

Meeting Date: November 18, 2024
Department: Building, By-law and Planning
Report No.: BBP-2024-125
Submitted by: Tim Williams, Manager of Planning
Reviewed by: Jake DeRidder, Senior Development Coordinator
Approved by: Trisha McKibbin, Chief Administrative Officer

SUBJECT: Applications for Draft Plan of Subdivision & Rezoning
Applicant: Zelinka Priamo Ltd.,
Owner: Carroll Street East Developments Inc.

RECOMMENDATION: THAT: the subject report BBP-2024-125 for Draft Plan of Subdivision 39T-SC2301 and ZBA 23-2022 be received for information.

EXECUTIVE SUMMARY:

- This is an information report that provides background for the statutory public meeting and seeks comments from the public and Council. The proposal may then be amended, or additional information provided to address comments before a planning evaluation report is presented to Council.
- The draft plan of subdivision application proposes to develop the parcel with 65 single detached dwellings, 40 street townhouse lots, and a high-density block. The plan also proposes 4 new public roads with access to Carroll Street East. The proposal also includes a parkland block, a stormwater management block, and a future development block.
- The application for zoning by-law amendment seeks to amend the zoning for the subject lands from 'General Agricultural (A1) zone', to a site-specific 'Low Density Residential (R1-#) zone' for the single detached lots, a site-specific 'Medium Density Residential (R2-#) zone' for the townhouse dwellings, a site-specific 'High Density Residential (R3-#) zone' for the high density block, 'Future Development (FD) zone' for the future development block, and 'Open Space (OS) zone' for the parkland and stormwater management blocks.
- An Open House was scheduled for March 29, 2023. However, because only one had requested to attend, prior to the meeting the applicant cancelled the meeting the morning

of the meeting. Staff and the applicant subsequently heard about the following concerns: connectivity to other subdivisions including roads and parkland, the need for sidewalks and bicycle trails, and stormwater management/drainage.

- There are a number of items that staff are working with the applicant on, including: finalizing, technical stormwater details, and details for the proposed high density residential block.

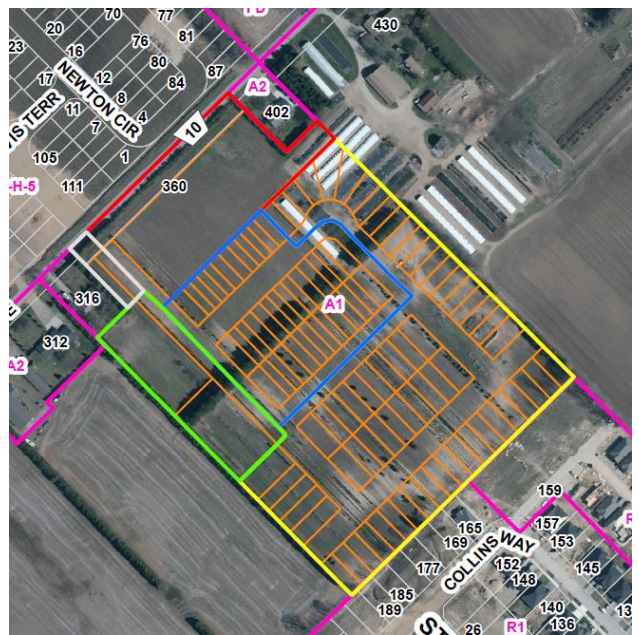
PURPOSE:

The purpose of the subject information report is to provide Council and the public background information on the subdivision and zoning application to accompany the scheduled public meeting on the November 18th Council Meeting. The public meeting seeks to collect 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.

SITE CONTEXT:

The site is approximately 7.7 ha (19.02 ac) in size and is located in Strathroy, northeast of the intersection at Saxton Road and Carroll Street East, with frontage on Carroll Street East.

These lands are currently designated ‘Settlement Area’ in the County of Middlesex Official Plan and ‘Residential’ in the Municipality of Strathroy-Caradoc Official Plan. The lands are zoned ‘General Agricultural (A1)’ in the Municipality of Strathroy-Caradoc Zoning By-law. The land is currently used for agricultural crop production and a plant nursery in the northeast portion of the land. The settlement boundary is located along the eastern property line. Surrounding land uses include low density residential to the north across Carroll Street East, agricultural uses to the east and west, and single detached residential dwelling uses to the south. Two existing single unit dwellings are also located abutting the corners of the subject lands fronting onto Carroll Street East.



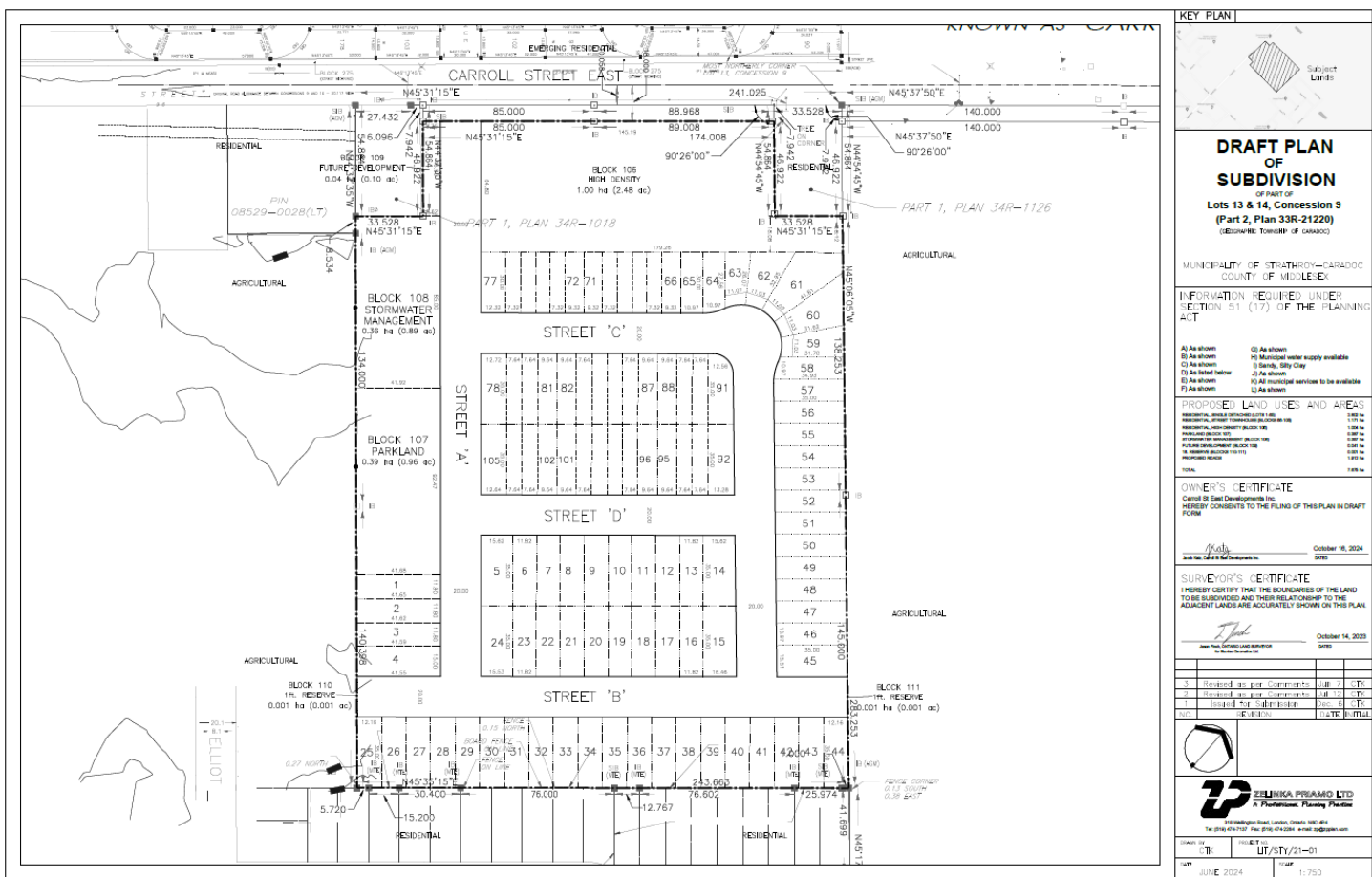
From a servicing perspective, municipal water service is available on the north side of Carroll Street East. Sanitary servicing will require construction of services to connect west along Carroll Street East where it exists at Queen Street or north towards Willis Avenue, requiring pipe size and grade alteration in coordination with future phases of the Fieldcrest Subdivision (to the north). Stormwater flow is also to be directed north towards Willis Avenue and to the Fieldcrest Subdivision SWMF.

PROPOSAL SUMMARY:

The purpose of the subject subdivision and zoning by-law amendment applications are to facilitate the development of a residential subdivision containing 65 single-detached lots, 40 street townhouse units, a high-density residential block, a parkland block, a stormwater management block, a future development block, and two 1 ft. reserve blocks. The plan also proposes four new public roads with access to Carroll Street East.

Applications for draft Plan of Subdivision and Zoning By-law amendment were received on January 13, 2023, deemed complete on February 14, 2023, and October 29, 2024, respectively.

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



TECHNICAL DISCUSSION:

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

- The SWM outlet was along Carroll Street East; as this did not have the capacity the solution is to provide it through the existing subdivision to the north and consolidate SWM facilities in the area.
- The SWM facility and the parkland.

- The development had two future access points to the development to the west, however no connections were proposed to the east. Now there are access points to the west and east.

Staff and the applicant have worked through the majority of issues on the application and the few remaining outstanding technical items are detailed below. These will either need to be addressed prior to bringing the item back to Council or as conditions of approval.

- 1) Due to recent Provincial changes permitting up to 2 additional units in single detached dwellings, duplexes and townhouse as-a-right, staff have requested the applicant provide information on what the potential impact that might have on the subdivisions 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.
- 2) The stormwater facility has been subject to a number of design modifications to take into account the need for the space to be accessible and not obstructing the use of the parkland.
- 3) Standard conditions of approval have been requested from Enbridge Gas Inc., Canada Post and Safety and Standards Officer.
- 4) The high-density block is proposing increase the proposed height to 25 m however there are other provisions related to height have not been amended to reflect this height for example the setback to the existing single detached lot to the northeast would be 3m setback. A greater setback would be more appropriate for this height.
- 5) The noise study provided is a high-level study given the high-density block has not been fully developed. Considering this planning staff propose a hold be placed on the block to ensure that the detailed study is completed prior to construction.
- 6) Minor subdivision design details will need to be show on the draft plan of subdivision for example one foot reserve along Block 106 frontage and turning circles at the dead ends of Street 'B'.

PUBLIC CONSULTATION SUMMARY:

Public Open House

A Virtual Neighbourhood Open House was to be held on March 29, 2023. As of the morning of the event only one person was registered for the meeting, so it was cancelled. Subsequent to this, the member of the public raised an interest in the development. In terms of responding to public comments, the detailed questions and responses from the developer are included in the consultation appendix but can summarized as questions/concerns over the following: drainage, timeline of the development, assumption of the subdivision, parkland, flood prone area, demographic market, sidewalks, connectivity and the dwelling types proposed.

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 (which also served as the Notice of Complete Application and Notice of Application for the zoning by-law amendment) which included details of the application, a copy of the draft plan of subdivision, and a location map.

On October 29, 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 ‘General Agricultural (A1) Zone’ pursuant to the Strathroy-Caradoc Zoning By-law.

The zoning by-law amendment seeks to amend the zoning for the subject lands from “General Agricultural (A1) zone”, to site-specific ‘Low Density Residential (R1-#)’ for the single detached lots, site-specific ‘Medium Density Residential (R2-#)’ for the townhouse dwellings, site-specific ‘High Density Residential (R3-#)’ for the high density block, ‘Future Development (FD)’ for the future development block, and ‘Open Space (OS)’ for the parkland and stormwater management blocks.

The site-specific ‘Low Density Residential (R1-#)’ zone is requested with the following special provisions:

- Minimum lot area of 300.00m²
- Minimum lot frontage of 10.97m²

The site-specific ‘Medium Density Residential (R2-#)’ zone is requested with the following special provisions:

- Minimum lot area of 219.60m²
- Minimum lot frontage of 7.32m²

The site-specific ‘High Density Residential (R3-#)’ zone is requested with the following special provisions:

- Maximum height of 6-storeys to a maximum of 25m
- Minimum parking of one space per unit
- Maximum parking area coverage of 35%
- Minimum common amenity area of 12m² per unit

Further detail can be found in the Planning Policy Background attachment.

FINANCIAL IMPLICATIONS:

This application would have a positive impact on assessment growth and tax revenues. The amount of growth is dependent on the assessment of the properties 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 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.

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.

Economic Development, Industry, and Jobs: Strathroy-Caradoc will have a diverse tax base and be a place that offers a variety of economic opportunities to current and prospective residents and businesses.

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 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

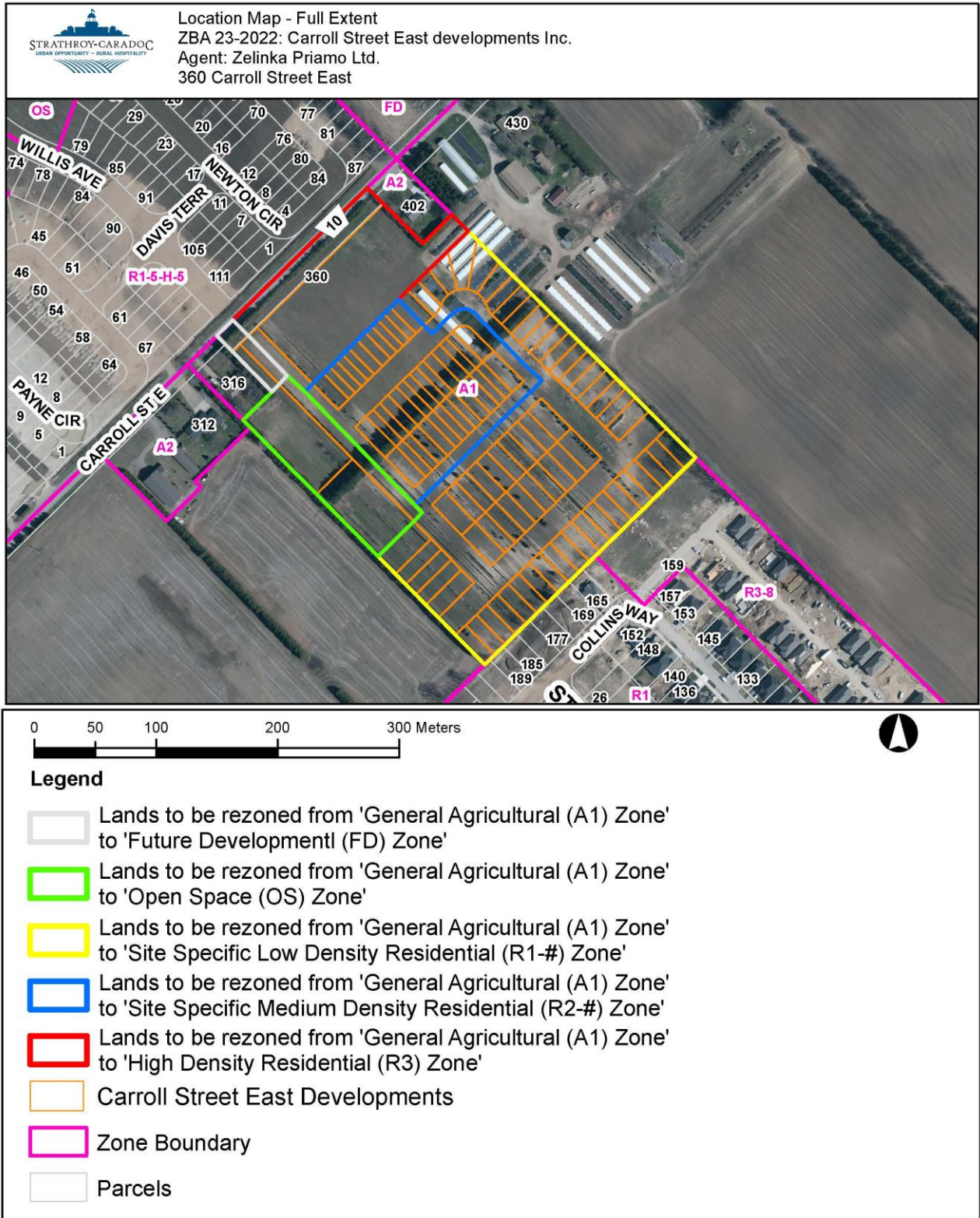
Attachment No. 5 – Public Consultation details (review / respond to comments)

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

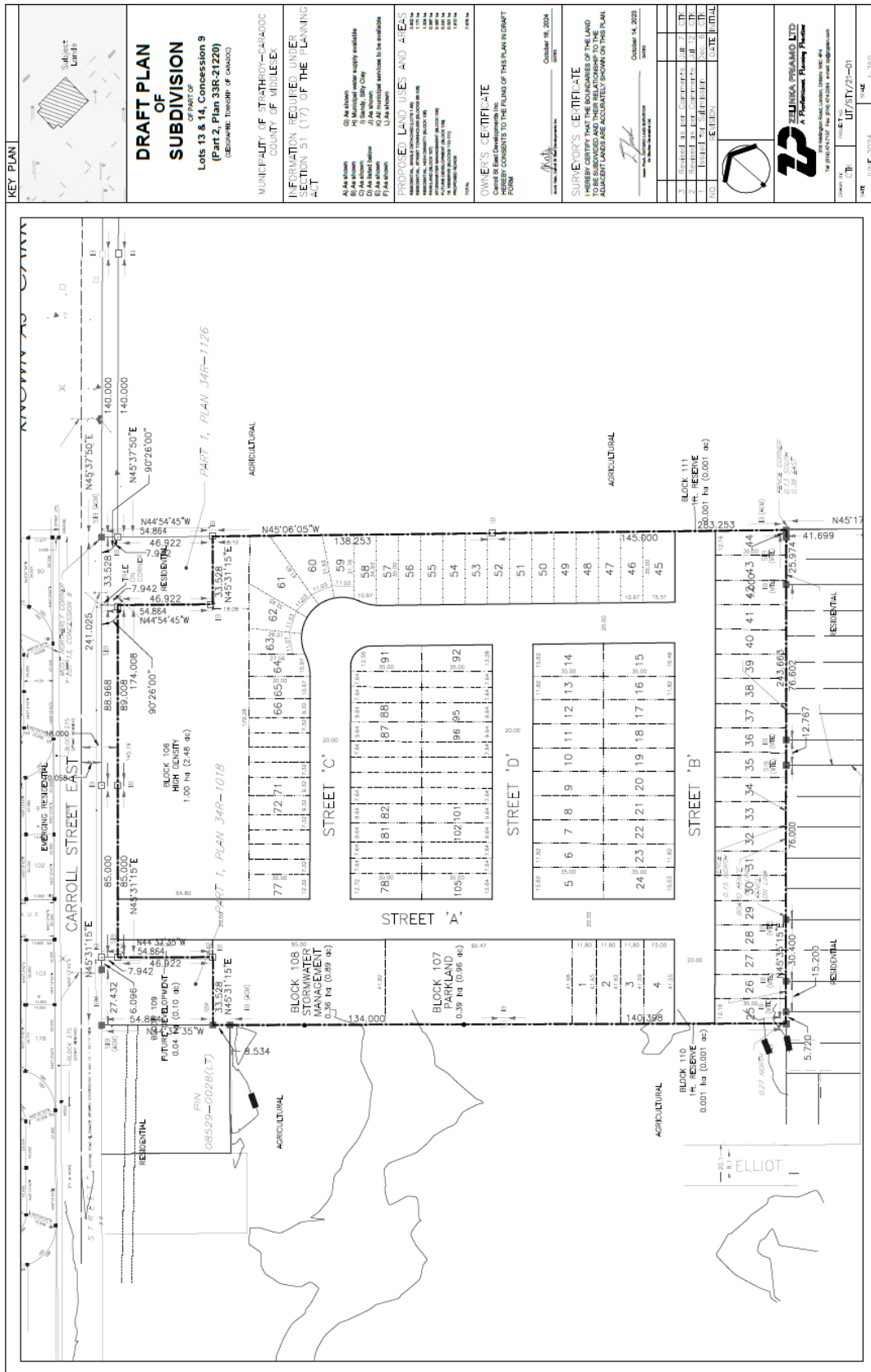
Attachment No. 7 – Site Statistics & Planning Summary (Existing vs. Proposed)

Attachment No. 8 – Notice of Completion

Attachment 1: Location Map



Attachment 2: Draft Plan of Subdivision



Attachment 3: Application Summary

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

- Stage 1-2 Archaeological Assessment of 360 Carroll Street East, January 2023
- Preliminary Servicing Report, Stantec, September 21, 2022
- Planning Justification Report, dated December 19, 2022, by Zelinka Priamo Ltd.
- Geotechnical Investigation, dated June 8, 2021, by EXP Services Inc
- Noise Assessment Report, dated December 12, 2022, by Stantec Consulting Ltd.

The draft plan of subdivision was deemed complete on February 14, 2023. The rezoning application was deemed incomplete on February 28, 2023, because of missing information on the Stormwater Management and Archeology.

Following an initial circulation of the supporting materials the following items were submitted in September 2023 in response to comments:

- Draft Plan of Subdivision, dated July 12, 2023, by Zelinka Priamo Ltd.
- Geotechnical Investigation, dated June 8, 2021, by EXP Services Inc. (full document)
- Open House Letter – Comments and Responses
- Stage 1-2 Archaeological Assessment of 360 Carroll Street East August 2023

Following the second circulation of the supporting materials the following items were submitted in November 2024, in response to comments:

- Draft Plan of Subdivision, dated June 2024, by Zelinka Priamo Ltd.
- Stormwater Management Strategy, Stantec, dated November 10, 2023
- Preliminary Servicing Report, Stantec, November 7, 2023

Following the second circulation of the supporting materials the following items were submitted on August 15, 2024, in response to comments:

- Draft Plan of Subdivision, dated June 2024, by Zelinka Priamo Ltd.
- Preliminary Servicing Report, dated July 15, 2024, by Stantec Consulting Ltd.
- Planning Justification Report, dated August 15, 2024, by Zelinka Priamo Ltd.
- Zoning Sketch, dated June 2024, by Zelinka Priamo Ltd.

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

Attachment 4: Technical Comments

Canada Post advised that they will be looking for this development to be serviced by Community Mailboxes and that the developer will be required to accommodate them in their plans. *This has been addressed by the draft plan of subdivision conditions.*

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

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

St. Clair Region Conservation Authority has advised that they have no concerns with the application for rezoning.

Bell Canada has advised that as a condition of final approval that the owner/developer provide to them the necessary easements and/or agreements required for the provision of gas services for the development, in a form satisfactory to them.

Director of Community Services advised that the parkland required is 5% for residential subdivisions and the parkland provided meets this standard. It is requested that this be included as a draft plan approval condition.

Engineering & Public Works advised that coordination for the installation of services will be required with the development to the north. Also, that Carroll Street improvements/extension of services will require coordination and cost sharing with the Municipality and County of Middlesex.

Planning Staff have advised that the high-density block is proposing increase the proposed height to 25 m however there are other provisions related to height have not been amended to reflect this height for example the setback to the existing single detached lot to the northeast would be 3m setback. A greater setback would be more appropriate for this height.

- 7) The noise study provided is a high-level study given the high-density block has not been fully developed. Considering this planning staff propose a hold be placed on the block to ensure that the detailed study is completed prior to construction.
- 8) Minor subdivision design details will need to be show on the draft plan of subdivision for example one foot reserve along Block 106 frontage and turning circles at the dead ends of Street 'B'.

Attachment No. 5 – Public Consultation details

Public Open House

A Virtual Neighbourhood Open House was to be held on March 29, 2023. The morning of the event only one person was registered for the meeting, so it was cancelled. Subsequent to this, the member of the public raised an interest in the development. In terms of responding to public comments, the detailed questions and responses from the developer are included in the consultation appendix, but can be summarized as questions/concerns over the following: drainage, timeline of the development, assumption of the subdivision, parkland, flood prone area, demographic market, sidewalks, connectivity and the dwelling types proposed.

The detailed questions and comments are found below in the applicant's submission:



October 31, 2024

sent via email

**Re: Draft Plan of Subdivision and Zoning By-law Amendment Application
Carroll Street East Developments Inc.
360 Carroll Street East
Strathroy, ON**

Our File: LIT/STY/21-01

Zelinka Priamo Ltd., on behalf of Carroll Street East Developments Inc., has submitted a Draft Plan of Subdivision application to the County of Middlesex and a Zoning By-law Amendment application to the Municipality of Strathroy-Caradoc relating to the lands known municipally as 360 Carroll Street East (the "subject lands") to permit a 120-block residential subdivision.

This letter provides responses to comments received by members of the public regarding the proposed development.

360 Carroll Street East DPOS/ZBA Public Comments Summary Table		
Item #	Comment	Response
1.	What is the timeline for development, including phases and deliverables along the way?	It is intended that the proposed development will be implemented in a single phase. The proposed development is currently undertaking the Draft Plan of Subdivision and Zoning By-law Amendment approvals process, and once approved, the Municipality will issue a list of draft conditions that the proposed development must adhere to/provide. It is anticipated, subject to approvals, that road and servicing construction will commence in late-fall 2023.
2.	Is there a plan in place with the Municipality regarding the assumption of the subdivision by the Municipality?	The Draft Plan of Subdivision will not be assumed by the Municipality until all draft conditions of approval are met, which will likely occur a few years after construction has commenced. It is not uncommon for full assumption to occur several years after approvals are granted.
3.	When will the green space be created?	It is anticipated that the green space will be programmed either in tandem with the overall development, or programmed after the lands have been assumed by the Municipality.
4.	When and how can one invest?	Investors are not being considered at this time. Regarding purchasing a lot and/or home, this option will not be available until the draft plan conditions have been met and the roads and servicing construction is complete.
5.	When is construction planned to begin?	Construction is anticipated to begin as soon as possible and is subject to approvals granted by the Municipality and County. Ideally, roads and servicing construction will commence in late-fall 2023, but it is more likely to commence in spring 2024.
6.	Has a risk response been created in regards to potential flooding?	No, as these lands are not within a floodplain. A stormwater management brief and plan have been prepared which detail the

		stormwater management engineering will be in conjunction with the development of the lands on the north side of Carroll Street East, and the stormwater will outlet into those lands.
7.	Is this going to be a seniors-housing project?	Seniors-housing is not proposed as part of this development at this time.
8.	Are there allowances for sidewalks on one or both sides of the streets?	The proposed right-of-way is wide enough to accommodate sidewalks on both sides of the streets. Streets will be designed according to municipal standards.
9.	The Official Plan calls out trails and walkable access separate from the main roadways. How can this be achieved with the proposed development?	
10.	Is the parkland area shown connected or abutting to parkland in another future proposed development to the southwest towards Saxton Road? It would be beneficial to the residents of both developments to have one larger, shared park over two smaller, separate parks.	It is anticipated that when the lands adjacent to the proposed development are developed, their parkland block will be adjacent to the proposed parkland block to form one larger, shared park to be enjoyed by future residents.
11.	Will there be any single-storey townhouses or single detached homes?	Possibly. Typically, lots are sold to a home-builder, and it is the decision of the home-builder and their clients of what varieties/heights of homes will be constructed. It is common to see 1-, 2-, and 2.5-storey homes within a subdivision development.

Statutory Public Meeting

The application has been circulated to agencies and the public in accordance with the requirements of the Planning Act. This included the circulation of the Notice of Public Meeting to property owners within 120 metres of the subject application on October 29, 2024.

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 ‘General Agricultural (A1) Zone’ pursuant to the Strathroy-Caradoc Zoning By-law.

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 34(1) of the Planning Act provides for Council to pass zoning by-laws.

Section 4(1) provides for Council to be delegated any of the Minister’s authority under this Act, other than the authority to approve or the authority to exempt from approval the official plan or amendments to the official plan.

Provincial Planning Statement (2024)

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

Section 2.1.6 establishes that planning authorities should support complete communities by accommodating an appropriate range and mix of land uses, housing options, recreation, parks and open space, and other uses to meet long-term needs.

Section 2.3.1 states that settlement areas will be the focus of growth and development. Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- Efficiently use land and resources;
- Optimize existing and planned infrastructure and public service facilities;
- Support active transportation;
- Are transit-supportive, as appropriate; and
- Are freight-supportive.

Section 2.2 of the PPS identifies that planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents.

Section 3.9 discusses promoting healthy, active, and inclusive communities by planning safe public streets, spaces, and facilities as well as providing parklands, public spaces, open space areas, trails, and linkages.

Section 3.6 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 settlement areas to support protection of the environment and minimize potential risks to human health and safety.

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 the right-of-way width of for arterial roads (Carroll Street East) 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.

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 details of 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. 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 2.4.6 encourages residential intensification in settlement areas where it is complementary and compatible with the nature, scale, design and general character of neighbouring development, and where municipal services and facilities are capable of accommodating the development.

Section 3.3.4.1 outlines the primary uses of lands designated ‘Residential’ including a range of housing types and densities from single unit dwellings to high-rise apartment buildings. The Zoning By-law shall establish a number of zones and regulations for the various housing types.

Section 3.3.4.7 states that residential intensification including infilling in existing developed areas is considered desirable to make more efficient use of underutilized lands and infrastructure.

Section 3.4.3.1 states that all development within the ‘Settlement Area of Strathroy’ shall be connected to and serviced by the municipal sanitary sewage system.

Attachment No. 7 – Site Statistics & Planning Summary

The site is approximately 7.7 ha (19.02 ac) in size and is located in Strathroy, northeast of the intersection at Saxton Road and Carroll Street East, with frontage on Carroll Street East.

- Within Strathroy Settlement Boundary
- Current OP Designation: Residential (No changes proposed)
- Current Zoning – A1 (Changes Proposed – see below site statistics)

For Lots 1-65 on the Plan

Provision	Low Density Residential (R1) Zone (standards for single detached dwellings)	Proposed
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Use	Secondary suite dwelling, single detached dwelling, group home – Type I	Single Detached Dwelling
Lot Frontage (min)	Single detached 15 m per lot	Minimum lot frontage of 10.97m
Lot Area (min)	460 m ² per unit	300 m² per lot
Front Yard Setback (min)	5 m	Applicants have indicated that they will be meeting these standards.
Side Yard Setback (min)	1.2 m	
Rear Yard Setback (min)	8 m	
Maximum Lot Coverage	40%	
Landscaped Open Space	40%	

For Lots 66-105 on the Plan

Provision	Medium Density Residential (R2) Zone (standards for townhouse dwellings)	Proposed
Use	Linked, Multi-unit, Semi-detached, Single Detached, Townhouse, Group Home – Type I	Townhouse Dwelling
Lot Frontage (min)	Townhouse 8 m per unit	Minimum lot frontage of 7.32m
Lot Area (min)	250 m ² per unit	219.60 m² per lot
Front Yard Setback (min)	5 m	Applicants have indicated that they will be meeting these standards.
Side Yard Setback (min)	2 m	
Rear Yard Setback (min)	8 m	
Maximum Lot Coverage	40%	
Landscaped Open Space	30%	

For Block 106 on the Plan

Provision	High Density Residential (R3) Zone (standards for apartments)	Proposed
Use	Apartments, multiple unit dwelling, and townhouses use	Apartments
Lot Frontage (min)	30 m per unit	Applicants have indicated that they will be meeting these standards.
Lot Area (min)	130 m ² per unit	
Front Yard Setback (min)	4.5 m	
Side Yard Setback (min)	3 m	
Rear Yard Setback (min)	15 m	
Maximum Lot Coverage	N/A	

Landscaped Open Space	20%	
Building Height (max)	3-storeys to a maximum of 15 m	6-storeys to a maximum of 25m
Parking (min)	1.25 – 1.5 spaces per unit	1.0 spaces per unit
Visitor Parking (min)	0.15	Applicants have indicated that they will be meeting these standards.
Drive Aisle Width	7.3 m	
Parking Space Size	2.6 m by 5.4 m	
Parking Area Coverage (max)	25%	35%
Common Amenity Area (min)	20m ² per unit	12m² per unit

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



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

February 14, 2023

Mr. Fred Tranquilli
CAO / Clerk
Municipality of Strathroy-Caradoc
52 Frank Street
Strathroy, ON N0L 1M0

Dear Mr. Tranquilli:

**RE: Public Notice of an Application
Option to Hold a Public Meeting
Proposed Plan of Subdivision
Municipality of Strathroy-Caradoc
Part Lots 13 & 14 Concession 9
360 Carroll Street East
39T-SC2301**

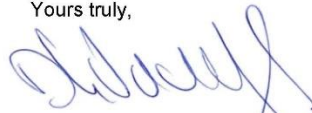
The County of Middlesex accepted as complete an application for the above noted proposed Plan of Subdivision on February 14, 2023. The approval process includes the requirement to give Notice of an Application to provide an opportunity for individuals and public bodies to make submissions concerning the proposed plan. Pursuant to Section 51(19.4.2) of the Planning Act, the County of Middlesex requests the Municipality of Strathroy-Caradoc give Notice of an Application.

The **Notice of an Application** must be given within 15 days of February 14, 2023 to the prescribed persons and public bodies. Within 15 days of giving Notice of an Application the Municipality must provide the prescribed information to the County. Ontario Regulation 544/06 sets out the specifics regarding the Notice of an Application.

Recent changes to the Planning Act removed the requirement for a **Public Meeting** related to a Proposed Plan of Subdivision. The Municipality has the option to have a public meeting either in conjunction with any (if any) proposed zoning by-law amendment or as a separate stand-alone meeting.

Thank you for your assistance in this matter and if you have any questions, please contact me

Yours truly,



Durk Vanderwerff, MPA, MCIP RPP
Director of Planning and Development

DV/th

Cc Jennifer Huff, Director of Building and Planning
Tim Williams, Senior Planner



NOTICE OF PUBLIC MEETING

APPLICATION FOR ZONING BY-LAW AMENDMENT AND 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.: ZBA23-2022 and 39T-SC2301

APPLICANT/AGENT: Carroll Street East Developments Inc. c/o Zelinka Priamo Ltd.

SUBJECT LANDS: 360 Carroll Street East, Strathroy

Purpose and Effect

Applications for a Plan of Subdivision and Zoning By-law Amendment have been submitted by the owner of the property. The applications propose 65 single detached lots, 40 street townhouse lots, a high-density block, a parkland block, a stormwater management area, and four new public streets.

Rezoning: This application proposes to re-zone the land from 'General Agricultural (A1) zone' to site-specific 'Low Density Residential (R1-#)' for the single detached lots, site-specific 'Medium Density Residential (R2-#)' for the townhouse dwellings, 'High Density Residential (R3)' for the high density block, 'Future Development (FD)' for the Future Development block, and 'Open Space (OS)' for the parkland and stormwater management blocks.

The subject lands are within the 'Settlement Area' designation of the County of Middlesex Official Plan, the 'Residential' designation of the Strathroy-Caradoc Official Plan, and a 'General Agricultural (A1) Zone' of the Zoning By-law. Attached to this notice is a location map

PUBLIC MEETING

Date: November 18, 2024

Time: 6:00 pm

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

How to Participate in the Public Meeting:

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

If you wish to be notified of the decision of the Municipality of Strathroy-Caradoc on the proposed zoning by-law amendment, you must make a written request to the Clerk at clerk@strathroy-caradoc.ca / 52 Frank Street, Strathroy, ON N7G 2R4. Should you require additional information relating to the proposed rezoning please contact Tim Williams, Manager of Planning by phone at: 519-930-1007 or by email at: twilliams@middlesex.ca.

www.strathroy-caradoc.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 is hereby considered complete.

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: October 29, 2024

