

Meeting Date: September 16, 2024
Department: Building, By-law and Planning
Report No.: BBP-2024-106
Submitted by: Tim Williams, Manager of Planning
Approved by: Jennifer Huff, Director of Building, By-law and Planning
Trisha McKibbin, Chief Administrative Officer
SUBJECT: **Major Redline Revision Draft Plan of Subdivision and Rezoning Applications**
Applicant/Owner: Sifton Properties c/o Devon Posthumus
Concession 2 South

RECOMMENDATION: THAT: Council receive report BBP-2024-106 for Redline of Draft Plan of Subdivision 39T-SC1901 and ZBA 8-2024 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 redline draft plan of subdivision application proposes to reduce the lot sizes of the single detached dwellings, reconfigure townhouse blocks and add single detached lot where a previous hydroelectricity corridor used to exist. This revision results in 96 single detached lots, 4 townhouse blocks (with 97 units) and 1 apartment building block (with 37 dwelling units) for a total of 230 dwellings. The proposal also includes the removal of the stormwater management facility within the plan as stormwater will be managed on the adjacent property.
- The application for zoning by-law amendment seeks to amend the zoning for the subject lands from:
 - 'Environmental Protection (EP) Zone' to 'Low Density Residential exception (R1-#-H-5) Zone';
 - Lands subject to be rezoned from 'Low Density Residential exception (R1-18-H-5) Zone' to 'Low Density Residential exception (R1-#-H-5) Zone';

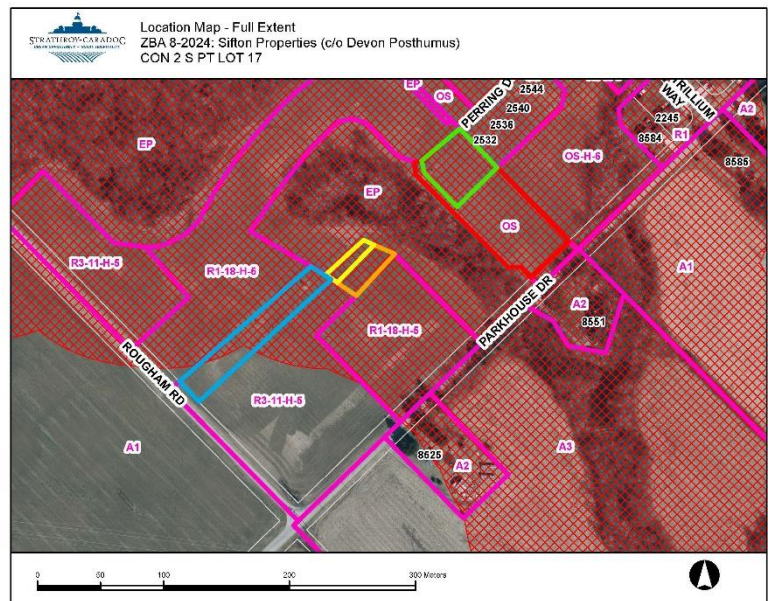
- Lands subject to be rezoned from 'Open Space (OS) Zone' to 'High Density Residential exception (R3-11-H-5) Zone';
- Lands subject to be rezoned from 'Low Density Residential exception (R1-18-H-5) Zone' to 'High Density Residential exception (R3-11-H-5) Zone'; and
- Lands subject to be rezoned from 'Low Density Residential exception (R1-18-H-5) Zone' to 'High Density Residential exception (R3-11-H-5-#) Zone'.
- The Draft Plan of Subdivision conditions of approval have been appealed by the owner and a hearing for this matter is scheduled from September 23, 2024, to October 1, 2024;
- There are a number of items that staff are working with the applicant on, including: the Natural Heritage Report is not addressing the apartment block, natural heritage matters including water balance and infiltration and technical engineering details (including SWM and service capacity).

PURPOSE:

The purpose of the subject information report is to provide Council and the public background information on the major redline of the draft plan of subdivision and zoning application to accompany the scheduled public meeting at the September 16, 2024 Council Meeting. The public meeting seeks to collect comments from the public and Council. The proposal may then be amended, or additional information provide to address comments before a planning evaluation report is presented to Council.

SITE CONTEXT:

The subject lands are approximately 20.69 ha (51.13 ac) in size and are located at the northeast corner of Rougham Road and Parkhouse Drive within the Settlement Area of Mt. Brydges (see location map). The lands are currently occupied by cropland and natural environmental areas including a wetland and a woodland. The areas to the west and south are outside of the settlement area and in agricultural use. To the north are residential dwellings, primarily one and two-storey single detached homes. To the east is a future residential subdivision (Westdell) the south portion of the site has received draft plan approval, and an application is open for the northern portion. From a servicing perspective, municipal water and sanitary services need to be extended along Parkhouse Drive. The adjacent roads are all local roads under the jurisdiction of the Municipality of Strathroy-Caradoc.



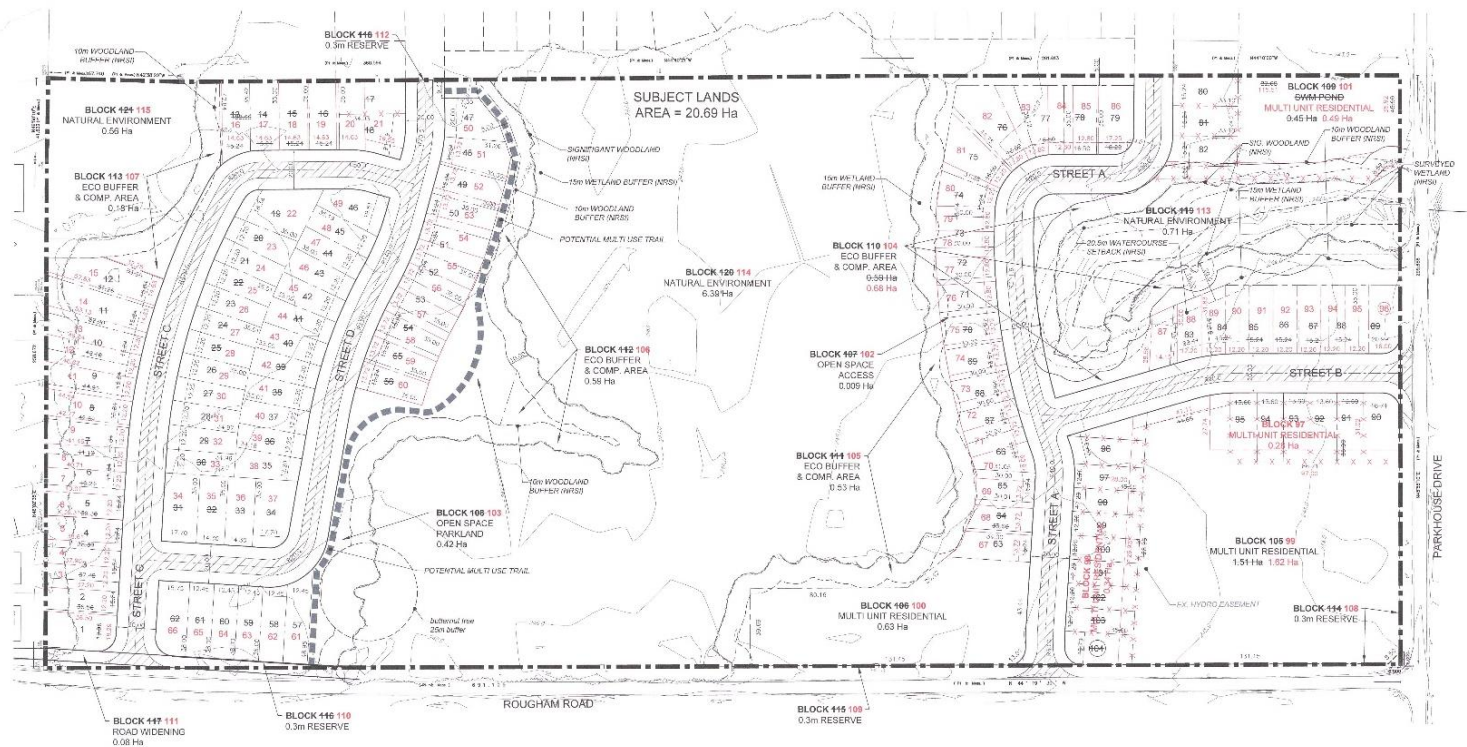
PROPOSAL SUMMARY:

The site was the subject of a draft plan of subdivision (39T-SC 2401) application and rezoning application (ZBA 11-2019). These applications were approved in the fall of 2020. On May 26, 2023, Sifton appealed the conditions of approval for the draft plan of subdivision. According to the appeal letter the reasons for the appeal was that the “...conditions are not reasonable, relevant, necessary, or equitable as it relates to the proposed development based on the information, documentation and reports submitted by Sifton, changes in the policy regime, in addition to the regulatory and policy framework applicable to draft plan of subdivision.” While the procedural order was completed, an ‘issues list’ was prepared, and a hearing of this matter was scheduled (September 23, 2024 to October 1, 2024), the parties were able to resolve the matter without the hearing or changing the conditions.

Applications for redline revision to the draft Plan of Subdivision and Zoning By-law amendment were received in April, 2024 and deemed complete on June 20, 2024 and May 29, 2024 respectively.

The purpose of the subject redline revision to the subdivision and zoning by-law amendment applications are to facilitate the development of a subdivision containing 96 single detached lots, 4 townhouse blocks (with 97 units) and 1 apartment building block (with 37 dwelling units) for a total of 230 dwellings. The redline revision also proposed to remove the stormwater management pond from the plan and have it managed on the adjacent property.

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



TECHNICAL DISCUSSION:

Staff and the applicant have worked through a few issues during the pre-consultation process (confirmation of no impact on west side of natural heritage feature; engineering servicing of the blocks) 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 Development Assessment Review (DAR or Environmental Assessment) does not recognize or address the impact and mitigation potential of converting the stormwater management facility to an apartment building given this will be a significant change in terms of built form and contribution to the natural heritage of the area. Further this report does not address if there is any impact on the natural heritage features as a result of the increased number of lots adjacent to the natural heritage features.
- The conversion of the Environmental Protection area for dwellings means that there will be less natural heritage compensation area and it is not clear however this compensation area is being provided.
- The apartment block is included in the submission materials however there are no zoning statistics to confirm that the proposed will comply with the proposed zoning by-law amendment.
- Due to recent Provincial changes permitting up to 2 additional units in single detached dwellings, duplexes and townhouse as-a-right, the applicant should provide information on what the potential impact the proposal might have on the subdivision’s sanitary and water design capacity. Due to the potential impact on servicing, this information should be provided prior to a recommendation, typically this is addressed in a servicing brief that recognizes the potential for a population increase.
- The proposal is increasing the number of units from a maximum of 181 units in the old configuration to 230 dwellings in the current configuration. Additional lots and densities may potentially have an impact on the operation and functionality of the Mount Brydges Wastewater Treatment Facility. These additional flows were not contemplated in the original design of the wastewater treatment facility and additional phasing and timing restrictions of the development may be required.
- Addressing the Conservation Authority’s concerns including viability of the proposed new single detached lot, technical comments on the engineering reports and natural heritage report.
- As of the writing of this report the appeal of the draft conditions is still open, and conclusion of this appeal is outstanding.

PUBLIC CONSULTATION SUMMARY:

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 Public Meeting (the Notice of Complete Application and Notice of Application for the zoning by-law amendment were circulated in June, 2024) which included details of the application, a copy of the draft plan of subdivision, and a location map.

On August 27, 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.

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 and within the site specific ‘Low Density Residential (R1-18-H-5) zone’ to allow for single detached dwellings and site specific ‘High Density Residential (R3-11-H-5) zone’ which will allow for townhouses and other multiple unit residential buildings and ‘Environmental Protection (EP) zone’ for the natural heritage lands and ‘Open Space (OS) zone’ to accommodate the stormwater management facilities and parkland.

Requests for Zoning Amendment

Environmental Protection (EP) zone to Low Density Residential (R1-#-H-5) zone

A hydro corridor that runs east -west through the site and it is proposed to be re-routed. Re-routing the hydro allows for a reconfiguration of the lots and introduction of one additional lot adjacent to the natural heritage feature. The hydro corridor, in this area, is zoned Environmental Protection (EP) given the adjacency to the natural feature and that this was part of the natural heritage compensation area. With the removal of the hydro corridor this area the request is for this area to be rezoned to a site specific low density residential. The area is within the Conservation Authority’s regulated area and will regardless of zone category be required to meet the Conservation Authority’s requirements. This new site-specific zone will include development provisions to address accessory buildings that will be adjacent to the natural hazard (flood area) and will subject to the Conservation Authority Regulation area.

Open Space (OS) zone to High Density Residential (R3-11-H-5) zone

The stormwater management facility is no longer proposed on the lands and now proposed to be a 4 storey apartment in order to implement the proposed apartment building the applicant is proposing the site specific zone that is permitted on the property in other areas.

Low Density Residential (R1-18-H-5) zone to High Density Residential (R3-11-H-5) zone

The applicant is proposing along the south side of Street A and west side of Street B to include a townhouse block where the existing draft approval included 9 single detached lots along Street A and 6 along Street B.

The applicant is not proposing any changes to the existing site-specific zones. Further detail is found the Planning Policy Background attachment.

FINANCIAL IMPLICATIONS:

The following implications are for the subdivision as a whole and the financial implications are slightly increased as a result of the increase from 185 to 230 units proposed in the redline. This proposed development 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.

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 of 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 the extension of services along Parkhouse is partly 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 on the Parkhouse Drive.

ALTERNATIVE(S) TO THE RECOMMENDATION:

Planning Staff have provided their recommendation however there are alternative options to this recommendation:

1. THAT: the subject report BBP-2024-106 for Redline of Draft Plan of Subdivision 39T-SC1901 and ZBA 8-2024 be received for information and the application for Zoning By-law Amendment be deferred sine die, and further;
THAT: Strathroy-Caradoc Council recommend to County Council that the Redline of Draft Plan of Subdivision 39T-SC1901 be deferred sine die.;

2. THAT: the subject report BBP-2024-106 for Redline of Draft Plan of Subdivision 39T-SC1901 and ZBA 8-2024 be received for information, and further;
THAT: the application for Zoning By-law amendment be denied, and further;
THAT: Strathroy-Caradoc Council recommend to County Council that the Redline of Draft Plan of Subdivision 39T-SC1901 be denied.; OR

3. THAT: the subject report BBP-2024-106 for Redline of Draft Plan of Subdivision 39T-SC1901 and ZBA 8-2024 be received for information, and further;
THAT: Council to provide alternate direction.

STRATEGIC PLAN ALIGNMENT:

This matter is in accord with the following strategic priorities:

Local Infrastructure and Capital Investment: Households and businesses in Strathroy-Caradoc will be supported by reliable, financially responsible, and well-maintained infrastructure networks.

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.

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

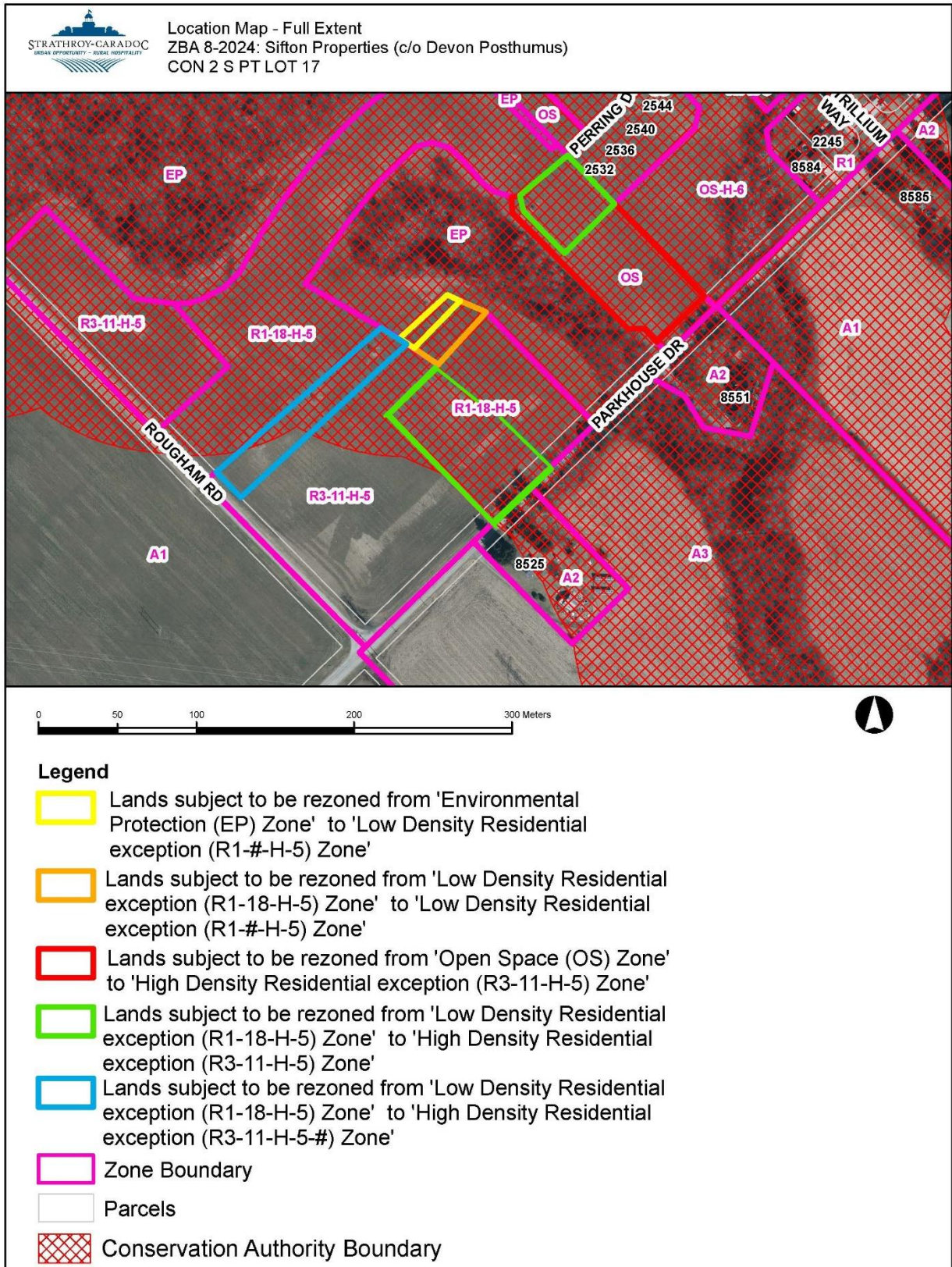
The intent of the subject report is to provide Council and the public with information regarding the proposed development, the relevant policies and regulatory context, and to summarize comments received by the public and agencies to date.

A subsequent report will be provided and will include a full policy analysis and responses to comments received related to the zoning by-law amendment application, as well as provide recommendations for Council's consideration. The Zoning By-law amendment application will receive final consideration by Strathroy-Caradoc Council at same a future council meeting. The Redline Revision of the Draft Plan of Subdivision will receive a decision by Strathroy-Caradoc Council which will be forwarded to County Council for a final decision.

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 No. 7 – Notice of Application and Notice of Public meeting

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 September, 2023, by LDS Consultants Inc.
- Lot Layout Change and Environmental Considerations, Development Assessment Report, March 28, 2024, By Natural Resources Solutions Inc.
- Archaeological Assessment Review and Entry into the Ontario Public Register of Archaeological Reports, dated, June 5, 2018, November 6, 2018, and March 27, 2019.
- Trip Generation Letter, March 27, 2024, by Paradigm Transportation Solutions Limited
- Consolidated Geotechnical Report and Hydrogeological Assessment, dated March 25, 2024, by LDS Consultants Inc.
- Functional Servicing Report, dated April 3, 2024, by LDS Consultants Inc.; and
- Planning Justification Report, dated March 2024 by Sifton Properties Limited.

Following an initial circulation of the supporting materials the following items were submitted on May 30, 2024 in response to comments:

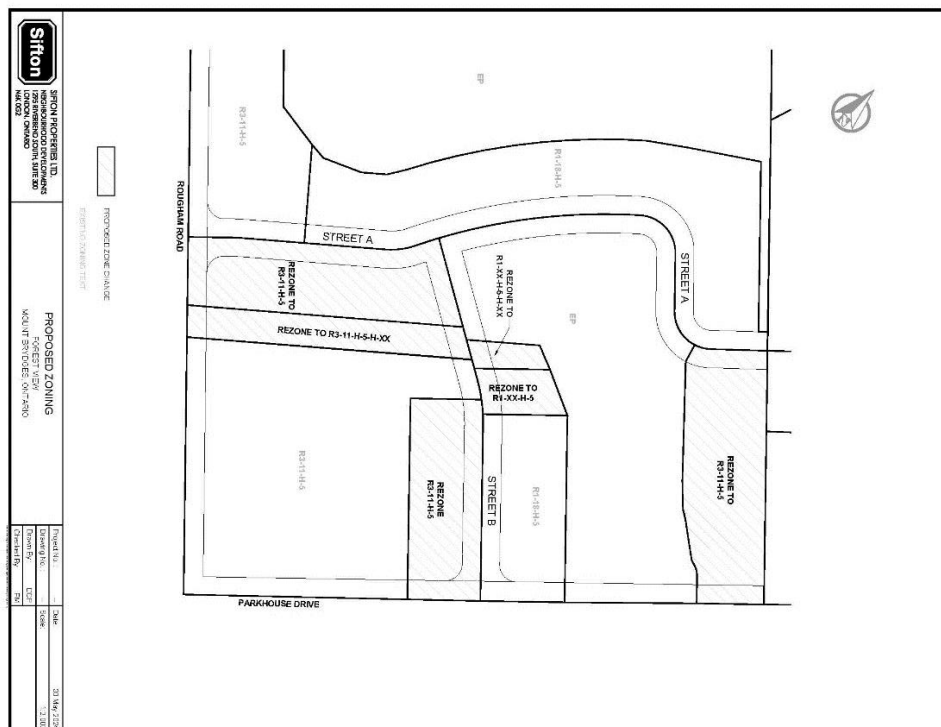
- Revised zoning by-law showing the requested zoning by-law amendments and zone boundaries.

The rezoning application was deemed complete on May 29, 2024.

The redline revision application was deemed completed on or about June 20, 2024

The Notice of Application was circulated June 24, 2024 once the redline application had been deemed complete.

The zoning by-law amendments to zoning map are as shown below:



The redline revision change is illustrated in the unit count chart below:

Unit Type	2020 Draft approval	2024 Redline Revision
Single Detached	104 units	96 units
Townhouses	42 to 81 units *	97 units
Apartments	0	37 units
Total	146 to 185 units	230 units

*The blocks had not received site plan approval and there were various plans included with the original application.

Attachment 4: Technical Comments

County Safety and Standards Officer advised that existing conditions of approval relating to street naming, addressing and communications are all still required for the draft plan of subdivision.

Bell Canada advised that they will continue to require easements and if conflicts arise it is the responsibility of the owner to address this. The existing conditions continue to address this.

Director of Community Services advised no objection to the applications.

Engineering and Public Works advised the following:

- Due to recent Provincial changes permitting up to 2 additional units in single detached dwellings, duplexes and townhouse as-a-right, the applicant should provide information on what the potential impact the proposal might have on the subdivision's sanitary and water design capacity. Due to the potential impact on servicing, this information should be provided prior to a recommendation, typically this is addressed in a servicing brief that recognizes the potential for a population increase.
- The proposal is increasing the number of units from a maximum of 181 units in the old configuration to 230 dwellings in the current configuration. Additional lots and densities may potentially have an impact on the operation and functionality of the Mount Brydges Wastewater Treatment Facility. These additional flows were not contemplated in the original design of the wastewater treatment facility and additional phasing and timing restrictions of the development may be required.

Director of Planning and Building advised that a variety of housing forms will improve the Municipality's housing affordability challenge assist with creating dwellings that are attainable options. The proposed applications continue to include, single detached, townhouses and apartment as part of this proposal which will help address the need in Mt. Brydges for a more diversified housing stock.

General Planning and Natural Heritage comments:

- The Development Assessment Review (DAR or Environmental Assessment) does not recognize or address the impact and mitigation potential of converting the stormwater management facility to an apartment building given this will be a significant change in terms of built form and contribution to the natural heritage of the area. Further this report does not address if there is any impact on the natural heritage features as a result of the increased number of lots adjacent to the natural heritage features.
- The conversion of the Environmental Protection Zone area for an additional dwelling means that there will be less natural heritage compensation area however it is not clear where this compensation area is being provided.
- The apartment block layout is included in the submission materials however there are no zoning statistics to confirm that the proposed will comply with the proposed zoning by-law amendment.
- As of the writing of this report the appeal of the draft conditions is still open, and conclusion of this appeal is outstanding.

Lower Thames Conservation Authority has provided the following letter explaining their comments.

August 2, 2024

Middlesex County
399 Ridout Street North
London ON N6A 2P1

Attn: **Teresa Hill, Planning and Development Coordinator**

Re: **Proposed Red Line Revision 39T-SC1901
Forest View Subdivision
NE Parkhouse Drive & Rougham Road
Part Lot 17, Concession 2 South
Community of Mount Brydges
Municipality of Strathroy-Caradoc**

Thank you for providing the LTVCA with the opportunity to review the red line revisions for the Forest View Subdivision in the Community of Mount Bridges, within the Municipality of Strathroy-Caradoc. The Conservation Authority is responsible for reviewing planning submissions as they relate to the Conservation Authority's "Prohibited Activities, Exemptions and Permits" regulations, O. Reg. 41/24 under the Conservation Authorities Act. The Conservation Authority is responsible for addressing the Natural Hazard Section of the Provincial Planning Policy Statement as well as administering the Conservation Authorities Act and its associated Prohibited Activities, Exemptions and Permits regulation (O. Reg. 41/24). After reviewing our files and mapping, staff determined that the property in question is subject to the Authority's Regulations. The issue of concern in this area is the Vansenant Wetland Complex as identified by the Ministry of Natural Resources and Forestry and the 30 m Adjacent lands of the PSW, the headwaters of two natural watercourses and erosion.

The lands are not subject to flooding of a general nature and therefore the flood proofing of structures on the property is not required. However, the flood proofing of structures for the purposes of prevention of flood damage from local drainage waters, especially given the two PSW's in close proximity to this development, is always recommended. Setbacks from the PSW's and the watercourses will be required prior to any proposed works / structure(s) / site alteration taking place. An application from this office is required prior to any works/construction/site alteration taking place within the regulated areas.

Staff have reviewed the following documents that were submitted to this office on June 20, 2024:

1. Forest View Draft Plan of Subdivision, Lot Layout Change and Environmental Considerations, Natural Resource Solutions Inc. (NRS) March 28, 2024
2. Functional Servicing Report, LDS, April 3, 2024
3. 39T_SC1901 Proposed Red Line diagram, March 26, 2024

As a result of our review, staff have the following comments to make:

1. **Forest View Draft Plan of Subdivision, Lot Layout Change and Environmental Considerations, Natural Resource Solutions Inc. (NRS) March 28, 2024**
 - Within the NRS report it notes that there will be an encroachment into the buffer from the watercourse feature for the newly created Lot 87. It has been determined that a buildable envelope outside of the Regulated Area does exist, but as with the adjacent lots, now labelled as

Lots 88, 89 and 90, a permit from this office may be required prior to site alteration / construction taking place.

- The LTVCA supports NRS's recommendation of fencing and native species plantings within the buffer areas.

2. Functional Servicing Report, LDS, April 3, 2024

- Water Quality Design Criteria of "Enhanced Protection Level" is acceptable.
- Water Quantity Design Criteria of Post to Pre for 5 year to 250 year is acceptable.
- Quality Event 25mm 3hr is acceptable.
- IDF Strathroy-Caradoc - IDF is acceptable.
- Please provide model results for pre-development discharge values to the Ravine. The ravine value used is the added values of discharge from the east and west tributaries. The Tribs have significantly different Tp values and therefore the peaks should not be simply added. These values should be added through use of an Add Hyd.
- Duration 3hr – please use justification for this duration length and use of the Chicago distribution.
- Catchments were broken up between standhyd and nashyd routines to address developed and undeveloped portions of the post development drainage scheme. Please provide schematics (major and minor system) with all catchments used in the post development model. Outlets should include Ravine, Central Woodlot, and Northern Woodlot.
- Please also show how sums of flows shown in the Post Develop Table 6 are derived.
- Please include stage storage table for the Northern and Central Woodlots.
- Significant peak discharge increase occurs to the central woodlot e.g. 100yr pre 0.240m³/sec to post 0.826 m³/sec. Protection of inlet points into the woodlot is required. Please show how major flows will be conveyed to the woodlot and how erosion will be addressed. (showing outlets labeled as per OTTSWMM routing)
- Issue with using northern and central woodlots for flood storage and attenuation. It has never been our experience with other development proposals to use natural areas as part of a SWM scheme. Please justify the use of these Natural Heritage areas as part of the SWM servicing scheme and how will they be maintained and made safe so no additional liability to the municipality results. (e.g. These areas appear to also be utilized as nature trails by residents.)
- Erosion plan is acceptable including planning, inspection and contingency plan details.
- Please show major overland flow routes on drawing 4 "Storm Drainage and Area Plan".

I trust this is satisfactory, but if you should have any questions, or require more information, please call the office.

Yours truly



Valerie Towsley
Watershed Resource Planner



Mark Peacock, P.Eng.
CAO/Secretary-Treasurer

c.c. Municipality of Strathroy-Caradoc, Jenn Huff, Planner

Attachment No. 5 – Public Consultation details

The applications have 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 August 27, 2024.

As of the date of preparing this report, no comments have been received however an adjacent landowner that would be impacted by stormwater management changes has expressed an interest in the applications and requested information about the stormwater management.

Attachment No. 6 – Planning Policy Background

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 and within the site specific ‘Low Density Residential (R1-18-H-5) zone’ to allow for single detached dwellings and site specific ‘High Density Residential (R3-11-H-5) zone’ which will allow for townhouses and other multiple unit residential buildings and ‘Environmental Protection (EP) zone’ for the natural heritage lands and ‘Open Space (OS) zone’ to accommodate the stormwater management facilities and parkland. The requested rezoning realigning the proposed zone boundaries to recognize removal of hydro corridor that is being rerouted. The second reason is the stormwater management facility is no longer required.

Planning Act

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. The policy also notes the importance of the appropriate supply of employment (including industrial and commercial) and other community uses.

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 1.7 of the PPS speaks to the long-term economic prosperity which includes the encouragement of residential uses that respond to the dynamic market-based needs and provide housing options.

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.

It is noteworthy to include that the Provincial Policy Statement has been replaced with the Provincial Planning Statement which was issued under section 3 of the Planning Act and comes into effect October 20, 2024. It replaces the Provincial Policy Statement that came into effect on May 1, 2020. The evaluation report for this application will take into account the 2024 PPS.

Middlesex County Official Plan (2023 Update)

The subject lands are designated 'Settlement Areas (Urban and Community)' according to *Schedule A: Land Use*, and "Urban Areas" as contained within the County of Middlesex Official Plan. The Minister has approved Amendment No. 3 to the County Official Plan 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. The below review of policy includes the newly approved Official Plan policies.

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.

Section 2.4.2.2 of the MCOP indicates in subsection f) that the development should encourage safe, convenient, and visually appealing pedestrian and cycling infrastructure for all ages and abilities. In subsection g) limit direct vehicular access to County Roads where access is available by a local road. Section h) and i) identify the need for engineer's report for developments that are likely to generate traffic and any improvements be paid for by the developer. Subsection l) requires for all new residential developments to provide a minimum of two access points to the existing road network. Exceptions to this policy shall be considered if the proposed street pattern is approved by the local Municipality, emergency service provider(s) and the County Engineer.

Section 2.4.2.3 of the MCOP indicates that right-of-way width of for arterial roads (Adelaide Road) are to be 30 metres when constructed to an urban standard.

Section 2.4.2.4 of the MCOP indicates that setback of buildings should be as stipulated in the local zoning by-law when within a settlement boundary.

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.

Strathroy-Caradoc Official Plan

The subject lands are designated 'Settlement Area' and 'Residential' according to *Schedule A: Structure Plan* and *Schedule F: Land Use & Transportation Plan*, respectively. The Strathroy Caradoc Official Plan has also been updated through OPA 14 and received approval from County in December of 2023. It has been appealed by one party and as such is *not* in full force and effect. The purpose of Official Plan Amendment 14 is 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 reflect the direction of Council so while they are not in force 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. OPA 14 encourages development intensification where amenities are available rather than being compatible with existing development.

Section 2.4.4 encourages the municipality to partner with other levels of government to ensure adequate supply of housing is available for those in social and economic need. OPA 14 now includes this in a shared housing policy but still includes this intent of supply for all residents.

Section 2.4.8 of the SCOP outlines the importance of housing affordability and meeting the social, health and well-being of current and future residents. OPA 14 continues this intent.

Section 4.2 Goals and Objectives include support for development without compromising the ability of the Municipality to provide appropriate services and facilities to accommodate such development; To maintain the essential qualities of privacy, quiet enjoyment, public health and safety and land use

compatibility in residential areas; to retain and strengthen the existing character and quality of the Village; and to undertake improvements in services, facilities and amenities where required or otherwise considered desirable. OPA 14 has amended the wording however the intent has remained the same.

Section 4.3.1.1 permits primarily single detached dwellings however accessory apartments, semi-detached dwellings, duplex dwellings, converted dwellings, townhouses and low rise, small scale apartment buildings are also permitted.

As per Section 4.3.1.4 of the Official Plan intensification development proposals including infilling in existing developed areas, is considered desirable to make more efficient use of underutilized lands and infrastructure. Proposals shall be evaluated, and conditions imposed as necessary to ensure that any proposed development is in keeping with the established residential character, constitutes an appropriate 'fit' in terms of such elements as density, lot fabric, building design, dwelling types and parking. Appropriate services shall be capable of being provided.

Section 4.3.1.5 relates to medium density residential development in the form of townhouses, low-rise apartments or variations thereof shall be encouraged to locate where direct or nearby access is available to major roads, and where commercial areas and/or parks and open space are close-by. Intrusions into areas predominantly characterized by single unit dwellings shall not be permitted. OPA 14 has amended the medium density policies to include privacy and daylight considerations as well as height being not taller than the width of the abutting Collector or Arterial right-of-way.

The housing mix policy (Section 4.3.1.7), seeks to have large undeveloped block include a range of housing types and densities unless it is capable of being demonstrated that market, servicing or site conditions dictate otherwise.

The development criteria, Section 4.3.1.8, outline the need for layout to include lot sizes and shapes, housing mix, stormwater management, parkland dedication, protection/enhancement of natural features, buffering and screening, impact on 'off-site' municipal facilities and services, and financial impact on the Municipality. OPA 14 has similar criteria however longer references municipal services.

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

The subdivision contains 96 single detached lots within the site specific 'Low Density Residential (R1-18-H-5) zone' the remaining residential lands for townhouses are with a site specific 'High Density Residential (R3-11-H-5) zone' and the 'Environmental Protection (EP) zone' for the natural heritage lands and the 'Open Space (OS) zone' to accommodate the stormwater management facilities and parkland. As noted, the 'OS' zone is over the previously proposed stormwater management facility that is proposed to be a 4 storey, 37-unit apartment building. A site-specific zoning of R3-11-H-5 is proposed for this area. A new R1-#-H-5 is proposed for the single detached that have been rearranged as a result of the hydro corridor being removed from the site.

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

The 'R1" zone permits, single detached dwelling, secondary suite and group home –Type 1.

No changes are proposed to the two existing site specific zones and the new site specific proposes to address accessory structures in the rear yards as they are within the CA regulated area. The following are the three zone categories and the associated development standards.

Development Standard	Low Density Residential (R1-18-H-5) zone	Low Density Residential (R1-#-H-5) zone	High Density Residential (R3-11-H-5) zone
Lot Frontage	12 m for singles	12 m for singles	20 m for multiple dwelling unit 6 m per dwelling unit for townhouse 30m for grouped housing Apartment 30 m
Lot Area	360 m ² Single	360 m ² Single	Single Detached 200 m ² Semi-detached 170 m ² per unit Townhouses 155 m ² per unit multiple unit 100 m ² for first 6 units and 15 m ² for each unit thereafter Apartment dwelling 130 m ²
Front yard and Exterior side yard setback	4.5 m (to habitable space)	4.5 m (to habitable space)	4.5 m
Exterior Side Yard	May be reduced for the habitable portion of a dwelling where there are no lots fronting onto the same Street Line as the exterior side yard 2.0 m	May be reduced for the habitable portion of a dwelling where there are no lots fronting onto the same Street Line as the exterior side yard 2.0 m	4.5 m
Exterior Side Yard	N/A	N/A	1.2m

adjacent to Open Space			
Front yard setback to garage	6.0 m	6.0m	4.5 m
Side Yard Setback	1.2 m	1.2 m	2 m for Multiple unit dwelling and Townhouse, 3 m for apartment
Rear Yard Setback	6.0 m	6.0 m	6.0 m
Lot Coverage Max	45% Max	45% max	50% max (single detached dwelling) 65% max. (semi-detached, townhouse, multiple unit) Apartment N/A
Minimum Landscape Open Space	40%	40%	Min 30% multiple unit, townhouse. Min 20% apartment
Parking	3 spaces per unit	3 spaces per unit	Townhouse 1.5 per unit Apartment 1.25 per unit
Accessory Structures	Not exceed 80% of the ground floor area of the dwelling (rear or interior side yard, setback from yard -1.2 m habitable space, 0.6 non-habitable space)	Not exceed 80% of the ground floor area of the dwelling (rear or interior side yard, setback from yard -1.2 m habitable space, 0.6 non-habitable space)	Max width 40% of lot frontage, located in the rear or interior side yard, setback from yard -1.2 m habitable space, 0.6 non-habitable space.
Amenity area (minimum)	N/A	N/A	20 m ² for lots with more than 4 dwelling units.

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



THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC

NOTICE OF APPLICATION

OF A PROPOSED
ZONING BY-LAW AMENDMENT

The Municipality has received an application for Zoning By-law Amendment in Mount Brydges to rezone portions of the subject lands as follows:

- Lands subject to be rezoned from 'Environmental Protection (EP) Zone' to 'Low Density Residential exception (R1-#-H-5) Zone';
- Lands subject to be rezoned from 'Low Density Residential exception (R1-18-H-5) Zone' to 'Low Density Residential exception (R1-#-H-5) Zone';
- Lands subject to be rezoned from 'Open Space (OS) Zone' to 'High Density Residential exception (R3-11-H-5) Zone';
- Lands subject to be rezoned from 'Low Density Residential exception (R1-18-II-5) Zone' to 'High Density Residential exception (R3-11-H-5) Zone'; and
- Lands subject to be rezoned from 'Low Density Residential exception (R1-18-H-5) Zone' to 'High Density Residential exception (R3-11-II-5-#) Zone'.

These lands are currently subject to a plan of subdivision application (Forest view subdivision 39T-SC1901).

The purpose of this notice is to inform the public of the nature of the application, invite public input, advise the public how to provide comments on the application and to advise the public of future notifications.

Owner/Applicant: Sifton Properties c/o Devon Posthumus

Subject Lands: The property is 20.69 hectares (51 acres) in size and is located at the northeast corner of Parkhouse Drive and Rougham Road. The subdivision will be accessed by local streets from Rougham Road and Parkhouse Drive. The lands are currently vacant and under crop production.

Lands may be known legally as Part of 17 Concession 2 South, Mt. Brydges, see attached map.

Proposal:

The application proposes to modify the existing draft plan approved subdivision:

1. A 3-storey apartment building with 37 units on the block previously used for Stormwater Management (Proposing the OS zone to R3 zone change);
2. Single detached lots that front Street A and B have been changed to townhouses and as such the zoning has changed from Low Density Residential (R1-18-H-5) zone to High Density Residential (R3-11-II-5-II-XX) zone
3. The lands previously containing hydro one transmission line no longer will have a hydro line and as such the developer is proposing a single detached dwelling lot in this location. Further they are proposing to rezone to Low Density Residential (R1-#-H-5) zone from Environmental Protection (EP) zone;
4. It is noteworthy that a redline revision to the subdivision has also been submitted to the County and this proposes to change the lot fabric in the subdivision by reducing the lot frontages.

Public Meeting: The statutory public meeting for the Zoning By-law Amendment application will be held on a future date. You will receive another notice inviting you to attend this meeting in the future.

Application

Complete In accordance with Sections 34(10.4) of the Planning Act, R.S.O., 1990, as amended, the Municipality of Strathroy-Caradoc has deemed the application for a Zoning By-law Amendment to be complete on May 29, 2024 for the purposes of Section 34(10.1) and 34(10.2) of the Planning Act.

Additional Information:

If a person or public body would otherwise have an ability to appeal the decision of the Municipality of Strathroy-Caradoc to the Ontario Land Tribunal but the person does not make oral submissions at the public meeting or make written submissions to the Municipality of Strathroy-Caradoc before the zoning 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 the Municipality of Strathroy-Caradoc before the zoning 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.

***PLEASE NOTE: DUE TO RECENT CHANGES TO THE PLANNING ACT, 3RD PARTY APPEALS CAN NO LONGER BE FILED FOR ZONING BYLAW AMENDMENT APPLICATIONS.**

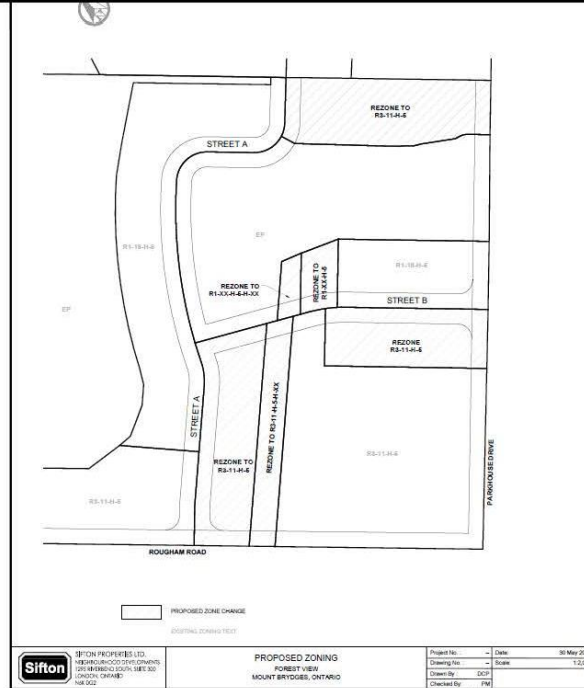
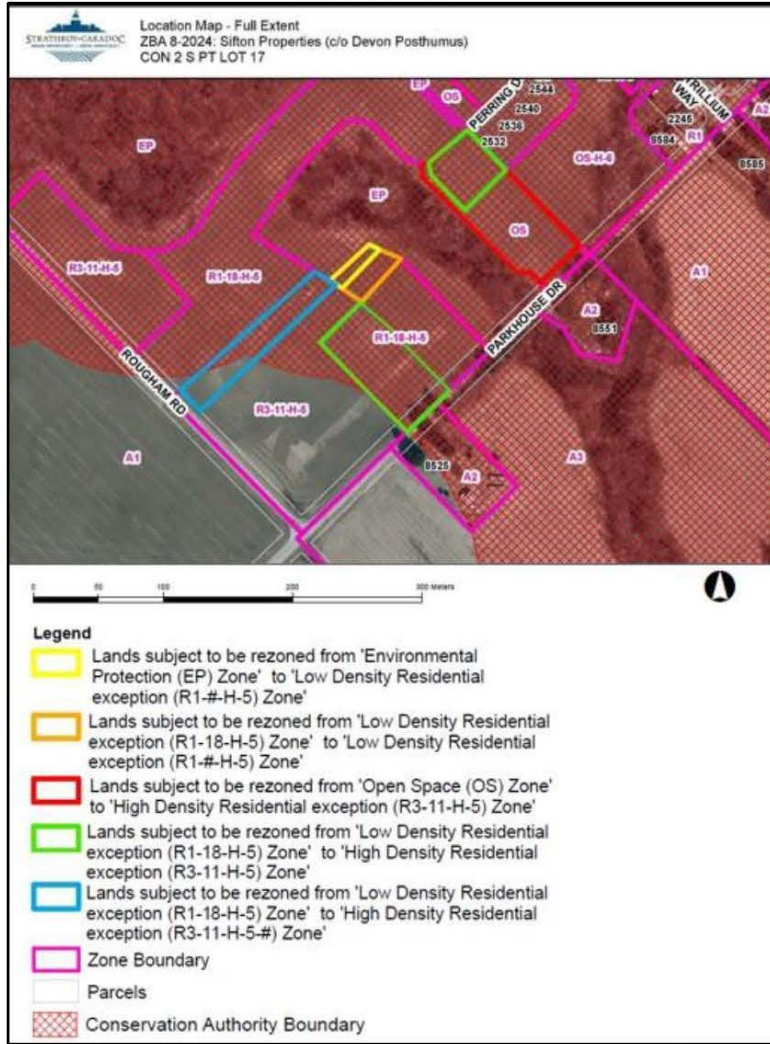
If you wish to be notified of the decision of the Municipality of Strathroy-Caradoc with respect to the proposed Zoning By-law Amendment (ZBA 8-2024), you MUST submit a written request to the Municipality of Strathroy-Caradoc, 52 Frank Street, Strathroy, Ontario, N7G 2R4, or clerk@strathroy-caradoc.ca.

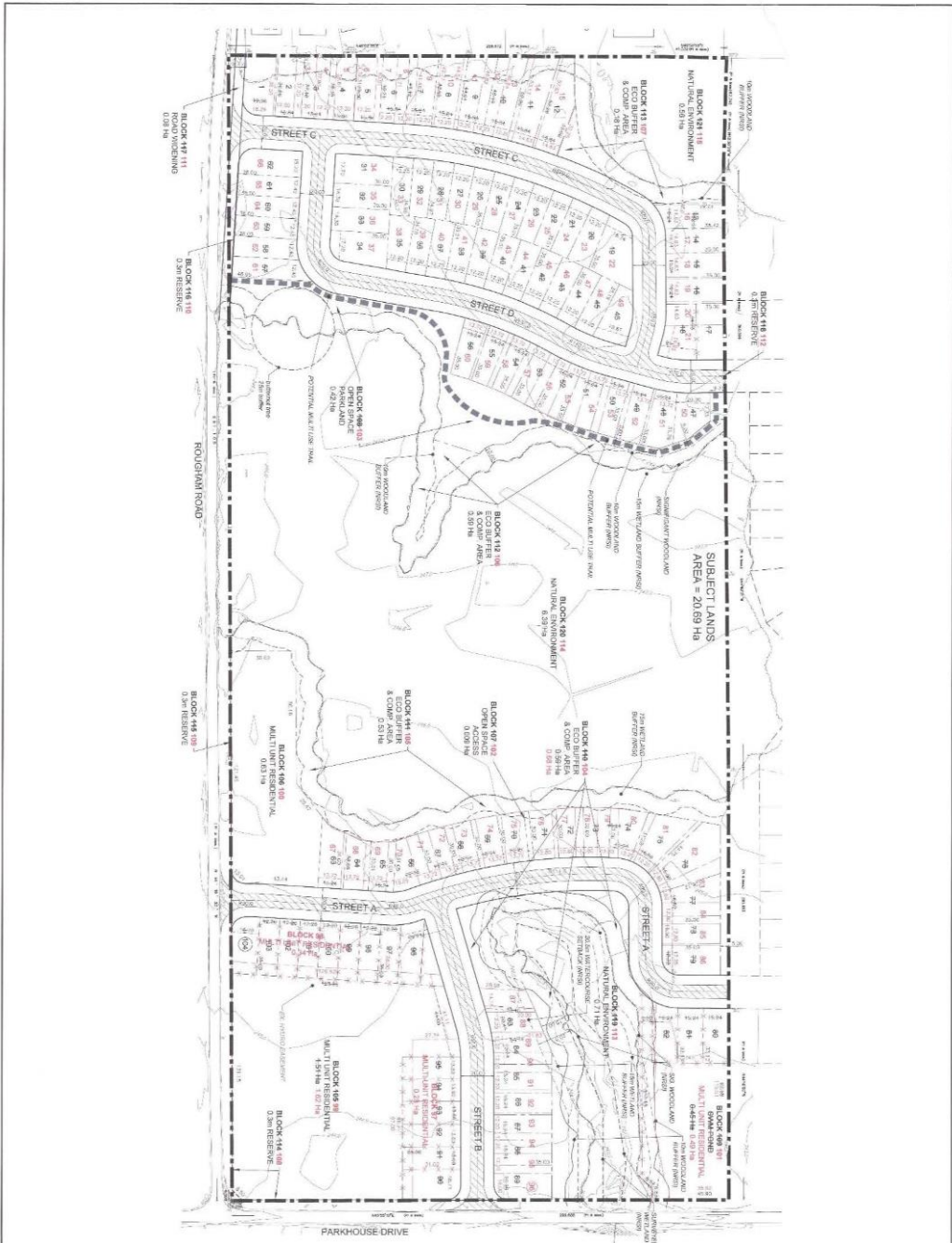
Additional information regarding the proposed development application is available for public inspection by contacting the Planner for the Municipality of Strathroy-Caradoc (Tim Williams) at 519-930-1007; or by visiting the Municipal Office at 52 Frank Street, Strathroy.

DATED AT STRATHROY-CARADOC this 24th day of June, 2024

Brianna Hammer-Keidel, Clerk
Director of Legal and Legislative Services
Municipality of Strathroy-Caradoc

LOCATION MAP





DRAFT PLAN OF SUBDIVISION
 PART LOT 17, CONCESSION 2
 (FORMERLY KNOWN AS) CONCESSION 2
 MUNICIPALITY OF STRATHROY-CANADIAN
 COUNTY OF BRUNSWICK

OWNER'S CERTIFICATE:
 I, the undersigned, hereby certify that the plan is a true and correct copy of the plan as shown to me by the engineer and approved by me.

ENGINEER'S CERTIFICATE:
 I, the undersigned, hereby certify that the plan is a true and correct copy of the plan as shown to me by the owner and approved by me.

P. G. G. G. G.
 P. G. G. G. G.

LAND USE SCHEDULE	AREA (Ha)	PERCENT
RESIDENTIAL - SINGLE UNIT	4.4	21.1
RESIDENTIAL - MULTI-UNIT	4.4	21.1
COMMERCIAL - GENERAL	4.4	21.1
INDUSTRIAL - GENERAL	4.4	21.1
RECREATION - GENERAL	4.4	21.1
AGRICULTURAL - GENERAL	4.4	21.1
CONSERVATION - GENERAL	4.4	21.1
UTILITIES - GENERAL	4.4	21.1
ROADS - GENERAL	4.4	21.1
OPEN SPACE - GENERAL	4.4	21.1
ENVIRONMENTAL SENSITIVE AREA	4.4	21.1
TOTAL AREA	20.89	100.0

Sifton
 Experience The Difference.

Forest View Subdivision
 MULTI-UNIT RESIDENTIAL
 ROUGHAN ROAD AND PARKHOUSE DRIVE

DATE: 1/1/2008
 SCALE: 1:1,000
 SHEET: 1 OF 1

Notice of Public Meeting



NOTICE OF PUBLIC MEETING

APPLICATION FOR ZONING BY-LAW AMENDMENT AND REDLINE REVISION OF PLAN OF SUBDIVISION

This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

APPLICATION NO.: ZBA8-2024 and 39T-SC1901

APPLICANT/AGENT: Sifton Properties c/o Devon Posthumus

SUBJECT LANDS

Part of 17 Concession 2 South, Mt. Brydges

Purpose and Effect

The Municipality has received an application for Zoning By-law Amendment in Mount Brydges to rezone portions of the subject lands as follows:

- Lands subject to be rezoned from 'Environmental Protection (EP) Zone' to 'Low Density Residential exception (R1-#-H-5) Zone';
- Lands subject to be rezoned from 'Low Density Residential exception (R1-18-H-5) Zone' to 'Low Density Residential exception (R1-#-H-5) Zone';
- Lands subject to be rezoned from 'Open Space (OS) Zone' to 'High Density Residential exception (R3-11-H-5) Zone';
- Lands subject to be rezoned from 'Low Density Residential exception (R1-18-H-5) Zone' to 'High Density Residential exception (R3-11-H-5) Zone'; and
- Lands subject to be rezoned from 'Low Density Residential exception (R1-18-H-5) Zone' to 'High Density Residential exception (R3-11-H-5-#) Zone'.

These lands are currently subject to a plan of subdivision application (Forest view subdivision 39T-SC1901) and the owners are seeking a redline revision to the subdivision as well. The revisions include converting the Stormwater Management block to a high density residential block, modifying the lot frontages to reduce the size of lots and add a lot where there was previously a hydro corridor.

PUBLIC MEETING

Date: September 16, 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 [QR](#) 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.

www.strathroy-caradoc.ca



NOTICE OF PUBLIC MEETING

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 May 29, 2024.

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 The Municipality of Strathroy-Caradoc 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 The Municipality of Strathroy-Caradoc 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 The Municipality of Strathroy-Caradoc 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: August 27, 2024

