

Meeting Date: August 6, 2024
Department: Building, By-law and Planning
Report No.: BBP-2024-92
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 Rezoning**
Applicant/Owner: Zelinka Priamo Ltd., Southside Construction
Management Ltd.
RP 34R-1370 PT

RECOMMENDATION: THAT: the subject report BBP-2024-92 for ZBA 09-2024 be received for information.

EXECUTIVE SUMMARY:

- This is an information report that provides background for the statutory public meeting and seeks comments from the public and Council. The proposal may then be amended, or additional information provided to address comments before a planning evaluation report is presented to Council.
- The application for zoning by-law amendment seeks to amend the zoning for the subject lands from 'Future Development (FD) Zone' to a site-specific 'Highway Commercial (C2-#) Zone' to permit the use of the proposed drive-thru restaurant (potentially McDonald's Restaurant) on the subject lands.
- An Open House was held on June 25th, 2024. The following points were raised by participants; impact on the community character, increased traffic, parking (on site and off site), adverse impact on the adjacent homes (noise and odour), sewer capacity, landscaping around the site, feasibility of McDonalds and letters detailing these comments are included in this report.
- The Planning Department has received comments that will need to be addressed and is continuing to receive comments on the application from agencies and departments and will request the applicant address any outstanding information / details prior to coming back to Council with a recommendation.

PURPOSE:

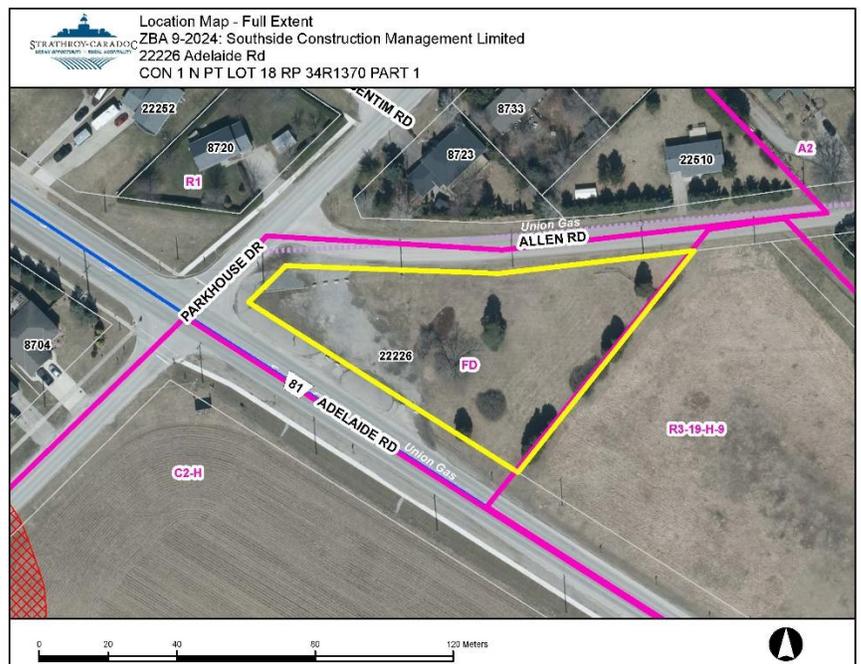
The purpose of the subject information report is to provide Council and the public background information on the zoning application to accompany the scheduled public meeting on the August 6, 2024, Council Meeting. The public meeting seeks to collect comments from the public and Council. The proposal may then be amended, or additional information provided by the applicant to address comments before a planning evaluation report is presented to Council.

SITE CONTEXT:

The lands are municipally known as 22226 Adelaide Road, Mount Brydges. The site is approximately 4,105 square metres (44,185 square feet) in size and is located in the southern portion of Mount Brydges with frontage along Adelaide Road, Allen Road, and Parkhouse Drive. The subject lands are located on the northeast side of Adelaide Road, southwest of Allen Road and southeast of Parkhouse Drive.

The lands are currently vacant. The lands were previously utilized for automotive uses and there is a gravel area located on the westerly corner of the site where a driveway/parking area once existed. Surrounding uses include future and existing residential to the east; commercial lands to the south (opposite side of Adelaide Road); and residential lands to the north and west.

From a servicing perspective, municipal water is located within the Allen Road, Parkhouse Drive and Adelaide Road right-of-ways. Sanitary services are within the Parkhouse Drive and Adelaide Road right-of-ways.

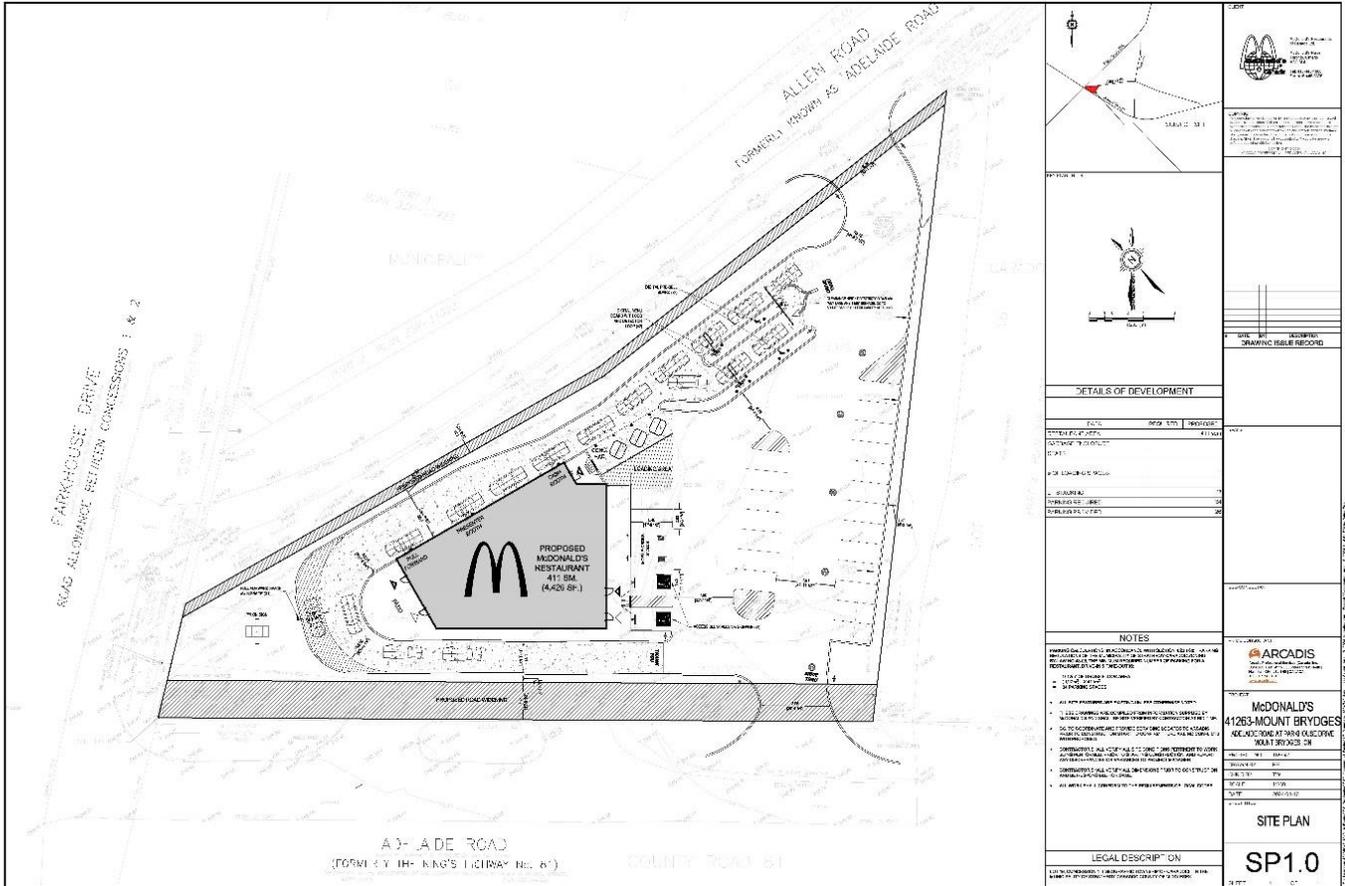


PROPOSAL SUMMARY:

The purpose of the zoning by-law amendment application is to permit the development of the proposed restaurant with a drive through. Access to the subject lands is proposed on both Adelaide Road and Allen Road. The rezoning is requesting the property be within a site specific 'Highway Commercial (C2-#) zone' from the 'Future Development (FD) Zone'.

The application for the zoning by-law amendment was received and deemed complete on July 2, 2024.

The current draft site plan is shown below and is included as attachment #2 to this report.



TECHNICAL DISCUSSION:

Staff and the applicant have worked through a few issues during the pre-consultation process however the following issues still remain. It is recommended that these items either need to be addressed prior to bringing the item back to Council or potentially some may need to be addressed as “Hold” in the zoning. Outstanding issues include:

- The servicing brief indicates that the proposal relies on accessing the Parkhouse storm sewers as an outlet, however this storm sewer has not yet been constructed. Engineering will need an understanding of timing of the proposal to determine if a temporary stormwater plan is required or a hold in zoning is required.
- The submission requires additional information about this proposal’s impacts on the waste water treatment facility as there is currently no information provided in the servicing report to determine this (no flow numbers).
- The applicant is proposing a 1.31 m road widening along Allen Road. The existing total width of the right of way is 14.5 m. Given the request for the right of way conveyance was 10 m from the centreline of the road, staff require additional information to determine if the road widening is sufficient.

- The proposal requests a number of site specific deviations from the zoning by-law given its unique shape, however, there are also a number of the deviations that are related to by-law requirements that are designed to address adverse impact on adjacent properties as well as the public realm. By way of example:
 - The zoning by-law requires six spaces behind the menu board for drive-thru restaurants. The proposal appears to provide only three spaces behind the menu board position. This deviation is of concern as it could result in cars queuing before the menu board on Allen Road as there limited space on the site to accommodate queuing.
 - The setback / landscape strip between the adjacent residential lands is proposed 1.3 m without a fence. While the buffer material can be addressed at site plan control stage, the reduction in width from 3.0 m to 1.3 m is a concern.

PUBLIC CONSULTATION SUMMARY:

Public Open House

A Virtual Neighbourhood Open House was held on June 25th, 2024. There were members of the public who attended the meeting as well as staff to observe. The concerns noted during the meeting could be summarized as follows:

- 1) Adverse Impact on the adjacent area:
 - a. Noise Concerns – Drive through, added traffic and servicing the site;
 - b. Odour Concerns – from the food preparation;
 - c. Light Pollution – the lighting of the parking lot for safety;
- 2) Out of character for Mt. Brydges;
- 3) The existing sanitary service capacity of the proposal;
- 4) The proposed parking is less than the by-law requirements;
- 5) Landscape buffers are limited and less than the by-law requirements; and
- 6) Whether there is demand for this type of use in Mt. Brydges.

Following the public open house letters have been received and these letters include a more detailed description of the concerns of the community and these letters are included in the Consultation Attachment #5 below.

The minutes of the Open House are also included as Attachment 5B to this report below.

Statutory Notice Requirements

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 Application for the zoning by-law amendment which included details of the application, a copy of the site plan, and a location map.

On July 11, 2024, the Notice of Application and Statutory Public meeting was circulated to property owners within 120 metres of the subject property, 2 signs were posted on the property as well as circulated agencies and departments.

The public notice is included as an attachment 7 to the report below.

Public Comments received are detailed in Attachment 5 and 5A below.

PLANNING CONSIDERATION:

The subject lands are located within a Settlement Area as per the definitions of the Provincial Policy Statement and the County of Middlesex Official Plan. The lands are designated 'Commercial' under the Strathroy-Caradoc Official Plan. The subject lands are within the 'Future Development (FD) Zone'. There are number of exceptions to the zoning that are being requested:

- Lot Frontage is proposed at 8.4 m following the road widening whereas the zoning requires 15 m.
- Front yard setback is 32.1 m whereas the maximum depth is 6 m.
- Exterior side yard setbacks are 6.94 m and 7.2 m whereas the maximum depth is 6m.
- Landscape buffer to adjacent residential is proposed at minimum of 1.3 m whereas 3 m is required.
- Landscape buffer to a drive through is proposed at minimum of 0.99 m whereas 2 m is required.
- Stacking in the drive through is 3 spaces whereas 6 spaces are required.
- 26 parking spaces are proposed whereas; a minimum of 34 parking spaces are required.

Further detail is found in the Planning Policy Background attachment 6.

FINANCIAL IMPLICATIONS:

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

The Municipality would also receive Development Charges as per the most recent Development Charge By-law and subsequent indexing / phasing. This would be offset by increased costs associated with maintaining any new assets assumed. Upon building permit issuance, Finance will help calculate the development charges, subject to any credits or exemptions, if they arise at that time.

The Municipality will also 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 infrastructure found on municipal streets, (including lighting and sidewalks) as new assets that will require a commitment for future maintenance. As this development will remain under private ownership, the Municipality will not be assuming the internal driveways, parking and infrastructure.

STRATEGIC PLAN ALIGNMENT:

This matter is in accordance with the following strategic priorities:

- 1) *Economic Development, Industry, and Jobs*: 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) *Community Well-being and Quality of Life*: Residents of all ages in Strathroy-Caradoc will have access to community amenities and activities that are accessible and support active lifestyles and wellbeing.
- 3) *Managing the Challenges of Growth for the Municipal Organization*: Strathroy-Caradoc will be an inclusive community where growth is managed to accommodate a range of needs and optimize municipal resources. We are committed to maintaining operational efficiency and economies of scale through these times of change.

SUMMARY AND NEXT STEPS

The intent of the subject report is to provide Council and the public with information regarding the proposed development, the relevant policies and regulatory context, and to summarize comments received by the public and agencies to date.

A subsequent report will be provided and will include a full policy analysis and responses to comments received related to the ZBA application. The ZBA will receive a final decision by Strathroy Caradoc Council. If the ZBA application is approved, a site plan control application and agreement will be required.

ATTACHMENTS:

Attachment No. 1 – Location Map

Attachment No. 2 – Site Plan

Attachment No. 3 – Application Summary

Attachment No. 4 – Technical Comments

Attachment No. 5 – Public Consultation Details

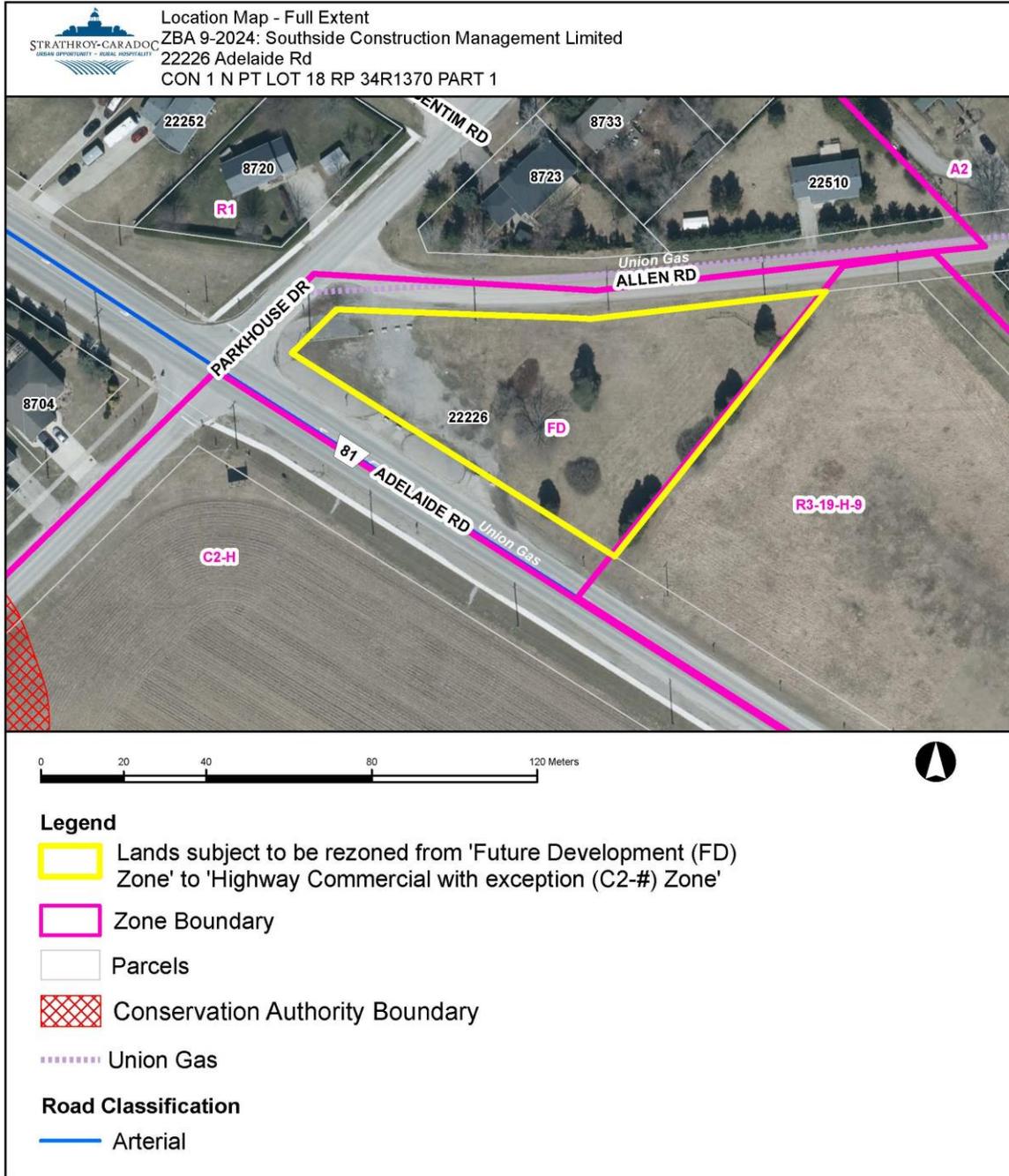
Attachment No. 5A - Public Comments received to date

Attachment No. 5B - Public Open House Minutes

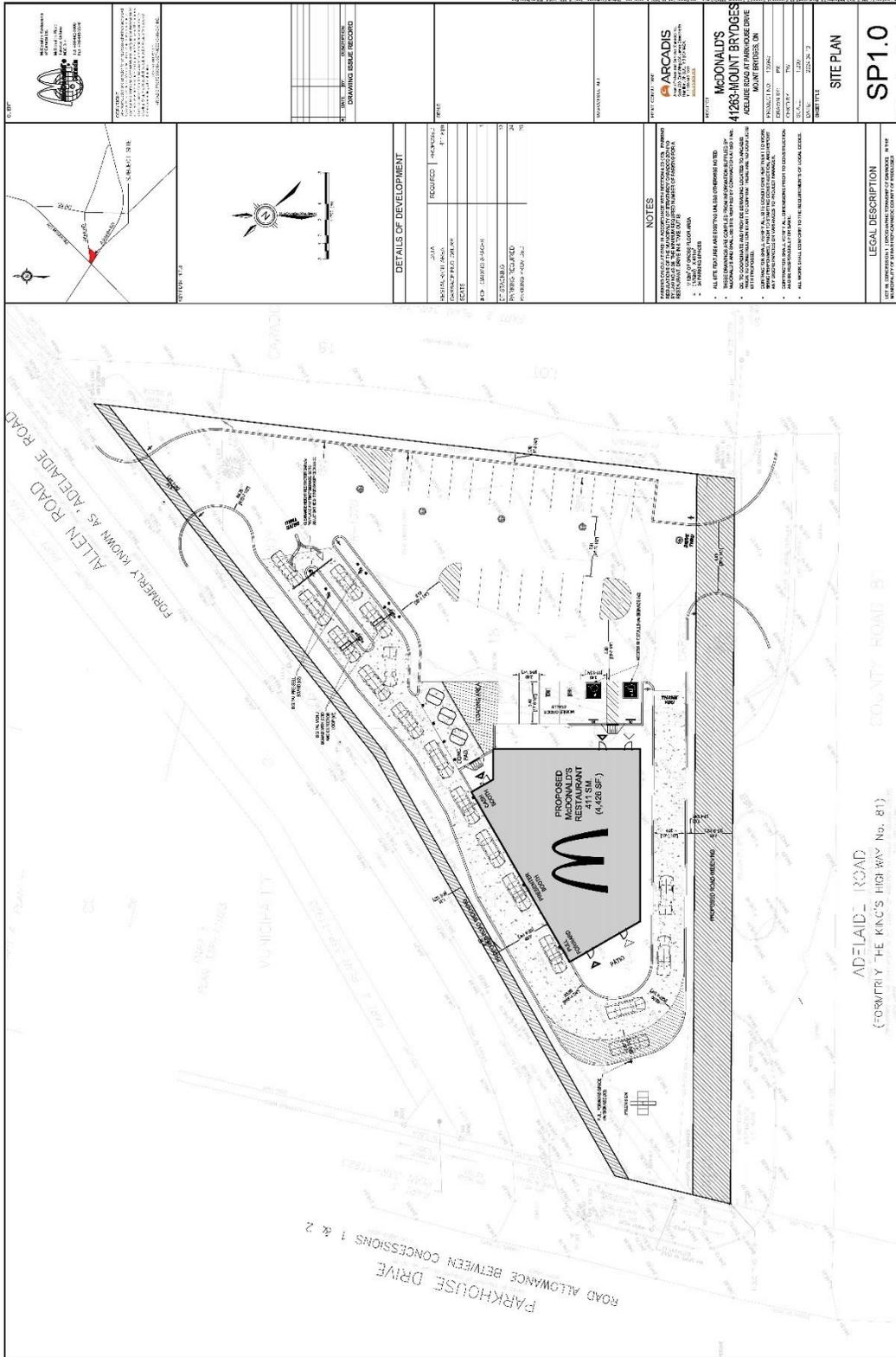
Attachment No. 6 – Planning Policy Background (identify policies / responses)

Attachment No. 7 – Notice of Complete Application, Application and Statutory Public Meeting

Attachment 1: Location Map



Attachment 2: Site Plan



		<p>DATE: 08/20/2018 DRAWING TITLE: RECORD</p>	
<p>PROJECT: 41263 MOUNT BRYDGES 41263 MOUNT BRYDGES 41263 MOUNT BRYDGES</p>		<p>DATE: 08/20/2018 DRAWING TITLE: RECORD</p>	
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<p>DETAILS OF DEVELOPMENT</p>		<p>NOTES</p>	
<p>NO. OF UNITS: 1</p>	<p>NO. OF STORIES: 1</p>	<p>1. ALL SITE AREA AND EXISTING UTILITIES ARE TO BE MAINTAINED.</p>	<p>2. ALL UTILITIES TO BE MAINTAINED AND PROTECTED.</p>
<p>NO. OF UNITS: 1</p>	<p>NO. OF STORIES: 1</p>	<p>3. ALL UTILITIES TO BE MAINTAINED AND PROTECTED.</p>	<p>4. ALL UTILITIES TO BE MAINTAINED AND PROTECTED.</p>
<p>NO. OF UNITS: 1</p>	<p>NO. OF STORIES: 1</p>	<p>5. ALL UTILITIES TO BE MAINTAINED AND PROTECTED.</p>	<p>6. ALL UTILITIES TO BE MAINTAINED AND PROTECTED.</p>

<p>LEGAL DESCRIPTION</p>		<p>PROJECT TITLE</p>	
<p>SECTION 1 & 2 OF CONVEYANCE NO. 81</p>		<p>41263 MOUNT BRYDGES</p>	
<p>SECTION 1 & 2 OF CONVEYANCE NO. 81</p>		<p>41263 MOUNT BRYDGES</p>	
<p>SECTION 1 & 2 OF CONVEYANCE NO. 81</p>		<p>41263 MOUNT BRYDGES</p>	

Attachment 3: Application Summary

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

- Proposed Site Plan, dated April 10, 2024, by Arcadis;
- Proposed Elevations, dated April 8, 2024, submitted by Zelinka Priamo Ltd.;
- Record of Consultation, dated January 9, 2024, by County of Middlesex;
- Site Servicing Brief, dated May 15, 2024, by LDS Consultants Inc.;
- Planning Justification and Design Report, dated May 16, 2023, by Zelinka Priamo Ltd.; and
- Authorization Letter, dated May 7 2024, by Southside Construction Management Limited.

The application was submitted and payment received on June 6, 2024. The application was deemed complete on July 2, 2024 and the public meeting is scheduled for August 6, 2024. A report to Council evaluating the application will follow. The Planning Act sets out a 90 timeline for zoning by-law amendment applications.

In light of recent changes to the Planning Act that clarified that planning refunds apply only to applications that were submitted before Bill 185 came into force (being June 6 2024), the application remains subject to the requirement to refund planning fees if application timelines are not met. Accordingly, if a decision is not made within 90 days of June 6, 2024, the applicant would receive a refund for part of the application fees.

Attachment 4: Technical Comments

Municipal Engineering Comments:

- The proposal is using the Parkhouse storm sewers as an outlet, however this storm sewer is not yet in place. Engineering will need an understanding of timing to determine if a temporary stormwater plan is needed.
- The submission requires additional information about this proposal's impacts on the waste water treatment facility as there is currently no information provided in the servicing report to determine this (no flow numbers).

Director of Community Services advised that the parkland required is 2% for commercial developments however given the size of the dedication it is more appropriate for this development to provide a cash in lieu of parkland.

Fire Chief advised that they have confirmed the proposal will have access to municipal water and two access points therefore they have no comment on the zoning by-law amendment.

Director of Planning and Building advised that the 2024 Strathroy-Caradoc Strategic Plan includes the intent to be a place that offers a variety of economic opportunities to current and prospective residents and businesses, as well as a community where growth is managed to accommodate a range of needs. It is important that a commercial entity, such as the one proposed by this application, be sensitive to its surroundings and its impact on infrastructure and to this end, there are a number of outstanding concerns that have been identified by staff that should be addressed prior to the application being brought back to Council for a decision. It is also noted that if the zoning application is approved by Council, it will require the completion of a site plan control application and agreement.

Planning Staff comments:

- (Joint comments with engineering) Allen Road has rural cross section but has been selected for Middlesex County Cycling Strategy Routes. The transportation master plan (2023) recognizes the need for improvement at Parkhouse and Allen Road as well as the Parkhouse and Adelaide intersection. In light of this, the Right of Way width conveyances will be important to ensure this work can be completed. The Official Plan notes that local roads will have a minimum width of 20m, the existing Right of Way width is 14.5 m. Traditionally, the applicant would be required to provide 10 m from the centreline (crown of the road) however the curve of the road combined with the straight property lines of the site makes this impractical. The owner on the opposite side of Allen Road appears to have provided a road dedication already. In light of all of the foregoing, it appears that a minimum ROW widening dedication should be greater than the proposed 1.31 m. The municipality would request further details on the how the proposed road widening was calculated and that additional widening may be required depending on the information provided.
- The proposal requests a number of site specific deviations from the zoning by-law given its unique shape, however, there are a number of the deviations that are related to by-law requirements that are designed to address adverse impact on adjacent properties as well as the public realm. By way of example:
 - The zoning by-law requires six spaces behind the menu board for drive-thru restaurants. The proposal appears to provide three spaces behind the menu board position. This deviation is of

concern as it could result in cars queuing for the menu board on Allen Road as there limited space on the site to accommodate queuing.

- The setback / landscape strip between the adjacent residential is proposed 1.3 m without a fence. While the buffer material can be addressed at site plan control stage, the reduction in size from 3.0 m to 1.3 m is a concern.
- A number of matters related to noise, odour and light will need to be addressed and secured during the site plan control process.

Attachment 5: Public Consultation Details

As part of the zoning by-law amendment application, an open house and public meeting are to be held. The open house was held on June 25th, 2024. This report is prepared to be alongside the public meeting held on August 6, 2024.

Open House

The virtual public open house was held by the applicants with members of the applicant team, the public, municipal Councillor, and staff. The comments related to a number of topics, from adverse impact on the surrounding area (Noise Concerns – Drive through, added traffic and servicing the site; Odour Concerns – from the food preparation; and Light Pollution – the lighting of the parking lot for safety), the proposal is out of character for Mt. Brydges, the existing sanitary service capacity of the proposal; the proposed parking is less than the by-law requirements; landscape buffers are limited and less than the by-law requirements; and whether there is demand for this type of use in Mt. Brydges. The minutes for the meeting are found below.

Since this time five letters have been submitted to the municipality which have outlined concerns and comments about the proposal. The letters are included below. The items raised will be addressed comprehensively in an evaluation report that will be prepared to for Council when they are to make a decision. The letters from as follows:

- 1) Lisa Hackett, June 20, 2024
- 2) Jennifer Bint, June 23, 2024
- 3) Brad and Clare Thomson, June 25, 2024
- 4) Michelle Shipley, July 2, 2024
- 5) Julian Ghloum & Taylor Gelinis, July 11, 2024
- 6) Michelle Chevalier, July 15, 2024
- 7) Linda Hendry, July 16, 2024
- 8) K. Slavinski, July 20, 2024
- 9) Lynda McClelland, July 22, 2024
- 10) Kiran Bains, July 22, 2024
- 11) Lynda Patton, July 23, 2024
- 12) Pauline Papp, July 23, 2024
- 13) Ron and Loretta Demeulenaere, July 23, 2024
- 14) Katie Gatehouse, July 23, 2024
- 15) Andy Carruthers, July 23, 2024
- 16) Joel DeBoer, July 24, 2024
- 17) Aaron Thibert, July 24, 2024
- 18) Laura Brown, July 25, 2024
- 19) Jessica Gaspar, July 26, 2024
- 20) Ramen (Ray) Yonadam, July 26, 2024

Statutory Public Meeting

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 July 11, 2024, as well as a sign posted on the Allen Road and Adelaide Road frontages.

Attachment #5A - Public Comments received to date

1) Lisa Hackett, June 20, 2024

Eva Baker

From: Brianna Hammer
Sent: Monday, June 24, 2024 2:54 PM
To: Planning
Subject: FW:

From: Lisa Hackett <>
Sent: June 20, 2024 7:48 PM
To: Brianna Hammer <bhammer@strathroy-caradoc.ca>
Subject:

We don't want a McDonald's restaurant on parkhouse and Adelaide. We are in dire need of a grocery store. We live at 8624 Parkhouse drive. Thanks

This email was scanned by Bitdefender

2) Jennifer Bint, June 23, 2024

Eva Baker

From: Jennifer Huff
Sent: Monday, June 24, 2024 8:35 AM
To: Trisha McKibbin; Tim Williams
Cc: Kyra Bamlett
Subject: FW: Proposed McDonalds - 22226 Adelaide Rd, Mt Brydges
Attachments: McDonalds Do Not Build.docx

FYI

From: Jennifer Bint <[redacted]>
Sent: June 23, 2024 12:03 PM
To: clerks@strathroy-caradoc.ca; mmcguire@strthroy-caradoc.ca; Jennifer Huff <jhuff@strathroy-caradoc.ca>; Colin Grantham <cgrantham@strathroy-caradoc.ca>
Subject: Proposed McDonalds - 22226 Adelaide Rd, Mt Brydges

To All,

Thanks for attending the Open House last week in regards to the proposed McDonalds in Mount Brydges.

I have attached my letter of concerns in regards to this proposal. As outlined in the presentation, the location does not meet the minimum requirements of McDonalds for the number of parking spaces (only 26 will fit) or space in the drive-through area (1 meter when it should be 2 meters). The developer is trying to squeeze this restaurant into a too small piece of land. I understand that this land is zoned Commercial, but a 24 hour a day, 7 day a week restaurant does not belong in the middle of a residential area. A charging station for all of the electric vehicles we may have would be better suited.

As I stated in the Q&A of the presentation, the McDonalds should be located on Glendon Drive near the Ford dealership. There is a better flow of traffic from London and the 402 as well as a lower impact to residents with smell, noise, garbage and hours of operation. It would also be closer to the arena which is why McDonalds wants to build in Mount Brydges in the first place.

Please let me know if there is anything else I can do to ensure this is not approved.

Regards,
Jennifer Bint
519-494-4549
22492 Allen Rd

This email was scanned by Bitdefender

June 17, 2024

Zelinka Priamo Ltd

Attention: Caden McAllister

Re: 22226 Adelaide Road, Mount Brydges

I am writing my concerns in regards to your proposed development of a McDonalds Drive-Through Restaurant on the property listed above. I do not believe this should be built for the following reasons.

1. Residential - The property is surrounded by residential properties and there are no commercial developments in the area. The property next door is pending development of 32 townhouses and no ones wants to live next door to a fast-food restaurant.
2. Traffic - The property is located between 2 intersections - Parkhouse and Adelaide and Parkhouse and Allen. Both are controlled by stop signs and many accidents have occur at Parkhouse and Adelaide. The spacing between these 2 intersections is tight as is. Stop lights would have to been installed if the McDonalds were to go through. Children get picked up by the school bus and have to cross both Parkhouse and Adelaide. Speed of traffic is also a concern. Currently, Allen Rd has no speed signs and traffic speeds down the road over 60 km per hour on a regular basis. Many people use Allen Rd to walk their dogs. Sidewalks would need to be installed on both Allen Rd and Parkhouse for pedestrians.
3. Noise – We live in a quiet neighborhood. We do not want to listen to the traffic going by, the sound of engines running waiting in the drive-through line up, the music thumping or people yelling and hanging out in the parking lot at midnight.
4. Garbage – Is McDonalds going to clean up the garbage that blows down Allen Rd? We receive enough Tim's cups and other garbage being blown down our road from Adelaide.
5. Smell – I moved to Mount Brydges for the clean fresh air. We do not want to smell greasy burgers in our backyards.
6. Animals – A pack of coyotes live across Adelaide in the ravine by the new residential development. The garbage will only attract more animals to the area causing a nuisance and possible accidents on Adelaide.
7. House of Operations – If this proposal were to be approved, what would the hours of operation? We are a quiet area and we would like it to stay that way.

In conclusion, I do not believe the site being considered is correct for the area. Move the proposed McDonalds location to where the rest of the commercial development is – downtown. This corner is too small for the proposed restaurant and there is way too much traffic, both by vehicles and pedestrians, to be safe.

I do not support this proposal and will fight this going forward.

Regards,

Jennifer Bint
22492 Allen Rd

3) Brad and Clare Thomson, June 25, 2024

Brad and Clare Thomson

Mount Brydges, On N0L1W0

Council and Planning Department

Strathroy-Caradoc

52 Frank Street

Strathroy, On N7G 2R4

Re: Proposed Mcdonalds at 22226 Adelaide Road, Mount Brydges

Dear Sir or Madam, first let me say I did attend the virtual open house for the proposal put on by the developers. At that time I had a couple of quick points I asked about and was not given any real type of answer other than it was not a big deal. Since there is no recording due to a technical glitch (odd) we can not refer to that.

My wife and I moved here recently and so far have loved making that choice. We do not want to block development we just feel that the site suggested for this Mcdonalds is inappropriate. We recognize that your purview for this is not to figure out whether it is a good business decision on the owners part only as to whether it is appropriate for the land in question of which we vehemently disagree.

I understand that the site next door on Allen Road is in the process, and has been for some time , being rezoned for a rental retirement home project of which quite a number of people are on their waiting list. How unfortunate for people who have worked their entire lives to envision living in this type of project to be faced with the idea of a fast food restaurant bringing with it all of the traffic concerns, noise and air pollution as well as light pollution. Also on the site plans I have access to it seems as though the driveways of both proposals would be too close together as far as safety is concerned.

The presentation suggested parking would come below the zoning requirement 25 spaces versus 36 required which is 25% below the requirement. For a restaurant as busy as Mcdonalds and not easily accessible by walking it seems reducing parking should be the last thing we would want to do.

The next thing I have a problem with is there is a section of landscape buffer they want to reduce from 2.0 meter requirement to 1Meter, a reduction of 50%. Why would a planner not just design based upon the standards we have set in the Bylaw and not assume they can renegotiate at will. If that is the case please lets have a meeting with the tax department and we can lower our taxes.

We think the proposal is bad for traffic, pollution, odours and the strain it will put on the already overtaxed infrastructure of our small town.

A consideration should be how could we get partners such as Mcdonalds or other corporations that want to relocate to Mount Brydges to partner with the Municipality in enabling the future needs for an arena, community centre etc. If land is going to be set aside for that maybe we should include commercial land with it.

Sincerely,

Brad and Clare Thomson

4) Michelle Shipley, July 2, 2024

From: [Michelle Shipley](#)
To: [Brianna Hammer](#)
Cc: [Clerk](#); [Planning](#)
Subject: Re: McDonalds Location - Mt. Brydges
Date: Tuesday, July 2, 2024 12:42:49 PM

> -----Original Message-----

> From: noreply@subscriptions.strathroy-caradoc.ca <noreply@subscriptions.strathroy-caradoc.ca> On Behalf Of Michelle Shipley

> Sent: July 2, 2024 9:54 AM

> To: Clerk <clerk@strathroy-caradoc.ca>

> Subject: McDonalds Location - Mt. Brydges

>

> Please include in the July 2, 2024 meeting - regarding the proposed McDonalds at corners of Allen Rd, Parkhouse Rd and Adelaide Rd.

>

> After sitting through the planning meeting with the developer, a number of issues are raised about the proposed location for this proposal.

>

> 1. The lot is too small. There is a specified number of parking spaces required for a McDonalds restaurant. In order to accommodate the drive through they have to remove several parking spots. So they should not qualify for a restaurant on this lot.

>

> 2. Both Parkhouse and Allen roads are busy "country" roads. Allen road is a chip and tar road. Both roads require expansion, and sidewalks and cross walks to allow for a fast food restaurant. The residents of Mt. Brydges will shoulder this cost in raised taxes.

>

> 3. The intersections of Adelaide and Parkhouse roads is a very busy intersection already- add people turning into a restaurant on the corner and there will be issues.

>

> 4. The proposed restaurant is too close to residential.

>

> 5. The smell - air pollution of McDonaals and added noise pollution of delivery trucks and garbage removal trucks and traffic pose a disturbance.

>

> 6. The sound of the speakers on the 24 hour drive through window in a residential setting outside of the by-law noise allowances of 7 AM -11 PM are an issue to neighbouring homes.

>

> Progress is welcomed - but- not a McDonalds - on this location.

>

5) Julian Ghloum & Taylor Gelinas, July 11, 2024

Julian Ghloum & Taylor Gelinas

Mount Brydges, Ontario, N0L 1W0
July 11th, 2024

Municipal Council and Staff
The Municipality of Strathroy-Caradoc
52 Frank Street
Strathroy, Ontario N7G 2R4

Subject: Proposed Development for 22226 Adelaide Road, Mount Brydges, ON

Dear Members of the Council and Staff of the Municipality of Strathroy-Caradoc,

My partner and I moved to Mount Brydges just over a year ago. We were living in a small apartment in North London with intentions to look for a nice community to settle in and hopefully start a family. The search proved more difficult than anticipated (market conditions aside) and ended up taking two years and over 60+ house showings before we decided on a home in Mount Brydges.

The appeal of the area was instant. A small, charming village just outside the city away from the mass commercialism and ever-increasing traffic on the roads. It is far enough to retain a small-town community feel while still being accessible not only to the City of London, but to Strathroy as well. Having spoken to co-workers living in and around Mount Brydges, it was clear that this was the place for us. As we settle in our first year here, we are truly grateful to have an opportunity to be a part of this community as we embark on the next chapter in our lives.

When we heard about the proposal to develop 22226 Adelaide Road into a drive-thru fast-food restaurant, we were very confused and concerned for many reasons. After some research into the process for development and how a municipality functions, we decided to write this letter to all of you to express our deepest concerns with this proposal. A drive-thru fast-food restaurant, specifically a McDonalds, is not something that is wanted, needed, nor does it make the list of priorities of what the community has been advocating for years.

In addition to some concerns listed on the following page, comments that were expressed in the virtual community open house hosted by the Land Use Planners on June 20th, 2024, and strong community support from the petition we created on change.org with currently over 150 signatures, the development of a fast-food drive-thru restaurant at 22226 Adelaide is premature, wasted potential for the area, and threatens to diminish the village-character of Mount Brydges. It is fundamentally incompatible with the surrounding rural and residential areas, as well as contradictory to some of the values and goals set out in the Municipality's recent update to the Corporate Strategic Plan.

If there is any consideration to keep our small community local, safe, and free from generic commercial developments, and preserve one of the few remaining places in the surrounding London area not tarnished by commercialism, we sincerely hope that the council reject the proposal for the development of 22226 Adelaide Road into a fast-food drive-thru McDonalds restaurant, decline to amend the Zoning By-Law of the area to accommodate the development

of said proposal, and instead, consider coming up with a plan to use the vacant lands in that intersection for something more beneficial to the community long-term.

Whatever it may be, we sincerely hope that any decision made is intentional, deliberate, and ultimately aligns with the Municipality's overall strategic plan.

Thank you for your time and for reading this.

Sincerely,

Handwritten signature of Julian Ghloum and Taylor Gelinas. The signature is written in black ink and consists of two parts: a stylized initial 'JG' followed by the name 'Taylor Gelinas' written in a cursive script.

Julian Ghloum & Taylor Gelinas
Concerned residents of Mount Brydges

Reasons why this development is not suitable for Mount Brydges, in no particular order:

Preserving the Village Character of Mount Brydges - Mount Brydges is a quiet small community with a unique village character. It is one of the primary reasons we chose to live in this community and likely the reason many others have decided to live here as well. The introduction of a McDonalds or any fast-food chain would undermine this character by introducing a commercial entity that is incompatible with the surrounding residential and rural farm areas. A high-traffic, commercial entity in this space would disrupt the tranquility and safety of the neighborhood and diminish the character of our town. We value our local businesses and the charm of our village, so we urge the rejecting of this proposal to preserve the community that residents value.

Concerns About Light, Air, and Garbage Pollution - The proposed development would bring about significant light, air, and litter. The increased illumination from a 24-hour establishment would disrupt the night-time environment, affecting both residents and wildlife. Additionally, the smell and venting of the restaurant would be a significant nuisance to surrounding properties and to any properties down-wind, affecting quality-of-life for residents. These factors would negatively impact the quality of life for our community members.

Traffic and Safety Hazards - The building of a McDonalds at the proposed location is dangerous and borderline poor planning. The site is at a five-point intersection, which already experiences heavy traffic. During the virtual open house by the planners, there was no mention of addressing the traffic on Parkhouse Road, only "road widening" on Allen Road. Further, there is already the need for better traffic control at the intersection, preferably a roundabout and less preferably, a traffic light. Either way, introducing a high-traffic establishment in this area would increase the risk of accidents, particularly for local residents, pedestrians, and school buses that drive through the area. The safety of our children and community members should be a priority in all planning decisions.

Concerns with Existing Infrastructure - Mount Brydges residents are worried about the increased demands on wastewater facilities that would result from such a commercial development. Our existing infrastructure may not be equipped to handle this additional load and we argue that efforts should be made to prioritize the upgrade of existing infrastructure before committing to the hasty development of the area.

Impact on Community Identity - During a developer meeting, it was shared that the McDonald's corporation approached the developer to build a McDonald's "close to the 402". This statement raises concerns that our village is being targeted as a mere pit stop for highway travelers, which is contrary to the identity we want for Mount Brydges. Further, being such a small community, it would be a huge disservice if the area became known for having a McDonalds.

Better Suited, Already Developed Areas - There are better, already developed areas along Glendon Drive that would be more suitable for a McDonalds. Anecdotally from the planner's response in the meeting, our impression is that 22226 Adelaide Road was chosen due to its proximity to the 402, without any other consideration for the community or surrounding area. We would argue that anyone who is familiar with the area could see that Glendon Drive is a more suited location for this.

Long-Term Health Concerns - Any municipality concerned for the long-term health of its residents would understand that a 24-hour, fast-food drive-thru restaurant is not compatible with long-term health. Of course, it is difficult to control what people decide to eat but making it a convenience where there are so few existing options would only serve to encourage poor-eating habits, especially to children and youth where a lot of McDonalds advertising is targeted towards. Further, Strathroy-Caradoc is home to many farmers that provide local produce and fresh foods, we should be supporting our local neighbors rather than supporting the largest commercial chain of unhealthy fast food around the world.

Premature and Wasted Potential - Committing to develop a McDonald's in this area would be a premature and wasted use of the land, which holds significant potential for more beneficial purposes to the community long-term. Instead of a major fast-food chain, the area could host a variety of local businesses that would enrich our community, create unique local employment opportunities, and maintain the village's charm. The area could also be zoned for mixed use, with commercial on the main level and apartments above. Perhaps a year-round farmers market for local producers and vendors to earn supplementary income. Regardless of what is developed there, we argue that any decision made should be intentional, deliberate, and that options should be explored that align with the long-term vision and needs of the Mount Brydges community and the municipality of Strathroy-Caradoc.

Contradictory to the Corporations Strategic Plan - The recent 2024 update to the Municipality's Corporate Strategic Plan outlines five major goals, two of them focusing on *Community Well-Being and Quality of Life*, and *Community Safety*. It would be difficult to understand how approving a proposal to build a 24-hr drive-thru fast-food restaurant at 22226 Adelaide Road aligns with these goals. While it does align with the goal for *Economic Development, Industry and Jobs*, we argue that there can be better, more deliberate choices made than another McDonalds.

Existing Fast-Food Density in the London Area - There are 18 McDonalds in the London Area, including two that are within a 15-minute drive. There are also over 150+ fast food locations in the City of London, counting only major chains with multiple locations. If you include minor chains, estimates are greater. With such a high density of options that are easily accessible, it is difficult to comprehend the need for another chain in Mount Brydges. Developing a McDonalds would be a poor choice in any community that prioritizes local business and the well-being of its residents.

[Link to the Online Petition](#)

6) Michelle Chevalier, July 15, 2024

From: Michelle Chevalier [REDACTED]
Sent: July 15, 2024 9:36 AM
To: Clerk <clerk@strathroy-caradoc.ca>
Subject: Application ZBA9-2024, 22226 Adelaide Road, Mount Brydges

Dear Mayor and Council:

I am asking you to reject the rezoning of the above-mentioned property to Highway Commercial for the following reasons:

-the definition of "Highway Commercial" is that the property is adjacent to highways or major streets. Adelaide Road is NOT adjacent to a major highway or street. Longwoods Road into Delaware and Hickory Drive and Centre Streets in Strathroy are adjacent to the 402.

-Highway Commercial zoning "caters to the needs of travelers providing quick and convenient services such as gas stations, restaurants and rest areas." The town of Delaware adequately services these needs with their convenience store, gas station, and food at the main intersection. Similarly, just a short distance up highway 402, Strathroy has similar amenities with an abundance of choices for food and gas. Thus, a fast food restaurant is NOT needed in Mount Brydges to fulfill the needs of travelers.

-There has been much discussion in Mount Brydges about the expansion of boundaries to accommodate future housing. The property in question is ideal for housing since it is within town limits. If the property in question is used for housing, this could potentially maintain some of the agricultural lands that are slated for housing. Council decisions must support the Provincial Policy Statement under the Planning Act. The Provincial Policy Statement states that plans must "support rural, northern and Indigenous communities." Mount Brydges is primarily a rural community and therefore agricultural lands should be maintained.

Thank you for considering my request to reject the rezoning of 22226 Adelaide Road in Mount Brydges.

Michelle Chevalier
[REDACTED]
Mount Brydges

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7) Linda Hendry, July 16, 2024

From: [Brianna Hammer](#)
To: "[Linda Hendry](#)"; [Clerk](#)
Cc: [Planning](#)
Subject: RE: NOTICE OF APPLICATION AND PUBLIC MEETING APPLICATION FOR ZONING BY-LAW AMENDMENT APPLICATION NO.: ZBA9-2024 APPLICANT/AGENT: Zel
Date: Tuesday, July 16, 2024 10:04:41 AM
Attachments: [image001.png](#)

Good morning Linda, confirming receipt of your correspondence and submission as part of the public record for this planning application.

Brianna Hammer-Keidel, M.A., M.P.A. | Director of Legal & Legislative Services/Clerk



Legal & Legislative Services
Municipality of Strathroy-Caradoc
52 Frank Street | Strathroy, ON | N7G 2R4

Phone: 519-245-1105 x221
Fax: 519-245-6353
Email: bhammer@strathroy-caradoc.ca

Visit us online at www.strathroy-caradoc.ca

My working hours may not be your working hours. Please do not feel obligated to reply outside of your normal work schedule.

From: Linda Hendry [REDACTED]
Sent: July 15, 2024 5:38 PM
To: Clerk <clerk@strathroy-caradoc.ca>
Subject: NOTICE OF APPLICATION AND PUBLIC MEETING APPLICATION FOR ZONING BY-LAW AMENDMENT APPLICATION NO.: ZBA9-2024 APPLICANT/AGENT: Zelinka Priamo Ltd (c/o Casey Kulchyski) for Southside Construction Management Limited SUBJECT LANDS 22226 Adelaide Rd, Mount B...

To whom it may concern,
I would like to make it known to Council and Planning my extreme objection to the above proposed zoning change(s).

In my opinion, the building of a fast food drive thru in Mount Brydges and on this particular site proposed, or anywhere else in town, would be short sighted, ill advised and an unnecessary waste of valuable land for development. My reasons are as follows;

* This proposed project aims to turn Parkhouse Drive, currently a beautiful, relatively quiet, semi-rural road with mature trees, beautiful homes and an abundance of wildlife habitat into a

main artery. I suggest all Council and Staff members take a drive to see what will be destroyed by turning it into a busy main thoroughfare. Just for a McDonald's, which I don't consider worth the investment.

* Due to residential developments, Adelaide Rd. has become increasingly busy, noisy and unsafe with traffic day and night. Adding a McDonald's would only increase that problem, which Council has yet to address.

* The creation of new infrastructure to accommodate this project would be extensive, causing lengthy disruptions to traffic for something Mount Brydges neither wants nor needs.

* There exists a higher need for other, more important development in Mount Brydges than a fast food restaurant, such as an affordable retirement home. Currently our seniors have few options and many are forced to leave town. Yes, I am aware of the plans to create something along these lines, but plans have an unfortunate habit of changing or being delayed. This is a serious and current need that should come before a McDonald's.

* The addition of fast food restaurants in Mount Brydges runs counter to the desire of residents to develop the town into a unique community as expressed on many occasions by various parties. Caradoc St. in Strathroy has been turned into an ugly strip of fast food joints, on land that could have been put to far better use, and gives visitors the impression that this is what Strathroy is mainly about. Council continues to express the need for more housing while land that might have been used for that purpose is now occupied by every fast food restaurant possible.

* It is my very firm belief that in this time of change Staff, in particular the Planning Department needs think more creatively in terms of the actual wants and needs of residents. Decisions made now will affect this area for decades and more thought and care needs to go into those decisions. Furthermore, there needs to be a plan adapted whereby Staff works alongside Council and residents where planning developments are concerned. The fact that Staff, and to a degree Council, have not taken the time to fully understand this particular community and how it hopes to grow, or simply doesn't consider it important enough, has been an on going problem that could be easily solved. If that understanding existed, there would be no controversy surrounding the proposed McDonald's. It would not have been proposed.

Residents have become weary of these unpleasant surprises.

Both Council and Staff need to become more educated and concerned about the future of our community and invest it's unique qualities rather than using the same old tired formulas for urban development. Time to think "outside the box". Perhaps some courses in new ideas for urban developing would inspire a different approach.

Regards,
Linda Hendry

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8) K. Slavinski, July 20, 2024

To: _____
Cc: _____
Subject: RE: Rezoning - McDonald's
Date: Wednesday, July 24, 2024 9:27:44 AM

-----Original Message-----

From: K. Sliv [REDACTED]
Sent: Saturday, July 20, 2024 3:54 PM
To: Clerk <clerk@strathroy-caradoc.ca>
Subject: Rezoning - McDonald's

I wonder if it's even worth my time writing this missive in utter disgust that the municipality would even consider a McDonald's in Mt Brydges.

Having just moved here should the proposal for a junk food restaurant be approved I will regret my decision. Surely you could do better than a McDonalds? Maybe just once you could actually listen to residents who don't want this here. No one wants the smell and traffic next to their home. At what cost or benefit is this to you I wish I knew.

There's a McDs just down the road because their population is able to support it. It fits in with the general makeup of that neighborhood because it's a commercial area whereas here it is residential. It's a simple no. Keep the area residential. Do your job and plan for the future. Perhaps one day that plan will include a McDs but it most certainly does not now.

Sent from my iPhone

This email was scanned by Bitdefender

9) Lynda McClelland, July 22, 2024

From: [Jennifer Huff](#)
To: [Tim Williams](#); [Eva Baker](#)
Subject: Fw: Fwd: Application No ZBA9-2024
Date: Monday, July 22, 2024 9:48:05 AM

From: Lynda McClelland <
Date: July 22, 2024 at 9:07:35 AM EDT
To: clerk@strathroy-caradoc.ca
Cc:
Subject: Application No ZBA9-2024

Counsel Members

We are writing to oppose the proposed building of McDonald's on the corner of Adelaide Rd. and Parkhouse Dr. in Mt. Brydges. There are many reason this is not a suitable location. The property is not large enough hence the reason for the proposed six amendments. If all are approved a precedence will be set and our small town appeal will be jeopardized.

The following are other objections as to why this is the wrong choice:

1)The corner will become congested and unsafe. This is a major location for school bus pickups/drop off.

2)The Gold Leaf project will have access off of Allen Rd. causing traffic problems.

3)All of the residents in the surrounding area will be subjected to excess traffic, excess noise, excess garbage, excess smell all of which contributes to pollutants that are not suitable for a quiet residential area.

4) The repercussions of the needed changes to the infrastructure and increase in taxes.

5)Decreases of propriety values.

A better suited and less disruptive location should be considered.

Sincerely,
John and Lynda McClelland

This email was scanned by Bitdefender

10) Kiran Bains, July 22, 2024

From:
To:
Cc:
Subject:
Date:
Attachments:

From: Kiran Bains [REDACTED]
Sent: Monday, July 22, 2024 7:07 PM
To: Clerk <clerk@strathroy-caradoc.ca>
Subject: RE: ZBA9-2024

Hello,

My name is Kiran Bains and I am a resident of Mt Brydges. I wanted to share that I oppose the building of a fast food restaurant on Adelaide rd in Mt Brydges. If there is any commercial development in this corner, many of the residents, including myself, favor the development of a grocery store or even local food market of some sort. As a Dietitian and local resident, we are only creating a food desert by continuing to plant unhealthy food options when there isn't a grocery store present. Mt Brydges as it stands, is a food desert due to the lack of grocery store. Our priority should be a grocery store first, before any other food establishment, especially a fast food establishment.

Food deserts have been a growing concern across the country, especially in lower income neighborhoods (which Mt Brydges is not).

Please see the definition of a food desert:

The [2017 study "Food Deserts in Winnipeg"](#) defines food deserts as geographic spaces, typically in urban settings, where residents have limited or no access to healthy food options with sufficient variety, at an affordable cost. In Canada, neighbourhoods which do not have access to good quality and affordable food (defined as being located in excess of one kilometre to the nearest supermarket) are often considered socially-distressed, and characterized by low average household incomes.
<https://www.oala.ca/ground-59-food-deserts>

Thank you for considering our thoughts and desires for our home town.

--

Kiran Bains, MSc, RD
[REDACTED]

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11) Lynda Patton, July 23, 2024

From:
To: _____
Cc: _____
Subject:
Date:
Attachments: _____

From: Lynda Patton [REDACTED]
Sent: Tuesday, July 23, 2024 4:19 PM
To: Clerk <clerk@strathroy-caradoc.ca>
Subject: McDonald's application

Travesty!!! We do not have a fresh food grocery store in Mount Brydges BUT we can add another FAST FOOD JOINT????? Disgusting!

VOTE NO

Lynda Patton
6-8696 Glendon Drive
Mount Brydges, NOL IWO

From: Lynda Patton
Sent: Wednesday, July 24, 2024 9:13 AM
To: Clerk <clerk@strathroy-caradoc.ca>
Subject: McDonalds application

VOTE NO

Vermin, garbage, stench of rancid oil (I know, I lived 3 blocks from one in London), traffic at an already bad intersection for accidents, another fast food joint!!! All in a peaceful well managed residential area.

I have heard that this is the only commercial lot available in Mt. Brydges. Does this mean there will never be another fresh food grocery store in this town and you waste that land on this?

This email was scanned by Bitdefender

12) Pauline Papp, July 23, 2024

From:
To:
Cc: [Planing](#), [Melonie Carson](#)
Subject: RE: Opposition to Proposed McDonalds in Mount Brydges
Date: Wednesday, July 24, 2024 9:32:15 AM
Attachments: [image001.png](#)

From: Pauline Papp [REDACTED]
Sent: Tuesday, July 23, 2024 3:50 PM
To: Clerk <clerk@strathroy-caradoc.ca>
Subject: Opposition to Proposed McDonalds in Mount Brydges

I am writing to express my object opposition to the establishment of a McDonald's restaurant in Mount Brydges, for the following reasons:

There is no forethought for the location of this restaurant -- it is proposed to be plunked down outside of the downtown core, in an area that is predominantly residential and rural. If I lived in the immediate vicinity, I would seriously consider moving. Having read online comments from numerous residents who will be directly affected, they share this sentiment. So, you may literally be driving taxpayers from their homes.

This restaurant will contribute to the abundance of garbage piling up along rural ditches and residential streets. When the Tim Hortons came to town, litter with their logo began appearing everywhere, and it has not let up.

There are already numerous McDonald's restaurants within driving distance -- one in Strathroy, for example, and another at the plaza at Westdel Bourne and Oxford. If people want a BigMac so badly, they can drive 10 minutes to one of these restaurants.

Simply put, such a restaurant has no place in a village like this -- it will cheapen the charm and unique draw of the town, as these kinds of establishments always do. Look at what the influx of drive-thru fast food restaurants has done to Strathroy, a town now completely void of personality and appeal. A McDonalds will ruin the demand for community dinners -- and also will deter smaller restaurants that may wish to set up here as our village grows. Cream Beanery Cafe could not compete with Tim Hortons and closed; Cranberry Market could no longer compete when a Foodland arrived in nearby Komoka and they closed shortly thereafter!

Not only will the erection of a McDonalds be promoting unhealthy eating habits, but the amount of cattle required by McDonalds to run its global enterprise is contributing to deforestation and a loss of valuable agricultural land which should be used to grow crops. Industrial farming is in itself also unconscionable, if you actually read what it entails.

Please, actually listen to the voices of the people -- in online forums, a great majority are *not* in support of this proposal. We live in an age when we regularly hear talk about the crumbling of democracy, a discussion that, unfortunately, is not without truth. Yet here we have an opportunity, at the local level, to rise above such a

frightening truth and *actually listen to the people*, to let their voices win over the lucrative money bags McDonalds is surely dangling in front of this deal. For once, let's do the right thing.

Thank you,
Pauline Papp

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13) Ron and Loretta Demeulenaere, July 23, 2024

From:
To:
Cc: [Planning; Melonie Carson](#)
Subject: RE: proposed McDonalds' , application ZBA9-2024
Date: Wednesday, July 24, 2024 9:34:01 AM
Attachments: [image001.png](#)

From: R L Demeulenaere [REDACTED]
Sent: Tuesday, July 23, 2024 8:31 PM
To: Clerk <clerk@strathroy-caradoc.ca>
Subject: proposed McDonalds' , application ZBA9-2024

Hello.

We are opposed to the by law amendments proposed in order to build a McDonald's restaurant on the corners of Allen Rd, Parkhouse Drive and Adelaide Rd.

That location is not at all suitable for a restaurant with a drive thru. First of all, this proposed location is not going to draw many people off of Hwy 402 down a small country road to that corner to buy a burger and fries. Secondly, too much of our tax payer dollars would need to be used to make this location suitable for such a business and safe for motorists, pedestrians and residents in that area. Our tax dollars can be better used to beautify Mt. Brydges, fix the section of Parkhouse Drive from Adelaide Road to Church Street by leveling it out, straightening out Parkhouse Drive at Troops Road to improve the safety of that intersection, building a new arena and campaigning to bring small businesses into town. If a fast food franchise is wanted by the residents of Mt. Brydges, then the most suitable location with far less tax payer dollars spent would be to build it along Glendon Drive in the area near the Mt. Brydges Ford dealership. This location would obviously capture traffic coming off Hwy 402 who are going to the current arena, soccer fields, Mt Brydges Ford, Circle K for gas, library, splashpad , etc. Also, the location of the future arena will be probably be along Glendon Drive as well, so again, having a McDonald's close to that proposed location makes the most sense.

Personally, we don't want to see another franchise coming to Mt. Brydges. We would like to see more small business/sole proprietors come into Mt. Brydges to set up their businesses. This would make Mt. Brydges a destination place since we would have businesses that are unique to our town. Similar to BJ's in Delaware and the shops and restaurants in Port Stanely and Bayfield. Mt. Brydges could keep that small town feel while still offering a lot of amenities to the residents and bringing in dollars from visitors to our town.

Thank you,

Ron and Loretta Demeulenaere

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14) Katie Gatehouse, July 23, 2024

F **[REDACTED]**

From: Katie Gatehouse [REDACTED]
Sent: Tuesday, July 23, 2024 11:23:54 a.m.
To: clerk@strathroy-caradoc.ca <clerk@strathroy-caradoc.ca>
Subject: Regarding zoning at Parkhouse & Adelaide

Hello, my name is Katie Gatehouse & I am the closest neighbour to the proposed zoning of Parkhouse & Adelaide in Mt Brydges.

I am greatly opposed to a McDonald's going in as my neighbour for a multitude of reasons.

I have been speaking with many members of the community, most who are strongly against this - but MANY did not receive the notice of application & public meeting in the mail?! Also, the signs on the property are so small that only someone who happens to be walking by the no sidewalk area can read them. I think we all should have been better informed & I'm concerned as to why there was not better communication. I have a feeling if people are not aware & therefore cannot voice their option it makes it easier for this proposal to take over.

We bought this house with the understanding that because of the underground gas tanks, that piece of land would not be developed- especially for food- for safety reasons above all else. We have loved the open green space beside us. I cannot imagine living next to a fast food restaurant- the building alone will be greatly disruptive to myself & my elderly parents. If this passes we will likely put our house on the market to sell but because of this our property value will be significantly decreased. Why is the proposal not in an already developed part of town away from quiet residential homes?

I would like my voice heard at the upcoming meeting. I am already registered to attend.

Thank you
Katie

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15) Andy Carruthers, July 23,2024

From:
To:
Cc:
Subject:
Date:
Attachments:

From: Andy Carruthers [REDACTED]
Sent: Tuesday, July 23, 2024 3:34 PM
To: Clerk <clerk@strathroy-caradoc.ca>
Subject: McDonald's in Mt. Brydges

Hi,

Please don't allow McDonald's to come to Mt. Brydges. There's enough garbage to eat at the Circle K and Tim's. A fast food mega corporation doesn't belong in the small town of Mt. Brydges.

Thanks,
Andy

From: Andy Carruthers <andy.carruthers@strathroy-caradoc.ca>
Sent: Wednesday, July 24, 2024 11:11 AM
To: Melonie Carson <mcarson@strathroy-caradoc.ca>
Subject: Re: McDonald's in Mt. Brydges

I'd like to add one more item to my statement,, please.

If you have a McDonalds at that location, and if it's open late at night, you are potentially encouraging more impaired driving on rural roads and within Mount Brydges by people looking for a meal solution at night when they're drinking.

16) Joel DeBoer, July 24, 2024

From: Joel deboer [REDACTED]
Sent: Wednesday, July 24, 2024 1:49 PM
To: Clerk <clerk@strathroy-caradoc.ca>
Subject: Oppose McDonald's Aug 6 meeting

Hi,

Please be advised I strongly oppose McDonalds in Mount Brydges.

This is a small community with many who wish to keep it that way.

Traffic is already horrible when trying to cross highway 81, and I have seen several occasions of youth almost being hit by cars on the main road, even while using the crossing at the stop lights.

I am against zba9-2024 and request council deny this.

I oppose the location anywhere in Mount Brydges. I can drive to Strathroy or Komoka if need be.

Thanks
Get [Outlook for iOS](#)

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17) Aaron Thibert, July 24, 2024

From: Aaron Thibert [REDACTED]
Sent: Wednesday, July 24, 2024 12:38 PM
To: Clerk <clerk@strathroy-caradoc.ca>
Subject: Application No: ZBA9-2024 - 22226 Adelaide Rd, Mount Brydges (McDonalds proposal)

Good morning,

There has been a lot of discussion about this proposal. I just want to state myself and others in the community are welcoming this proposal and welcome the business to Mount Brydges. I am a resident on Bentim Rd (near this location) and would help provide a location for my daughters to work when they are old enough. There are concerns about the sewage system, traffic, and waste for this location and would like to know what might be in place for the concerning citizens for this application.

Regards,

Aaron Thibert.

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18) Laura Brown, July 25, 2024

-----Original Message-----

From: Laura Brown [REDACTED]
Sent: Thursday, July 25, 2024 4:56 PM
To: Clerk <clerk@strathroy-caradoc.ca>
Subject: MacDonalds in Mount Brydges

We do not want to see a MacDonalds in Mount Brydges. The town is too small to support the other restaurants and will rob us of choices. Maybe in 5 years

Laura Brown [REDACTED]
8028 Irish Drive
Sent from my iPhone

This email was scanned by Bitdefender

19) Jessica Gaspar, July 26, 2024

From: Jess Gaspar [REDACTED]
Sent: Friday, July 26, 2024 12:50 PM
To: Clerk <clerk@strathroy-caradoc.ca>
Subject: Application# ZBA9-2024

Jessica Gaspar
2555 Bond St.
Mount Brydges, Ontario, Canada
[REDACTED]
July 26, 2024

Mayor and Council
Municipality of Strathroy-Caradoc
52 Frank Street
Strathroy, ON N7G 2R4

Dear Mayor and Council Members,

I am writing to express my strong opposition to the potential establishment of a McDonald's in our small town of Mount Brydges. As a resident and taxpayer, I believe it is crucial for our local government to prioritize the interests and preferences of the community.

Mount Brydges prides itself on its small-town charm and close-knit community atmosphere. Introducing a McDonald's would significantly detract from this unique character. Fast-food chains of this nature often bring increased traffic congestion, noise pollution, and aesthetic degradation, none of which align with the values we hold dear in Mount Brydges.

Furthermore, there is simply no demonstrated need for a McDonald's in our town. Introducing a McDonald's would undermine the unique character of our town and potentially harm the local businesses that are integral to our community. As we work to improve our town's amenities, we should be encouraging and supporting local establishments like Willow & Lace, which offers personalized service and distinctive products, The Still Bar and Tasting Room, which will enrich our social fabric, Sunshine Bakery with its delightful homemade treats, Bookmarks the Spot that fosters a love for reading, and Middlesex Spine and Sport Clinic, which meets our health and wellness needs with a personal touch. By supporting these local businesses, we preserve the essence of Mount Brydges and ensure that our economy benefits from the talents and passions of our neighbours.

Lastly, it is essential that our elected officials listen to and respect the wishes of Mount Brydges citizens. We entrust you with the responsibility of representing our best interests, and

I implore you to prioritize the preservation of our small-town living environment over the introduction of a commercial entity that does not align with our community values.

Thank you for considering my perspective on this matter. I hope that you will take into account the concerns raised by myself and other residents who cherish the unique character of Mount Brydges.

Sincerely,

Jessica Gaspar

This email was scanned by Bitdefender

20) Ramen (Ray) Yonadam, July 26, 2024

From: Ramen Y [REDACTED]
Sent: Friday, July 26, 2024 3:43 PM
To: Clerk <clerk@strathroy-caradoc.ca>
Subject: Application# ZBA9-2024

Ramen (Ray) Yonadam
2555 Bond St.
Mount Brydges, ON

[REDACTED]
July 26, 2024

Mayor and Council Members
Municipality of Strathroy-Caradoc

52 Frank Street
Strathroy, ON N7G 2R4

Dear Mayor and Council,

I am reaching out to voice my strong objections to the proposed McDonald's in Mount Brydges. As a dedicated resident and community member, I believe our local government must reflect our town's values and character in its decisions.

Mount Brydges is celebrated for its quaint charm and the close-knit community spirit that defines it. Allowing a McDonald's into our town risks disrupting this unique atmosphere. Fast-food chains often lead to increased traffic, noise and a visual transformation that clashes

with our town's distinctive identity. Moreover, such establishments can contribute to a decline in healthy living by promoting less nutritious eating choices, which is at odds with our community's values of health and well-being.

Our town currently boasts a range of local businesses that not only cater to our needs but also align with our commitment to a healthier and more sustainable lifestyle. Supporting local establishments like Willow & Lace, The Still Bar and Tasting Room, Sunshine Bakery, Bookmarks the Spot, The Bell Tower Wellness Center and Middlesex Spine and Sport Clinic ensures that we promote healthier eating habits, support environmental sustainability and maintain a welcoming environment for all residents. These businesses reflect our community's dedication to quality, health, and local engagement, in

contrast to the often problematic behaviours and environmental impact associated with large fast-food chains.

Introducing a McDonald's would also likely bring an increase in traffic and congestion, further affecting our town's environment and quality of life. Additionally, fast-food locations can attract unwelcome behaviour, including loitering and late-night disturbances, which would undermine the safety and tranquility of our neighbourhoods.

It is vital that our elected officials heed the voices of Mount Brydges residents. We trust you to safeguard our town's essence and community values. I urge you to

reconsider the proposal and prioritize the well-being of our local character and health over the expansion of a commercial franchise.

Thank you for your attention to this matter. I trust you will consider the perspectives of those of us who cherish and wish to preserve the unique fabric of Mount Brydges.

Warm regards,

Ramen (Ray) Yonadam

This email was scanned by Bitdefender

Attachment 5B Open House Minutes, June 25, 2024

Open House Meeting Notes – 22226 Adelaide Road, Mount Brydges

Odour Concerns

McDonalds takes professional measures to minimize odours from their restaurants. They use garbage enclosures to securely contain garbage and minimize litter on site. The location of the site on the edge of Mount Brydges is an ideal location as low amounts of restaurant odours will go into the town.

Noise Concerns

The site design for the proposed McDonalds will utilize proper landscaping and fencing measures to minimize noise and visual impacts to nearby properties. Through the site plan approval process, different measures and sound barriers can be considered to maximize the efficiency of the noise and visual buffers on the restaurant.

Increased Traffic Concerns

To deal with potential traffic concerns, there may be infrastructure upgrades discussed in the site plan approval phase that may be implemented into the final design. Upgraded infrastructures could include new sidewalks along Adelaide Road and Allen Road; traffic lights at the corner of Adelaide Road, Allen Road, and Parkhouse Drive; and, crosswalks for the new intersection.

A Traffic Impact Assessment may also be required as part of the Site Plan Approval phase of this development. A professional traffic engineer will be consulted to measure potential traffic impacts that this development may create, and provide strategies and measures to assist in mitigating potential traffic concerns.

Concerns with Sewer Capacity

A servicing Feasibility Study was prepared for the Zoning By-law Amendment application submission. There were no concerns with the current capacity. If however, any concerns arise, any upgrades would be at the cost of the developer. If upgrades are to benefit of the Town, there may be cost sharing involved.

Concerns about restaurant parking and landscaping

As the proposed development is a drive-through restaurant, the stacking spaces present in the drive-through lanes can act as parking spots as well, making up the difference between the spaces proposed and the spaces required in the Strathroy-Caradoc Zoning By-law. While these spaces are not considered parking in the definition of the Zoning By-law, they have been deemed feasible and appropriate for the business needs of McDonalds.

Although the landscaping strip is slightly smaller than the required 2m of the Zoning By-law, it should be noted it is only for a small portion of the landscape strip, and the proposed 1m landscape strip can still maintain the intent of the requirement by providing sufficient room for planting to provide visual buffers to nearby properties.

Concerns about feasibility of McDonalds, why not another commercial use?

It was determined by McDonalds marketing department and staff that smaller markets in rural Ontario have become feasible areas for expansion of new McDonalds drive-through restaurants. Other commercial uses such as a grocery store have not been considered for this site as the subject lands do not have the space to appropriately accommodate a grocery store and its parking.

Future Comments

For any further concerns regarding this proposal, they can be brought up with your local ward councillor and Strathroy Caradoc Planning Staff. Concerns can also be raised at the future Council meeting when the application is brought in front of council. A council date has not currently been set for this application, but a notice will be sent out to notify you of when the meeting is set to occur.

Contact information for councillors can be found here: <https://www.strathroy-caradoc.ca/en/city-hall/Council.aspx>

Attachment 6: Planning Policy Background

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

Planning Act

Under Section 2 of the Planning Act, there are several criteria that a development must meet that addresses public interest. The list includes but is not limited to, the orderly development of safe and healthy communities; the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies; the adequate provision of employment opportunities; the protection of public health and safety; the appropriate location of growth and development; the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; the promotion of built form that, is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

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 36 (1) of the Planning Act, provides for Council to pass a holding symbol “H” in conjunction with any use designation to limit the uses on the property until such time in the future as the holding symbol is removed by amendment to the by-law.

Provincial Policy Statement (2020)

The PPS provides policy direction on matters of provincial interest related to land use planning and development.

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 planned 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 1.1.3.2 states that land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- Efficiently use land and resources;
- 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; and

- A range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, which this can be accommodated.

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 1.7 of the PPS speaks to the long-term economic prosperity which includes promoting opportunities for economic development and community investment-readiness.

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 3.2.2 states that Settlement Areas shall develop 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.

Section 3.2.3 states that general development policies are encouraged to be included in local official plans dealing with issues including, but not limited to, commercial, including downtown commercial, highway commercial, shopping centre commercial, neighbourhood commercial and other commercial uses, as necessary.

Section 3.2.4.1 speaks to commercial uses being a permitted use in urban areas and that local official plans shall provide detailed land use policies for this use.

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 'Commercial' according to *Schedule A: Structure Plan* and *Schedule F: Land Use & Transportation Plan*, respectively. The Strathroy Caradoc Official Plan has been updated through OPA 14 in 2022 and then received approval from County however it was appealed and it is therefore not in effect at this time. 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 Commercial 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 4.3.2 states that areas designated for continued and future commercial uses comprise the established commercial core of Mount Brydges lying generally along Adelaide Road between Regent Street in the north and King Street in the south and undeveloped lands lying on the westerly side of Adelaide Road south of Parkhouse

Drive. These areas include existing commercial development as well as lands considered suited to accommodate future commercial needs. OPA 14 has stated that development should encourage accommodate clustering of commercial uses and specifically identified this parcel for future commercial development.

Section 4.3.2.1 outlines the full range of permitted commercial uses including general merchandise, specialty merchandise, food, auto-related uses, offices and service uses. OPA 14 continues to focus on commercial only uses within the designation.

Section 4.3.2.3 states that in view of the location of these areas at the main entrances to Mount Brydges and the tendency of highway commercial development to exhibit a non-distinctive appearance, a high standard of site design, creativity and amenities shall be expected. Efforts shall be encouraged to internally link adjacent development to minimize vehicle entrances and facilitate multi-purpose trips. OPA 14 continues to set out criteria for connectivity and the importance of the gateway commercial locations such as this subject lands.

Section 4.3.2.4 indicates that the Zoning By-Law shall prescribe standards with respect to such matters as permitted uses, lot frontage, lot area, setbacks, coverage, height and off-street parking. Commercial zones shall be established to regulate the location of permitted uses and the type of form of commercial development within areas designated for commercial purposes. Undeveloped sites may be placed in a 'holding' type zone or zoned for commercial purposes in accordance with the holding provisions of the Planning Act and this Plan until such time as conditions are appropriate to permit development. OPA 14 continues similar policy terminology.

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

The property is currently within the 'Future Development (FD)' zone and the proposal is to rezone the property to a site-specific 'Highway Commercial (C2(#))' zone.

Section 3.3 of the zoning by-law outlines different holding provisions that limit the use of the land until such time as the conditions of the hold is/are lifted. The application currently is not proposing any holding provisions however Planning staff will review this once all comments have been received.

The 'C2' zone is intended for a range of commercial uses that serve the travelling public as well as other automobile-oriented commercial uses.

The following chart identifies the zoning provision applicable to the C2 zone as well as the zoning statistics for the proposed drive-thru restaurant. Bold numbers below indicate provisions that do not meet the zoning standards. The application is requesting the site-specific development provisions below:

- A lot frontage of 8.4 metres post road widening dedication, whereas the standard required minimum lot frontage is 15 metres;
- A front yard setback of 32.1 metres, whereas the maximum of 6 metres is permitted;
- An exterior side yard setback of 6.94 metres, following road widening dedication, whereas a maximum 6 metres is permitted;
- An exterior side yard setback of 7.2 metres, following road widening dedication, whereas a maximum 6 metres is permitted;
- A total of 26 parking spaces whereas the minimum 35 is required;
- A landscape strip width of 1 metre whereas 2 metres is required adjacent to drive through; and
- Drive through queuing of 6 spaces before the menu board
- Landscape buffer of 3 metre adjacent to residential

Provision	Highway Commercial (C2) Zone	Proposed
Use	Restaurant, Drive-in and Take out	Restaurant, Drive-in and Take out
Lot Area (min)	500 m ²	3506 m ² (post road widening)
Lot Frontage (min)	15 m	8.4 m (post road widening)
Front Yard Depth	1 m (min) to 6 m (max)	32.1 m
Exterior Side Yard Setback	1 m (min) to 6 m (max)	6.94 m (Adelaide Road – post road widening)
Exterior Side Yard Setback	1 m (min) to 6 m (max)	7.2 m (Allen Road – post road widening)
Rear Yard Depth (min)	20 m	35.8 m
Landscaped Open Space	10%	17%
Landscape buffer adjacent to residential	3m	Minimum 1.3 m
Landscape buffer adjacent to drive through	2m	Minimum 0.99
Maximum Lot Coverage	45%	11.7%
Parking to location	None in front or exterior yard	Parking not proposed in front or exterior yard
Parking Coverage (max)	40%	Coverage less than 40%
Parking, aisle, or driveway	Not permitted between building and street line	Parking not proposed between building and street line
Stacking in drive through	6 spaces	3 spaces
Parking (min)	34 parking spaces required	26 parking spaces

Attachment 7: Notice of Complete Application, Application and Statutory Public Meeting



NOTICE OF APPLICATION AND PUBLIC MEETING

APPLICATION FOR ZONING BY-LAW AMENDMENT

APPLICATION NO.: ZBA9-2024

APPLICANT/AGENT: Zelinka Priamo Ltd (c/o Casey Kulchycki) for Southside Construction Management Limited

SUBJECT LANDS
22226 Adelaide Rd, Mount Brydges

Purpose and Effect

The Municipality is in receipt of an Application for a Zoning By-law Amendment at 22226 Adelaide Road in Mount Brydges (see location map). The Zoning By-law Amendment Application proposes to rezone the property from the 'Future Development (FD) Zone' to a site-specific 'Highway Commercial (C2-#) Zone' to permit the use of the proposed drive-thru restaurant on the subject lands. This will require amendments to the zoning standards to permit the drive-thru restaurant including: A lot frontage of 8.4 metres, following road widening dedication, whereas a minimum 15 metres is required, a front yard setback of 32.1 metres whereas a maximum of 6 metres is permitted, an exterior side yard setback of 6.94 metres, following road widening dedication, whereas a maximum 6 metres is permitted, an exterior side yard setback of 7.2 metres, following road widening dedication, whereas a maximum 6 metres is permitted, a total of 26 parking spaces whereas the minimum 35 is required, and a landscape strip width of 1 metres whereas 2 metres is required.

PUBLIC MEETING

Date: August 6, 2024

Time: 6:00 pm

Location: Hybrid Public Hearing (ZOOM and in person-52 Frank Street, Strathroy, 2nd floor Council Chambers)

How to Participate in the Public Meeting:

- 1) Submit written comments to the Clerk at clerk@strathroy-caradoc.ca or by mail to: 52 Frank Street Strathroy, Ontario N7G 2R4. Please note communications are part of the public record that will be provided to council and made available to the general public, pursuant to the Planning Act and the Municipal Freedom of Information and Protection and Privacy Act.
- 2) Speak to council by attending the meeting in person OR through ZOOM video or phone. Pre-registration is required by emailing planning@strathroy-caradoc.ca or by calling 519-245-1070 ext. 210. 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.
- 3) View the meeting online at www.strathroy-caradoc.ca/meetings. The livestream will begin at 6pm. No pre-registration is required.

If you wish to be notified of the decision of the Municipality of Strathroy-Caradoc on the proposed zoning by-law amendment, 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 rezoning please contact Tim Williams, Manager of Planning by phone at: 519-930-1007 or by email at: twilliams@middlesex.ca.

Notice of Complete:

Per Section 34 of the Planning Act, information and material required under the Act have been provided and the zoning by-law amendment application was considered complete on July 2nd, 2024.

www.strathroy-caradoc.ca



NOTICE OF APPLICATION AND PUBLIC MEETING

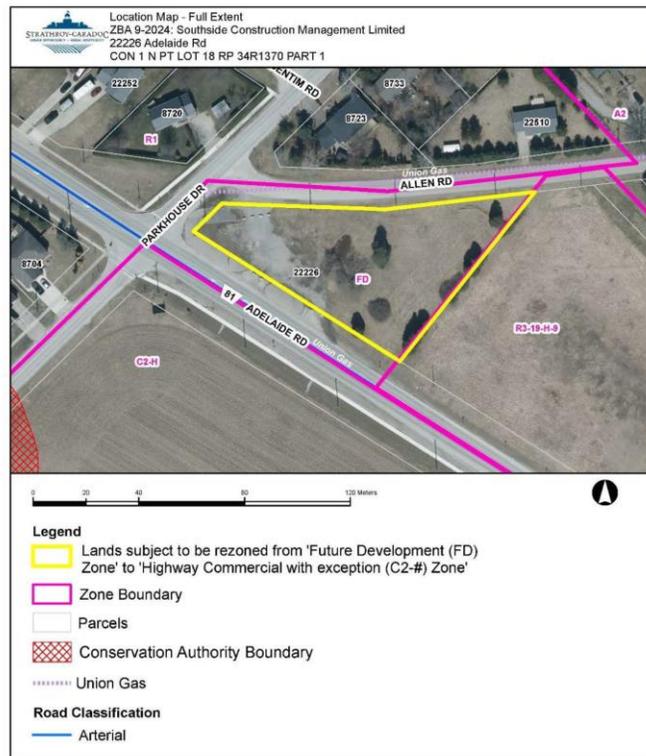
The applicant, or any authorized person, appointed in writing and acting on behalf of the applicant, must attend this Meeting. If you are aware of any persons affected by this application who have not received a copy of this notice, it would be appreciated if you would so advise them.

If a person or public body would otherwise have an ability to appeal the decision of (reference to council and name of municipality, or name of planning board or approval authority, as the case may be) to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to (name of municipality or planning board) before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to (name of municipality or planning board) before the by-law is passed, 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.

Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal. 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: July 11, 2024



www.strathroy-caradoc.ca