



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.

<b>360 Carroll Street East DPOS/ZBA Public Comments Summary Table</b>		
<b>Item #</b>	<b>Comment</b>	<b>Response</b>
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.