



## **PLANNING JUSTIFICATION REPORT**

### **EDGEWOOD PHASE I & II, MOUNT BRYDGES**

#### **REVISED (REDLINE) DRAFT PLANS OF SUBDIVISION AND ZONING BYLAW AMENDMENT**

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## 1 INTRODUCTION & CONTEXT

The purpose of the following land use Planning Justification Report is to evaluate the revisions (redlines) to the lot configuration of Phase I Draft Plan of Subdivision and the revised Phase II (of the “Edgewood” residential development in Mt. Brydges, as well as the associated Zoning Bylaw Amendment. This report would assess the proposed development within the context of existing land use policies and regulations, including the Provincial Policy Statement, County of Middlesex Official Plan, Municipality of Strathroy-Caradoc Official Plan: 2014-2034, and the Zoning By-law of the Municipality of Strathroy-Caradoc.

The subject lands are located north of Parkhouse Drive and east of Rougham Road in Mt. Brydges, Strathroy-Caradoc. **Figure 1** illustrates the subject lands, consisting of Phase I and Phase II areas combined.



**Figure 1.** Subject Lands in Mt. Brydges  
Source: Middlesex Online Mapping

The subject lands are generally located on the north side of Parkhouse Drive, east of Rougham Road and  $\pm 29$  ha in total gross area. Phase I consists of  $\pm 19$  ha directly accessed from Parkhouse Drive and Phase II is to the north (starting at the North edge of the Phase I development) consisting of  $\pm 10$  ha in area.

## **2 SURROUNDING LAND USES**

Generally, the subject lands are bound by existing low-density residential development (single detached buildings) to the north, east and directly south along Parkhouse Drive. To the west are agricultural lands planned for residential development, with planning applications currently under review by the municipality (see **Figure 5**). More specifically:

- East:** Immediately east is an established residential neighbourhood; directly east are several single detached lots fronting onto Church Street (R1 Zone) and Lioness Park with small playground equipment.
- South:** Directly south are several single detached lots fronting onto Parkhouse Drive (R1 Zone). Further south across Parkhouse Drive are agricultural lands.
- West:** Adjacent to the subject property is another vacant agricultural lot. There is a large Environmental Protection area (EP Zone) that is to be protected. Low density residential development is planned for the remainder of the adjacent lot under the R1-18-H-5 Zone. Sifton Development is presently proposing a low-density residential development (marketed as “Forest View”) on these lands with approximately 104 single detached lots and 64 townhouse units.
- North:** While still a part of the subject property, the north section has natural environment and will not be developed, this area is proposed as Environmental Protection. Approximately another 140m North of the natural area, is an established low density residential area with single detached lots fronting onto Pamela Drive and Seburn Drive (R1 Zone). Also northeast of the subject lands is the Mt Brydges Cemetery accessed from Wellington Street.





**Figure 2.** Subject Lands and Surrounding Area  
Source: Middlesex Online Mapping

### **3 PROPOSED DEVELOPMENT**

The applicant is proposing revisions to the previously submitted Draft Plans of Subdivision for Phase I and Phase II on the subject lands to generally reduce the lot frontages in response to market conditions and increase the number of lots (density) of the planned residential development.

#### **3.1 Phase I – Revised Draft Plan of Subdivision**

The previously approved Draft Plan of Subdivision for Phase I would increase the number of single detached lots from 83 lots to 114 single detached lots, an increase of 31 dwelling units. The remainder of the land uses and streets (i.e. Edgewood Lanes, Trillium Way, and Street 'A') would remain the same as previously approved, except for some minor revisions to the stormwater management facilities to reflect and accommodate more detailed design and grading information.

#### **3.2 Phase II – Revised Draft Plan of Subdivision**

The proposed Draft Plan for Phase II would create two extensions of the public road networks (Street 'A' and Street 'B') and 54 single detached lots, varying in Lot Frontage between 12 m to 15m. Street 'A' would be a linear extension of Trillium Way, beyond the proposed Edgewood Lane extension. Street 'B' (Edgewood Lane) is

proposed to extend from Phase I and intersect with Trillium Way and would connect to the adjacent proposed residential development to the west being developed by Sifton. Two Open Space blocks (55-56) would be created to preserve and buffer existing natural heritage features.

**Table 1.** Land Use Statistics – Phase I

<b>Land Use</b>	<b>No. of Lots/Blocks</b>	<b>Area (ha)</b>
Single Detached Lots	114	5.467
Open Space	1	0.224
Park land	1	0.175
Open Space	3	0.34
Stormwater Facility	1	0.738
Future John St. Extension	1	0.075
0.3 m Reserve	4	0.008
Public Streets (ROW)	-	2.006
<b>Total</b>	<b>125</b>	<b>9.033</b>

**Table 2.** Land Use Statistics – Phase II

<b>Land Use</b>	<b>No. of Lots/Blocks</b>	<b>Area (ha)</b>
Single Detached Lots	54	2.57
Open Space	2	6.952
0.3 m Reserve	1	0.001
Public Streets (ROW)	-	0.772
<b>Total</b>	<b>57</b>	<b>10.295</b>

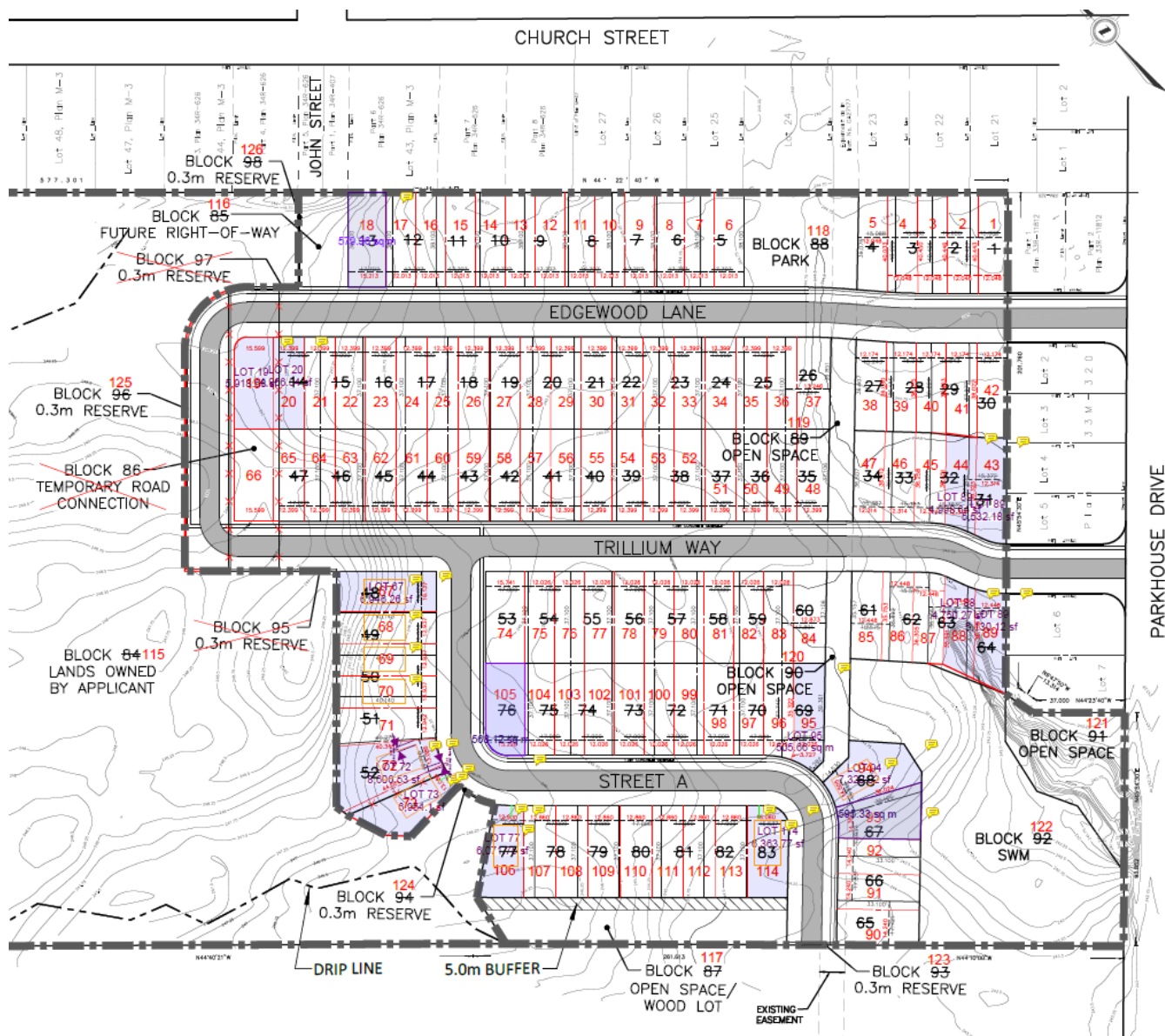
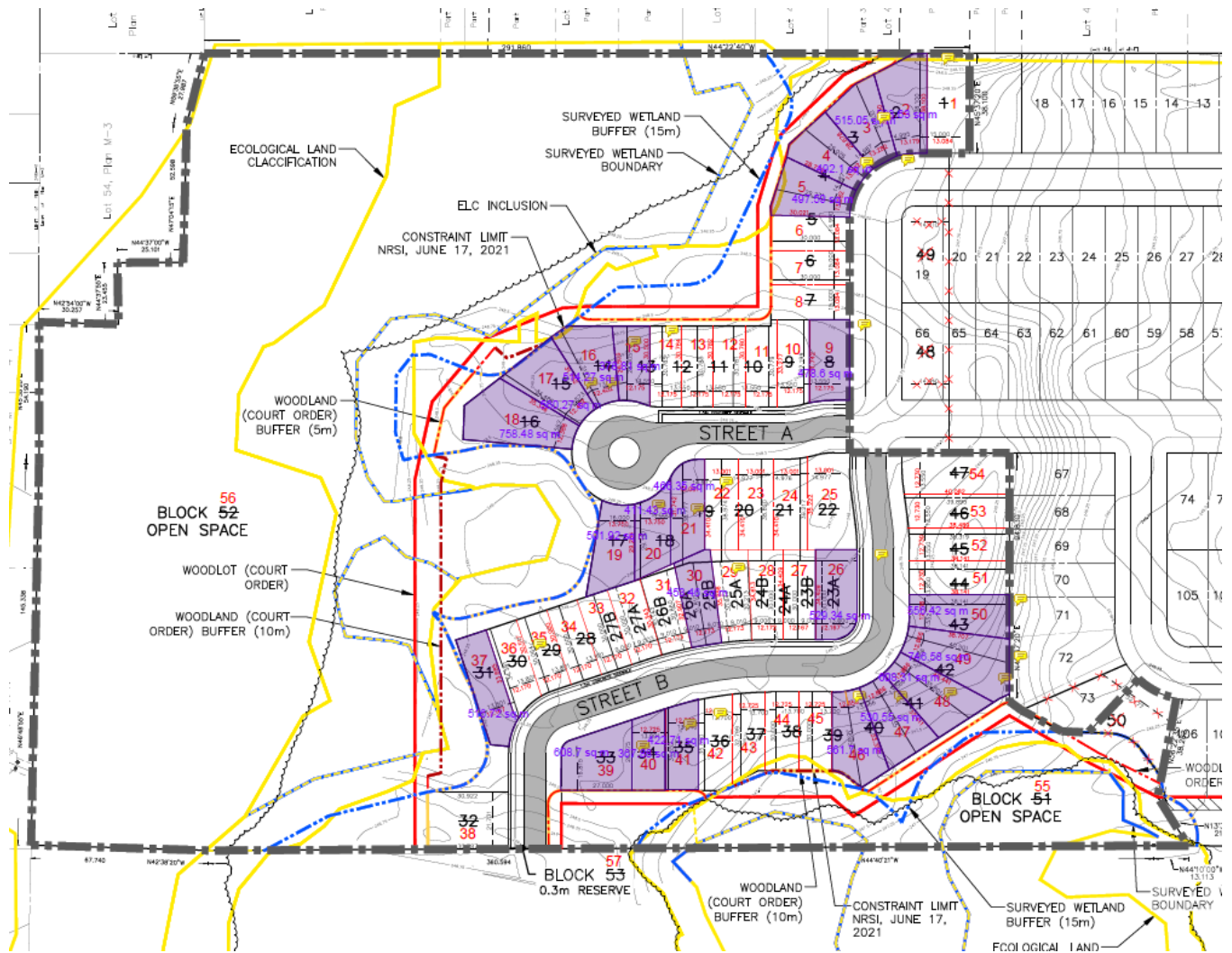


Figure 3. Phase I Draft Plan of Subdivision (Red Lines)





**Figure 3.** Phase II Draft Plan of Subdivision (Red Lines)



## 4 PLANNING POLICY FRAMEWORK

The proposal is subject to the Planning Act, Provincial Policy Statement (PPS), Middlesex County Official Plan and the Strathroy-Caradoc Official Plan and Zoning By-law. Relevant policies from these documents that create the planning policy and implementation framework to evaluate the proposal are provided below.

### 4.1 Planning Act R.S.O.1990 c.P.13

Section 51 of the Planning Act identifies the legal requirements for the division, such as a Draft Plan of Subdivision. More specifically, subsection 24 outlines the criteria that should be considered when making decisions regarding the subdivision of land. **Table 2** provides an analysis of the proposed Draft Plan of Subdivision and applicable Planning Act criteria.

**Table 3.** Analysis of Section 51 (24) Planning Act

Criteria (s. 51(24))	Response
<p><i>In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,</i></p> <p>a) The effect of the proposed subdivision on matters of provincial interest as referred to in section 2;</p>	<p>The proposed development supports/provides for:</p> <ul style="list-style-type: none"> <li>• <b><i>The protection of the agricultural resources of the Province.</i></b> Development of the subject lands would not introduce any new restrictions on the local agricultural systems as the lands are located within the settlement area boundary and planned for residential development.</li> <li>• <b><i>The protection of significant architectural, cultural, historical, archaeological or scientific interest.</i></b> The subject lands have been assessed for archaeological and ecological significance. Technical reports have been submitted under separate cover in support of the development applications. No archaeological or heritage features have been identified and the lands have been cleared for development by the Ministry of Culture, Environment and Parks. The ecological boundaries have been established and delineated within the proposed Draft Plan of Subdivision to conserve two natural heritage features that would be transferred to the municipality as Open Space.</li> <li>• <b><i>The adequate provision of a full range of housing, including affordable housing.</i></b> The proposed development includes a total of 168 single-detached lots, varying in width and area. Overall, there is a variety of lots that provide multiple housing configurations for a range of income levels.</li> <li>• <b><i>The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.</i></b> The proposed development increases the housing stock in Mount Brydges and would provide sidewalk connections to promote walkability and open space for trails.</li> </ul>

	<ul style="list-style-type: none"> <li>• <b><i>Development should minimize waste, represent orderly development, have a high quality of design, contributes to the sense of place, and have regard for public safety and accessibility.</i></b></li> </ul> <p>The proposed draft plan of subdivision is located in an appropriate location for residential development which rounds out the community within the settlement area boundary. The development makes efficient use of land, forms a compact layout and maintains appropriate design standards to ensure public safety and accessibility.</p>
b) whether the proposed subdivision is premature or in the public interest;	The subject lands are located within the Mount Brydges Settlement Area with full municipal services available to support the proposed development within the public rights-of-way. The subject lands also represent the orderly progression of development within the community as lands to the east are established and lands to the west are planned for development.
c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	The proposed draft plans of subdivision conforms to the Middlesex County and Strathroy-Caradoc Official Plans by being located within a settlement area and designated for residential land uses.
d) the suitability of the land for the purposes for which it is to be subdivided;	The proposed draft plans of subdivision efficiently utilize the developable lands that are currently agricultural lands, located adjacent to existing residential development, and would utilize the planned extension of municipal services.
e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;	The proposed draft plans of subdivision create several local roads that would be constructed to municipal standards and connect to the existing road network south and east of the subject lands, but also to the west as planned extensions to future residential communities.
f) the dimensions and shapes of the proposed lots;	Each lot provides adequate site area and depth to support the construction of single detached housing.
g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;	The delineation of ecological features/open space and consideration for stormwater and municipal servicing has been given to the subdivision layout. There are no restrictions that would impede construction of the intended residential buildings or infrastructure.

h) conservation of natural resources and flood control;	Block 122 (Phase I) has been allocated for stormwater management purposes. Block 52 and 51 (Phase II) have been delineated for Open Space.
i) the adequacy of utilities and municipal services;	A functional servicing report (sanitary, stormwater and water) has been reviewed and designed by LDS consultants.
j) the adequacy of school sites;	Caradoc Public School is located within the town of Mount Brydges. The Thames Valley District School Board would continue to monitor enrolment and capacity
k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;	Open space would be provided in both Phases of development providing connectivity and conservation of ecological features.
l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and	Sustainable design features will be determined on a building specific basis prior to construction. It is anticipated that builders may consider energy-efficient building construction and the incorporation of native plants into landscaping features for future development.
m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land	There would be no blocks within the proposed subdivision planned for multi-unit or non-residential development; therefore site plan control would not be subsequently required.

The proposed Draft Plan of Subdivision satisfies the necessary considerations provided under Section 51(24) of the Planning Act. In my opinion, the development proposal would satisfy the matters of health, safety, convenience, and accessibility for future residents.

## 4.2 Provincial Policy Statement (PPS), 2020

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act “*provides policy direction on matters of provincial interest related to land use planning*” in order to ensure efficient, cost-efficient development and the protection of resources. The proposed development is consistent with the PPS and more specifically supports the following policies:

- Create healthy, liveable and safe communities that are sustained by:
  - promoting efficient development and land use patterns;
  - avoiding development and land use patterns which may cause environmental or public health and safety concerns;

- promoting cost-effective development standards to minimize land consumption and servicing costs;
- ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs (Policy 1.1.1).

**RESPONSE:** The proposed draft plans of subdivision would create an efficient and logical extension of development, servicing and infrastructure. The subject lands have been thoroughly reviewed and assessed to ensure no adverse impacts would be created and therefore satisfies this policy.

- Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted (Policy 1.1.3.1).

**RESPONSE:** The subject lands are located within the Mount Brydges Settlement Area boundary and anticipated for residential development within the Strathroy-Caradoc Official Plan.

- New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities (Policy 1.1.3.6).

**RESPONSE:** The subject site abuts an established residential community, with available servicing extensions, to allow for residential growth. The proposed low density resident development would be consistent with the existing scale and character of the established community.

- Section 1.4 on Housing contains several relevant policies. Section 1.4.1 thru 1.4.3 states that (planning authorities) are to provide for an appropriate range and mix of housing types and densities ....; permitting and facilitating all forms of housing ; all forms of intensification; promote densities for new housing which efficiently use land, resources, infrastructure, and support active transportation and transit.

**RESPONSE:** The application would facilitate the creation of new housing units to absorb future growth in this area.

- Sections 1.6.6.2 pertains to planning for sewage and water services and the preference is for full municipal services.

**RESPONSE:** The technical studies undertaken in support of the application demonstrate that the subject lands would support the proposed development based on the available infrastructure and lands suitable for development.

In my opinion, the proposed development would be consistent with the policies and objectives of the Provincial Policy Statement (2020).

#### **4.3 County of Middlesex Official Plan**

The County of Middlesex Official Plan recognizes the planning powers and authorities vested in the local municipalities through the Planning Act and other legislation and does not address in any great detail those planning matters which can better be dealt with by the local municipalities. Local Official Plans complement the



County Plan by providing more detailed strategies, policies and land use designations for planning and development at the local level. The County Plan provides the framework for more detailed planning by the local municipalities, identified below.

The town of Mount Brydges is designated within a Settlement Area and “Urban Area”, which is planned to accommodate future growth. The County recognizes that there will be population growth over the planning period. Growth must be managed to minimize adverse impacts on the natural system and agriculture lands and be phased to coincide with the availability of appropriate municipal services.

Section 2.3 discusses managing population growth, which is to be directed to designated settlement areas. Whenever possible future development should proceed based on the provision of full municipal services, location and timing of development shall be dictated by the nature and availability of services necessary to support that development.

**RESPONSE:** The development proposal would be within the Settlement Area and will be on full municipal services and in a phased development with the logical extension of services to accommodate 168 new households.

Section 2.3.8.1:

*“Urban Areas 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.*

*Where there is substantial vacant land between the built-up area and the Urban Area boundary, the local municipality shall ensure that development proceeds in a logical, phased manner.”*

**RESPONSE:** The development proposal would contribute to the achievement of this policy as the lands are within a designated Urban Area of Mount Brydges with available municipal services.

Section 3.2.2:

*County Council recognizes that many Settlement Areas are surrounded by the Agricultural Areas designation. Infilling, rounding-out or minor extensions of existing development in Settlement Areas may be permitted provided that there is no major expansion of the outer limits of existing development as identified in the local Official Plan and subject to:*

- A) *The new development being serviced in accordance with accepted standards; and*

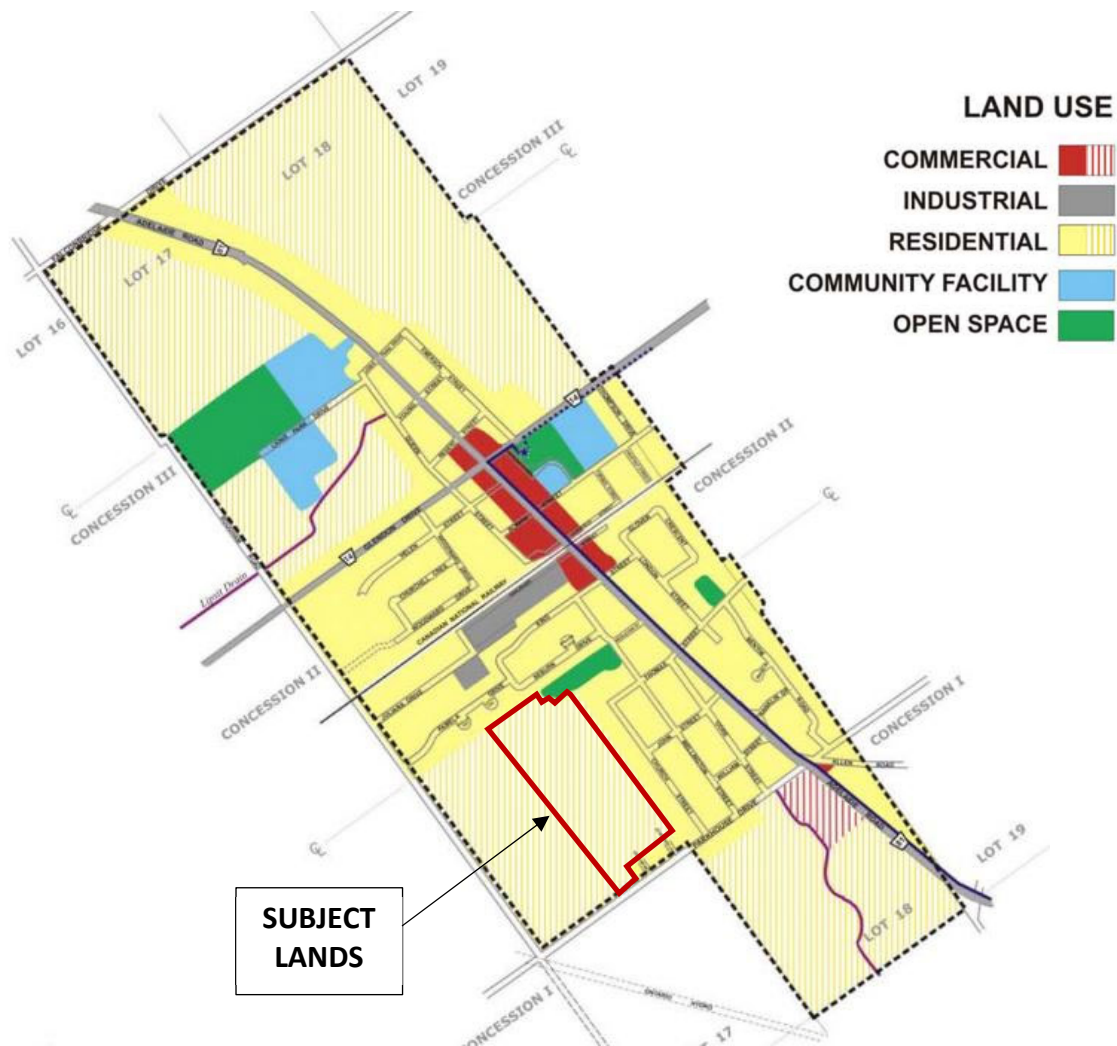
*B) The development complying with the Minimum Distance Separation Formulae.*

**RESPONSE:** The development proposal contributes to the achievement of this policy as the lands are not impacted by nearby livestock facilities and has been shown to be able to be serviced in a logical and economical manner.

It is the opinion of the writer that the residential subdivision proposal conforms to vision and policies of the County of Middlesex Official Plan.

#### 4.4 Municipality of Strathroy-Caradoc Official Plan, 2023

The subject site is designated as “Residential”, per Schedule “F” of the Strathroy-Caradoc Official Plan, which permits low density residential development, including single detached dwellings.



**Figure 4.** Strathroy Caradoc Official Plan, Schedule 'F' - Land Use

As listed in the Official Plan, the goals and objectives (4.2) for Mount Brydges include:

- a) To support development without compromising the ability of the Municipality to provide appropriate services and facilities to accommodate such development;*
- b) To encourage the development and maintenance of a strong, viable commercial core with its own sense of identity and character;*
- c) To maintain the essential qualities of privacy, quiet enjoyment, public health and safety and land use compatibility in residential areas;*
- d) To retain and strengthen the existing character and quality of the Village;*
- e) To undertake improvements in services, facilities and amenities where required or otherwise considered desirable.*

**RESPONSE:** The proposal would contribute to achieving the above goals, such as providing full services, contributing population to maintain viability of commercial establishments, have sufficiently sized lots to preserve privacy and contribute to the residential character.

The official plan promotes single unit detached dwellings as the primary use in the residential areas. Other dwelling types may be permitted to encourage the diverse needs and preferences of the existing and future residents as well as affordable housing (4.3.1.1).

**RESPONSE:** The proposal would create 168 lots for single detached dwellings. The lots of Phase I and Phase II have a general proposed frontages between 12 and 15 metres, providing some variability for a range of house sizes and options while maintaining a similar built form.

Section 4.3.1.3 describes that the density and form of new residential development shall complement and re-enforce the ‘small’ village character of Mount Brydges, the density and height of new residential development shall be strictly controlled.

**RESPONSE:** The development proposal would respect the low-rise development form and provide a residential density that is compact and efficient, while maintaining the “character of the Village”.

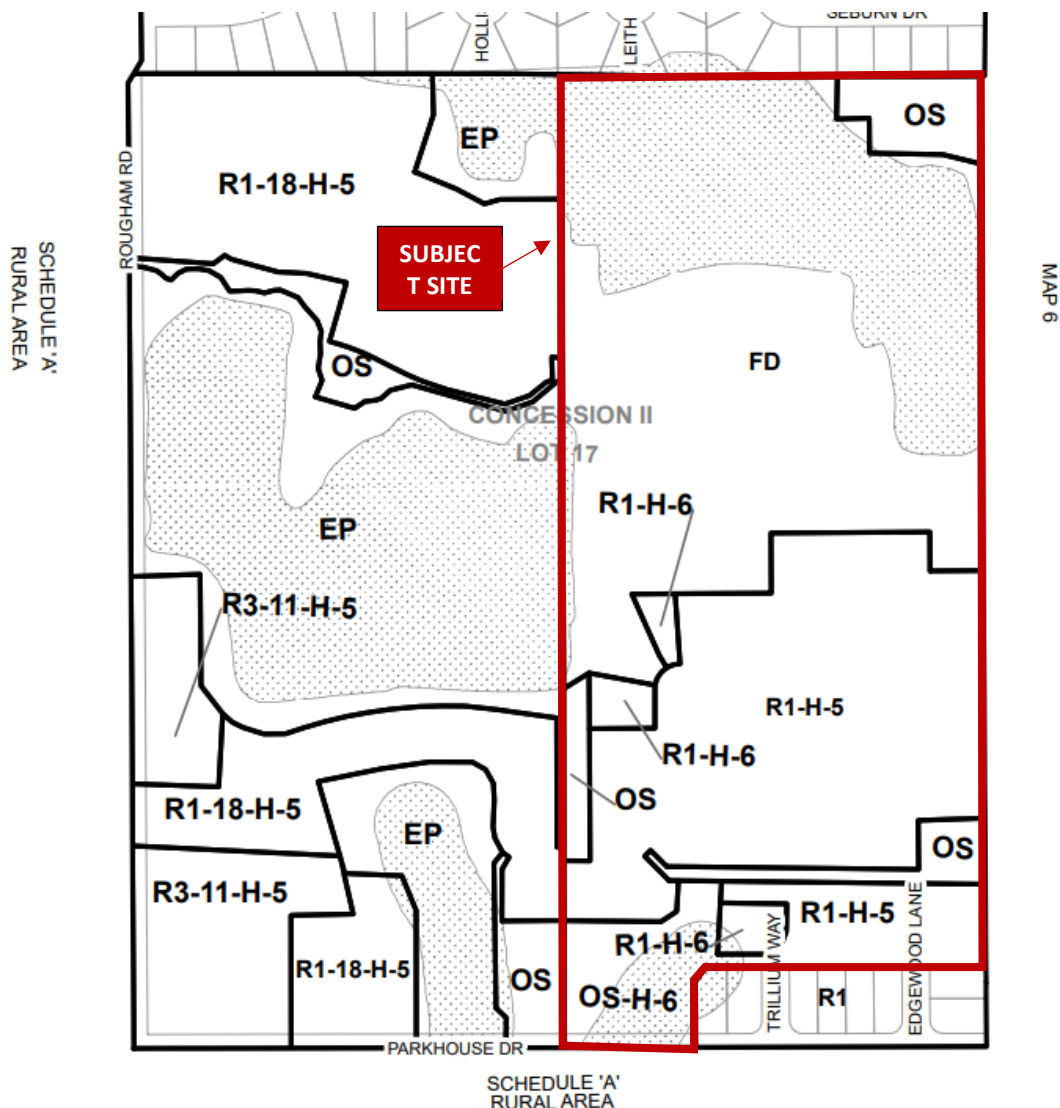
Per Section 4.3.1.8, development proposals for large-scale residential areas shall only be permitted on full municipal services, the following criteria shall be considered by the Municipality:

- a) Design population and conceptual layout including lot size and shape,*
- b) Housing form, mix and density,*
- c) Stormwater management,*
- d) Parkland dedication or cash-in-lieu,*

- e) Protection and enhancement of natural features,
- f) Buffering/screening provisions where desirable or necessary,
- g) Impact on off-site municipal facilities and services;
- h) Financial impact (benefits and costs) on the Municipality.

**RESPONSE:** The draft plans of subdivision would create 168 residential lots and at an average of 2.4 people per unit, a population of 403 persons. Full services would be adequately provided. Open space is provided and protected on the west and north portions of the property where significant natural features are identified. The development is proposed with appropriate buffers away from the environmentally significant features as identified in the attached Environmental Report from NSRI.

It is the opinion of the writer that the proposed applications are in conformity with the Strathroy-Caradoc Official Plan.



**Figure 5.** Existing Zoning Bylaw, Schedule 'C', Map No. 5



## 5 **STRATHROY-CARADOC ZONING BYLAW**

**Figure 5** illustrates the existing zones applied of the subject lands that includes:

- a) Two Holding Symbols have been applied to the subject lands, impacting Phase I:
- **H-5:** a subdivision agreement is required to provide water and or sanitary servicing.
  - **H-6:** a subdivision agreement is required for a draft plan of subdivision to the satisfaction of the Lower Thames Valley Conservation Authority

It is anticipated that both Holding Provisions would be satisfied by the development proposal and would be removed at the appropriate time.

- b) Phase I has previously received Council approval to rezone the lands R1. Phase II remains under the Future Development Area (FD) Zone. The following zones are applied to the subject lands:
- **Future Development Area (FD) Zone:** permits Agricultural Use, Existing Uses and Forestry use.
  - **Open Space (OS) Zone:** permits natural features and limited recreation uses.
  - **Low Density Residential (R1) Zone:** permits single detached dwellings

A Zoning Bylaw Amendment is required to permit the intended residential draft plan of subdivision.



## 5.2 Proposed Text Amendment to the Zoning Bylaw

The Environmental Protection (EP) Zone would be applied to the natural heritage features identified on the west and north portion of the subject lands. The EP Zone is the most restrictive zone and intended to permit existing uses, conservation areas, and parks within the subject lands.

The Open Space (OS) Zone would be applied to park land, stormwater management facilities and pedestrian/servicing corridors.

The intended residential component of the plans of subdivision would utilize the Residential (R1) Zone to permit the development of single detached dwellings. The following provisions shall apply to lots in the R1 Zone on full Municipal Services:

**Table 4.** Zoning Bylaw Comparison Chart, R1 Zone (Single Detached Dwellings)

Regulations (R1 Zone)	Required	Proposed	Complies?
Lot Area (m <sup>2</sup> ), Minimum	460	365	No
Lot Frontage (m), Minimum	15	12	No
Front Yard Depth (m), Minimum	5	5	Yes
Exterior Side Yard Width (m), Minimum	5	3	No
Side Yard Width (m), Minimum	1.2	1.2	Yes
Rear Yard Depth (m), Minimum	8	8	Yes
Lot Coverage (%), Maximum	40	55	No
Landscaped Open Space (%), Minimum	40	>40	Yes

## 5.3 Requested Special Provisions

Several single detached lots would not comply with the R1 Zone regulations, per **Table 4.** Zoning Bylaw Comparison Chart, R1 Zone (Single Detached Dwellings). Therefore, the following site specific Exception would be required to be added to Section 5.5. of the Zoning Bylaw:

### R1-XX (Parkhouse Drive and Trillium Way)

a) **Defined Area:** R1-XX-as shown on Schedule 'C', map No. 5 to this Bylaw

b) **Lot Provisions**

- i) Minimum Lot Area 365 m<sup>2</sup>
- ii) Minimum Lot Frontage 12 m
- iii) Minimum Exterior Side Yard Width 3 m
- iv) Maximum Lot Coverage 55%
- v) All other provisions in Section 5.3 continue to apply.

## **5.4 Rationale for Requested Site Specific Provisions**

### **5.4.1 Lot Frontage**

The intended revisions would reduce the proposed Lot Widths for single detached dwellings between approximately 12 m and 15m in width. This update is a direct response to market demand and increased housing costs. Demand for smaller lot sizes is reflected in the market as well as policies of the Strathroy-Caradoc Official Plan and Provincial policies which promote greater affordability in housing, increased residential density, and economical utilization of municipal infrastructure.

There are no concerns for the developability of the narrower lots, as a 12m Lot Width is commonly achieved in new subdivision developments in Strathroy-Caradoc and other surrounding municipalities.

### **5.4.2 Exterior Side Yard**

A setback of 3 m is proposed on all Corner Lot to ensure maximum design flexibility. The intent of an exterior side yard setback of 5m or more is to allow for driveway parking within the flanking lot line or maintain a consistent street wall that is aligned with the required front yard. The reduced Exterior Side Yard allows for increased density – allowing for another unit or two per block. It is also not desirable to maintain space for driveways on the flanking side yard as they limit development potential on corner lots and is considered an underutilized yard.

### **5.4.3 Lot Area and Coverage**

The minimum Lot Area of the R1 Zone is directly related to the product of the minimum Lot Width and the Depth; therefore, the requested reduction in Lot Frontage directly impacts the minimum Lot Area and Coverage calculations. While maintaining the yard depths and widths, the proposed Lot Area would still create a functional building envelope and the reductions are considered to be appropriate.

## **6 CLOSING**

The development proposal seeks a Zoning Bylaw Amendment and revisions to the previously submitted Draft Plans of Subdivision (Phase I and Phase II). Overall, a total of 168 single detached lots would be created with over 6 ha of conserved natural area. This Report has reviewed the applicable planning documents and relevant policies and is supportive of the proposed development and represents good planning.

Based on a review of the relevant policies and regulatory framework for the subject lands, the proposed Zoning Bylaw Amendment and Draft Plans of Subdivision would be justified for the following reasons:

- The proposal is consistent with the policies of the Provincial Policy Statement, 2020, which promotes healthy, liveable, and safe communities by accommodating residential growth within an established settlement area, recognizes the need for municipalities to accommodate growth in a cost-effective manner and promotes compact forms of development and density.



- The proposal conforms with the policies of the Middlesex County and Strathroy-Caradoc Official Plans that recognize the need for residential housing as well as the suitability of extending full municipal services in a logical manner;
- The proposed development would be a scale, form and intensity that is compatible with the character of the surrounding community and would have no adverse impacts on surrounding land uses;
- The proposed Zoning By-law Amendment would appropriately implement the intended development and is considered appropriate; and
- The proposed Draft Plans would appropriately permit single detached dwellings that would result in a configuration and built form that appropriately suits a contemporary market;

It is therefore requested that Strathroy-Caradoc and the County of Middlesex support the applications for an amendment to the Zoning By-law and revised Draft Plans of Subdivision to permit the proposed residential subdivision development.

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