

Meeting Date: November 4, 2024
Department: Building, By-law and Planning
Report No.: BBP-2024-120
Submitted by: Tim Williams, Manager of Planning
Reviewed by: Jake DeRidder, Senior Development Coordinator
Approved by: Trisha McKibbin, Chief Administrative Officer
SUBJECT: Applications for Redline to Draft Plan of Subdivision & Rezoning
Applicant: Westdell Development Corp.
Owner: 1960726 Ontario Limited

RECOMMENDATION: THAT: the subject report BBP-2024-120 for Draft Plan of Subdivision 39T-SC1702 and ZBA 16-2024 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 redline to draft plan of subdivision approval proposes the following changes to the plan: to develop the parcel with 114 single detached dwellings (83 lot previously). The proposed changes also note the connection to John Street as a future right-of-way there is also a slightly large stormwater management pond and slightly smaller open space blocks. The plan continues to provide extensions of public roads with one new public road and the park block remains the same.
- The application for zoning by-law amendment seeks to amend the site specific 'Low Density Residential (R1-#-H-5) zone' and site specific 'Low Density Residential (R1-#-H-6) zone' to reduce the minimum lot frontage from 15m to 12m, reduce minimum lot area from 460 m² to 365 m², corner lot setbacks be reduced from 5m to 3m and increase the building lot coverage from 40% to 55%. Areas of the plan zone 'Environmental Protection (EP) zone' and 'Open Space (OS) zone'.

- There are a number of items that staff are working with the applicant on, including: finalizing, technical stormwater details, and natural heritage matters including changes to the building coverage and how that will impact water balance and infiltration.

PURPOSE:

The purpose of the subject information report is to provide Council and the public background information on the redline of the draft plan approved subdivision application and zoning application to accompany the scheduled public meeting on the November 4th 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 9.033 ha (22.32 ac) in size and is located in the southwest portion of Mt. Brydges and north of Parkhouse Drive and east of Rougham Road. The parcel has connection to Edgewood Lane and Trillium Way open roads (to the south) as well as an unopened road allowance being an extension of John Street to the east of the subject site.

These lands are currently designated for residential development and were zoned for a residential subdivision when it was draft approved. The lands are currently vacant with some preliminary site alteration occurring over the past few years. In the past the site had been used



for crop production and natural heritage/woodlands. A remnant woodlot is also located on site. Surrounding land uses include primarily agricultural land to the south and west, low density residential land uses in the form of single detached and semi-detached dwellings to the north and east.

From a servicing perspective, municipal water and sanitary service are located at Adelaide Road and Parkhouse and there are plans to bring services to the property and provide service to the development through the municipal-lead Parkhouse Drive reconstruction project.

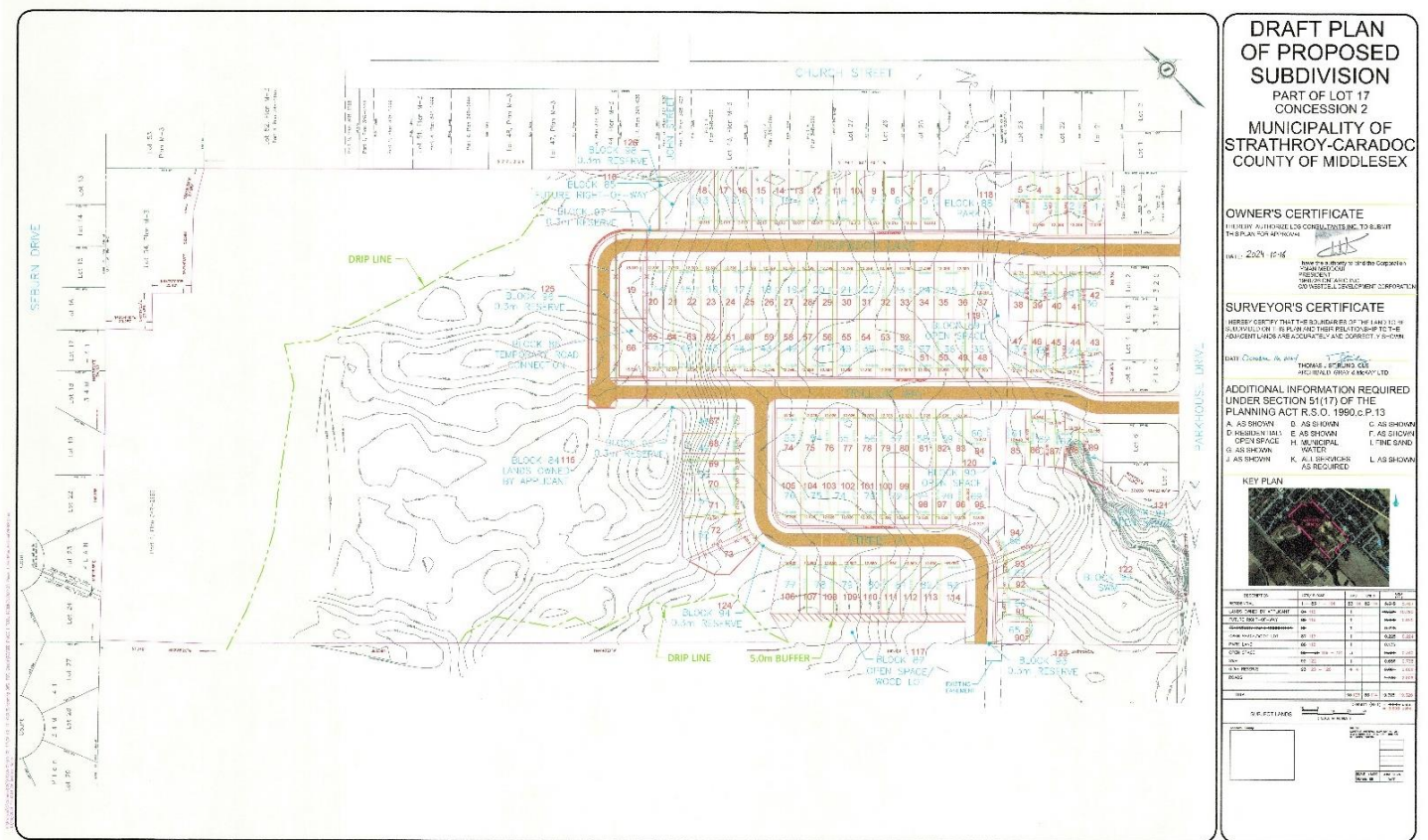
PROPOSAL SUMMARY:

The purpose of the subject redline subdivision and zoning by-law amendment applications are to facilitate the change in the development of a subdivision from 83 to 114 dwellings units. There are also changes to the northern interface with the subdivision to the north (SC-2201). This redline proposes to include additional lands and complete a road loop so that a temporary road loop is not required. There are minor adjustments to the stormwater management pond as such the size of the pond is slightly larger.

Applications for redline revision the draft Plan of Subdivision and Zoning By-law amendment were received on September 20, 2022, they were deemed complete on October 10, 2022.

This proposed subdivision is connected to the subdivision to the north (SC-2201) are part of the larger parcel of land. The owner did not originally include the north parcel in the subdivision and has since submitted a plan of subdivision application which will be at Council for a public meeting on this same meeting.

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



TECHNICAL DISCUSSION:

Staff and the applicant have worked through some of the 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 rezoning proposes a lot coverage of 55% that is not practical with a requirement for 40% open space landscaping.
- 3) Standard conditions of approval have been requested from Enbridge Gas Inc., Canada Post and Safety and Standards Officer.

PUBLIC CONSULTATION SUMMARY:

Statutory Notice Requirements

The application for zoning bylaw amendment (and redline revision) 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 10, 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.

Public Comments To Date:

No comments were received at the time of preparing this report.

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 ‘Low Density Residential (R1-H-5) zone’ and site specific ‘Low Density Residential (R1-H-6) zone’, ‘Open Space (OS-H-6) zone’ and ‘Open Space (OS) zone’ pursuant to the Strathroy-Caradoc Zoning By-law.

The zoning by-law amendment seeks to amend the zoning for the subject lands from ‘Low Density Residential (R1-H-5) zone’ and site specific ‘Low Density Residential (R1-H-6) zone’, to site specific

'Low Density Residential (R1-#-H-5) zone' and site specific 'Low Density Residential (R1-H-6) zone' to allow for single detached dwellings with a frontage of 12 m (required 15 m), reduced lot area 365m² (required 460m²), reduced exterior side yard setback of 3m (permitted 5m) and increased building coverage of 55% (permitted 40%). Further to the 'Open Space (OS) zone' provisions will remain. The woodlands area will be rezoned to 'Environmental Protection (EP) zone' to recognize the natural heritage features on the property.

Further detail is 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 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 startup costs. Upon building permit issuance, Finance will help calculate the development charges, subject to any credits or exemptions, if they arise at that time.

Finally, the Municipality will receive building permit fees as per the most recent Building Fees and Charges By-law. The amount of building permit fees collected will be determined upon the refinement of the building plans during preparation of the permit application.

Ultimately, upon the substantial completion of the development, the municipality will assume all of the streets and infrastructure, including sanitary, storm, water, lighting, street and sidewalk, curb /gutter, trees, storm pond and parks as new assets that will require a commitment for future maintenance.

It is noted that the extension of services along Parkhouse Drive is a DC project, has received capital budget approval and is 'in process'. This project will facilitate the servicing of the subject lands, as well as others on the east and west side of Adelaide Road.

ALTERNATIVE(S) TO THE RECOMMENDATION:

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

1. THAT: the subject report BBP-2024-120 for ZBA 21-2022 be received for information and the application for Zoning By-law Amendment be deferred sine die.;
2. THAT: the subject report BBP-2024-120 for ZBA 21-2022 be received for information and the application for Zoning By-law Amendment be denied.; OR
3. THAT: the subject report BBP-2024-120 for ZBA 21-2022 be received for information.
AND THAT: Council to provide alternate direction.

STRATEGIC PLAN ALIGNMENT:

This matter is in accord with the following strategic priorities:

- 1) *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.
- 2) *Community Well-being and Quality of Life:* Residents of all ages in Strathroy-Caradoc will have access to community amenities and activities that are accessible and support active lifestyles and wellbeing.
- 3) *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.

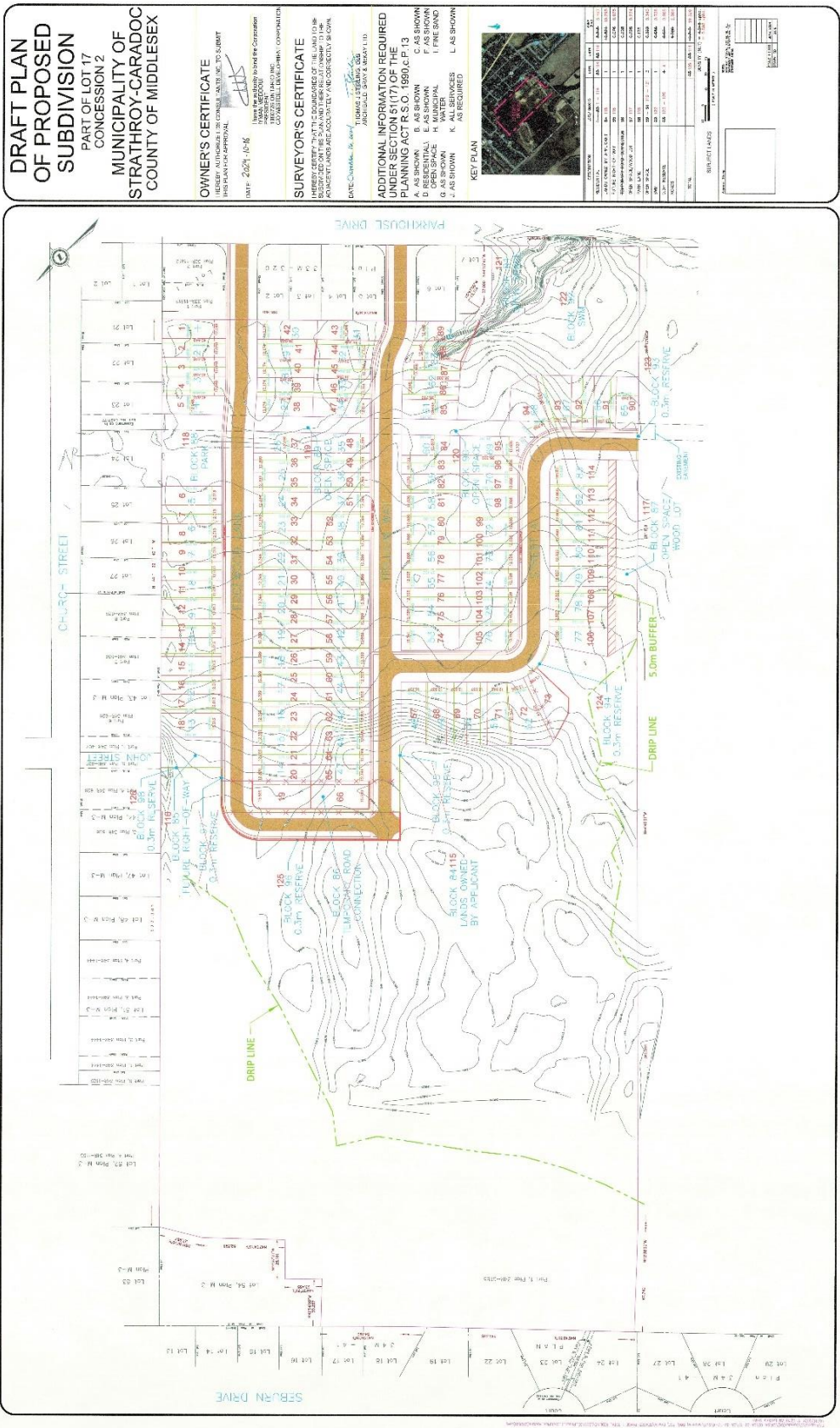
ATTACHMENTS:

- 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:

- Draft Plan of Subdivision, prepared by LDS Consultants Inc. signed on October 16, 2024
- Planning Justification Report, dated July 26, 2024, by SBM Consultants Inc.
- Development Assessment Report, November 2021, By Natural Resources Solutions Inc.
- Sanitary Servicing Report dated September 11, 2024, by LDS Consultants Inc.
- Functional Stormwater Management Report dated July 17, 2024, by LDS Consultants Inc.
- Watermain Distribution Analysis dated July 15, 2024, by LDS Consultants Inc.

Zoning By-law amendment application was primarily received on September 20, 2024, deemed complete on October 10, 2024.

Attachment 4: Technical Comments

County Safety and Standards Officer advised on several conditions of approval relating to street naming, addressing and communications that will be required for the draft plan of subdivision.

Lower Thames Valley Conservation Authority has not provided comments on this rezoning and redline revision however they provided comments on the adjacent file (SC-2201) as part of that circulation and the report used for that file is a copy of the one used for this file.

For the 39T-SC2201 file, LTVCA advised an application from this office is required prior to any works/construction/alteration taking place within the regulated area. The property is not subject to flooding of a general nature and as such structures are not required to be flood proofed. However, the flood proofing of structures for the purposes of prevention of flood damage from local, overland drainage waters, and from influences from the Local Wetland, is always recommended.

As a result of our review, staff have the following comments to make as it relates to the Functional Servicing and Stormwater Management Plan Report:

- The IDF parameters used were based on City of London recommended values. The storm sewer is designed based on a return period of 5- years (dated November 2021).
- Storm water management facility controls the post development flow to pre-development flow.
- SWM pond and the OGS device provide “Enchased” level of treatment achieving 80% suspended solids removal. Detention time of storm water in the pond controls erosion. The design values for water quality are in accordance with the MOE standards.
- The maximum depth of the SWM facility is 2.9m and that of elevation range of the SWMM facility are 241.48-244.20 m. The depth at 250-year storm is at 243.70 m. Outflow from SWM facility should not produce flooding or tail water effect to the ravine.

Please be advised that the subject property is located in an area with a Highly Vulnerable Aquifer [HVA] and a Significant Groundwater Recharge Area [SGRA] as identified through the Lower Thames Valley Assessment Report in the Thames, Sydenham and Region Source Protection Region. For further information regarding this matter and how it may affect any proposed development please refer to the Thames, Sydenham and Region Source Protection website at www.sourcewaterprotection.on.ca.

Director of Community Services advised that the parkland required is 5% for residential subdivisions and the proposed development has dedicated lands within the subdivision to the south which is adjacent to the existing park (Lioness Park), and this is acceptable provided that the remaining contribution is provided as cash in lieu of parkland, it is requested that this condition be continued in the draft plan approval condition.

Engineering and Public Works advised that:

- Additional lots and densities may potentially have an impact on the operation and functionality of the Mount Brydges Wastewater Treatment Facility. These additional flows were not contemplated in the original design of the wastewater treatment facility and additional phasing and timing restrictions of the development may be required.
- If approved, we would want to add the following draft plan condition to the plan of subdivision, *No development of the Plan of Subdivision may begin until all external infrastructure and services required for the development of the Plan of Subdivision are in place; including municipal water supply, treatment and conveyance infrastructure and sewage treatment and waste water conveyance infrastructure. For the purpose of these conditions, services being “in place” means that the infrastructure exists and is operational to the satisfaction of the Municipality and that capacity in such infrastructure has been formally allocated by the Municipality for use in connection with the development of the Plan of Subdivision. External capacity of any services will be formally allocated through the execution of a Subdivision Agreement for each phase of the development as Municipal capacity allows. Should the Municipal Engineer deem there to be insufficient external capacity for any of the required municipal services, the Municipality has no obligation to provide such capacity within the lapse period, or at any time.*
- The Strathroy-Caradoc Strategic Plan 2019-2029 and Official Plan includes, as a key strategy to address the Municipality’s housing affordability challenge, the support for the provision of diverse and attainable housing options. The proposed application only includes single detached lots as part of the application, we would encourage a mix of housing types to help address the need in Mount Brydges for a more diversified housing.
- The water balancing report for the subdivision will need to be updated to reflect the increased density
- Bill 23 still needs to be considered for this development. The site is all single detached dwellings which are suitable for multiple units which are permitted as of right under Bill 23.
- The design of Parkhouse Drive may need to be reviewed to accommodate the increased density and flows
- Updated detailed design will be required during the condition fulfilment stage

Planning staff advised that the applicant is requesting a maximum building coverage of 55%, while the zoning regulations require a minimum landscaped open space of 40%. This leaves only 5% of the lot for open space that does not include landscaping, such as driveways or decks. This would be impractical, given that a two-car garage driveway would cover approximately 30 m², which amounts to about 8% of a lot proposed at 365 m².

The proposal and the adjacent one have undergone nearly two years of review concerning the water balance for the overall development, so it is important that any proposed changes align with this work or that the work is amended to address the new built form. Additionally, the stormwater management report for this proposal should be updated to reflect the proposed building coverage and other impervious items that will be included on the lots.

Further, Section 4.3.1.1 of the Official Plan speaks to single detached dwellings being the primary use but continues with “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.” Planning staff understand that there are marketing demands for smaller single detached lots, however this site and the northern subdivision contains only single detached dwellings whereas the development would benefit from a mix of dwelling types.

Attachment No. 5 – Public Consultation details

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 10, 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 the residential lots are within the ‘Low Density Residential (R1-H-5) Zone’ and ‘Low Density Residential (R1-H-5) Zone’ and the stormwater management and natural heritage are within ‘Open Space (OS) zone’ and ‘Open Space (OS-H-6) 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 36 (1) of the Planning Act, provides for Council to pass a holding symbol “H” in conjunction with any use designation to limit the uses on the property until such time in the future as the holding symbol is removed by amendment to the by-law.

Provincial Policy Statement (2024)

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

Section 2.2.1. 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 2.3.1.1 indicates that Settlement areas should be the focus of growth and development. Within settlement area, growth should be focused is.

Section 2.3.1.2 outlines the need for settlement areas should be based on densities and a mix of land uses which efficiently use land and resources as well as optimize existing and planned *infrastructure* and *public service facilities*;

Section 2.9.1 municipalities should plan to reduce greenhouse gas emissions.

Section 3.1.1 Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs. Further that they are financially viable over their life cycle, leverage the capacity of development proponents, and are available to meet current and projected needs.

Section 3.6.1 Planning for sewage and water services shall accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services.

Middlesex County Official Plan (2023 Update)

The subject lands are designated 'Settlement Areas (Urban and Community)' according to *Schedule A: Land Use*, and "Urban Areas" as contained within the County of Middlesex Official Plan. The Minister has approved Amendment No. 3 to the County Official Plan on July 7, 2023. The purpose of the Amendment was to update the Official Plan to ensure that the land use planning policies are current, reflect Provincial legislation and policy, have regard for matters of Provincial interest and any guideline documents, are consistent with the Provincial Policy Statement (PPS), and reflect changing community needs for the next 25-years. The below review of policy includes the newly approved Official Plan policies.

Section 2.3.7 of the Middlesex County Official Plan identifies that the County encourages a wide variety of housing by type, size, and tenure to meet projected demographic needs and market requirements of current and future residents of the County, and further, that the County will support intensification and redevelopment within settlement areas where an appropriate level of services are, or will be, available to service the lands.

Section 2.4.2.2 of the MCOP indicates in subsection f) that the development should encourage safe, convenient, and visually appealing pedestrian and cycling infrastructure for all ages and abilities. In

subsection g) limit direct vehicular access to County Roads where access is available by a local road. Section h) and i) identify the need for engineer's report for developments that are likely to generate traffic and any improvements be paid for by the developer. Subsection l) requires for all new residential developments to provide a minimum of two access points to the existing road network. Exceptions to this policy shall be considered if the proposed street pattern is approved by the local Municipality, emergency service provider(s) and the County Engineer.

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

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

Section 2.4.5 states that the County shall encourage development on municipal water and sanitary systems.

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 to some of the changes as a result of OPA 14.

Section 2.4.1 encourages the provision of a wide variety of housing types with greater densities within the settlement area. The residential intensification and redevelopment are encouraged where compatible with existing development and infrastructure is appropriate. OPA 14 encourages development intensification where amenities are available rather than being compatible with existing development.

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

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

Section 3.2 outlines the goal of maintaining adequate supply of housing, more specifically dwelling types, tenure, and affordability. It also addresses the need to recognize and support the role of

peripheral commercial areas in accommodating large scale, vehicular-oriented commercial establishments not suited to the downtown core. The section also has the objective to maintain the essential qualities of privacy, quiet enjoyment, public health and safety, and land use compatibility in residential areas. OPA 14 has modified this to focus on land use compatibility in neighbourhoods but continues this intent.

Section 4.3.1.1 outlines the primary uses of residential properties includes primarily residential single detached dwellings however it includes, “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.”

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

Transportation Master Plan (2022)

The purpose of the Transportation Master Plan (TMP) is to prepare the Municipality for the future forecasted growth in population and employment and plan for changing travel behaviours. By incorporating emerging technology and mobility trends affecting travel behaviour, the TMP offers proactive strategy to adapt to them. Developing a TMP enhances the Municipality’s existing transportation facilities in the short-term and sets a course towards a more sustainable, integrated, and multimodal transportation system for the future.

The plan reviews roads but also pedestrian sidewalk network, rail, transit service and other modes of transportation. This includes the requirement for new development of road to have a sidewalk on one side of a private road development and sidewalks on both sides for arterial and collector roads.

Attachment No. 7 – Site Statistics & Planning Summary

The site is approximately 10.295 ha (25.44 ac) in size and is located in the southwest portion of Mt. Brydges with access from Edgewood Lane and Trillium Way. It is surrounded by two proposed subdivisions to the west and north (SC1901 to the west and SC2201* to the north).

- Within Mt. Brydges Settlement Boundary
- Current OP Designation: Residential (No changes proposed)
- Current Zoning

- Residential Lots: Low Density Residential (R1-H-5) zone and Low Density Residential (R1-H-6) zone (to be rezoned to site specific 'Low Density Residential (R1-H-5) zone' and site specific 'Low Density Residential (R1-H-6)' zone)
- Woodlands area: Open Space zone (to be zoned Environmental Protection (EP))
- Stormwater Management area: to remain Open Space (OS)

For the 114 Single Detached Lots on the Plan

Provision	Low Density Residential (R1) Zone	Proposed
Use	Single detached dwellings	Single Detached Dwelling
Lot Frontage (min)	Single detached 15 m per lot	Minimum 12 m (varied)
Lot Area (min)	460 m ² per unit	365 m² per lot
Front Yard Setback (min)	5 m	5 m
Exterior Side Yard Setback (min)	5 m	3 m
Side Yard Setback (min)	1.2 m	1.2 m
Rear Yard Setback (min)	8 m	8 m
Maximum Lot Coverage	40%	55 %
Landscaped Open Space	40%	Minimum 40%

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



NOTICE OF PUBLIC MEETING

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

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

APPLICATION NO.: ZBA16-2024 and 39T-SC1702

APPLICANT/AGENT: 1960726 Ontario Inc. c/o Westdell Development Corp.

SUBJECT LANDS: CON 2, PT Lot 17, 34R2185 PARTS 1 to 3 & PT 4, Mount Brydges

Purpose and Effect

Applications for Redline revision of the Plan of Subdivision and Zoning By-law Amendment have been submitted by the owner of the property. The applications propose reduce the size of the lots within the draft plan, originally having 83 lots the proposal will now have 114 single detached with the extension of two new public street and one new street. The development also includes a significant woodland that is being retained. The development has connections to Edgewood Land and Trillium Way to the south, and future subdivisions to the north and west. The proposal continues to include parkland.

Rezoning: This application proposes to re-zone the land from 'Future (FD) zone', to site specific 'Low Density Residential (R1-#)' for the single detached lots and 'Environmental Protection (EP) zone' for the lands containing natural heritage and 'Open Space (OS) zone' for the storm water management plan.

PUBLIC MEETING

Date: November 4, 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



DATED: October 10, 2024

