

# PLANNING JUSTIFICATION REPORT

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Forest View Subdivision, Mount Brydges

March 2024

*Submitted by Sifton Properties Limited*

*In association with LDS Consulting, NRSI, Paradigm*

sifton

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## 1.0 INTRODUCTION

This Planning Justification Report is submitted by Sifton Properties Limited, in association with LDS Consultants Ltd. (LDS), NRSI and Paradigm, for a proposed Zoning By-law Amendment (ZBA) application for property located in Mount Brydges. A redline revised draft plan of subdivision is also part of this submission. A municipal address is not yet assigned to the site. The legal description is Concession 2 South, Part Lot 17 in the Municipality of Strathroy-Caradoc.

The proposed subdivision plan is approximately 20.69 hectares (51 acres) and consists of 96 single family lots, 5 multi-family blocks, 1 park block, 8 open space blocks and a number of road widening and reserve blocks served by 4 new streets. This proposal shows reconfigurations of lots along Streets A to Street D to modify frontages, as well as the creation of three new multi-family blocks. A redline revised Draft Plan is being provided at the end of this report in Appendix A.



Figure 1 - Subject Site Location

The creation of one of the three additional multi-family blocks was due to a resizing of the proposed storm water management (SWM) pond. The former size of the pond was designed to serve the entirety of this proposed development as well as the adjacent development to the east. With the latest Engineering design, a portion of Sifton's proposed development will now be routed to outlet towards Rougham Road instead of through the adjacent development. Thus, allowing the size of the SWM pond to be reduced. These lands were zoned Open Space (OS) by the previous ZBA. The proposed ZBA being submitted here is requesting these lands be rezoned to permit residential, specifically high density development.

Another purpose for a redline revision to the draft plan is that Hydro One has been retained to decommission the existing hydro corridor running through this property. The hydro corridor is proposed to be relocated to run along Parkhouse Drive. With this easement to be removed, this proposed redline will utilize these lands better for residential purposes.

The proposed ZBA would permit one new lot to be created by changing the current zoning from Environmental Protection (EP) to R1-18-H-5. Three new multi-family blocks are being introduced to address changes in the market. As such, these new multi-family blocks are proposing to utilize the zoning already permitted within this development, R3-11-H-5.

The key contact for this application is Devon Posthumus (519-434-3622, ext. 3286) of Sifton Properties Limited.

## 2.0 OFFICIAL PLANS (OP)

### 2.1 STRATHROY-CARADOC OFFICIAL PLAN

The property is currently identified as a Settlement Area on Schedule A: Structure Plan and designated as Residential on Schedule F: Land Use and Transportation Plan for Mount Brydges in the Municipality of Strathroy-Caradoc Official Plan. Crosshatching indicates that development is only permitted on the basis of full municipal services.

Section 4.3.1.1 of the Official Plan states that the primary land use within areas designated Residential is intended to be single unit detached dwellings. Other dwelling types may also be permitted including accessory apartments, semi-detached dwellings, duplex dwellings, converted dwellings, townhouses and low rise, small scale apartment buildings. A range of dwelling types is encouraged to meet the diverse needs and preferences of existing and future residents as well as providing opportunities for more affordable housing.



Figure 1 - Schedule F, Strathroy Caradoc Official Plan

The density and form of new development is intended to complement the existing small village character of Mount Brydges. Medium density housing is intended to be situated where there is direct or near-by access to major roads, as well as close to commercial and/or parks and open space uses.

Schedule 'G' – Natural Heritage Features of the Official Plan identifies a large 'Woodland' through the centre of the property, with a smaller area of woodland in the northeastern corner. Official Plan policies pertaining to woodlands indicate that they are intended to be protected and enhanced wherever possible, and maintained in their natural state. In addition, development proposed adjacent to a woodland (i.e. – within 50 metres) requires a Development Assessment Report (DAR) to demonstrate no negative impacts on the woodland or its ecological functions.



Figure 2 - Schedule G, Strathroy Caradoc Official Plan

## 2.2 MIDDLESEX COUNTY OFFICIAL PLAN

The County of Middlesex Official Plan identifies Mount Brydges as a 'Settlement Area' on Schedule 'A' Land Use. Settlement Areas are where the majority of growth is intended to occur and where there is an ability to accommodate future growth and development connected to municipal services. Schedule C indicates a Significant Woodland at the central portion of the site. As such, a Development Assessment Report is required for any development within 50 metres.

## 3.0 ZONING BY-LAW

The property is currently zoned R1-18-H-5/R3-11-H-5/OS/EP, which permits residential uses, both low and high density residential uses. A holding provision in place requires the following:

- a subdivision agreement, including but not necessarily limited to the requirement for the development to be connected to a public water supply system and a public sanitary sewer system, has been entered into with the Corporation for the affected lands.;

A Zoning By-law Amendment is being submitted with the redline revised

draft plan to accommodate the proposed residential uses. Requested zoning for the site intends to apply the already approved R3-11 to three new multi-family blocks. The purpose of this request is to permit additional high density development to accommodate market demands and maximize efficient use of land.

After discussions with municipal staff, a second holding provision is being requested. For the lands where this provision is applied, it would restrict any form of development until the physical infrastructure of the hydro corridor has been relocated and the easement has been removed to the satisfaction of the municipality. These lands have been identified on the attached map and labelled as H-XX. A definition for H-XX has been added to the special provisions.

The municipality has also requested special provisions for the single family lots backing onto the Natural Heritage block - Block 113, specifically lots 87 – 90. These special provisions are being

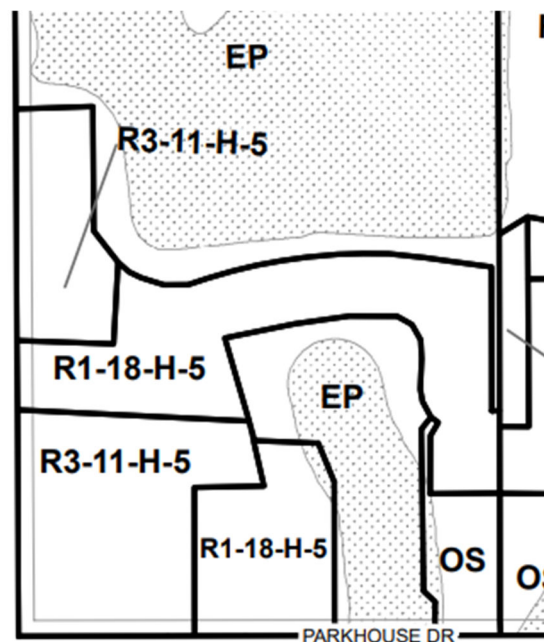


Figure 3 - Existing Zoning

created to ensure that an accessory building built within 5m of the rear property line shall not be used for human habitation. This is to ensure that there are no habitable areas within a certain setback of the wetland natural feature located within Block 113. These accessory buildings shall also not exceed 15m<sup>2</sup> (161 ft<sup>2</sup>) in size and shall not be permitted to have a poured concrete foundation.

Appendix B of this report includes the proposed zoning map and special provisions.

#### 4.0 EXISTING CONDITIONS

The subject site is located in the southwest area of Mount Brydges, at the northeast corner of Parkhouse Drive and Rougham Road. It is immediately west of the recently approved Edgewood subdivision. The subdivision will be accessed by local streets from Rougham Road and Parkhouse Drive, with proposed accesses connecting to Edgewood. The lands are currently vacant and still under crop production. Woodland and wetland areas are situated at the central area of the site, with a smaller woodlot in the northeast corner. The southeast corner includes a small, treed watercourse/wetland feature that drains to the south.

The site is generally flat with the exception of the small watercourse at the south end. Overall relief across the site is approximately 4.5 m, with elevations of 248 m in the northerly portion of the site, sloping to the south to an elevation of approximately 244 m in the southerly portion of the site. Woodland, wetland and the watercourse areas throughout the site make up approximately 37% of the overall site.

A hydro corridor crosses the site from east to west in the southern portion of the property. It was previously integrated into the plan, but has since been removed from design in anticipation of the relocation of the hydro lines by Hydro One, as previously mentioned in this report.



Figure 4 – Aerial Photo of Existing Context

Adjacent land uses are as follows:

- North – existing single family residential;
- East – vacant/agricultural (future single family residential);
- South – agricultural;
- West – agricultural.

## 5.0 NATURAL HERITAGE

A Development Assessment Report (DAR) was completed by Natural Resource Solutions Inc. (NRSI) for the subject site. The DAR included the characterization of existing natural features based on the results of background review and original field surveys, and the identification of any natural feature constraints in association with land use policy designations. An assessment of potential impacts and mitigation measures associated with details of the proposed development was also included. The study was prepared in accordance with Middlesex County's Official Plan Appendix C (A Guideline for Development Assessment Reports) (2006), and a Terms of Reference developed in consultation with Middlesex County and North-South Environmental, who are providing peer review services for the County.

Field surveys were undertaken within the subject property to characterize natural features and identify significant and sensitive natural heritage features and species that have the potential to be impacted by the proposed development. Preliminary site visits were conducted in October and November 2017 to inform an analysis of ecological constraints. Further seasonally



appropriate field investigations were completed in 2018 to inform the DAR. Incidental wildlife and wildlife habitat were documented during every field investigation. A total of 12 field days were completed between October 2017 and August 2018.

Attached as Appendix C, is an updated letter stating that there will be no negative impacts resulting from the addition of the proposed lot 87 and the reduced watercourse buffer.

## 5.1 VEGETATION COMMUNITIES

A large portion of the subject property consists of annual row crop (corn in 2017 and 2018), with three areas of forest and wetland. A small, undefined drainage feature occurs within the southern portion of the property, originating from a small groundwater-fed pond, directing flows southeast through a meadow marsh community and flowing off-property under Parkhouse Drive. The woodlands are comprised of deciduous forest, cultural meadow, and deciduous swamp. A hedgerow is also present along the northern property boundary. One vegetation community, Dry - Fresh Oak - Hickory Deciduous Forest Type (FOD2-2) is considered rare provincially.

A total of 190 species of plants were recorded during the 3-season detailed vegetation inventory within the subject property, including 33 non-native species (approximately 17%). Based on the vegetation inventories, one species at risk (SAR), Butternut (*Juglans cinerea*) was observed within the subject property. In addition, four Regionally Significant plant species were observed within the natural features on site (forest and wetland).

## 5.2 WILDLIFE

### **Birds**

A total of 33 of these species were documented within the subject property during the field surveys. Of these species, 24 exhibited signs of breeding. Breeding bird surveys were completed at 4 locations (Map 3) on two separate occasions, as well as incidental observations recorded during most other surveys. Based on field work conducted, NRSI observed one significant species during field surveys: Eastern Wood-Pewee (*Contopus virens*). No other significant bird species were documented within the subject property.

### **Herpetofauna**

NRSI field investigations confirmed the presence of six species within the subject property, of which five were anurans (frogs and toads) and one was a snake. Based on the field work conducted, no herpetofauna SAR or SCC were observed within the subject property.

### **Turtles**

No turtles were observed within the subject property during the field investigations. The small pond was surveyed during the field investigations to see if any turtles were basking; none were.

It was determined that the pond would not support overwintering for turtles due to its shallow depth.

### **Mammals**

During the various field surveys, nine mammal species were documented within the subject property. Candidate SWH for bat maternity colonies was identified as potentially present within the subject property and has been assumed to be present within the central woodland. Based on field work conducted, no significant mammal species were confirmed within the subject property, although the bats may be SAR.

Cavity tree assessments completed within the subject property resulted in five suitable cavity trees being identified within the central woodland, and none within the other two woodlots within the subject property. These cavity trees may provide suitable habitat for SAR bats including Northern Myotis (*Myotis septentrionalis*), Tri-colored Bat (*Perimyotis subflavus*), or Little Brown Myotis (*Myotis lucifugus*).

### **Butterflies**

NRSI biologists observed 13 different species, including two significant species: Common Sootywing (*Pholisora catullus*) and Monarch (*Danaus plexippus*).

### **Damselflies and Dragonflies**

During the targeted surveys, NRSI biologists observed six species within the subject property. Based on the field work conducted, no damselfly or dragonfly SAR or SCC were observed within the subject property.

### **Aquatic Habitat**

A visual aquatic assessment of the drainage feature was conducted on October 27, 2017 and again on July 17, 2018. This feature is a tributary to Mill Stream, which is located >2km to the south of the subject property and drains into the Thames River near Delaware, Ontario. Based on review of past aerial imagery and site review, it is likely that the small pond feature at the upper most part of the drainage feature used to be an irrigation pond, but is no longer used for this purpose.

This drainage feature is an intermittent feature that would provide indirect fish habitat to areas downstream of the subject property at certain periods within the year. No aquatic SCC, SAR or regionally significant species are reported from this feature.

A small, shallow pond (approximately 0.5m depth) is present at the upstream extent of the tributary. Many frogs and tadpoles were observed within the pond. Water was not observed to discharge from the pond to the tributary, although signs of erosion downstream of the pond indicate high flows are sometimes present. The tributary has fairly steep slopes, with some being greater than 15°. Spotted Jewelweed (*Impatiens capensis*) and Skunk Cabbage

(*Symplocarpus foetidus*), which are considered groundwater indicator species, were found within the floodplain close to Parkhouse Drive. The tributary banks are moderately vegetated with herbs, grasses, shrubs and larger deciduous trees located within the meadow marsh and woodlot (MAM 2-2, FOD3-1). The channel is defined or semi-defined with saturated rich, dark, muck soils and substrate. On both dates of assessment, October 27, 2017 and July 17, 2018, water was present in the drainage feature within small pools (<5cm depth), with minimal to no flow between pools. Approximately 15m upstream from Parkhouse Drive, a steep gradient change poses a significant barrier to fish, if these were present within the feature. The tributary enters a 0.6m corrugated steel pipe (CSP) culvert under the road. Water was present within the culvert and downstream, although no flow was present at the times of assessment.

No fish or mussels are reported from the subject property. No evidence of Terrestrial Crayfish (i.e. chimneys) was observed within the subject property. The low dissolved oxygen, high temperature, abundance of vegetation and shallow depths of the pond and tributary do not provide suitable habitat for large fish species. The presence of frogs and tadpoles within the pond also indicates that the fish population would not very large. The drainage feature provides primarily indirect fish habitat to Mill Stream.

### 5.3 SIGNIFICANCE AND SENSITIVITY

#### **Wetlands**

The wetlands within the subject property are not provincially significant. The wetlands within the central woodland provided breeding habitat for frogs in the early spring, but had dried up by June 2018. The wetland on the adjacent property, which was cleared of trees, is in a state of early regeneration as vegetation re-establishes where tree cutting occurred.

The Reed-canary Grass Marsh (MAM2-2) associated with the bed of the channel at the southern extent of the property contains soils which are saturated year-round. The wetland itself is of low diversity, but serves to enhance the aquatic habitat and acts to filter and shade the watercourse.

#### **Significant Woodlands**

The woodland features on the subject property are identified as Significant Woodlands by Middlesex County and the Municipality of Strathroy-Caradoc. Specifically, these woodlands are designated as significant based on their size (>4 ha). The driplines of the Significant Woodland features within the subject property were delineated and surveyed in the field by NRSI staff during the field work program. A 10 metre buffer has been applied to all woodlands.

#### **Significant Valleyland**

The tributary is located within a Significant Valleyland, according to the Middlesex Natural Heritage Systems Study. The entire length of the valleyland is vegetated. Current tilling of the

field along the south edge of the feature comes very close to the crest of the valley and offers little riparian habitat.

### **Significant Wildlife Habitat (SWH)**

Bat maternity (or nursery) colonies are day roosts inhabited solely by females and juveniles/sub-adults and are used for giving birth and raising young (OMNR 2011). They can be located in human structures (i.e. barns and attics), in tree cracks and hollows, and under loose tree bark. A total of 6 suitable cavity trees were documented within the Dry - Fresh Oak - Hickory Deciduous Forest (FOD2-2) and the Swamp Maple Mineral Deciduous Swamp (SWD3-3) vegetation communities (Map 4). The full extent of these vegetation communities would be considered SWH (were bat use confirmed). These tree features may provide suitable bat maternity colony habitat. As there is to be no impact to the woodland, a formal bat habitat assessment was not completed, and the woodland was assumed to provide this SWH type.

### **Rare Vegetation Communities**

The Dry - Fresh Oak - Hickory Deciduous Forest (FOD2-2) community, which is present in each of the 3 natural feature units located on site, is ranked provincially as S3S4 (Vulnerable to Apparently Secure).

### **Habitat for Species of Conservation Concern**

Confirmed habitat for Species of Conservation Concern (SCC) may be considered Significant Wildlife Habitat (OMNR 2000). Based on the field surveys conducted in 2017 and 2018, habitat for Monarch (Special Concern provincially), and Common Sootywing (S3, vulnerable provincially), was confirmed within the subject property. Both species are typically found in open habitats including field edges, roadsides, wetlands and disturbed areas. The host plant for Monarch is Milkweed (*Asclepias* spp.) while Common Sootywing uses Lambsquarters (*Chenopodium album*) or Amaranths (*Amaranthus* spp.). Within the subject property, suitable habitat is limited to the roadside edges, field edges and the small area of cultural meadow. Mitigation and enhancement associated with the naturalization of natural feature buffers will maintain suitable habitat on site.

A singing male Eastern Wood-pewee (Special Concern provincially) was heard incidentally on June 21, 2018. This species uses treed habitats for nesting and foraging and was calling from within the central natural feature within the subject property. The full extent of the central feature (forest and swamp communities) is considered SWH for this species.

### **Animal Movement Corridors**

Amphibian Breeding Habitat (Wetland) SWH was not identified within the subject property, and as such Animal Movement Corridors are not applicable.

### **Habitat of Endangered and Threatened Species**

Regulated SAR observations within the subject property during field surveys conducted by NRSI biologists are limited to Barn Swallow and Butternut. Barn Swallow was observed incidentally (i.e. no breeding evidence) and it was determined that no suitable nesting habitat exists within the subject property.

A single Butternut was documented at the northern edge of the central forest unit and exhibited a partially live crown. Genetic analysis completed through the Forest Gene Conservation Association confirmed that the tree is a pure Butternut. A Butternut Health Assessment was completed and the tree was assessed as Category 2 (Retainable) and a 25m buffer surrounding this tree has been recommended.

No other SAR were observed within the subject property during NRSI field investigations; the bats were not identified to species as acoustic surveys for bats were not completed. It is likely the woodland provides habitat for SAR bats.

## **5.4 BUFFERS**

Buffers are required for natural heritage features such as woodlands, wetlands, significant wildlife habitats, and watercourses to protect them from impacts during development. Wetland and woodland buffers are required to protect these features' form and function and protect the species that inhabit them. A minimum 10m buffer from the woodland dripline is recommended for the woodland communities within the subject property. A recommendation in the DAR is to plant native species within the buffers, thereby providing a benefit over current site conditions.

Wetland buffers are required to protect wetland form and function and protect the species that inhabit them. In order to adequately protect these features from the proposed development, a minimum 15m buffer is recommended beyond the outer boundaries of the wetland vegetation communities within the subject property.

Vegetated buffers also play an important role in protecting aquatic habitats by stabilizing the shorelines, and by providing overhead cover and a source of large woody material for habitat diversity. In addition, vegetated buffers filter overland runoff and improve water quality. Typical buffers from watercourses range from 7.5m to 30m depending on their sensitivity, the local site conditions, discussions with agencies and the proposed development. It is recommended that a buffer of 20.5m from the toe of the bank for the tributary be provided for the subject site.

Buffers have generally been provided as recommended, with some minor buffer reductions in certain areas in order to achieve an appropriate development plan. Encroachment into ecological buffers has been offset by an overall increase in buffer area. Combined, the buffers and compensation area of Blocks 104 to 107 total 1.98 ha of lands to be naturalized.

## 5.5 IMPACT ANALYSIS AND MITIGATION

Analysis of impacts resulting from the implementation of the proposed development was conducted through the review of development plans, existing natural features and ecological functions identified on the subject property and adjacent lands. Impacts associated with the proposed design and measures recommended to mitigate each of the impacts are summarized below. Greater detail is provided in the DAR that has been submitted in conjunction with this report and the associated applications.

### **Direct Impacts**

The approach to identifying and delineating natural features was aimed at avoiding direct impacts from development on the natural heritage features. Based on the proposed development layout in relation to the existing natural features, there will be little direct impact to natural features as no vegetation is to be removed for the implementation of the development with the exception of the following.

A hedgerow comprised of mature deciduous trees is located along the northern subject property. All trees within this hedgerow are on or near the property boundary and none are proposed for removal at this time. This area has been identified as a tree preservation area, and a Tree Preservation Report will be completed at the detailed engineering and grading phase of development.

A small portion (76m<sup>2</sup>) of cultural meadow (CUM) will be removed for the alignment of Street A. This area of meadow is comprised of non-native cool season grasses and Canada Goldenrod with no trees or shrubs present. The area exhibits low quality habitat and low plant diversity. Grade change would be minimal at this location and the treed community to the south will be protected through a 10m dripline buffer.

A small swath of vegetation clearing will also be required at the location of the SWM pond outfall to the tributary, on its east side. Although identified as an Oak-Hickory Forest (FOD2-2), which is a rare vegetation type, the narrow strip of Oak and Hickory lacks the typical understorey and structure generally associated with this community, as it has been degraded due to edge effects. The alignment of the outfall should seek to retain tree cover.

### **Indirect Impacts**

Indirect impacts are anticipated to occur from the following activities:

- Management of stormwater quality and quantity
- Water Balance
- Construction Related Impacts

A Hydrogeological Assessment prepared by LDS provides a comparison of the infiltration and run-off rates for pre-development and post development conditions. The report identifies that

under the proposed development, the north wooded area would have a slight deficit in infiltration and runoff) compared to predevelopment conditions. Infiltration and run-off values increase for the central woodlot, indicating that baseflows can be maintained and enhanced under post development conditions. The southwest ravine has a decrease in infiltration contributing to baseflows, however the run-off and stormwater management facility will receive increased run-off. However, these changes are anticipated to have minimal impact for the following reasons:

- Vegetation which comprises the north woodlot is adapted to well-drained soils and drier conditions. Development on the neighbouring property should aim to maintain or increase surface runoff to the retained wetland feature to ensure that hydrology remains suitable for anuran breeding and to support the wetland flora that occurs in the feature.
- Increased infiltration and runoff in the central woodlot is acceptable from a natural heritage perspective as the various wetland pockets within the feature are regularly subject to seasonal inundation and water level fluctuations. By incorporating vegetated natural feature buffers, water quality will be maintained or enhanced beyond current conditions which likely include agricultural runoff from fields near the wetland edges.
- In the south ravine system, the Reed Canary Grass Mineral Meadow Marsh (MAM2-2) is highly tolerant of increased surface water inputs and soils within this community are saturated year-round. The upper reach of the channel is unlikely to experience any impacts as the input connection point will be near Parkhouse Drive and thus downstream from the upper reach of the channel. Although Reed Canary Grass is tolerant of sedimentation, it will be important that the SWM pond allows for sediment settling to ensure water entering the channel does not result in alterations to the vegetation communities (and aquatic habitat) on site or downstream.

Based on their analysis, LDS indicates that provided that detail design of the proposed development adheres to the recommendations of the hydrogeological report and other technical studies, and construction proceeds in accordance with design, impacts to natural heritage features at the site can be reasonably mitigated from a hydrogeological standpoint.

To reduce the impact of the proposed development on the infiltration and evapotranspiration volumes, it is recommended that low impact development (LID) measures be incorporated into the SWM design plan/strategy where possible. It is also recommended that stormwater runoff from roof tops and rear yards be directed towards wooded areas to help maintain baseflows to the natural features.

Construction related impacts are generally temporary, but without mitigation, these impacts have the potential to cause lasting effects beyond the construction window or result in permanent impacts. Recommended mitigation measures to reduce potential construction related impacts include the following:

- Erosion and sedimentation control;
- Demarcation and fencing the limits of development to prevent encroachment into the surrounding natural features by construction equipment and activities;
- Restricting the daily timing of construction activities to between 7:00am and 7:00pm to mitigate noise and vibration impacts;
- Turning off lighting equipment associated with construction during non-operational hours;
- Moistening areas of bare, dry soil with water as needed during construction activities to reduce the quantity of dust produced;
- Revegetation of bare soil by seeding with Annual Ryegrass to minimize dust and erosion if areas are to be left undeveloped for more than 2 weeks;
- Planting and revegetation as soon as possible following construction;
- Refueling, washing and servicing machinery at a minimum of 30m away from natural features to prevent any deleterious substances from entering the features, and storing fuel and other construction related materials securely away from natural features;
- Developing a Spill Response Plan (SRP) prior to commencement of construction;
- Stabilizing any construction stockpiling on the construction site to prevent it from entering the nearby natural features by using biodegradable mats or tarps.

### **Induced Impacts**

Induced impacts are those that are not directly related to the construction or operation of the proposed development. They instead arise from increased use of the natural areas within and adjacent to the development. Mitigation measures recommended to address induced impacts include:

- All lots backing onto the natural features should be fenced with permanent fencing;
- Interpretive and educational signage should be installed to educate residents on the importance of buffers and protecting wetlands and woodlands;
- Exclusionary plantings are recommended in sensitive natural areas where it seems likely that encroachment and ad hoc trail creation will occur;
- Educational materials should be distributed to residents to inform them of the significance of the natural features and species in the area and what they can do to reduce the potential for impacts (e.g. dumping of yard waste, encroachments, pet waste, etc.);
- Low intensity lighting be installed for street light standards to reduce the effects of light scattering.

### **Cumulative Impacts**

The Vansenant Farm subdivision proposed by Sifton is being implemented alongside the subdivision development to the east by Westdell Corporation. The cumulative impact of these developments largely centers upon the separation of the 3 identified natural features by residential development and roadways. It is unlikely that the development will affect the



movement of mammals or birds, but the potential for movement of reptiles and amphibians will be impacted. Given the relatively small size of the wetland units in the north and central feature, and the retained connectivity of the channel feature with the greater watershed, this impact is not seen as substantial and species will continue to perform their life cycles within the respective natural features.

Due to illegal clearing on the Westdell property that occurred within two of the natural features that are connected to the Vansevenant Farm property, a court ordered compensation was required within part of the Edgewood Subdivision. This mandated planting block on the Edgewood subdivision resulted in a 5m setback requirement on the Sifton owned lands, behind Lots 82 to 86 (see Draft Plan) which has been incorporated into the draft plan.

## 5.6 RECOMMENDATIONS AND CONCLUSIONS

The subject property is comprised by both retained natural features and a small portion of meadow that is proposed to be removed to allow for the construction of a road, sidewalk and related infrastructure. Significant Woodland, valleyland, wetland, fish habitat, watercourse, and Significant Wildlife Habitat are known from the subject property. As such, natural feature constraints were used to guide the layout of the Draft Plan of Subdivision and to minimize impacts to these features.

Direct impacts associated with this undertaking are removal of small amounts of vegetation and grading and soil excavation of the agricultural fields and a small area of meadow.

The DAR provides recommendations to minimize impacts and ensure that mitigative measures are installed and functioning properly. These include recommendations to mitigate direct, indirect, induced, and cumulative impacts that may arise during the proposed development or once the subdivision is inhabited, with specific recommendations pertaining to:

- Species at Risk;
- Vegetation removal and site grading;
- Construction activities;
- Stormwater management;
- Ecological restoration and enhancement;
- Monitoring.

Provided that the recommendations outlined in the DAR are followed, NRSI concludes that negative impacts to the natural environment will be avoided and the development plan is consistent with Section 2.1 of the Provincial Policy Statement, as well as municipal and Conservation Authority policies and regulations.

## 5.7 REGULATION LIMITS

The subject site lies within the Lower Thames Valley Conservation Area's (LVTCA) jurisdiction. No mapping was available from them to identify any areas affected by Ontario Regulation

171/06. However, as wetland features exist within the wooded areas on the site, these areas would fall within the regulated area. Any development in proximity to these features may require a Section 28 permit. No development is proposed within the natural heritage features, and buffers are provided for all features.

#### 5.8 SITE CONTAMINATION

Based on previous and current uses (agricultural crop production) there is no reason to suspect any site contamination on the subject property.

#### 5.9 ARCHAEOLOGICAL/BUILT HERITAGE CONCERN

Stage 1, 2, 3 and 4 archaeological investigations were undertaken in 2017-2018 by Bluestone Research. No further work is required. Copies of the archaeological clearance letters for the three required Stage 4 investigations are provided in Appendix D.

### 6.0 SERVICING

No servicing is currently provided to the site. A brief overview of proposed servicing is provided below, with additional details provided in the reports submitted with the applications.

#### 6.1 SANITARY SERVICING

The proposed 200 mm diameter sanitary sewers within Streets A, C and D at a minimum slope of 0.35% slope have sufficient capacity to convey domestic flows based on the expected sanitary sewer discharge. The proposed 300 mm diameter sanitary sewer within Street A is at a slope of 0.4%, and the proposed 250 mm diameter sanitary sewer within Street B is at a slope of 0.25%. It is noted that due to the elevation of the proposed sewers on Parkhouse Drive and Perring Drive and grading constraints resulting from raising the underside of footing (U.S.F.) 300 mm above the high groundwater level measurements for all dwellings, the depth of the sanitary sewer within the R.O.W. is set based on maintaining adequate depth to allow sanitary PDC's to be installed beneath the U.S.F. This results in a buried depth of approximately 1.8 to 2.75 m for the subdivision R.O.W. sanitary sewer. Please refer to the Forest View civil engineering design drawing set prepared by LDS, which is provided separately.

WSP conducted a sanitary trunk sewer analysis for the Adelaide Road sewer, showing that the remaining capacity in the existing trunk sanitary sewer will be 80% after the subject site and other future development projects are serviced; see Strathroy-Caradoc Servicing Capacity and Constraints Study (prepared by WSP, July 2022). Therefore, based on this analysis, the existing sanitary trunk sewers will sufficiently serve the development.

## 6.2 WATER SERVICING

There is a 200 mm diameter watermain located within the Rougham Road R.O.W. fronting the subject site and proposed in Phase 2 of the Edgewood Subdivision, within the Lafaive Lane R.O.W. There is also a 300 mm diameter watermain proposed in the Edgewood subdivision located within the Perring Drive R.O.W. This development will connect to all three existing and proposed mains listed above.

## 6.3 STORMWATER MANAGEMENT

The subject site's stormwater management (SWM) objective is to attenuate the stormwater discharge and provide water quality control, as described in the sections below. As shown on the subject site and Parkhouse Drive reconstruction engineering drawing sets, as well as the Edgewood subdivision stormwater management (SWM) report provided separately, SWM Block 92 will provide servicing for this subdivision through major overland flow routes and sewer connections established on and underneath the future connection with Street A and Parkhouse Drive will provide the same from areas tributary to Street B.

## 7.0 TRANSPORTATION

The proposed Mount Brydges subdivision is anticipated to have minimal impact on the existing transportation network in the surrounding area. The subject lands are immediately adjacent to Parkhouse Drive to the south and Rougham Road to the west. Street connections are offered from both the south and north areas of the subdivision to the lands to the east and have been designed to integrate with the approved plan to the east.

A Transportation Impact Assessment (TIA) was conducted for the subject site by Paradigm Transportation Solutions Inc. to analyze existing traffic conditions; forecast future background and total traffic volumes, identify potential remedial measures to mitigate any traffic impacts; and provide recommendations for improvements to accommodate future traffic conditions.

An updated letter has been prepared by Paradigm stating that the increase of lots and units will have negligible impact on the findings of the original TIA. The updated letter is attached as Appendix D.

## 7.1 INTERNAL ROADWORKS

The proposed internal road layout focuses on creating an efficient street pattern that provides good connections to the surrounding road system and future development to the east, while also providing safe options for pedestrians. Two intersections (Streets A and C) are proposed with Rougham Road, providing access to the north and south development parcels on either side of the central woodlot. Street B intersects with Parkhouse Drive to provide a linkage from Street A to the south. A multi-family block (Block 97) fronts onto Street B. Access to the larger multi-family block (Block 99) will also be provided by Street B.

The design of the subdivision shows there are no lots directly accessing the external road system. A multi-family block (Block 98) fronts onto Street A. Block 100 has been created to allow for a small cluster housing block accessed from Street A to avoid direct driveway connections to Rougham Road, while still allowing for development in this area. The remaining multi-family block (Block 101) will allow the creation of a cluster housing block, stacked townhouse design or a small-scale apartment building.

Conceptual site layouts have been provided for all multi-family blocks in Appendix A, illustrating possible internal road patterns.

All proposed streets have a 20 m right of way (ROW).

## 7.2 EXTERNAL ROADWORKS

The subdivision is situated at the northeast corner of the intersection of Parkhouse Drive and Rougham, Road. As previously mentioned, the TIA has concluded that no improvements are required to the boundary road system to accommodate the proposed subdivision.

At the request of the Municipality, a road widening block has been included towards the northerly limits of the proposed plan.

## 7.3 BICYCLE AND PEDESTRIAN CONSIDERATIONS

It is anticipated that sidewalks will be required on at least one side of all streets to facilitate pedestrian movement. The need for any sidewalks on Rougham Road or Parkhouse Drive will be determined through the approvals process. Due to the presence of a large woodlot bisecting the northerly and southerly portions of the site, there is no opportunity for street or sidewalk connections between the two areas. However, depending on the ultimate ownership of the woodlot, and review of natural heritage impacts, trail connections could be considered through the woodlot. Additional investigation would be required at the appropriate time to determine if or where such connections could be constructed to avoid natural heritage impacts.

## 8.0 PARKS PLANNING

Parkland dedication requirements for the subdivision will be 5% of the overall subdivision area (or the equivalent cash in lieu), in compliance with the Planning Act. Based on the developable area of the proposed subdivision plan being approximately 11.04 hectares (excluding open space Blocks 104-107 and 113-115), it is calculated that approximately 0.56 hectares, or the equivalent cash in lieu, of parkland will be required.

The Official Plan indicates that *“Mount Brydges has considerably more parkland than what appears to be required. Additional active parkland is not evidently required based on the total area of existing parkland (i.e. 21 ha or 53 ac.), its characteristics and the design population. In*

*the event that large undeveloped parcels of land are developed for residential purposes, however, there is likely to be a need for the establishment of new neighbourhood parks and a larger community park in the south end of the Village in the event of significant new development taking place. Linear recreation facilities such as nature trails and fitness trails are generally lacking.”*

Given the Official Plan policies, no active parkland (i.e. – sports fields) has been proposed. However, 0.44 ha of parkland has been included on the draft plan representing 4% of the developable area. These park locations are directly abutting the open space and natural heritage features, thereby offering visual and physical access to these areas. Block 103 would likely have sufficient space for some playground equipment, if desired. Should the municipality choose to acquire the woodlots and natural heritage features, opportunities would also exist to incorporate some trails and linear recreation facilities.

Further discussion will be required with the Municipality to determine their interest in acquiring the woodlots and wetland areas. If they are not acquired, possible options for ownership of the natural areas could include private ownership (Sifton), condominium ownership of some portions by the adjacent multi-family block, or ownership by a land trust, conservation authority or other non-profit organization.

## 9.0 GEOTECHNICAL INVESTIGATION

A geotechnical investigation was conducted by LDS Consultants for the subject property to make recommendations for the proposed residential development relating to: site preparation, excavations and groundwater control, foundation design, slab on grade and basement construction, site servicing, pavement design, curb and sidewalk construction, and recommendations for inspection and testing services during construction.

Soil conditions are predominantly natural fine-grained sand underlying the topsoil. A layer of sandy silt was also encountered underlying the sand in some areas of the site at depths ranging from 2.3 to 4.0 m. Shallow groundwater was also observed in the boreholes, representative of an unconfined shallow groundwater aquifer. The shallow groundwater flow follows the surface topography, both of which generally slope down towards the southeast.

Geotechnical comments and recommendations are provided in the full geotechnical report which has been submitted in conjunction with these applications. Based on the findings and recommendations, there are no significant issues anticipated for construction of the subdivision.

Attached as Appendix E, is a consolidated Geotechnical Investigation and Hydrogeological Assessment Report.

## 10.0 HYDROGEOLOGICAL ASSESSMENT

A hydrogeological and water balance assessment was conducted by LDS Consultants for the subject property to address the following items:

- Existing conditions relating to topography, physiography, geology and borehole and monitoring well findings;
- MECP well record review and well survey findings;
- Description of surface water features, drainage and functions;
- Impact assessment for potential impacts to shallow groundwater and surface water,
- Preliminary water balance calculations; and
- A discussion for design and construction mitigation measures to prevent and / or limit negative impacts to surface water features and shallow groundwater conditions at the site.

Key observations of the report include the following:

- The Property is located within the Lower Thames Valley Source Protection Area.
- The Property is not located in any of the following designated areas listed in the MECP Source Protection mapping:
  - Wellhead Protection Area, Wellhead Protection Area E (GUDI), Wellhead Protection Area Q1 or Wellhead Protection Area Q2;
  - Intake Protection Zone or Intake Protection Zone Q;
  - Issue Contributing Area; or, Event Based Area.
- The Property is located within a Significant Groundwater Recharge Area, with a rating/score of 4, indicative of a medium vulnerability rating.
- The Property is located within a Highly Vulnerable Aquifer with a rating/score of 6, indicative of a high vulnerability rating.

Attached as Appendix E, is a consolidated Geotechnical Investigation and Hydrogeological Assessment Report.

## 11.0 PLANNING RATIONALE

The following section of the report summarizes how the proposed draft plan of subdivision and zoning by-law amendment applications are in conformity with the Provincial Policy Statement (PPS), the Municipality of Strathroy-Caradoc and relevant sections of the County of Middlesex Official Plan.

To be read in conjunction with Planning Rationale from original Planning Justification Report.

### 11.1 PROVINCIAL POLICY STATEMENT

PPS POLICY	HOW POLICY IS MET
<p><b>1.0 Building Strong Communities</b></p> <p>1.1.1 Healthy, livable and safe communities are sustained by:</p> <p>a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;</p>	<p>a) The proposed development promotes efficient land use by providing for a range of single and multi-family residential development for its intended market.</p>
<p>b) accommodating an appropriate range and mix of residential, (including second units, affordable housing and housing for older persons), employment (including industrial, and commercial and), institutional uses), (including places of worship, cemeteries and long-term care homes), recreational, park and open space, and other uses to meet long-term needs;</p>	<p>b) The development will allow for a mix of residential uses to meet long-term market demands. The site is also located in proximity to other existing and proposed residential, parks and open space areas resulting in efficient and cost-effective development.</p>
<p>c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;</p>	<p>c) The proposed land uses will not cause environmental or public health and safety concerns.</p>
<p>d) avoiding development and land use patterns that would prevent the efficient expansion of <i>settlement areas</i> in those areas which are adjacent or close to <i>settlement areas</i>;</p>	<p>d) Not applicable</p>
<p>e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;</p>	<p>e) Full municipal services are proposed. No extension of unplanned municipal services is required to accommodate this development.</p>
<p>h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.</p>	<p>h) The proposed development retains all natural heritage features to assist in conserving biodiversity.</p>
<p><b>1.1.2</b> Sufficient land shall be made available through <i>intensification</i> and <i>redevelopment</i> and, if necessary, <i>designated growth areas</i>, to accommodate an appropriate range and mix of employment opportunities, housing and other land uses to meet projected needs for a time horizon of up to 20 years.....</p> <p>Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designated growth areas....</p>	<p><b>1.1.2</b> The proposed development will assist in providing for and meeting the residential needs of Mount Brydges and Strathroy-Caradoc for the 20 year planning horizon within a designated growth area.</p>
<p><b>1.1.3</b> Settlement Areas</p> <p>1.1.3.1 <i>Settlement areas</i> shall be the focus of growth and development, and their vitality and regeneration shall be promoted.</p>	<p>1.1.3.1 The proposed development is within a settlement area, and is entirely within Mount Brydges' Growth Boundary.</p>
<p>1.1.3.2 Land use patterns within <i>settlement areas</i> shall be based on:</p> <p>a. densities and a mix of land uses which:</p> <ol style="list-style-type: none"> <li>1. efficiently use land and resources;</li> <li>2. are appropriate for, and efficiently use, the</li> </ol>	<p>1.1.3.2 The proposed development contributes to a desirable land use pattern within the settlement area by:</p> <ul style="list-style-type: none"> <li>• being located within an area already identified and designated for development,</li> <li>• making use of available and planned services,</li> </ul>

<p><i>infrastructure and public service facilities</i> which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and</p> <p>3. minimize negative impacts to air quality and climate change, and promote energy efficiency;</p> <p>4. support <i>active transportation</i>;</p> <p>5. are <i>transit-supportive</i>, where transit is planned, exists may be developed;</p> <p>6. are <i>freight supportive</i>; and</p>	<ul style="list-style-type: none"> <li>• being located in proximity to existing / future residential development,</li> <li>• providing a mix of housing forms in the overall development,</li> <li>• opportunities for trails in the park and open space areas could be considered to address policy 4.</li> </ul>
<p>b. a range of uses and opportunities for <i>intensification and redevelopment</i> in accordance with the criteria in policy 1.1.3.3.</p>	<p>b) Not applicable.</p>
<p>1.1.3.6 New development taking place in <i>designated growth areas</i> should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, <i>infrastructure and public service facilities</i>.</p>	<p>1.1.3.6 The proposed development is adjacent to existing and developing areas to the north and east.</p>
<p><b>1.3 Employment Areas</b> 1.3.1 Planning authorities shall promote economic development &amp; competitiveness by...:</p>	<p>Not applicable to this site.</p>
<p><b>1.4 Housing</b> 1.4.1 To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the <i>regional market area</i>, planning authorities shall:</p> <p>a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and</p> <p>b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.</p>	<p>a, b) The proposed development will provide a mix of single and multi-family housing choices to help meet both short and longer-term housing demands in Mount Brydges.</p>
<p><b>1.5 Public Spaces, Recreation, Parks, Trails and Open Space</b> 1.5.1 Healthy, active communities should be promoted by:</p> <p>a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate <i>active transportation</i> and community connectivity;</p>	<p>a) Sidewalks will be constructed to facilitate safe active transportation. Multi-use trails could be considered to promote cycling and pedestrian movement, should the Municipality acquire the natural heritage features.</p>
<p>b) Planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for <i>recreation</i>, including</p>	<p>b) The proposed development includes a public park block which provide physical and visual exposure to natural heritage features for passive recreation.</p>



facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;	
c) Providing opportunities for public access to shorelines; and	c) Not applicable
d) Recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.	d) There are no provincial parks or conservation areas in the vicinity of the proposed development.
<b>1.6 Infrastructure &amp; Public Services</b> 1.6.1 <i>Infrastructure</i> , electricity generation facilities and transmission and distribution systems, and <i>public service facilities</i> shall be provided in a coordinated, efficient and cost-effective manner that considers impacts from climate change while accommodating projected needs....	Services are available or planned at the property boundary and sufficient capacity is available, thereby allowing for efficient and cost-effective development.
1.6.6.2 <i>Municipal sewage services</i> and <i>municipal water services</i> are the preferred form of servicing for <i>settlement areas</i> . <i>Intensification</i> and <i>redevelopment</i> within <i>settlement areas</i> on existing <i>municipal sewage services</i> and <i>municipal water services</i> should be promoted, wherever feasible.	1.6.6.2 The development will utilize full municipal services, which are / will be available at the property boundary of the subject site.
1.6.6.7 Planning for stormwater management shall: a) minimize, or wherever possible, prevent increases in contaminant loads; b) minimize changes in water balance and erosion; c) not increase risks to human health and safety and property damage; d) maximize the extent and function of vegetative and pervious surfaces; and e) promote stormwater best management practices, including stormwater attenuation and re-use, and low impact development.	1.6.6.7 Proposed stormwater management facilities are intended to minimize stormwater treatment requirements and maintain water balance to the woodlands and wetlands on site.
<b>1.6.7 Transportation Systems</b> 1.6.7.1 Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.	1.6.7.1 The site creates four new local streets to connect to lands to the east and south to facilitate the movement of people and goods.
1.6.7.2 Efficient use shall be made of existing and planned <i>infrastructure</i> , including through the use of <i>transportation demand management</i> strategies where feasible...	1.6.7.2 Services are already available or planned to the site along with existing transportation networks.
1.6.7.3 As part of a <i>multimodal transportation system</i> , connectivity within and among <i>transportation systems</i> and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.	1.6.7.3 Connectivity among transportation modes is provided by connecting adjacent lands to the existing external road network, and the future construction of sidewalks to promote pedestrian use.
1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and <i>active transportation</i> .	1.6.7.4 The proposed development includes a mix of residential and open space uses that could be connected by possible trail systems to facilitate active transportation.

1.6.7.5 Transportation and land use considerations shall be integrated at all stages of the planning process.	1.6.7.5 These have been considered and integrated.
<b>1.6.8 Transportation and Infrastructure Corridors</b> 1.6.8.1 Planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs.	1.6.8.1 Hydro One has been retained to decommission the existing hydro pole line and to remove the easement from the lands. The hydro corridor will be relocated alongside Parkhouse Drive.
1.6.8.3 Planning authorities shall not permit development in planned corridors that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified....	1.6.8.3 Until such time that the physical infrastructure of the existing hydro corridor is relocated, and the holding provision removed, no development will occur within the hydro corridor.
<b>1.6.11 Energy Supply</b> 1.6.11.1 Planning authorities should provide opportunities for the development of energy supply including electricity generation facilities, and transmission and distribution systems, to accommodate current and projected needs. 1.6.11.2 Planning authorities should promote <i>renewable energy systems</i> and <i>alternative energy systems</i> , where feasible, in accordance with <i>provincial and federal requirements</i> .	1.6.11.1 The hydro corridor will be relocated alongside Parkhouse Drive.  1.6.11.2 The subdivision plan is oriented in a direction where most of the buildings would be optimally oriented for solar energy capture.
<b>1.7 Long-term Economic Prosperity</b> 1.7.1 Long-term economic prosperity should be supported by:	a) The proposed development supports long-term economic prosperity by providing for a range of residential development, contributing to the local economy, and makes efficient use of existing and planned servicing and transportation infrastructure.
a) Promoting opportunities for economic development and community investment readiness;	b) The hydro corridor will be relocated alongside Parkhouse Drive.
b) optimizing the long-term availability and use of land, resources, <i>infrastructure</i> , electricity generation and transmission and distribution systems, and <i>public service facilities</i> ;	c) A sense of place will be provided through well designed built form and the extensive physical and visual access to the open space and public park areas.
c) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including <i>built heritage resources</i> and <i>cultural heritage landscapes</i> ;	i) Energy conservation will be addressed primarily through the construction of high quality, energy efficient housing.
i) promoting energy conservation and providing opportunities for development of <i>renewable energy systems</i> and <i>alternative energy systems</i> , including district energy;	j) The implementation of high quality, energy efficient housing, combined with the use of native landscaping and trees in buffer areas, appropriate SWM measures and other features will assist in minimizing the effects of climate change and provide ecological benefits.
j) minimizing negative impacts from a changing climate and considering the ecological benefits provided by nature;	
<b>1.8 Energy Conservation, Air Quality And Climate Change</b> 1.8.1 Planning authorities shall support energy	a) The proposed development supports energy efficiency and improved air quality as it is intended to be a relatively compact development.

conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which:	
a) promote compact form and a structure of nodes and corridors;	
b) promote the use of <i>active</i> transportation and public transit in and between residential, employment (including commercial and industrial and institutional uses) and other areas;	b) Active transportation is promoted by the inclusion of sidewalks within the development. No public transit is available.
c) focus major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future;	c) The site is not considered a major 'travel intensive' use.
e) improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion; and	e) The proposed development adds to the mix of residential choices in Mount Brydges.
f) promote design and orientation which: 1. maximize energy efficiency and conservation, and considers the mitigating effects of vegetation; and 2. maximizes opportunities for the use of <i>renewable energy systems</i> and <i>alternative energy systems</i> ; and	f) The subdivision plan promotes orientation which will maximize opportunities for active and passive solar capture.
g) maximize vegetation within settlement areas, where feasible.	g) Vegetation within the natural area will be retained and additional vegetation will be added through boulevard tree planting, buffer area plantings, etc.
<b>2.1 Natural Heritage</b>	
2.1.1 Natural features and areas shall be protected for the long term.	2.1.1 All natural heritage features on the subject site are being protected by appropriate buffers and other environmental management measures.
2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.	2.1.2 Diversity and connectivity is being maintained through the preservation of natural heritage features and connections between them on the subject site.
2.1.4 Development and site alteration shall not be permitted in: a) significant wetlands in Ecoregions 5E, 6E and 7E1 ; and b) significant coastal wetlands.	2.1.4 All proposed development is outside of the wetlands on the subject site. Wetlands are not considered provincially significant.
2.1.5 Development and site alteration shall not be permitted in: a) significant wetlands in the Canadian Shield north of Ecoregions 5E, 6E and 7E1; b) significant woodlands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys	2.1.5 All proposed development is outside of the natural heritage features on the subject site. Minor encroachments into buffer areas have been offset by proposed compensation areas which exceed the amount of encroachment.

<p>River)1;  c) significant valleylands in Ecoregions 6E and 7E (excluding islands in Lake Huron and the St. Marys River)1;  d) significant wildlife habitat;  e) significant areas of natural and scientific interest; and  f) coastal wetlands in Ecoregions 5E, 6E and 7E1 that are not subject to policy 2.1.4(b) unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.</p>	
<p>2.1.6 Development and site alteration shall not be permitted in fish habitat except in accordance with provincial and federal requirements.</p>	<p>2.1.6 No fish habitat exists within the proposed development.</p>
<p>2.1.7 Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.</p>	<p>2.1.7 No development is occurring in endangered species habitat.</p>
<p>2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions</p>	<p>2.1.8 Natural heritage investigations have been completed for the subject site and a DAR has demonstrated that there will be no negative impact as a result of the proposed development. An updated letter is attached stating that there will be no negative impacts resulting from the addition of the proposed lot 87 and the reduced watercourse buffer.</p>
<p><b>2.2 Water</b>  2.2.1 Planning authorities shall protect, improve or restore the quality and quantity of water by:  d) maintaining linkages and related functions among ground water features, hydrologic functions, natural heritage features and areas, and surface water features including shoreline areas;</p>	<p>d) A water balance report was submitted with the original report for the subject site and considered in conjunction with the DAR to ensure protection of the water system quality and quantity.</p>
<p>f) planning for efficient and sustainable use of water resources, through practices for water conservation and sustaining water quality;  h) ensuring stormwater management practices minimize stormwater volumes and contaminant loads, and maintain or increase the extent of vegetative and pervious surfaces.</p>	<p>f, h) The proposed development will utilize appropriate stormwater management practices.</p>
<p><b>2.3 Agriculture</b>  2.3.1 Prime agricultural areas shall be protected for long-term use for agriculture.</p>	<p>2.3 The subject lands are within a defined settlement area and do not contain any agricultural areas.</p>
<p><b>2.4 Minerals and Petroleum</b>  Minerals and petroleum resources shall be protected for the long term.</p>	<p>2.4 Not applicable – there are no mineral or petroleum resources on or adjacent to the site.</p>
<p><b>2.5 Mineral Aggregate Resources</b>  Mineral aggregate resources shall be protected for long term use....</p>	<p>2.5 Not applicable – there are no mineral aggregate resources on the subject site.</p>

<p><b>2.6 Cultural Heritage &amp; Archaeology</b>                  2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.</p>	<p>2.6.1 There are no significant built heritage resources or cultural heritage landscapes on the site.</p>
<p>2.6.2 <i>Development and site alteration</i> shall not be permitted on lands containing <i>archaeological resources or areas of archaeological potential</i> unless <i>significant archaeological resources</i> have been conserved.</p>	<p>Archaeological investigations have been completed for the subject site and clearance has been obtained from the Ministry.</p>
<p><b>3.1 Natural Hazards</b>                  3.1.1 Development shall generally be directed to areas outside of:                  b) Hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.</p>	<p>b) The proposed development does not contain any natural or man-made hazards.</p>
<p>d) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding</p>	<p>d) All development is outside of any floodways on the subject site.</p>
<p><b>3.2 Human-made Hazards</b></p>	<p>Not applicable - there are no known human-made hazards or contamination on or adjacent to the subject site.</p>

11.2 MIDDLESEX COUNTY OFFICIAL PLAN

MIDDLESEX COUNTY OFFICIAL PLAN POLICY	HOW POLICY IS MET
<p>2.3.7 Housing Policies                  It is the policy of the County to encourage a wide variety of housing by type, size and tenure to meet projected demographic and market requirements of current and future residents of the County. These policies may be elaborated upon within local municipal official plans. The County supports:                  a) intensification and redevelopment, primarily within Settlement Areas, and in other areas where an appropriate level of physical services is or will be available in the immediately foreseeable future and subject to the policies of Section 2.3.6. In this regard, the County will require that 15 percent of all development occur by way of intensification and redevelopment;</p>	<p>The proposed subdivision increases the variety of housing in Mount Brydges by offering an opportunity for multi-family forms of housing, thereby assisting with intensification efforts.</p>
<p>2.3.8 Settlement Areas                  The local municipality shall have the primary responsibility for detailed planning policy within the Settlement Areas, and those locally designated hamlets which form part of the Agricultural Area, as shown on Schedule A. Urban Areas and Community Areas shall be the focus for future growth including residential, commercial and industrial development. These areas are characterized by a range of land uses and have full services or where warranted, partial services, as described in Section 2.3.2. Designated Hamlets in Agricultural Areas may accommodate a limited amount</p>	<p>The proposed subdivision is within a settlement area where full services are available.</p>

of the anticipated County growth and development.	
<p>2.3.8.1 Urban Areas</p> <p>Urban Areas either provide or demonstrate a strong potential to provide full municipal services. Urban Areas have the highest concentration and intensity of land uses in the County. Urban Areas are the focus for future growth and are expected to accommodate a significant portion of the projected growth over the planning period. New development, other than infilling, shall be fully serviced by municipal or communal water and sewage disposal systems.</p>	<p>The proposed subdivision is within Mount Brydges which is identified as one of the County's Settlement Areas. The development will be fully serviced by municipal water and sewage disposal systems.</p>
<p>2.4.2.2 General Policies</p> <p>The County shall:</p> <p>e) Encourage safe, convenient and visually appealing pedestrian facilities in Settlement Areas;</p>	<p>Sidewalks will be constructed in the subdivision which will provide safe, convenient and visually appealing pedestrian facilities.</p>
<p>3.2 SETTLEMENT AREAS</p> <p>3.2.2 Development Policies</p> <p>New development in Settlement Areas is encouraged to proceed by Plan of Subdivision. Development by consent will be considered only in accordance with Section 4.5.3....</p> <p>Settlement Areas shall develop in a manner that is phased, compact and does not result in a strip pattern of development. Every effort shall be made to preserve the historic character of Settlement Areas by requiring new development to complement the positive elements of the existing built-form. Development shall minimize negative effects on the Natural System or sites of historical, geological or archaeological significance.</p>	<p>The proposed development is proceeding by a Plan of Subdivision.</p> <p>The integration of both multi-family and single-family housing promotes compact form.</p> <p>The proposed subdivision is adjacent to a recently approved draft plan of subdivision to the east; therefore, it will complete the neighbourhood between Rougham Road and adjacent development to the north and east.</p> <p>All development will occur outside of natural heritage features, thereby minimizing negative effects.</p>
<p>3.2.4 Urban Areas</p> <p>3.2.4.1 Permitted Uses</p> <p>The local official plans shall provide detailed land use policies for the uses permitted in Urban Areas. These uses shall include:</p> <p>a) A variety of housing types;</p> <p>b) Commercial uses;</p> <p>c) Industrial uses;</p> <p>d) Community Facilities;</p> <p>e) Natural System elements;</p> <p>f) Recreation and Open Space, including active and passive recreation activities; and</p> <p>g) Other specific land use designations necessary to reflect the unique needs and character of each Urban Area.</p>	<p>The proposed subdivision consists of:</p> <ul style="list-style-type: none"> <li>• A variety of housing types</li> <li>• Natural system elements</li> <li>• Recreation and open space.</li> </ul>

11.3 STRATHROY-CARADOC OFFICIAL PLAN

STRATHROY-CARADOC OFFICIAL PLAN POLICY	HOW POLICY IS MET
<p>4.2 GOALS AND OBJECTIVES</p> <p>The following goals and objectives shall guide the</p>	<p>The proposed subdivision meets OP policies as follows:</p> <ul style="list-style-type: none"> <li>• Additional development will bring more people to</li> </ul>

<p>planning, development, redevelopment and improvement of the 'Settlement Area of Mount Brydges':</p> <p>a) To support development without compromising the ability of the Municipality to provide appropriate services and facilities to accommodate such development;</p> <p>b) To encourage the development and maintenance of a strong, viable commercial core with its own sense of identity and character;</p> <p>c) To maintain the essential qualities of privacy, quiet enjoyment, public health and safety and land use compatibility in residential areas;</p> <p>d) To retain and strengthen the existing character and quality of the Village;</p> <p>e) To undertake improvements in services, facilities and amenities where required or otherwise considered desirable.</p>	<p>the community to support the commercial core;</p> <ul style="list-style-type: none"> <li>• The new neighbourhood will create and maintain qualities of privacy, quiet enjoyment, public health and land use compatibility through the proposed uses and the retention and integration of natural heritage features with the development;</li> <li>• Proposed residential uses are similar to existing uses, thereby maintaining the existing character and quality of the village.</li> </ul>
<p>4.3 LAND USE</p> <p>4.3.1 RESIDENTIAL</p> <p>Areas designated for continued and future residential purposes in the 'Settlement Area of Mount Brydges' include existing residential development as well as lands to accommodate future expansion.</p>	<p>The proposed development will occur within lands identified as the 'Settlement Area of Mount Brydges'.</p>
<p>4.3.1.1 PRIMARY USES</p> <p>Within areas designated 'Residential' on Schedule 'F', the primary use of land shall be for single unit detached dwellings. Other dwelling types may also be permitted including accessory apartments, semi-detached dwellings, duplex dwellings, converted dwellings, Townhouses and low rise, small scale apartment buildings. A range of dwelling types is encouraged to meet the diverse needs and preferences of existing and future residents as well as providing opportunities for more affordable housing.</p>	<p>The proposed subdivision is located on lands designated for residential purposes. Intended uses include primarily single detached dwellings, with multi-family / cluster housing proposed in five blocks within the plan, in areas immediately accessible to the boundary road system and in close proximity to open space uses.</p>
<p>4.3.1.2 SECONDARY USES</p> <p>Secondary uses may also be permitted in areas designated 'Residential' provided they complement and are compatible with these areas, primarily serve neighbourhood needs and do not detract from their predominantly residential character. These uses include churches, schools, neighbourhood parks, nursing and rest homes, day care centres and home occupations.</p>	<p>Neighbourhood parks and open space uses are also proposed within the residential designation.</p>
<p>4.3.1.4 INTENSIFICATION</p> <p>Residential intensification, including infilling in existing developed areas, is considered desirable to make more efficient use of underutilized lands and infrastructure.</p>	<p>The inclusion of five multi-family blocks provides for a small amount of intensification within the proposed subdivision.</p>
<p>4.3.1.5 MEDIUM DENSITY HOUSING</p> <p>Medium density residential development in the form of townhouses, low-rise apartments or variations thereof shall be encouraged to locate where direct or nearby</p>	<p>The majority of the proposed medium-density housing is located immediately adjacent to Rougham Road or Parkhouse Drive and directly abutting or in very close proximity to park and open space uses.</p>

<p>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.</p>	
<p><b>4.3.1.6 INNOVATIVE HOUSING</b> Innovative forms of housing and creative site design shall be encouraged where natural amenities and landscaped open space are retained and enhanced, and the amenity and character of neighbouring residential areas is protected.</p>	<p>Creative site design has been incorporated by proposing lots of reduced depth along the north side of Street A, in order to avoid encroachment on the adjacent natural heritage features to the north. In addition, lots along the northerly boundary are generally deeper than typical. With the creation of three new multi-family blocks, the proposed design allows for different form of housing than what was originally proposed.</p>
<p><b>4.3.1.7 HOUSING MIX</b> Development proposals for large undeveloped blocks shall be required to incorporate a range of housing types and densities unless it is capable of being demonstrated that market, servicing or site conditions dictate otherwise.</p>	<p>The proposed subdivision incorporates a mix of single family and multi-family housing options. Requested zoning would permit linked, semi-detached, townhouse, apartment and similar forms of multi-family housing.</p>
<p><b>4.3.1.8 DEVELOPMENT PROPOSALS</b> Proposals for large scale residential development shall only be permitted on full municipal services in those areas designated on Schedule 'F'. The following criteria shall be considered by the Municipality:</p> <ul style="list-style-type: none"> <li>a) design population and conceptual layout including lot size and shape,</li> <li>b) housing form, mix and density,</li> <li>c) stormwater management,</li> <li>d) parkland dedication or cash-in-lieu,</li> <li>e) protection and enhancement of natural features,</li> <li>f) buffering/screening provisions where desirable or necessary,</li> <li>g) impact on off-site municipal facilities and services;</li> <li>h) financial impact (benefits and costs) on the Municipality.</li> </ul>	<p>The proposed subdivision will rely on municipal servicing for sanitary, water and stormwater management. The criteria specified have been addressed in the servicing reports prepared for the subdivision and submitted concurrently with the applications.</p>
<p><b>4.3.1.10 RAILWAY SAFETY, NOISE AND VIBRATION ISSUES</b> Residential development of lands lying within 300 metres of the railway which passes through the Village shall be subject to the requirements set out in Section 6.3.</p>	<p>The site is within 300 m of a railway. Any requirements are anticipated to be included in draft plan conditions.</p>
<p><b>4.3.4 OPEN SPACE</b> ....Mount Brydges has considerably more parkland than what appears to be required. Additional active parkland is not evidently required based on the total area of existing parkland (i.e. 21 ha or 53 ac.), its characteristics and the design population. In the event that large undeveloped parcels of land are developed for residential purposes, however, there is likely to be a need for the establishment of new neighbourhood parks and a larger community park in the south end of the Village in the event of significant new development</p>	<p>The proposed subdivision contains 1 park block and one open space block that provide visual and functional access to natural heritage features. A small playground feature could likely be placed on one of the blocks, while the other block functions as an access to the natural heritage features. Opportunities for recreation trails could exist, should the Municipality choose to acquire the woodlots.</p>



<p>taking place. Linear recreation facilities such as nature trails and fitness trails are generally lacking.</p>	
<p><b>4.3.6 NATURAL HERITAGE</b>        .... Natural heritage features warrant protection on account of their ecological and social value as well as their contribution to the natural landscape and the character of Mount Brydges. It is intended that they be protected, wherever possible, from incompatible development, site alteration, and other activities that would undermine their integrity. It is also intended that such features shall be left in their natural or undisturbed state and that any adjacent land use or land use activity be controlled so as not to adversely impact on the natural and ecological integrity of the feature.</p>	<p>The proposed subdivision includes three areas with woodlot and wetland features. All are being protected in their entirety. Buffers have been identified for all features to prevent negative impacts. Where minor encroachments are proposed to buffer areas to facilitate logical and efficient land use and street / lotting patterns, compensation areas have been provided to offset those encroachments. All natural areas are proposed to be left in their natural state.</p>
<p><b>4.3.6.1 WETLANDS</b>        Areas designated as 'Wetlands' on Schedule 'F' shall be maintained in their natural state and protected from development which would threaten their ecological integrity. Development shall not be permitted within the wetland while on adjacent lands (generally the lands being within 120 metres of the wetland) development and site alteration may only be permitted where it is capable of being demonstrated that there will be no negative impacts on the natural features or on the ecological functions for which the wetland has been designated.</p> <p>Uses permitted shall be restricted to existing agricultural uses, conservation, outdoor education and passive recreation uses. Buildings or structures shall not be permitted.</p>	<p>Although no wetlands are identified on Schedule F (or G) within the subject lands, ecological investigations have identified wetlands within the woodlots. They are all being retained and protected in their natural state. Appropriate buffers have also been provided for protection of the wetlands.</p>
<p><b>4.3.6.2 WOODLANDS</b>        Areas designated as 'Woodlands' on Schedule 'F' have been identified by the Middlesex Natural Heritage Study, 2003 as meeting one or more landscape criteria established by the study. They are generally four hectares or greater in size and are considered to be significant as a result of their contribution to the ecology, quality and natural characteristics of Mount Brydges. It is intended that these woodlands be protected and enhanced wherever possible.</p> <p>They shall be maintained in their natural state wherever possible and protected from incompatible development.</p>	<p>All woodlands are being retained and protected in their natural state. Appropriate buffers have also been provided to minimize impacts.</p>
<p><b>4.3.6.3 DEVELOPMENT AND SITE ALTERATION AFFECTING WOODLANDS</b>        Development and site alteration may be permitted within a 'Woodland' designated on Schedule 'F' and on adjacent lands (generally the lands being within 50 metres of the woodland) where it is capable of being demonstrated there will be no negative impacts on the</p>	<p>No development is proposed within the woodlands on the site.</p>

woodland or on the ecological functions for which it was identified.	
<p><b>4.3.6.4 EVALUATION OF DEVELOPMENT PROPOSALS</b> Where development is proposed on land lying adjacent to a 'Wetland' or lying within or adjacent to an area designated as a 'Woodland', the proponent shall submit a Development Assessment Report (or DAR) in accordance with Section 7.5.3.2 of this Plan.</p>	A Development Assessment Report (DAR) was prepared by NRSI and was submitted concurrently with the original Planning report and applications. An updated letter is attached stating that there will be no negative impacts resulting from the addition of the proposed lot 87 and the reduced watercourse buffer.
<p><b>4.4 TRANSPORTATION AND SERVICES</b> <b>4.4.1.3 LOCAL STREETS</b> All other streets in the 'Settlement Area of Mount Brydges' are designated 'Local Streets'. The primary function of local streets is to provide direct access to abutting properties, to serve destination as opposed to through traffic, and to act as feeders to arterial roads. Most local streets will either have an origin or destination along their length. All new entrances shall be located, designed and constructed to the satisfaction of the Municipality.</p>	The proposed subdivision contains 4 local streets that provide direct access to the abutting properties, as well as connections between the boundary road system and adjacent lands to the east.
<p><b>4.4.1.4 ROAD ALLOWANCES</b> The required street allowance shall be determined by the authority having jurisdiction. Generally, all 'Local Streets' shall have a minimum road allowance width of 20 metres.</p>	All of the local roads are proposed to have a ROW of 20m.
<p><b>4.4.2 PUBLIC WATER SUPPLY SYSTEM</b> <b>4.4.2.1 REQUIREMENT</b> All development within the 'Settlement Area of Mount Brydges' shall be connected to and serviced by the municipal water supply system.</p>	All development will be serviced by the municipal water supply system.
<p><b>4.4.3 PUBLIC SANITARY SEWAGE SYSTEM</b> <b>4.4.3.1 CONNECTION TO THE SYSTEM</b> All development within areas shown on Schedule 'F' shall be connected to and serviced by the municipal sanitary sewage system. As the need arises and resources permit, the system may be extended to existing developed areas not presently serviced.</p>	All development will be serviced by the municipal sanitary sewage system.

## 12.0 SUMMARY

The proposed subdivision plan is in accordance with the Strathroy-Caradoc Official Plan and will be compatible with existing and future development surrounding it. It will offer a range of housing opportunities for future residents in a neighborhood that has extensive green space, providing excellent amenity for existing and future residents of Mount Brydges.

The application for associated zoning by-law amendment is consistent with the PPS and relevant sections of both the Strathroy-Caradoc and County of Middlesex Official Plans, and as such, represent good planning.

Report prepared by:



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Sifton Properties Limited

## 13.0 BIBLIOGRAPHY AND ATTACHMENTS

### Attachments

- Appendix A – Proposed Draft Plan of Subdivision
- Appendix B – Proposed Zoning Map & Special Provisions
- Appendix C – Letter from Natural Resource Solutions Inc. (NRSI)
- Appendix D – Archaeological Clearance Letter
- Appendix E – Letter from Paradigm Transportation Solutions Limited
- Appendix F – Consolidated Report from LDS Consultants Inc.

### Existing Background Studies and Documents (not attached)

- County of Middlesex Official Plan
- Strathroy-Caradoc Official Plan
- Strathroy-Caradoc Zoning By-law

APPENDIX A – PROPOSED REDLINE REVISED DRAFT PLAN OF SUBDIVISION & MULTI-FAMILY CONCEPTS

APPENDIX B – PROPOSED ZONING MAP & SPECIAL PROVISIONS

APPENDIX C – LETTER FROM NATURAL RESOURCE SOLUTIONS INC. (NRSI)

APPENDIX D – ARCHAEOLOGICAL CLEARANCE LETTER

APPENDIX E – LETTER FROM PARADIGM TRANSPORTATION SOLUTIONS LIMITED



SIFTON PROPERTIES LIMITED

FOREST VIEW SUBDIVISION PLANNING JUSTIFICATION REPORT

APPENDIX F – CONSOLIDATED REPORT FROM LDS CONSULTANTS INC.