

LIST OF POTENTIAL MUNICIPAL SURPLUS LANDS FOR HOUSING

Property Identifier (see Maps)	Property Address	Planning Information	Servicing Information	Additional Comments
1.	702 Bowen St Mt. Brydges	<p>Official Plan – Open Space</p> <p>Zoning – Open Space (OS)</p> <p>CA - Not regulated</p> <p>Natural Heritage Features – None</p> <p>Adjacent Land Uses - industrial, park, commercial, school, residential</p> <p>Other:</p> <p>Noise study may be required based on number of units and their location based on proximity to Glendon Dr.</p> <p>Within 350 m of a transit stop linking Sarnia to London</p>	<p>Sanitary – 250mm main available on Bowan Street, there is a 200mm stub to Veterans Drive</p> <p>Water – 150mm available on Bowan St & Glendon Drive but not on Veterans Drive</p> <p>Storm – Lipsit Municipal drain runs through this property and offers a possible outlet. On-site stormwater controls would be required</p> <p>Road – Veterans Drive is only 12 m and will need to be widened and urbanized</p> <p>Development Charges – There is no DC project related to this site</p> <p>Other:</p> <p>Intersection Improvements at Glendon / Veterans Drive and Bowan will likely be triggered.</p> <p>Parents use Veterans Drive for pick-up / drip off for Caradoc Public School</p>	<ul style="list-style-type: none"> Site has NFTC building located on the south side that is subject to an agreement between NFTC and the municipality. This limits site access from Bowan Street as well as servicing via Bowan Street. Portions of this property has had a brand new tennis court and pickleball court constructed. Ball diamond is used by Minor Ball.
2.	Park Street Strathroy	<p>Official Plan – Open Space</p> <p>Zoning – Open Space / Environmental Protection (OS and EP)</p>	<p>Sanitary – 375mm sanitary pipe runs through the developable area of the site. Depending on the layout of the site, this might have to be relocated to make room for a development. If it doesn't have to</p>	<p>Community Garden has been recommended for this location by CDAC and accepted by Council to develop a plan.</p>

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		<p>CA – Entirely Regulated</p> <p>Natural Heritage Features – Significant Woodlands and Provincial Wetlands</p> <p>Adjacent Land Uses - residential (single and multi-unit), seasonal trailer park, woodlands and agricultural field crops.</p>	<p>be relocated it offers an easy, cost efficient connection.</p> <p>Water – 250mm watermain available on both Park Street & Spencer Drive</p> <p>Storm – 1200mm storm pipe runs through the developable area of the site. Depending on the layout of the site, this might have to be relocated to make room for a development. If it doesn't have to be relocated it offers an easy, cost efficient connection. Onsite stormwater controls would be required.</p> <p>Development Charges – There is no DC project related to this site</p>	
3.	Southfield Dr Strathroy	<p>Official Plan – Residential</p> <p>Zoning – Open Space (OS)</p> <p>CA – Not regulated</p> <p>Natural Heritage Features – None</p> <p>Adjacent Land Uses - single detached dwellings</p>	<p>Sanitary – 200mm sanitary available on Southfield Drive</p> <p>Water – 150mm watermain available on Southfield Drive</p> <p>Storm – 375mm storm available on Southfield Drive. Onsite stormwater controls would be required.</p> <p>Development Charges – There is no DC project related to this site</p>	
4.	West Middlesex Arena Lands Strathroy	<p>Official Plan – Community Facility</p> <p>Zoning – Open Space (OS)</p>	<p>Sanitary – 200mm sanitary available on Park Street & 200mm sanitary available on Buchanan Street</p>	<p>Municipality purchased the lands from that Agricultural Society in 1989. Municipality should have legal review the purchase / sales agreement to confirm if there are any</p>

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		<p>CA – Not regulated</p> <p>Natural Heritage Features – None</p> <p>Adjacent Land Uses - residential (single and multi-unit), arena and park</p>	<p>Water – 250mm watermain available on Park Street & 150mm watermain available on Buchanan Street</p> <p>Storm – 300mm storm available on Park Street. Onsite stormwater controls would be required.</p> <p>Development Charges – There is no DC project related to this site</p> <p>Road – Park St appears less than 20 m, a road widening may be required on its east side along the arena lands.</p>	<p>obligations regarding future use of the lands that are still in effect.</p> <p>This park has become a central hub for recreational facilities in Strathroy, including potential future uses such as a central pavilion. Development plans would need to be sensitive to the needs of the on-site facilities.</p>
5.	Bella & Francis Street Strathroy	<p>Official Plan – Residential</p> <p>Zoning – Open Space / Institutional (OS and I)</p> <p>CA – Not regulated</p> <p>Natural Heritage Features – None</p> <p>Adjacent Land Uses - residential (single and multi-unit), commercial, institutional</p>	<p>Sanitary – 200mm sanitary available on both Bella and Frances Street. The Bella Street sanitary sewer is discharged into a small pumping station which may not have the capacity to accommodate the development.</p> <p>Water – 150mm watermain available on Bella Street & 200mm watermain available on Frances Street</p> <p>Storm – 375mm storm available on Bella Street & 600mm storm available on Frances Street. Storm sewer on Bella Street may require upgrades to accommodate the development. Onsite stormwater controls would be required.</p> <p>Development Charges – There is no DC project related to this site</p>	<p>Any development plans could be co-ordinated with the Strathroy Police Service given the potential plans for the expansion to the police station.</p> <p>Depending on the size of the project and number of units, a part may want to be considered due to the lack of access to this type of amenity in the area.</p>
6.	22 Canaan Street Strathroy	<p>Official Plan – Downtown Core</p>	<p>Sanitary – 250mm sanitary sewer available on Canaan Street</p>	<p>This site is a brownfield site and an environmental assessment would be required to determine if additional remediation works are</p>

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		<p>Zoning – Downtown Commercial – Holding (C1-H)</p> <p>CA – Majority regulated</p> <p>Natural Heritage Features – None</p> <p>Adjacent Land Uses - residential (single and multi-unit), commercial, railway, industrial</p> <p>Other: Close proximity to the rail line would require a noise and vibration study and mitigation measures on site to determine whether residential use would be financially feasible.</p>	<p>Water – 350mm watermain available on Canaan Street</p> <p>Storm – 200mm storm available on Canaan Street. Onsite stormwater controls would be required.</p> <p>Development Charges – There is no DC project related to this site</p> <p>Other Considerations – Servicing in the area is fairly old which may cause some constraints.</p>	<p>required prior to residential development (including whether a record of site condition is necessary).</p>
7.	23 Canaan Street Strathroy	<p>Official Plan – Downtown Core</p> <p>Zoning – Downtown Commercial (C1)</p> <p>CA – Site is entirely regulated</p> <p>Natural Heritage Features – None</p> <p>Adjacent Land Uses - residential (single and multi-unit), commercial, railway, industrial</p> <p>Other: Close proximity to the rail line would require a noise and vibration study and mitigation measures on site.</p>	<p>Sanitary – 250mm sanitary sewer available on Canaan Street</p> <p>Water – 350mm watermain available on Canaan Street</p> <p>Storm – 200mm storm available on Canaan Street. Onsite stormwater controls would be required.</p> <p>Development Charges – There is no DC project related to this site</p> <p>Other Considerations – Servicing in the area is fairly old which may cause some constraints.</p>	<p>This site is a brownfield site and an environmental assessment would be required to determine if additional remediation works are required prior to residential development (including whether a record of site condition is necessary).</p>
8.	40 Metcalfe Street Strathroy	<p>Official Plan – Downtown Core</p> <p>Zoning – Downtown Commercial (C1)</p>	<p>Sanitary – 200mm sanitary sewer available on Albert Street however will need to be extended slightly down Albert in order to service this property.</p>	<p>This site is a brownfield site and an environmental assessment would be required to determine if additional remediation works are</p>

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		<p>CA – Site is entirely regulated</p> <p>Natural Heritage Features – None</p> <p>Adjacent Land Uses - commercial, railway, industrial</p> <p>Other: Close proximity to the rail line would require a noise and vibration study and mitigation measures on site.</p> <p>Site itself is small with little parking, although it is adjacent to a municipal parking lot that could be part of the development project.</p>	<p>Water – 200mm water stub available to this property</p> <p>Storm – 525mm storm runs through the middle of the property. Depending on the layout of the site, may need to be relocated. Onsite stormwater controls would be required.</p> <p>Development Charges – There is no DC project related to this site</p> <p>Road – Site is at a three way lighted intersection of two county roads and a local road and will make access a challenge.</p>	<p>required prior to residential development (including whether a record of site condition is necessary).</p> <p>Pedestrian access linking site to Frank St is a challenge.</p>
9.	115 English St Strathroy	<p>Official Plan – Residential</p> <p>Zoning – Public Utility (U)</p> <p>CA – Site is entirely regulated</p> <p>Natural Heritage Features – None</p> <p>Adjacent Land Uses - utility, park, residential (single and multi-unit)</p> <p>Other: Close proximity to the rail line would require a noise and vibration study and mitigation measures on site.</p>	<p>Sanitary – 250mm sanitary sewer available on English Street</p> <p>Water – 250mm watermain available on English Street</p> <p>Storm – 975mm storm sewer available on English Street. Storm sewer may also require upgrades to accommodate a development. Onsite stormwater controls would be required.</p> <p>Development Charges – There is no DC project related to this site</p>	
10.	Metcalf Terrace Strathroy	<p>Official Plan – Residential</p> <p>Zoning – Open Space (OS)</p>	<p>Sanitary – 375mm sanitary sewer available on Metcalfe Terr</p>	

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		<p>CA – only a small portion regulated</p> <p>Natural Heritage Features – None</p> <p>Adjacent Land Uses - residential, park, agricultural field crops</p> <p>Other: Site is at town’s easterly limit but within walking distance to parks and amenities.</p>	<p>Water – 150mm watermain available on Metcalfe Terr</p> <p>Storm – No storm sewers available however there is an existing stormwater management facility located between 73 & 91 Parkview Drive. While this facility was not designed to handle flows from this property, there may be an opportunity to expand this facility to accommodate additional development. Storm sewers could also be extended along Metcalfe Terr. The Bell municipal drain runs partially through this property and may be able to be utilized as an outlet. Onsite stormwater controls would be required.</p> <p>Development Charges – There is no DC project related to this site</p>	
11 and 12.	8625 Falconbridge Dr, Mt. Brydges	<p>Official Plan – Residential</p> <p>Zoning – Utility (U) and Future Development (FD)</p> <p>CA – a portion of the site is regulated as a municipal drain runs through the works yard</p> <p>Natural Heritage Features – None</p> <p>Adjacent Land Uses - residential, agricultural field crops</p>	<p>Sanitary – No sanitary services are currently available. The current capital project to extend services along Adelaide Road will bring sanitary up to Falconbridge Drive. Extension of sanitary to the subject property would be required.</p> <p>Water – No water is currently available along Falconbridge. The current capital project to extend services along Adelaide Road will bring water up to Falconbridge Drive. Extension of water to the subject property would be required.</p> <p>Storm – No storm sewers are available. The McEvoy municipal drain is in proximity of this property and is a potential outlet for storm water. Onsite stormwater controls would be required.</p>	Would require the relocation of the public works yard and the fire training facility.

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		<p>Other: Located on the periphery of Mt. Brydges but within walking distance to parks and amenities.</p> <p>A noise study would likely be required if portions of the site remained utilized as a public works yard or fire training facility.</p>	<p>Development Charges – Reconstruction of Falconbridge drive was identified in the 2018 DC background study which includes sanitary sewers, watermain, drainage, roadworks, etc. This project could be utilized to service the property.</p>	
13.	565 Lions Park Drive Mt. Brydges	<p>Official Plan – Community Facility</p> <p>Zoning – Institutional (I)</p> <p>CA – None</p> <p>Natural Heritage Features – None</p> <p>Adjacent Land Uses - residential (Single and multi-unit), park, arena</p>	<p>Sanitary – 250mm sanitary service is available on Lions Park Drive.</p> <p>Water – 300mm watermain is available on Lions Park Drive.</p> <p>Storm – There is currently an existing 300mm drain within the community centre parking lot which outlet to the Lipsit Municipal drain. This could be utilized as an outlet or potentially a new outlet / second outlet could be established to the Lipsit municipal drain. Onsite stormwater controls would be required.</p> <p>Development Charges – There is no DC project related to this site</p>	<p>Site is currently occupied by the Caradoc Community Centre and has been considered a potential location for the construction of a new arena.</p>
14.	480 Saulsbury St Strathroy	<p>Official Plan – Residential</p> <p>Zoning – Open Space (OS)</p> <p>CA – None</p> <p>Natural Heritage Features – None</p>	<p>Sanitary – There is currently a 200mm sanitary service available on Saulsbury Street, however it will likely require an extension down the road in order to service this property</p> <p>Water – 150mm watermain is available on Saulsbury Street</p>	<p>Council recommended this property be deemed surplus on Nov 2, 2020. A by-law deeming it surplus has not yet been passed.</p> <p>Part of Salisbury Park just recently under went a upgrade with a new Play structure, 1/2 court basketball court and walking path with fit stations installed. There is a large area that</p>

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		Adjacent Land Uses - residential (Single and multi-unit), park	Storm – There is currently a 300mm and 675mm storm sewer available on Saulsbury Street Development Charges – Saulsbury reconstruction is identified in the 2020 DC background study with an estimated date of 2032, this includes water, sanitary and storm Other Considerations –	would be considered open space and has been used in the past by the soccer organizations.
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