Plan and are zoned for residential uses. The lands are currently vacant of buildings and comprise agricultural land in crop production.



The lands have frontage along Second Street; municipal water, sanitary and storm services are located within the Second Street right-of-way. While there is short term capacity for connection to these services, as per the North Meadows Secondary Plan, ultimately the servicing solution will be via a connection to the west through an extension of Thorne Drive and the associated services. In other words, the connection to Second Street services will be temporary until such time as Thorne Drive and associated services are extended to the subject lands.

A location map is also provided as Attachment 1 to this report.

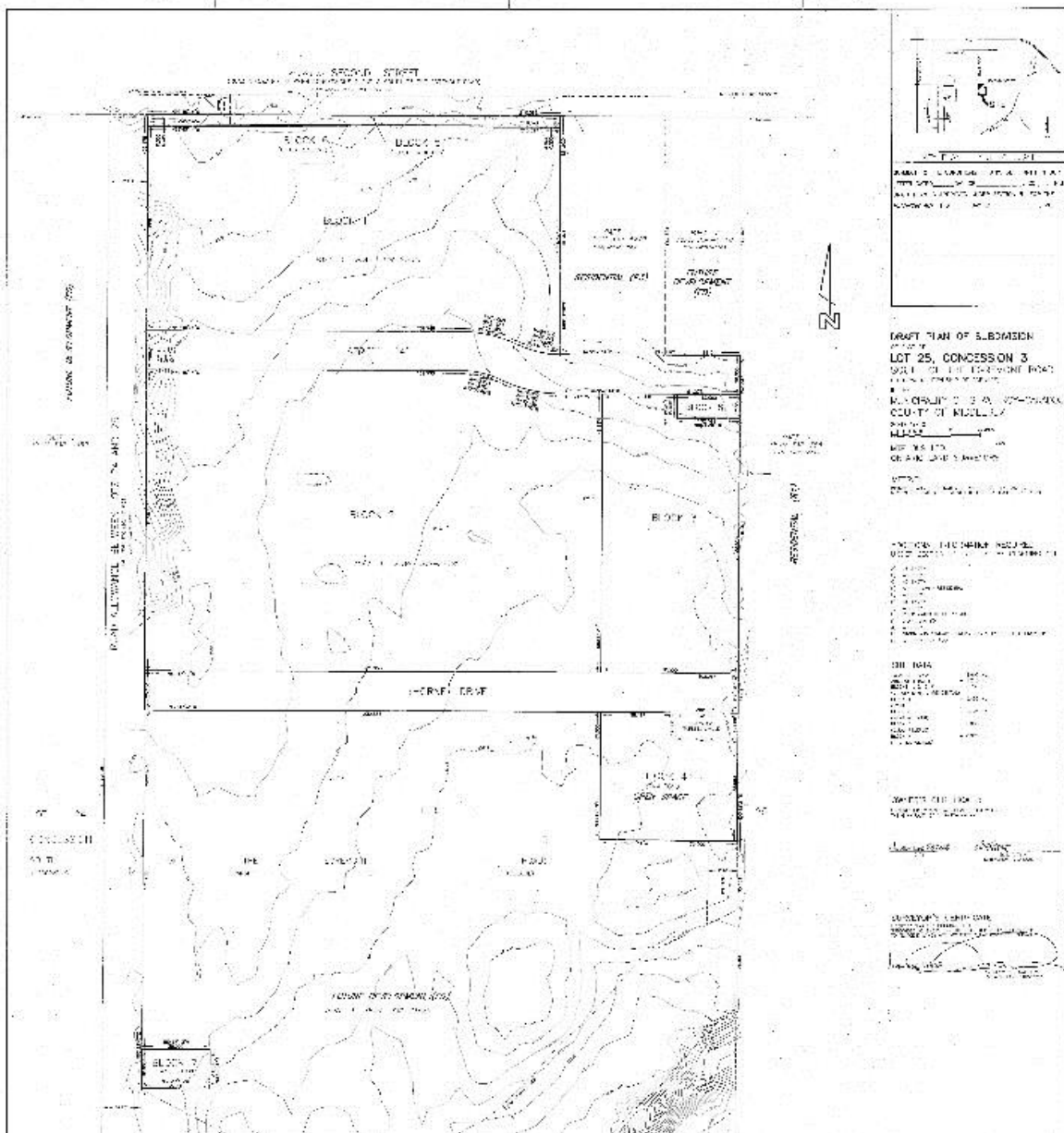
PROPOSAL SUMMARY:

The purpose of the subject subdivision application is to facilitate the development of a subdivision containing 1 block for high density development with approximately 226 dwelling units, 2 blocks for

medium density development with approximately 137 townhouse dwellings and 21 singles or semi-detached dwellings. The plan also proposes the extension of Adair Boulevard south of Second Street and Thorne Drive from Adair Boulevard to easterly property limit. The plan also includes 2 blocks for servicing (Block 4 - Stormwater management and Block 7 sanitary pumping station). A third internal street is proposed that will connect to Adair Boulevard and extend easterly to connect to the south end of the adjacent property at 392 Second Street property and provide an additional connection to the east when that property (420 Second Street) is developed.

The application for draft Plan of Subdivision was received and deemed complete on February 21, 2024.

The current draft plan of subdivision is shown below and is included as Attachment 2 to this report.



TECHNICAL DISCUSSION:

Since the application's original submission, staff and the applicant have worked on a number of key issues:

- Created a plan that meets the densities minimums prescribed in the North Meadows Secondary Plan.

Staff and the applicant have worked through the majority of issues on the application and the information report identifies a few remaining outstanding technical items which are detailed below along with a response as to how they are to be addressed.

- 1) Standard conditions of approval have been requested from Bell Canada, Canada Post, Enbridge Gas Inc. and Safety and Standards Officer.

Response: The conditions of draft approval have been included with this report and are recommended to be endorsed and sent to the County for consideration.

- 2) The site is close to a Provincially Significant Wetland and contains Natural Heritage Features. Information about this was included in the initial submission and the engineering information was provided to detail the outlet attributes. Additional natural heritage information about the proposed infiltration and the stormwater outflow rates has been requested. A review of this information will confirm that the stormwater leaving the site is meeting development standards and not negatively impacting natural heritage species or habitat. Given the nature of the subdivision and that future Condominium applications will formalize the dwelling configuration, a draft condition is proposed to address these matters. However, it is noted that staff would review any documentation provided in advance to expedite the process.

Response: The information has been provided and is satisfactory to engineering staff. Further the conditions of draft plan approval and the subdivision agreement will secure the proposed outlet of stormwater from the development.

- 3) The lands have already been re-zoned for residential uses (approved March 2023). Future condominium and phased subdivision applications will finalize the lotting details in a manner consistent with the zoning.

Response: The subdivision plan has been designed to comply with zoning requirements and the draft approval will secure the blocks so that future Condominium can proceed within the zoning requirements

All technical comments are detailed in Attachment 4 below.

PUBLIC CONSULTATION SUMMARY:

Given recent changes to the Planning Act, public consultation is no longer mandatory for subdivision applications, however in the interest of openness and transparency, Strathroy-Caradoc elected to hold

a public meeting on April 2, 2024. The Notice of Completion / Public Meeting is provided as Attachment 7 to this report.

Notice Requirements

The application has been circulated to agencies and the public in accordance with the requirements of the Planning Act for a rezoning or similar application. This included the circulation of the Notice of Public Meeting (which also served as the Notice of Application for the subdivision) which included details of the application, a copy of the draft plan of subdivision, and a location map.

On March 8, 2024, the Notice of Public Meeting was circulated to property owners within 120 metres of the subject property and a sign was posted on the property. Comments received and responses are detailed in Attachment 5 below.

PLANNING CONSIDERATION:

The subject lands are located within a fully serviced Settlement Area as per the definitions of the Provincial Policy Statement and the County of Middlesex Official Plan. The lands are designated “Residential” under the Strathroy-Caradoc Official Plan.

Within the North Meadows Secondary Plan, the lands subject to the draft plan of subdivision application are designated according to *Schedule M1: North Meadows Secondary Plan Land Use* as follows:

- ‘High Density Residential’, in the northwest (at the intersection of Adair Blvd and Second Street),
- ‘Medium Density Residential’, in the southwest (along the Adair Blvd extension) and northeast (along Second Street) and.
- In the southeast ‘Low Density Residential’

The northern portion of the subdivision is within the High Density Residential (R3-17-H-5) zone, the southwest portion is within the High Density Residential (R3-18-H-5) zone and the southeast portion is within the ‘Medium Density Residential (R2-26-H-5) Zone’, the stormwater management pond is within the ‘Open Space zone’. The pumping station block is within the ‘Future Development Zone’ pursuant to the Strathroy-Caradoc Zoning By-law.

Further detail is found the Planning Policy Background, being Attachment 6 to this report.

PLANNING ANALYSIS:

Planning staff have reviewed the application along with draft version of draft plan approval conditions and find that it is consistent with the Provincial Policy Statement 2020, conforms with the County of Middlesex Official Plan as well the Strathroy-Caradoc Official Plan, including the North Meadows Secondary Plan. The following section will review the reasons for this opinion:

Comments on Consistency with the Provincial Policy Statement 2020

- The proposal is located within a designated growth area of a settlement area, on lands identified for residential development within the Strathroy-Caradoc Official Plan.
- The residential dwellings will be fully serviced on an interim basis to the north and, once available, serviced through Thorn Drive and provide for the efficient use of existing infrastructure and public service facilities.
- The engineering staff have confirmed that sufficient existing water and sanitary capacity is available to service this development. The draft conditions should however include that the subdivision approval is for 3 years and that prior to final approval of the subdivision, the applicant will have to receive an updated confirmation of servicing capacity. This is reflected in the conditions of draft plan approval for all subdivisions going forward, including this one.
- The proposal will subdivide a property that has been within the settlement boundary for many years, underutilized and is an appropriate location for development.
- The proposal subdivides lands outside of the hazard lands and natural heritage areas which will be subject to future development applications for lower density residential area and the buffer areas surrounding the natural heritage system and hazard lands.

Comments on the Conformity with the County of Middlesex Official Plan

- As noted above the property is within a designated growth area of a settlement area and will be fully serviced and provides for the efficient use of infrastructure and public service facilities.
- The development will be compact and is utilizing lands within the settlement area in a manner that will increase the variety of housing types in this neighbourhood.
- The proposed apartment, townhouse and single or semi-detached units is a combination of built forms that will transition well to the north and south and west to east.
- The proposal results in the orderly development of this underutilized property.

Comments on Conformity to the Strathroy-Caradoc Official Plan

- As noted above, the proposal is located within a settlement area, on lands identified for residential development, provides for a range of housing, the layout represents an efficient use of residential lands and consideration for the existing land uses in the area, will be fully serviced on an interim and long-term basis, and provides for the efficient use of infrastructure and public service facilities.
- With respect to the policies of the Official Plan relating to development of residential within Strathroy, the Plan encourages a variety of residential density development such as the proposed. Further, the site has direct access to Second Street, a County arterial road, and as part of the development will have access through Adair Boulevard.
- While the proposal is conceptual, the buildings are proposed to range in height from 6 storey to 1 and 2 storeys. Directly to the east of the property is a recently approved 3-storey apartment proposed and beyond this there are number of buildings in the area that are one and two storeys in height. This proposal will be taller than the buildings to west as well as to the north across Second Street. The proposed lot fabric will help facilitate a development that will fit into the planned character of the area.

Comments on Conformity to the North Meadows Secondary Plan and Urban Design Guidelines

The secondary plan and urban design guidelines contain direction for the development that is more detailed than the Official Plan. The proposed draft plan of subdivision is also high level with no building lots proposed, but rather blocks that will facilitate future condominium developments. In light of this, it is staff's opinion that there is nothing that has been proposed that will hinder the built form envisioned in these policies. The following are a few highlights of policies that can relate to the subdivision specifically:

- The proposal will contain public roads and pedestrian paths which will create public network.
- The proposed development is within all three residential density designations of the secondary plan and the proposed block layouts and sizes will allow for the proposed densities to be achieved.
- The development is not proposing any access onto Second Street as per the policy.
- The access to the site will be from Adair Boulevard, the Thorne Drive extension, and the new public road. The buildings will be encouraged to face the streets with built form that is secured during the site plan process.
- The open and amenity spaces will be further refined during the site plan process.
- Built form will be part of the site plan process where staff will work with the applicant to ensure vertical features within the building elevations create an articulation on the buildings that will visually break up the massing. The horizontal architectural features will also be incorporated to create a human scale to the buildings.

Comments on Amendments to the Strathroy-Caradoc Zoning by-law

The subdivision layout has been designed to follow the North Meadow Secondary Plan policies. This has resulted site specific zones for each of the blocks. The plan has not changed since the rezoning application in March of 2023.

FINANCIAL IMPLICATIONS:

This application would have a positive impact on assessment growth and tax revenues. The amount of growth is dependent on the assessment of the properties of the properties by the Municipal Property Assessment Corporation (MPAC). Financial services will work with Planning Staff to collect any required security deposits / bonds related to the potential development.

The Municipality will also receive Development Charges as per the most recent Development Charge By-law and subsequent indexing / phasing. This would be offset by increased costs as a result of the Municipality assuming the subdivision infrastructure, amenities, and operating costs. Upon building permit issuance, Finance will help calculate the development charges, subject to any credits or exemptions, if they arise at that time.

Within the 2020 DC Study, the extension of Adair Blvd to Metcalfe Street is identified as a capital project for 2035. As only a portion of this project is being completed as part of this development, a portion of

the costs are DC eligible, and staff recommend the subdivision agreement include language that obliges the owner to front end the costs and be reimbursed with DC credits.

Finally, the Municipality will receive building permit fees as per the most recent Building Fees and Charges By-law. The amount of building permit fees collected will be determined upon the refinement of the building plans during preparation of the permit application.

Ultimately, upon the substantial completion of the development, the municipality will assume all the streets and infrastructure, including sanitary, storm, water, lighting, street and sidewalk, curb /gutter, trees, storm pond and parks as new assets that will require a commitment for future maintenance.

It is noted that a portion of the extension of Thorne Drive is a DC project, has received capital budget approval and is in process. This project will facilitate the servicing of the subject lands, as well as others in the North Meadows Secondary Plan area.

STRATEGIC PLAN ALIGNMENT:

This matter is in accord with the following strategic priorities:

- 1) *Economic Development:* Strathroy-Caradoc will have a diverse tax base and be a place that offers a variety of economic opportunities to current and prospective residents and businesses.
- 2) *Growth Management:* Strathroy-Caradoc will be an inclusive community where growth is managed to accommodate a range of needs and optimize municipal resources.
- 3) *Destination Building:* Strathroy-Caradoc will provide distinct experiences that celebrate its past and future by prioritizing innovative new ideas that set the community apart.

SUMMARY AND NEXT STEPS

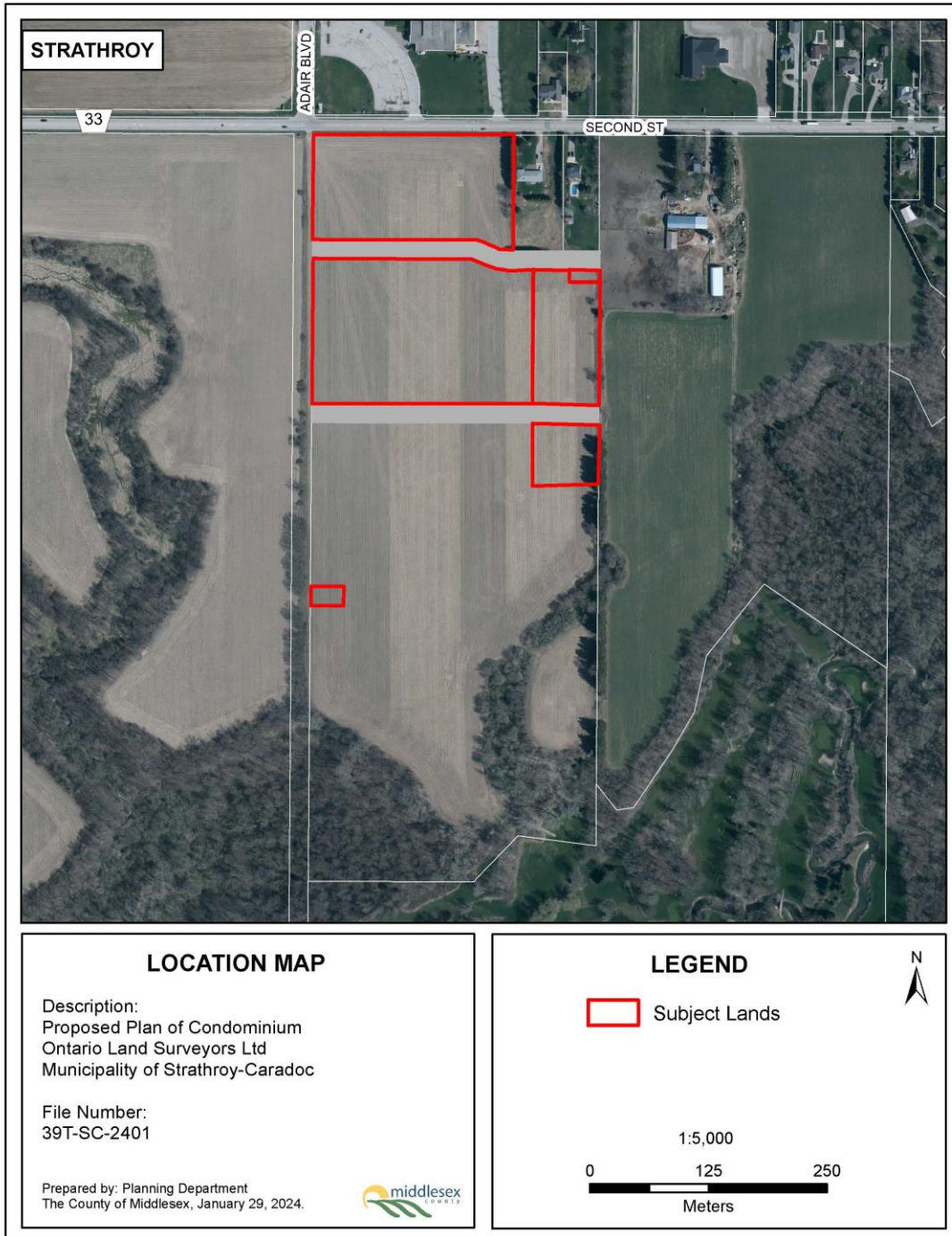
Based on the above analysis staff are supportive of the plan of subdivision subject to the draft conditions as they are considered to be consistent with the Provincial Policy Statement, in conformity with the County of Middlesex Official Plan, Strathroy Caradoc Official Plan and represents good planning.

In regard to the draft plan of subdivision application, if recommended for approval, this Council endorsement would be forwarded to the County of Middlesex for final approval.

ATTACHMENTS:

- Attachment No. 1 – Location Map
- Attachment No. 2 – Draft Plan of Subdivision
- Attachment No. 3 – Application Summary
- Attachment No. 4 – Technical Comments
- Attachment No. 5 – Public Consultation details
- Attachment No. 6 – Planning Policy Background

Attachment 1: Location Map



Attachment 3: Application Summary

In addition to the application forms, the submission included the following support documents:

- Draft Plan of Subdivision, dated November 21, 2023, by MTE Ontario Land Surveyors Ltd.;
- Archaeological Assessment Stage 1-2, dated November 2018, by Lincoln Environmental Consulting Corp.;
- Functional Servicing and Stormwater Report, dated December 2023, by MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC); and
- Planning Justification Report dated December 2023, by MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC).

Attachment 4: Technical Comments

Canada Post advised that they will be looking for this development to be serviced by Community Mailboxes and that the developer will be required to accommodate them in their plans.

County Safety and Standards Officer advised on a number of conditions of approval relating to street naming, addressing and communications that will be required for the draft plan of subdivision.

County Engineer has advised that they have no objection to the draft plan of subdivision subject to the conditions of approval requiring the final road design at the intersection of Adair Boulevard and Second Street and required road widen along Second Street be to satisfaction of the County Engineer. Further to this during the zoning by-law amendment process it was raised by Strathroy-Caradoc Council that the traffic signal should be constructed as part of the subdivision and not later. The applicant is accepting of this and as such the County Engineering is okay with this also being included in the conditions of approval.

Enbridge Gas Inc. staff have advised that it is their request that as a condition of final approval that the owner/developer provide to Enbridge the necessary easements and/or agreements required by Enbridge for the provision of gas services for this project, in a form satisfactory to Enbridge.

Director of Community Services advised that the parkland required is 5% for residential subdivisions and the proposed secondary plan provides for a park on the property to the west. Given the proposed location of the proposed community park, it is appropriate for this development to provide a 5% cash in lieu of parkland contribution and this is requested to be included as a draft plan approval condition.

Municipal Engineering Comments: advises that the Thorn Drive extension municipal class environmental work and design is underway, with completion expected within the next couple of months and construction targeted for 2025. They have further advised of no concerns with the subdivision application, subject to conditions of approval to address the detailed design of the necessary services.

Director of Planning and Building advised the proposal is providing a variety of housing types which will assist with affordability and is in line with the North Meadows Secondary Plan. This will help address the need in Strathroy for a more diversified housing stock. The future site plan approval / condominium

approvals will need to adequately address the required financial, legal, planning and engineering matters of interest to the Municipality.

Attachment No. 5 – Public Consultation details

The application has been circulated to agencies and the public in accordance with the requirements of the Planning Act. This included the circulation of the Notice of Public Meeting to property owners within 120 metres of the subject application on March 8, 2024.

The applicant spoke in support of the application and there were no comments in opposition to the application. Council spoke to the application, noting that it is important to move forward with higher density developments, appreciate the traffic signals being included earlier in the development process and lastly that bike paths should be extended north from the subdivision into the industrial park to the north. There were two questions raised:

- 1) Will servicing for the temporary solution impede the development of the industrial lands? Staff confirmed that based on the speed of industrial development and the fact that Thorne Drive ECA had already started it is not expected to have an impact.
- 2) Will there be bike paths? It was confirmed that bike paths, walking paths and roads have all been planned in the Secondary Plan and will be provided as planned in this subdivision.

As part of the rezoning by-law amendment application an open house and public meeting were held. Many of the comments received were related to zoning however there were comments about sidewalks on the Second Street and a traffic light at Adair Boulevard and Second Street that Council and members of the public raised as important features.

The owner of the property has confirmed that the roads will be constructed to municipal specifications including sidewalks. Further they have confirmed that they are accepting of a condition of approval that a traffic signal be constructed as part of the development.

Attachment No. 6 – Planning Policy Background

The subject lands are within the designated Settlement Area of Strathroy. The Provincial Policy Statement (PPS), the Middlesex County Official Plan, and the Strathroy-Caradoc Official Plan all encourage intensification in settlement areas on full municipal services, provided the development is compatible with the surrounding area and represents an orderly and efficient use of land and infrastructure.

Provincial Policy Statement (2020)

The PPS provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the *Planning Act*, where a municipality is exercising its authority affecting a planning matter, such decisions, “shall be consistent with” all policy statements issued under the Act.

Section 1.1.1 establishes that healthy, liveable, and safe communities are sustained by accommodating an appropriate range and mix of residential housing (including additional units, affordable housing, and housing for older persons) to meet long-term needs and promotes cost-effective development that minimizes land consumption and servicing costs.

Section 1.1.3.1 states that settlement areas will be the focus of growth. Land use patterns within settlement areas shall be based on:

- Densities and a mix of land uses which are appropriate for, and efficiently use, the infrastructure and public service facilities which are planning or available;
- Support active transportation;
- Efficiently use land and resources; and,
- A range of uses and opportunities for intensification and redevelopment in accordance with the criteria of Policy 1.1.3.3, where this can be accommodated.

Section 1.4 and 1.5 of the PPS identifies that planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents as well as promoting the creation of healthy, active communities by encouraging pedestrian connections.

Section 1.6.6 of the PPS outlines the hierarchy for sewage and water services and establishes that municipal water and sewage services are the preferred form of servicing for development areas to support protection of the environment and minimize potential risks to human health and safety.

Section 3.1.1 of the PPS outlines that development should be directed away from hazard lands and flood plains which would be impacted by flooding and erosion hazards.

Middlesex County Official Plan

The subject lands are designated 'Settlement Areas (Urban and Community)' according to *Schedule A: Land Use*, as contained within the County of Middlesex Official Plan.

Section 2.3.7 of the Middlesex County Official Plan identifies that the County encourages a wide variety of housing by type, size, and tenure to meet projected demographic needs and market requirements of current and future residents of the County, and further, that the County will support intensification and redevelopment within settlement areas where an appropriate level of services are, or will be, available to service the lands, and further, that 15 percent of all development occur by intensification and redevelopment.

Section 2.4.5 states that the County shall encourage development on municipal water and sanitary systems.

Section 3.2.2 directs that settlement areas shall development in a manner that is phased, compact, and does not result in a strip pattern of development. Further, development is to complement the positive elements of the existing built form in an effort to preserve the historic character of the area.

County Council adopted Amendment No. 3 to the County official plan on July 19, 2022, and received Minister approval on July 7, 2023. The purpose of the Amendment was to update the Official Plan to ensure that the land use planning policies are current, reflect Provincial legislation and policy, have regard for matters of Provincial interest and any guideline documents, are consistent with the Provincial Policy Statement (PPS), and reflect changing community needs for the next 25-years.

Strathroy-Caradoc Official Plan

The subject lands are designated 'Settlement Area' and 'Residential' according to *Schedule A: Structure Plan* and *Schedule B: Land Use & Transportation Plan*, respectively. The property is also within the North Meadows Secondary Plan, and this will be addressed in a subsequent section. Similar to County Official Plan, the Strathroy Caradoc Official Plan has also been updated through OPA 14 in 2022 and then received approval from County however it was appealed. The purpose of this Amendment is also to update the Official Plan to ensure that the land use planning policies are current, reflect Provincial legislation and policy, have regard for matters of Provincial interest and any guideline documents, are consistent with the Provincial Policy Statement (PPS), and reflect changing community needs for the next 25-years. The changes in OPA 14 to the Downtown Core designation do not materially change the impact of the policies applicable to this application. An additional note relating to each of the policies below has been included to provide detail to some of the changes as a result of OPA 14.

Section 2.4.1 encourages the provision of a wide variety of housing types with greater densities within the settlement area. The residential intensification and redevelopment are encouraged where compatible with existing development and infrastructure is appropriate.

Section 2.4.6 establishes that residential intensification shall be encouraged in settlement areas where it is complementary to, and compatible with, the nature, scale, design, and general character of neighbouring development, and where municipal services and facilities are capable of accommodating the development. Where residential intensification is proposed, it shall keep with the character of the area and not adversely affect neighbourhood stability.

Section 3.2 outlines the goal of maintaining adequate supply of housing, more specifically dwelling types, tenure, and affordability. The section also has the objective to maintain the essential qualities of privacy, quiet enjoyment, public health and safety, and land use compatibility in residential areas.

Section 3.3.4 provides policies for lands designated 'Residential' and identifies that primary uses include residential purposes including a range of housing types and densities from single detached dwellings to high-rise apartment buildings. Secondary uses may be permitted that are complementary to, and compatible with the area, serve the neighbourhood needs, and do not detract from the predominantly residential nature, such as neighbourhood parks.

Section 3.3.4.5 further details the policies related to the medium density development. "Medium density development (e.g. walk-up apartments and 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."

Section 3.3.4.6 further outlines the policies for high density development, being proposals that have a building height greater than 3 stories. The Official Plan contains 7 criteria to evaluate high density development that includes, buffering and separation, proximity to the Downtown Core, Community Facilities and/or Open Space, vehicular access to an arterial or collector road, adequacy of infrastructure, maximum height, shadow and wind effects and energy efficient.

Residential intensification within Strathroy is specifically addressed in Section 3.3.4.7, which identifies that residential intensification in existing developed areas is considered desirable to make efficient use of underutilized lands and infrastructure. This is subject to evaluation and conditions, as necessary, to ensure that the development is in keeping with the established residential character and is appropriate in terms of height, lot fabric, building design, dwelling types, and parking, and where appropriate services are available.

North Meadows Secondary Plan

The North Meadows Secondary Plan was approved May 25, 2021, and was not modified by OPA 14. The lands subject to the rezoning are designated in the northwest (at the intersection of Adair Blvd and Second Street) as 'Medium Density Residential', in the southwest (along the Adair Blvd extension) and

northeast (along Second Street) and in the southeast 'Low Density Residential' all of which is according to *Schedule M1: North Meadows Secondary Plan Land Use*. (Please see attached)

The Secondary Plan Vision Statement has set the direction for the policy framework. The statement is as follows:

“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.”

Section 3.3.4.17.3 outlines the Goals and Objectives of the Secondary Plan

- i. Build a compact and complete residential community which provides a variety of public amenities including, parks, trails, open space, educational and commercial opportunities to complement the surrounding residential uses;
- ii. Provide a range and mix of dwelling types at a variety of densities which serve the needs of the public at all stages of life and all types of households;
- iii. Provide a range and mix of housing that provides for a range of dwelling types and tenure, including opportunities for attainable housing and supportive of the Growth Management policies of the Municipality of Strathroy-Caradoc Corporate Strategic Plan;
- vi. Prioritize the ability of pedestrians, especially children and seniors, to safely and comfortably move around the community when designing streets and planning new development;
- vii. Recognize cycling and active transportation as important transportation alternatives for many short trips by providing safe and convenient access to key employment, education, and commercial destinations;
- viii. Ensure that all residents have access to community amenities that support active lifestyles and wellbeing consistent with the policies of the Municipality of Strathroy- Caradoc Corporate Strategic Plan.
- ix. Provide active transportation routes which are safe, convenient, direct, and accessible for people of all ages and abilities to cycle and other forms of active transportation consistent with the Community Wellbeing policies of the Municipality of Strathroy- Caradoc Corporate Strategic Plan;
- xii. Promote forms of development which make efficient use of land and resources, and which the lifecycle costs of installing, maintaining, and replacing municipal infrastructure;
- xiv. Ensure the community is designed to be accessible by all, regardless of age or physical ability.

3.3.4.17.5 outlines the strategic policies include natural heritage systems and their protection, natural hazards, and the requirements to avoid these areas for development, parks, and open space needs.

Section 3.3.4.17.5.4 includes the mobility policies, which encourage linkage to ensure that a wide range of transportation modes will be accommodated by development within the Secondary Plan. The

subsections of this policy review the importance of recreational trail system, cycling network, sidewalks, and road network.

Section 3.3.4.17.5.4.7 includes the policy that the intersection of Adair Boulevard and Second Street is proposed to have a traffic signal with left and right turn lanes in all directions. Specific consideration should be given to ensuring that it is safe and easy for pedestrians and cyclists to cross Second Street to access the High School and Gemini Sportsplex.

Section 3.3.4.17.5.5 outlines the servicing policy which confirms that full servicing is required for any development and that individual Functional Servicing Reports will be required for each development.

Section 3.3.4.17.5.6 outlines the Urban Design Guidelines have been prepared for the lands within the North Meadows Secondary Plan, which encourages a consistent and high level of urban design for development. The Urban Design Guidelines aim to promote a high level of design for streetscapes and buildings within the Secondary Planning Area. This is reviewed in detail in the following subsection of the North Meadows Urban Design Guidelines.

Section 3.3.4.17.5.6.2 addresses the community gateway, the intersection of Adair Boulevard and Second Street. Encouraging building oriented to the intersection, parking in the rear or side and screened from the street, landscaped and high-quality design character of development.

Section 3.3.4.17.6.1.1 includes the residential density policies including that net density is defined as the number of residential dwelling units divided by the area of the residential development (including local streets). It further clarifies that it does not include the area associated with adjacent Collector or Arterial Streets, parkland, stormwater management facilities, or other infrastructure and public service facilities. The targeted density and mix of residential development within the North Meadows Residential designations on Schedule M1 is as follows:

Table 1 - Targeted Density of Development and Housing Mix

Designation	Target Proportion of Dwellings	Net Density (units / ha)
Low Density Residential	55%	15-30 (6 to 13 units per ac)
Medium Density Residential	35%	31-75 (13 to 30 units per ac)
High Density Residential	10%	76-150 (30 to 60.7 units per ac)

Section 3.3.4.17.6.1.2 outlines the specific policies for properties within the Low-Density Residential Designation. The primary use shall be low one to two-storey residential dwellings including single detached, semi-detached, duplex, and tri-plex and four-plex dwellings. New development within the Low-Density Residential Designation should incorporate a mixing and integration of different forms of housing and lot sizes. Development proposals should distribute multi-unit low density dwellings such

as semi-detached, duplex, tri-plex, and four-plex dwellings throughout a proposed development and should avoid creating blocks or areas with only one dwelling type or lots with all the same frontages. Access to these units should be from a local road. The densities will be as noted in the above chart.

Section 3.3.4.17.6.1.3 outlines the specific policies for properties within the Medium Density Residential Designation. The primary use within the designation is to be residential dwellings up to three storeys in height including triplex and four-plex dwellings, townhouses, stacked townhouses, low rise apartment buildings, retirement residences and nursing homes. To ensure density targets are met, single and semi-detached residential dwellings are not permitted. New development within Medium Density Residential areas with frontage along Second Street should have primary access from local streets or the proposed Secondary Collectors and should not have vehicle access directly onto Second Street. Adequate visitor parking shall be provided consistent with the parking requirements of the Zoning By-Law for multiple unit developments. Development of multiple unit dwellings within the Medium Density Residential Designation shall be consistent with the North Meadows Urban Design Guidelines.

Section 3.3.4.17.6.1.4 outlines the specific policies for properties within the High Density Residential. The primary use shall be residential dwellings up to a maximum of six storeys in height including tri-plex and four-plex dwellings, townhouses, stacked townhouses, mid-rise apartment buildings, retirement residences and nursing homes. Articulation of the façade both vertically and horizontally should be provided using increased setbacks for higher floors, balconies, and other features to enhance the pedestrian environment and promote walkability. Secondary commercial uses may also be permitted on the ground floor of multi-unit residential buildings which complement the residential uses including convenience commercial, personal services, and small-scale retail uses. The residential density is as noted in the above table. Development within the Commercial Designation shall be consistent with the Community Gateway Policies noted above. Development in High Density Residential areas with frontage along Second Street should have access from local streets or the proposed Secondary Collectors and should not have vehicle access directly on to Second Street. Development within the High-Density Residential designation should include design elements and infrastructure which supports and promotes sustainability and active transportation. This may include secure bicycle storage, access to the recreational use trail system, electric vehicle charging, and renewable energy generation. Development will be consistent with the North Meadows Urban Design Guidelines.

North Meadows Urban Design Guidelines

As part of the North Meadows Secondary Plan process, Urban Design Guidelines were prepared to ensure the design of the largest undeveloped area within the municipality was carefully developed. Section 1.4.6 of the Secondary plan has provided the policy basis for these Urban Design Guidelines (UDG).

The UDG have a number of objectives found in Section 2.2, focusing on high quality design, pedestrian scale that prioritizes building walls over garages, streetscape quality with active uses, quality building materials and utilizing energy efficiencies.

Section 3 of the UDG review the specific design attributes for the low-density residential buildings or single detached and semidetached dwellings. This section is broken into five (5) subsections, being: building location; open space design; façade design; materials and colours, and; façade elements.

- 1) The building location guideline focuses on having the building “face the street” and parallel to the street. Sides of buildings on corner lots or abutting parks should have windows, porches, materials, and other architectural treatments that are consistent with the front façade, and the side façade should not be blocked from view by fencing or other landscaping. Buildings should be designed to incorporate active living spaces at the front of the building with large windows facing the street. Garages should be flush or setback from the main front wall of dwelling. Buildings should be located close to the street and only be setback far enough to allow for a green space with a tree, space for snow storage, a front porch and vehicle parking. Dwellings should be setback a similar distance to adjacent dwellings with a maximum different in setback of no greater than 2 metres.
- 2) Open Space and Amenity Space is the next design component reviewed, addressing the following: designs are to be fully accessible, allow infiltration, maintain existing grade, maximize open space, minimum driveway access points, soft landscaping within front and exterior yards with plantings of native trees and shrubs and flowers to create a green interface, mitigate surface runoff of stormwater.
- 3) Façade Design is an important design component especially for the appearance of the overall streetscape. The UDG encourage a variety of architectural styles and building designs within a streetscape, with a variety of roof designs, residential dwellings should discourage elements that span two or more storeys, large area of blank wall with no windows or doors on facades facing the street are strongly discourage.
- 4) Materials and Colours, durable and natural materials such as brick, stone and wood finishes should be used, the front portions of side facades so that corners of buildings do not have a change in façade material. The use of vinyl siding is discouraged and should be limited to upper storeys and the rear of buildings, and the use of stucco shall be strongly discouraged in all cases and more durable materials are encouraged to be used instead. The colours of the façade materials and the roof should be coordinated so that they are complimentary and generally do not use more than 3 colours or different materials. In general, all eaves, fascia, and soffits should be the same colour on one house.
- 5) Façade Elements should include large prominent windows from common living spaces which front onto the street. When multiple windows are used on a façade, such as on either side of an entrance, they should be consistently sized, and spaced out across the façade. Masonry to enhance and articulate lintels and windowsills is encouraged to complement the overall appearance of the house, and if included, window shutters shall be scaled appropriately for the windows. The front entry way should be the focal point of the front of the house and should be accented by flanking lights and windows where appropriate. Front porches are encouraged and

should be incorporated where appropriate and complementary to the design of the house to enhance the main entry way and encourage street vitality.

Section 4 of the UDG review the specific design attributes for the medium and high-density residential buildings or multiple attached dwellings, including townhouses, row houses, apartment buildings and other residential buildings with a similar built form. This section is broken into five (5) subsections, being: building location; open space design; façade design; materials and colours, and; façade elements.

- 1) The building location guideline focuses on having the building “face the street” and guides units to be oriented toward the pedestrian realm such that units at grade will have door access to the outside from the units. Buildings also need to be adequately separated from other buildings ‘on’ or ‘off’ the subject site. Parking should be limited and not become the dominant outdoor feature allowing for safe and adequate space for pedestrians and cyclists. Buildings should be spaced apart and incorporate designs such as podiums and setbacks for upper levels, which maximize the amount of natural light that vegetation and outdoor shared spaces receive and minimize building shadows on these spaces and other buildings.
- 2) Open Space and Amenity Space is the next design component reviewed, addressing the following: designs are to be fully accessible, allow infiltration, maintain existing grade, consolidate parking areas maximize open space, minimum driveway access points, delineate private front yard space from the street, street facing front entrances, soft landscaping within front and exterior yards, mitigate surface runoff of stormwater, building vents and exhaust should be directed away from pedestrians, areas drop off areas for apartment buildings should be provided so they do not hinder pedestrian flow.
- 3) Façade Design is an important design component especially for the appearance of the overall streetscape. The UDG encourage a variety of architectural styles and building designs within a streetscape, multi residential buildings should include articulation to mimic individual dwellings, residential dwellings should include horizontal elements such as a porch roof, or cornice to differentiate between the ground floor and upper storeys in mid-rise buildings, transition in scale to adjacent residential buildings using step backs for upper storeys or other architectural approaches to achieve the desired effect, and enhanced side and rear yards.

Further to these elements, large areas of blank wall with no windows or doors on facades facing the street are not permitted.

- 4) The UDG includes direction for materials and colours, which encourages durable and natural materials such as brick, stone, and wood finishes should be used, particularly for the ground floor of buildings. The colours of the façade materials and the roof should be coordinated so that they are complimentary and generally do not use more than three colours or different materials. In general, all eaves, fascia, and soffits should be the same colour on one building.

Further the UDG, discourages the use of vinyl siding and should be limited to upper storeys and the rear of buildings and the use of stucco shall be strongly discouraged in all cases and more durable materials are encouraged to be used instead.

- 5) The UDG includes direction for façade elements, which encourages facades to feature large prominent windows from common living spaces, which front onto the street. The regular spacing of windows and doors across the façade of buildings with multiple residential units should be used to delineate individual units, and visually break up large buildings and facades. Masonry to enhance and articulate lintels and windowsills is encouraged to complement the overall appearance of the house, and if included, window shutters shall be scaled appropriately for the windows. The front entry way should be the focal point of the front of the house and should be accented by flanking lights and windows where appropriate.

Further the UDG, discourages garages that are visually dominating character of a development, they should be recessed from the rest of the façade and should be limited to no more than half the width of the dwelling unit.

Strathroy-Caradoc Zoning By-Law No. 43-08

The northern portion of the subdivision is within the High Density Residential (R3-17-H-5) zone, the southwest portion is within the High Density Residential (R3-18-H-5) zone and the southeast portion is within the ‘Medium Density Residential (R2-26-H-5) Zone’, the stormwater management pond is within the ‘Open Space zone’. The pumping station is within the ‘Future Development Zone’ pursuant to the Strathroy-Caradoc Zoning By-law No. 43-08.

The ‘R3’ zone permits Apartment, Multiple-unit, and Townhouse Dwellings as well as Grouped Housing and Long-Term Care Facility.

The ‘R2” zone permits, linked dwellings, multiple unit (max 6 units), semi-detached, single detached dwelling, townhouse dwelling, group home –Type 1.

No changes are proposed with this application the following are the three as of right zone categories and the associated development standards.

Development Standard	Medium Density Residential (R2-26-H-5) zone	High Density Residential (R3-17-H-5) zone	High Density Residential (R3-18-H-5) zone
Lot Frontage	10 m for singles, 10 m for each semidetached, 20 m for multiple dwelling unit	20 m for multiple dwelling unit 6 m per dwelling unit for townhouse 30m for grouped housing Apartment 30 m	20 m for multiple dwelling unit 6 m per dwelling unit for townhouse 30m for grouped housing

	8 m per dwelling unit for townhouse		Apartment 30 m
Lot Area	350 m ² Single 300 m ² semi 130 m ² multiple unit 250m ²	210 m ² townhouses 100 m ² for first 6 units & 15 m ² for each unit thereafter – multiple unit 130 m ² Apartment dwelling	210 m ² townhouses 100 m ² for first 6 units & 15 m ² for each unit thereafter – multiple unit 130 m ² Apartment dwelling
Front yard setback	5 m	4.5 m	
Side Yard Setback	1.2 m	2 m for Multiple unit dwelling And townhouse, 3 m for apartment	2 m for Multiple unit dwelling And townhouse, 3 m for apartment
Rear Yard Setback	6.0 m	10 m for multiple dwelling unit 9m m per dwelling unit for townhouse 12m for grouped housing 15 m for Apartment	10 m for multiple dwelling unit 9m m per dwelling unit for townhouse 12m for grouped housing 15 m for Apartment
Lot Coverage	45%	45% max	45% max
Minimum Density	15 units per ha	76 units per ha	76 units per ha
Maximum Density	30 units per ha	150 units per ha	150 units per ha
Minimum Landscape Open Space	30%	30% Apartments 20%	30% Apartments 20%
Garages no closer to the front lot line than the main house.	Yes	N/A	N/A
Amenity area (minimum)	20 m ² or private backyard of at least this area	10 m ² per unit	10 m ² per unit

Attachment No. 7 – Notice of Completion / Notice of Public Meeting



**Planning Department
County of Middlesex
399 Ridout Street North
London, ON N6A 2P1
(519) 434-7321 (fax) 434-0638
www.middlesex.ca**

February 21, 2024

Scott Allen
MHBC Planning
540 Bingemans Centre Drive, Suite 200
Kitchener On, ON N2B 3X9

To Mr. Allen,

**Re: Acknowledgement & Acceptance Letter
Proposed Plan of Subdivision
Municipality of Strathroy-Caradoc
Northgrove Meadows
39T-SC2401**

This is to acknowledge that the County of Middlesex received the above noted subdivision application as complete on February 21, 2024.

The application has been circulated to:

<u>Agency</u>	<u>Contact</u>	<u>Phone No.</u>
Ministry of Municipal Affairs	Dellaroue Howard	519-873-4025
SCRCA	Planning	519-245-3710
TVDSB	Ben Puzanov	519-452-2000
LDCSB	Planning	519-663-2088
Hydro One	Land Use Planning	905-946-6235
CSDEC SO	Carolyn Miljan	519-948-9227
Entegrus	Patricia Coca	866-804-7325
CS Viamonde	Planner	519 673-4785
Canada Post	Ryan Sumler	226-268-1100
Enbridge Gas London	District Manager	938-050-6600
Bell Canada (WSP Group)	Circulations Intake	905-853-4044
Rogers Communications	Planning Support Team	519-675-1313
Emergency Services	John Elston	519-434-7321
County Engineer	Chris Traini	519-434-7321
Municipality of Strathroy-Caradoc	Jennifer Huff	519-245-1070
First Nations		Nations Connect

All agencies have been given 30 days to review the application and have been asked to submit comments by March 22, 2024.

The Approval Authority will, pursuant to Section 51(21) of the Planning Act, request the Municipality of Strathroy-Caradoc to give notice of the application and hold a public meeting.

The file number that has been assigned to this application is **39T-SC2202**. Please ensure that this file number is quoted on all future correspondence related to this application.

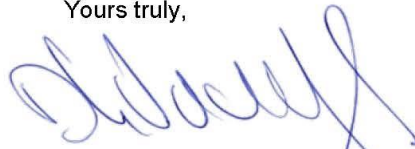
RIGHT TO APPEAL FOR FAILURE TO MAKE DECISION

Planning Act, Section 51(34)

If an application is made for approval of a plan of subdivision and the approval authority fails to make a decision under subsection (31) within 120 days after the day the application is received by the approval authority, the applicant may appeal to the Ontario Land Tribunal with respect to the proposed subdivision by filing a notice with the approval authority, accompanied by the fee charged by the Ontario Land Tribunal.

If you have any questions, please contact the County of Middlesex Planning Department at (519)434-7321, ext. 2262, Fax (519) 434-0638 or email dvanderwerff@middlesex.ca quoting the above noted file number.

Yours truly,



Durk Vanderwerff, MCIP RPP
Director of Planning and Development

DV/th



NOTICE OF APPLICATION AND PUBLIC MEETING

APPLICATION FOR PLAN OF SUBDIVISION

APPLICATION NO.: 39T-SC2401

AGENT/APPLICANT

Northgrove Meadows Inc.

SUBJECT LANDS

390 Second Street, Strathroy

Purpose and Effect

The Municipality is in receipt of an application to subdivide land in Strathroy. The Municipality Zoning By-law Amendment application in support of the development proposal was approved in 2023. The applications relate to the lands located on Second Street (see location map). The lands are approximately 7.19 ha (17.77 ac) in size and are designated 'Residential' in the Official Plan and within the site specific 'High Density Residential (R3-18-H-5) zone', the site specific 'High Density Residential (R3-18-H-5) zone' and Open Space (OS) zone in the Zoning By-law. The subdivision proposes three (3) residential blocks, two (2) servicing blocks, two (2) public roads, a road widening and 1 foot reserve along Second Street (see draft plan of subdivision).

PUBLIC MEETING



April 2, 2024



6:00 pm



Hybrid Meeting: ZOOM and In person (52 Frank Street, Strathroy, 2nd floor Council

The applicant, or any authorized person, appointed in writing and acting on behalf of the applicant, must attend this meeting. If you are aware of any persons affected by this application who have not received a copy of this notice, it would be appreciated if you would so advise them.

Public hearings are taking place in a hybrid format. If you would like to participate in the public hearing either in person, or virtually by phone or zoom video, please email planning@strathroy-caradoc.ca or call 519-245-1070 ext. 210 by **Friday March 29th @ 4:30 p.m.** Leave your name, phone number, method you wish to participate in the meeting, as well as the application file number or address of the property you are calling about. Staff will return your call and provide participation details. The meeting will also be broadcast live at 6:00 p.m. April 2, 2024 – www.strathroy-caradoc.ca/meetings.

Or, Send comments to:

Municipal Clerk, Brianna Hammer-Keidel
clerk@strathroy-caradoc.ca 519-245-1105
52 Frank Street Strathroy, Ontario N7G 2R4

If you wish to be notified of the decision of the Municipality of Strathroy-Caradoc on the proposed Plan of Subdivision, you must make a written request to the Clerk at clerk@strathroy-caradoc.ca / 52 Frank Street, Strathroy, ON N7G 2R4

Should you require additional information relating to the proposed plan of subdivision, appeal rights or should you wish to make a written submission regarding the plan of subdivision please contact Tim Williams by phone at: 519-930-1007 or by email at: twilliams@middlesex.ca.

www.strathroy-caradoc.ca

Notice of Complete Application- Plan of Subdivision

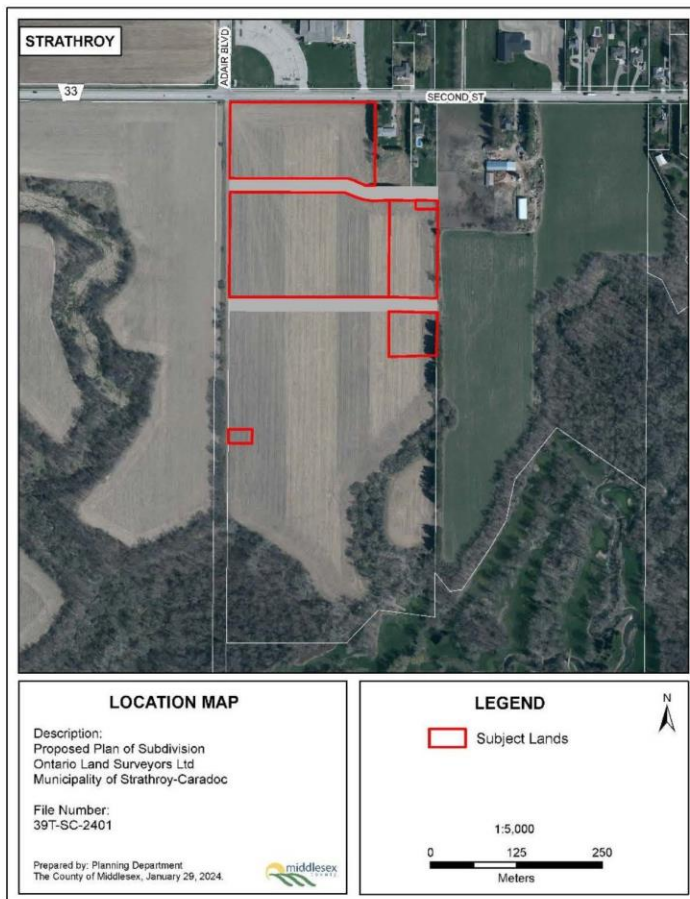
The application has been deemed complete by the County of Middlesex on February 21, 2024.

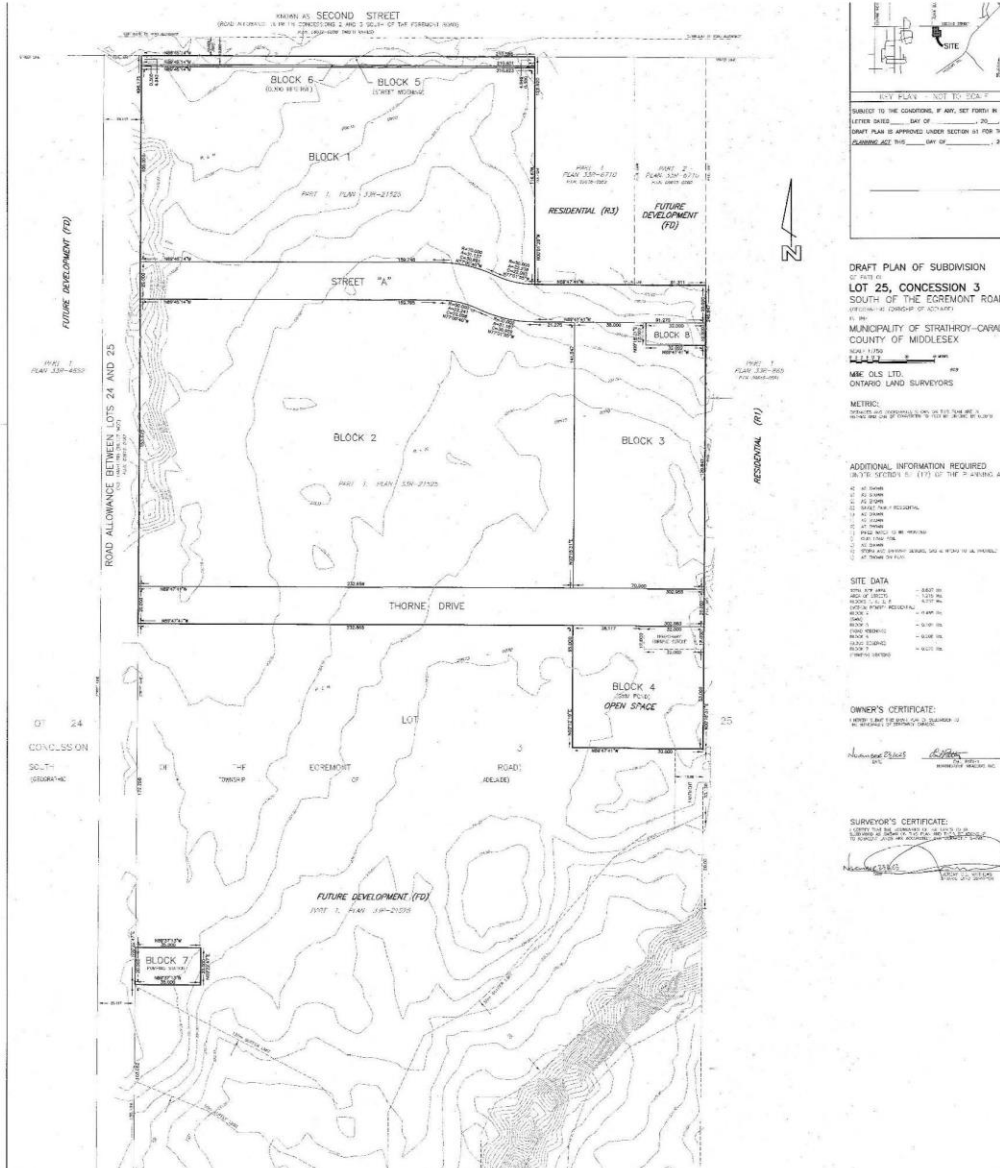
If a person or public body would otherwise have the ability to appeal the decision of The Municipality of Strathroy-Caradoc but does not make oral submissions at a public meeting, if one is held, or make written submissions to The Municipality of Strathroy-Caradoc in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to The Municipality of Strathroy-Caradoc in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Pursuant to Section 1.0.1 of the Planning Act and in accordance with Section 32(e) of the Municipal Freedom of Information and Protection of Privacy Act, it is a policy of the Municipality of Strathroy-Caradoc to make all planning applications and supporting material, including signed written submissions regarding the application and received by the Clerk, available to the public.

DATED: March 8, 2024





DRAFT PLAN OF SUBDIVISION
OF PART OF
LOT 25, CONCESSION 3
SOUTH OF THE EGREMONT ROAD
MUNICIPALITY OF STRATHROY-CARADOC
COUNTY OF MIDDLESEX

DATE: 2019
SCALE: 1:1000
MFC OLS LTD.
ONTARIO LAND SURVEYORS

METRIC:
ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

ADDITIONAL INFORMATION REQUIRED
(BY THE STATIONER (177) OF THE PLANNING ACT)

- 1. All Notes
- 2. All Plans
- 3. All Deeds
- 4. All Easements
- 5. All Rights of Way
- 6. All Other Rights
- 7. All Other Interests
- 8. All Other Documents
- 9. All Other Information
- 10. All Other Documents
- 11. All Other Documents
- 12. All Other Documents

SITE DATA

AREA OF SITE	1.0000 HA
PERCENT RESIDENTIAL	100.00%
AREA OF FUTURE DEVELOPMENT	0.0000 HA
PERCENT FUTURE DEVELOPMENT	0.00%
AREA OF OPEN SPACE	0.0000 HA
PERCENT OPEN SPACE	0.00%
AREA OF ROAD	0.0000 HA
PERCENT ROAD	0.00%
AREA OF OPEN SPACE	0.0000 HA
PERCENT OPEN SPACE	0.00%

OWNER'S CERTIFICATE:
I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE DRAFT PLAN OF SUBDIVISION AS APPROVED BY THE BOARD OF PLANNING AND ZONING.

[Signature]
DATE: 2019

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE DRAFT PLAN OF SUBDIVISION AS APPROVED BY THE BOARD OF PLANNING AND ZONING.

[Signature]
DATE: 2019

Attachment No. 8 – Draft Plan of Subdivision – Draft conditions

The following are draft conditions the final conditions would be approved by County Council. The following are recommended by staff and potentially Strathroy-Caradoc Council.

No.	Conditions
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Draft Plan of Subdivision

1. That this approval applies to the draft plan of subdivision prepared by MTE Ontario Land Surveyors Ltd. signed by Jeremy C.E. Matthews, OLS dated November 23, 2023, and showing the following:
 - Block 1 for high density dwellings;
 - Block 2, 3, and 8 for medium density dwellings;
 - Block 4 for stormwater management;
 - Blocks 5 and 6 road widenings and 0.3m reserves;
 - Block 7 pumping station block; and
 - Two (2) public road segments (Street 'A' and Thorne Drive)
2. That the development of the draft plan of subdivision may be phased subject to the approval of an overall phasing plan for the development of the entire site to the satisfaction of the Municipality. For the purposes of this condition, the development of a phase may only proceed when the Municipality is satisfied that all of the external infrastructure/services for that stage are "in place" as described in condition 17. (SC)

Land Transfers, Reserves and Easements

3. That the road allowances included on the draft plan of subdivision shall be shown and dedicated to the Municipality as public highways. (SC)
4. That any dead ends or open sides of road allowances created by this draft plan shall be terminated in 0.3 metre reserves to be conveyed to and held in trust by the Municipality. (SC)
5. That the owner dedicates lands up to 15 m from the centerline of construction of Second Street across the subject lands to Middlesex County for the purposes of road widening if the right of way is not already to that width, to the satisfaction of the County. (County)
6. That the Owner convey Block 4 and 7 to the Municipality for stormwater management and sanitary pumping station. (SC)

Reports and Studies

7. That prior to final approval, Development Assessment Review authored by a qualified consultant be completed and peer reviewed to confirm no impacts and/or no impacts with mitigation measures of the downstream Natural Features to the satisfaction of the Municipality. (SC)
8. That prior to final approval, the recommendations for mitigation from the Final Development Assessment Review, including but not limited to construction/silt fencing, other erosion control measures, and water volume restrictions shall be prepared and implemented within the subdivision agreement. (SC)
9. That prior to final approval, a Licensed Archaeologist shall provide a letter to the Municipality and the County indicating that there are no concerns for impacts to archaeological sites on the subject lands. This is to be accompanied by a Ministry of Tourism, Culture & Sport letter indicating that the licensee has met the Terms and Conditions for Archaeological Licensing and that the report(s) have been entered into the Ontario Public Register of Archaeological Reports. (SC)

Agreements

10. That the Owner and the Municipality enter into a subdivision agreement (“Subdivision Agreement”) pursuant to Section 51 (26) of the Planning Act to be registered on title of the lands to which it applies prior to the Plan of Subdivision being registered. Further that the Subdivision Agreement shall include provisions that it will also be registered against the lands to which it applies once the plan of subdivision has been registered. (SC)
11. That the Subdivision Agreement between the Owner and the Municipality shall satisfy all requirements of the Municipality related to financial, legal, planning and engineering matters including but not limited to the provision of new roads and upgrades to existing roads, temporary roads and turning circles, pedestrian walkways, grading and drainage, planting of trees, landscaping, fencing, buffering, street lighting and other amenities, the provision and installation of full municipal water and sanitary services, the installation of underground utilities, and other matters which may be required by the Municipality respecting the development of the Plan of Subdivision including the payment of development charges in accordance with the Municipality’s Development Charges By-laws or a cost share agreement as deemed appropriate by the Municipality. The Subdivision Agreement shall also provide for the Municipality to assume ownership and operation of these systems where appropriate. (SC)
12. That prior to final approval, the Municipality shall advise the County that the Subdivision Agreement between the Municipality and the Owner provides for the following:

- a. municipal assumption and ownership of any facilities required for the detention and enhancement of storm water quality, and for the purpose of ensuring perpetual maintenance and operation; and
- b. the inclusion of any environmental protection measures recommended in the final stormwater management plan required by these conditions that are not capable of being addressed under the Ontario Water Resources Act. (SC)

Parkland Trails and Walkways

13. That the owner make a payment of 5% cash-in-lieu of the land included in the plan. (SC)

Emergency Services

14. That all streets shall be named, and the lots addressed to the satisfaction of the Municipality and the County. This shall include permanent and temporary road name and municipal address signage during all stages of construction, which shall be a requirement of the Subdivision Agreement. (SC and County)

County Engineer

15. That prior to final approval, the Owner shall enter into an agreement with the County of Middlesex for the design and construction of traffic signals at Second Street (County Road 39) and Adair Boulevard. The costs for these works will be undertaken through one or combination of the following ways; shall be undertaken by the County of Middlesex covered by the County through Development Charges (if a Development Charges By-law is approved and implemented by the County), the Owner shall be responsible for a maximum of \$250,000 of the total cost (if a Development Charges By-law is not approved or the development is not eligible), and/or the Owner shall pay the maximum \$250,000 and receive Development Charge credit where applicable. (County)

Development Engineering

16. That the draft plan of subdivision shall be developed on full municipal services, including sanitary sewers, municipal water, and urban storm water management practices. Prior to final approval of the development, the Municipality shall confirm that full municipal services are 'in place' as described in the following condition (17). (SC)
17. That no development of the draft plan of subdivision shall commence until all external infrastructure and services required for the development of the lands affected are in place including municipal water supply, treatment and conveyance infrastructure and sewage treatment and wastewater conveyance infrastructure. For the purpose of these conditions, services being "in place" means that the infrastructure exists and is operational to the satisfaction

of the Municipality and that capacity in such infrastructure has been formally allocated by the Municipality for use in connection with the development of the draft plan of subdivision. The subdivision agreement shall contain a provision that identifies the terms and conditions of the Municipality's servicing commitment for blocks 1, 2 and 3 and that such a servicing commitment shall commence upon the execution of the subdivision agreement and shall be for a period of time no longer than 3 years after the execution of the subdivision agreement or an extension of servicing allocation has been granted by the Municipality. (SC)

18. That the Subdivision Agreement between the Owner and the Municipality shall include provisions that require the Owner to redirect the temporary sanitary flows from Second Street to Thorne Drive, when the Thorne Drive extension is complete. All costs to redirect sanitary flows shall be borne by the Owner. (SC)
19. That the Subdivision Agreement between the Owner and the Municipality shall include provisions that require the Owner to construct the Adair Boulevard extension from Second Street to Thorne Drive, including the intersection at Thorne Drive. The Subdivision Agreement shall contain a provision that requires that if the Owner sells a Block in the Subdivision to a third party, the Municipality will provide the Development Charge Credit for each building permit as issued to the third party and that would of been credited to the third party, will be payable directly to the Owner. (SC)
20. That prior to final approval, that the Owner shall obtain any necessary approval(s) under the Drainage Act to facilitate legal outlet to discharge stormwater. (SC)
21. That the Subdivision Agreement between the Owner and the Municipality shall require the construction of a municipal sidewalk on Second Street along the frontage of the subject lands shall be undertaken at the expense of the Owner. (SC)
22. That prior to approval of the first phase and prior to grading or site alteration activities, if required, the Owner shall submit a dewatering plan for review and approval of the Municipality, prior to submission to Ministry of Environment, Conservation and Parks. This plan will confirm that the works to be performed on the property will not adversely affect the functionality of the area sand points and wells. (SC)
23. That prior to grading or site alteration activities and prior to approval of the first phase the Owner shall prepare a detailed engineering plans and report(s) in support of the draft plan of subdivision to the satisfaction of the municipality at the time of execution of the subdivision agreement(s). No grading or site alteration activities shall take place until approval of such plans by the municipality. (SC)
24. That the Subdivision Agreement between the Owner and the Municipality shall include provisions that require the Owner to redirect the temporary storm flows from the temporary stormwater management facility located on Block 4 to a regional facility when it becomes

available. The temporary stormwater management facility and any infrastructure related to conveyance of stormwater to the temporary facility shall be decommissioned. All costs to redirect and decommission storm flows shall be borne by the Owner. The Owner shall construct any infrastructure required to redirect storm flows on the subject property to the regional storm facility at the time of construction of the temporary stormwater management facility. (SC)

Planning

25. That prior to final approval, the Owner shall provide to the Municipality confirmation from an Ontario Land Surveyor retained by the Owner at no cost to the Municipality that the lot areas and lot frontages conform to the Zoning By-law requirements of the Municipality of Strathroy Caradoc. (SC)
26. That prior to final approval, the County is to be advised by the Municipality that appropriate zoning is in effect for the draft plan of subdivision. (SC)
27. That the Subdivision Agreement shall ensure that the persons who first purchase the subdivided land after the final approval of the plan of subdivision are informed, at the time the land is transferred, of all the development charges related to the development, pursuant to Section 59(4) of the Development Charges Act. (SC)

Utilities

28. The Owner shall enter into an agreement with the appropriate service providers for the installation of underground communication / telecommunication utility services for these lands to enable, at a minimum, the effective delivery of the broadband internet services and communication / telecommunication services for 911 Emergency Services. (SC)
29. The Owner shall enter into an agreement with Canada Post Corporation for the installation of community mailboxes. (SC)
30. That such easements as may be required for utility, servicing, or drainage purposes shall be granted to the appropriate authority. (SC)
31. That prior to final approval, arrangements shall be made to the satisfaction of the Municipality for the relocation of any utilities required for the development of the Plan, which relocation shall be undertaken and provided at the expense of the Owner. (SC)

St. Clair Region Conservation Authority

32. That prior to final approval, the Owner shall submit for the review and approval of the Municipality and SCRCA, a final geotechnical report, stormwater management plan and sediment and erosion control plan incorporating necessary measures to enhance the quality of stormwater discharges and to control erosion and sedimentation during and after construction. The final stormwater management plan and sediment and erosion control plan, and final detailed servicing and grading plans shall identify drainage and sediment and erosion control strategies. The final stormwater management plan shall also provide detail with respect to the monitoring and maintenance of the stormwater management facilities. The approved sediment and erosion control measures shall be in place prior to any work being undertaken on the subject lands. The geotechnical report shall confirm that the final grading design will ensure that the underside of house and/or residential building footing foundations and the lowest floor level will be a minimum of 1 m above the highest water table surface for two full spring seasons of data results. (SC and SCRCA)
33. That prior to final approval, the County is to be advised in writing by the Municipality how conditions 1 to 4, 6 to 14, 16 to 33 have been satisfied.
34. That prior to final approval, the County is to be advised in writing by the County Engineer how conditions 5, 14, and 15 have been satisfied.
35. That prior to final approval, the County is to be advised in writing by the St. Clair Region Conservation Authority how conditions 33 have been satisfied.

NOTES TO DRAFT APPROVAL

- 1) Draft approval for this plan of subdivision is for a period of three (3) years from the date of decision. Any request made by the Owner to the Approval Authority to extend the lapsing date must be made 60 days prior to the lapsing date and include a written confirmation from the municipality endorsing the extension.
- 2) It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the approval authority, quoting the file number.
- 3) It is suggested that the applicant be aware of:
 - a. subsection 144 (1) of The Land Titles Act, which requires all new plans be registered in a land titles system;
 - b. subsection 144 (2) - allows certain exceptions.
- 4) Inauguration, or extension of a piped water supply, a communal sewage system or a storm water management system, is subject to the approval of the Ministry of Environment under Section 52 and Section 53 of the Ontario Water Resources Act.

- 5) The Ministry of Environment must be advised immediately should waste materials or other contaminants be discovered during the development of this plan of subdivision.
- 6) A copy of the subdivision agreement must be provided to the County of Middlesex (Planning Department) prior to final plan approval.
- 7) If the agency's condition concerns a condition in the subdivision agreement, a copy of the agreement should be sent to them. This will expedite clearance of the final plan.
- 8) When the zoning by-law amendment is being prepared, reference to this subdivision application file number should be included in the explanatory note. This will expedite the County of Middlesex and other agencies' consideration of the by-law.
- 9) Clearance is required from the following agencies:

Municipality of Strathroy Caradoc
52 Frank Street,
Strathroy, ON N7G 2R4

St. Clair Region Conservation Authority
205 Mill Pond Crescent,
Strathroy, ON N7G 3P9

County of Middlesex Engineer
399 Ridout Street North,
London, ON N6A 2P1

- 10) All measurements in subdivision final plans must be presented in metric units.
- 11) The final plan approved by the County of Middlesex must include the following paragraph on all copies (3 Mylars and 4 paper) for signature purposes:

“Approval Authority Certificate

This Final Plan of Subdivision is approved by the County of Middlesex under Section 51(58) of the Planning Act, R.S.O. 1990, on this _____ day of _____ 20 ____.

Director of Planning and Development, Middlesex County”

- 12) The final plan must be submitted digitally in AutoCAD (DWG) and Portable Document Format (PDF) with the appropriate citation from the Planning Act used. The AutoCAD (DWG) file must be consistent with the following standards:

- Georeferenced to the NAD83 UTM Zone 17N coordinate system.
 - All classes of features must be separated into different layers.
 - Each layer should be given a descriptive name so that the class of feature it contains is recognizable.
- 13) The final plan approved by the County of Middlesex must be registered within 30 days or the County may withdraw its approval under Subsection 51(59) of the Planning Act.