

# PLANNING BRIEF

## Client

10000905949 Ontario Inc.

## Project Site

295 & 297 Metcalfe Street E. /  
Strathroy / ON

**12.22.2025**

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METCALFE STREET E

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## PREPARED FOR

10000905949 Ontario Inc.

## VERSION 1.0

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## ISSUED

12.22.2025

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## ABOUT THIS REPORT

This report has been prepared by Siv-ik Planning and Design Inc. for 10000905949 Ontario Inc. as part of the Zoning By-law Amendment Application for 295 & 297 Metcalfe Street E. The report provides an overview of the physical context, planning framework and technical requirements that are the genesis of the project design process. The graphics and supporting text are intended to highlight links between those factors and the specific planning and design response proposed for the site. The report describes the relevant details of the proposed application and the unique planning process that is being undertaken by the project team.

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# S1: BACKGROUND

## S1.1 Introduction

The subject site is municipally identified as 295 & 297 Metcalfe Street E. It is located on the north side of Metcalfe Street E., at the intersection of Front Street, Metcalfe Street E. and McNab Street. The site is approximately 2,000m<sup>2</sup> (0.2ha) and contains an existing 1.5-storey semi-detached dwelling. Existing primary vehicular access to the site is provided via two (2) driveway connections accessed from Metcalfe Street E., leading to either side of the building. The project site is located partially within the St. Clair Region Conservation Authority regulation limits.

## S1.2 Project Site

The land use pattern within 400 metres (5 min. walk) of the site is a mix of uses including low, medium and high-density residential, commercial, industrial, institutional and open space. Residential building forms include single-detached dwellings, semi-detached dwellings and townhouses. Lands immediately north of the site are designated open space lands and are undeveloped. Lands immediately north west, west and east of the project site are made up of 1-2 storey single-detached dwellings. The project site is framed by Metcalfe Street E. to the south which is an Arterial Road that serves as a main east-west connector across Strathroy into the Downtown Core. Lands further north of the project site consist of the Strathroy Conservation Area, which is part of the larger Sydenham River Valley area that extends across the entire Strathroy Urban Settlement Area into the neighbouring municipality of Adelaide-Metcalfe. Lands further east of the project site consist of two 1-storey townhouse dwelling complexes. The lands at 307 Metcalfe Street E. consist of 25-cluster townhouses, accessed by an internal driveway off of Metcalfe Street E. Lands further east at 369 Metcalfe Street E. have been developed with 31-cluster townhouses accessed by two driveways off of Metcalfe Street E.

Uses along the Metcalfe Street E. corridor consist mostly of residential uses in the form of single-detached dwellings and townhouses, but also include various auto-focused commercial uses and a fire station. Lands further south of Metcalfe Street E. consist of a mix of low-density residential and industrial uses.

### AT-A-GLANCE

|                     |   |
|---------------------|---|
| <b>Site Area</b>    | 0.2ha                                   |
| <b>Frontage</b>     | 23.6m                                   |
| <b>Depth</b>        | Irregular                               |
| <b>Existing Use</b> | Residential<br>(Semi-Detached Dwelling) |
| <b>Servicing</b>    | Full Municipal                          |


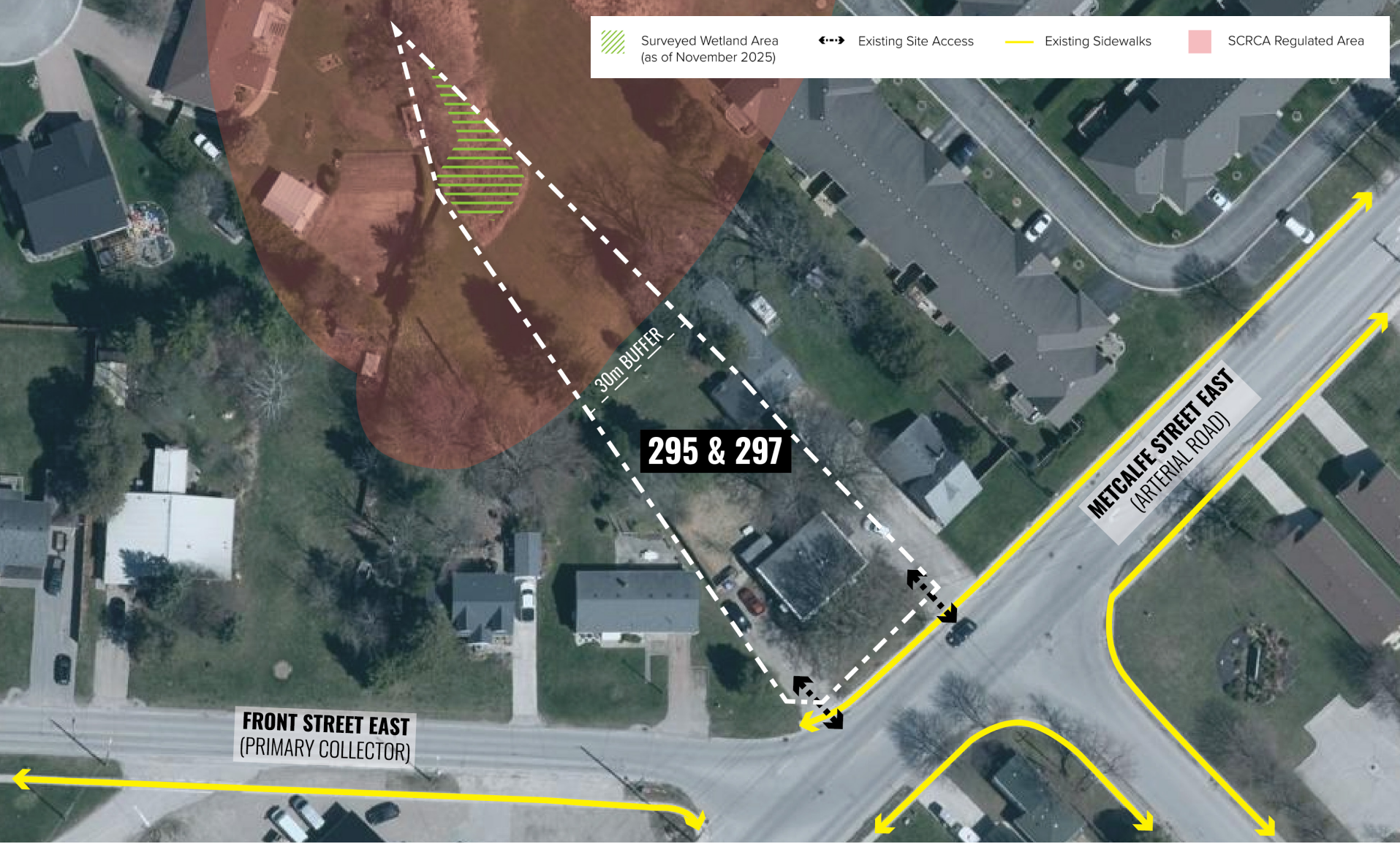
-  Open Space
-  Semi-Detached Dwellings
-  Single Detached Dwellings
-  Single Detached Dwellings

Figure 1. The Project Site



# S2: PLANNING FRAMEWORK

## S2.1 County of Middlesex Official Plan

**Figure 2** provides visual context for the site's positioning relative to the structure of Strathroy-Caradoc. The site is designated 'Settlement Area (Urban and Community)' according to Schedule A: Land Use of the County of Middlesex Official Plan.

In accordance with Section 2.3.8 of the Middlesex County Official Plan, the local municipality shall have primary responsibility for detailed planning policy within a Settlement Area. Notwithstanding the detailed guidance provided by the Strathroy-Caradoc Official Plan, the County Official Plan does provide overarching policy guidance that is relevant in the consideration of the proposed applications.

Section 2.7.3 provides that Settlement Areas are intended to be the focus for future growth in the County including residential, commercial and industrial development. Furthermore, the 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. The policies in this section also support intensification and redevelopment within Settlement Areas where an appropriate level of services are, or will be, available to service the lands, and further, that 15 percent of all development occur by intensification and redevelopment.

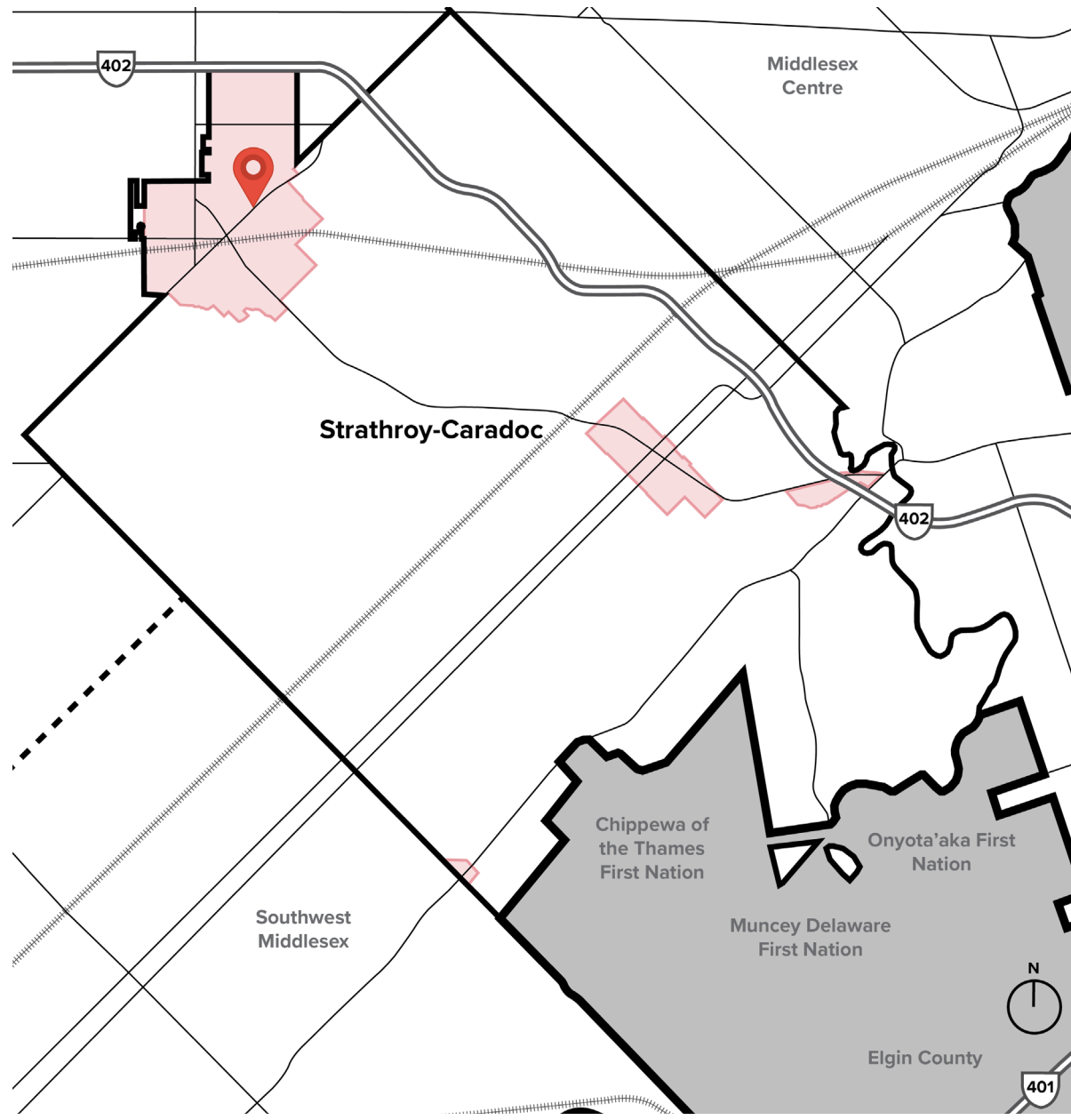
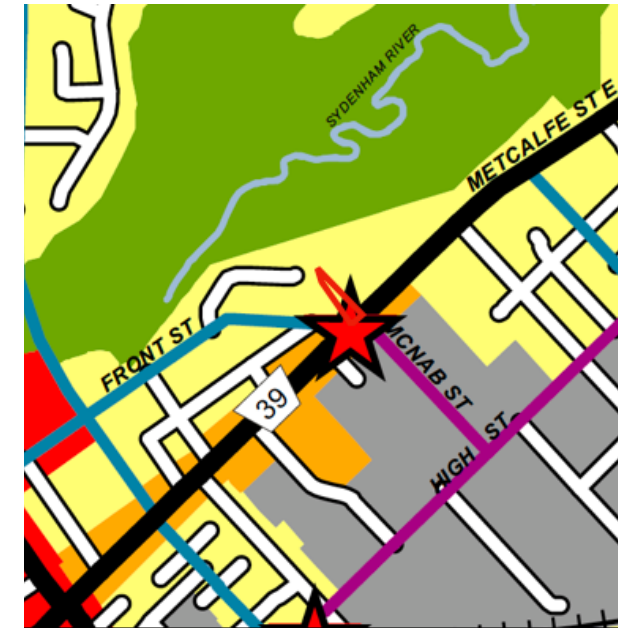


Figure 2. Municipal-Wide Context

## S2.2 Strathroy-Caradoc Official Plan

The mapping below represents excerpts from Schedule 'B' - Land Use and Transportation Plan of the Municipality of Strathroy-Caradoc Official Plan and Schedule 'C' - Special Study Areas. The project site is currently designated "Residential" which is intended as an area that accommodates a range of housing types and densities. Lands designated "Residential" are also seen as areas for infill and intensification to make more efficient use of land and infrastructure. The project site also has frontage on an Arterial Road (Metcalf Street E.). The primary function of Arterial Roads is to carry high volumes of traffic, with limited access. A portion of the project site is also located within the Sydenham River Valley - Master Plan Study Area. The Sydenham River Valley is identified as a significant natural area and recreational asset. There is a strong focus on balancing the maintenance of a healthy, natural river corridor with recreational opportunities within this area. The development of a future Master Plan in this area would determine the appropriateness and location/design parameters for outdoor recreation activities and the provision for public access in the study area. The project site also fronts onto the Metcalfe Street Corridor Plan. This plan recognizes Metcalfe Street as a major gateway into Strathroy and recognizes the importance of the enhancement of the character and function of the corridor through enhance design features and road improvements.

Schedule 'B' - Land Use and Transportation Plan



- Residential
- Open Space
- Commercial
- Industrial
- Downtown Core
- Community Facilities
- Arterial
- Primary Collector
- Industrial Collector
- ★ Possible Intersection Improvement

Schedule 'C' - Special Study Areas



- Sydenham River Valley - Master Plan
- Metcalfe Street - Corridor Plan
- Downtown Core - Master Plan

# S3: ZONING APPROACH

## S3.1 Proposed Zoning By-law Amendment

To support the development vision for the project site, we propose to rezone the lands from the existing Low Density Residential (R1) Zone to a High Density Residential (R3-X) Exception Zone. The High Density Residential (R3) Zone applies to residential development comprising multiple unit dwellings in Strathroy and Mount Brydges, and Melbourne. Development in the R3 Zone is restricted to multiple unit dwellings, no greater than 3-storeys and is required to be on full municipal services. The proposed R3-X Zone will provide a framework for multi-unit dwellings in the form of stacked townhouses, while also including special provisions in accordance with the table on the following page. The proposed zones and special regulations are structured to facilitate a range of site design outcomes, but the zone is not tied to a specific development design.

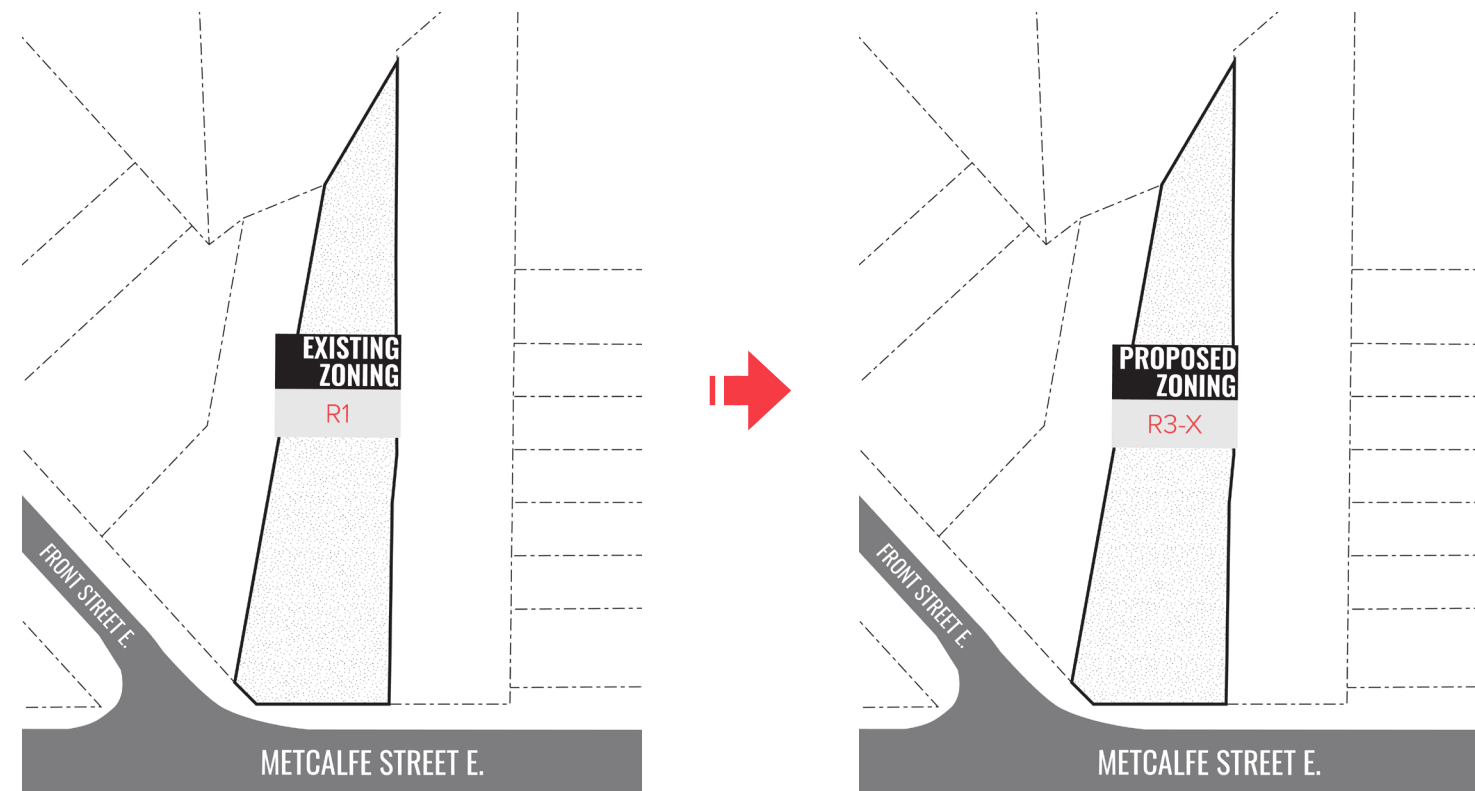


Figure 3. Proposed Rezoning

## S3.2 Proposed Special Regulations

| 295 & 297 Metcalfe Street E.       |  |                    |
|------------------------------------|--|--------------------|
| Regulation                         | Standard R3 Regulations (for Multi-unit Dwellings)                                     | Proposed R3-X Zone |
| Permitted Uses                     | Section 7.2  | -                  |
| Lot Area (min.)                    | 100m <sup>2</sup> for first 6 units & 15m <sup>2</sup> for each unit thereafter        | -                  |
| Lot Frontage (min.)                | 20.0m  | -                  |
| Front Yard Depth (min.)            | 4.5m   | 2.0m               |
| Side Yard Depth (min.)             | 2.0m   | -                  |
| Rear Yard Depth (min.)             | 10.0m  | -                  |
| Lot Coverage (max.)                | 45%  | -                  |
| Landscaped Open Space (min.)       | 30%  | -                  |
| Outdoor Common Amenity Area (min.) | 20.0m <sup>2</sup> per dwelling unit   | -                  |
| Height                             | 15.0m  | -                  |
| Parking (min.)                     | Resident: 1.5 per unit<br>Visitor: 0.15 per unit<br>No parking permitted in front yard | -                  |
| Parking Area Coverage (max.)       | 25%  | -                  |

-: No Change

Table 1. Special Regulations Overview

## S4: CONCEPT PLAN

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### **/ 6-Unit Stacked Townhouse Building**

The preliminary concept plan prepared by Siv-ik Planning & Design Inc. envisions the development of one (1) 2.5-storey, stacked townhouse building with a total of 6 units. The 6-unit stacked townhouse built form is positioned along the Metcalfe Street E. frontage, with entrances facing the public right of way and pedestrian connections out to the public sidewalk. The built form respects the existing street wall created by the neighbouring townhouse development to the east. A total of 10 parking spaces have been provided for the proposed development concept. Access to the surface parking area is provided via a single driveway from Metcalfe Street E., which reduces the existing number of access points onto the site. The driveway is located along the eastern edge of the project site, in the location of an existing site access, so as to reduce conflicts with the intersections at Metcalfe Street E. and McNab Street. The surface parking is screened from the Metcalfe Street E. right-of-way by the proposed stacked townhouse building. Common amenity space is provided internally in the central portion of the site, at the rear of the surface parking area. The concept also recognizes the wetland feature at the rear of the site and identifies a 30.0m setback from that feature, that has been applied in consultation with the Conservation Authority, to ensure that the proposed development can proceed without adverse impacts to the wetland feature. In the following concept, no development is proposed within that 30m setback area. The preliminary concept plan below represents the desirable implementation of the proposed Zoning By-law Amendment outlined in Section 3.1.

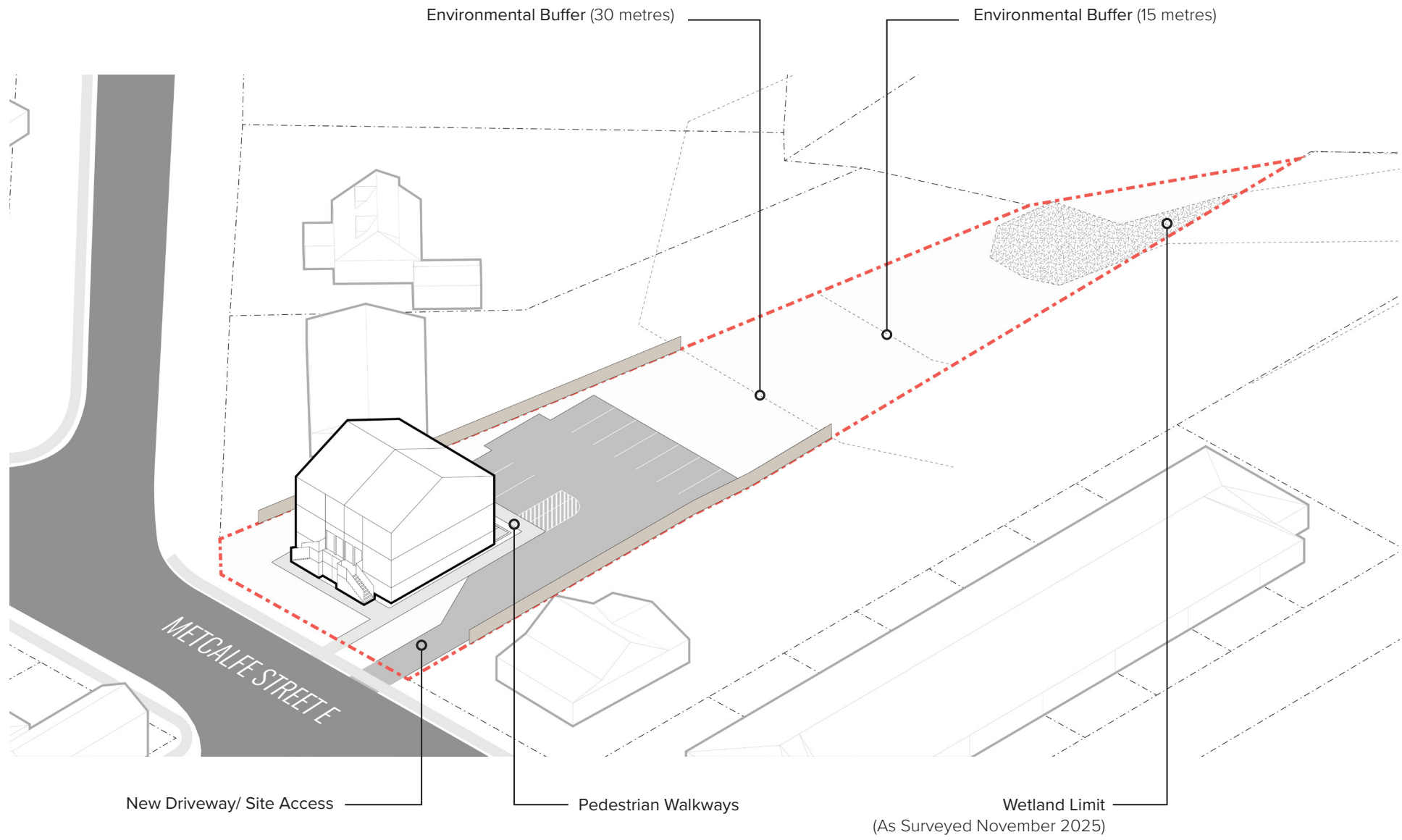


Figure 4. Isometric view looking northwest

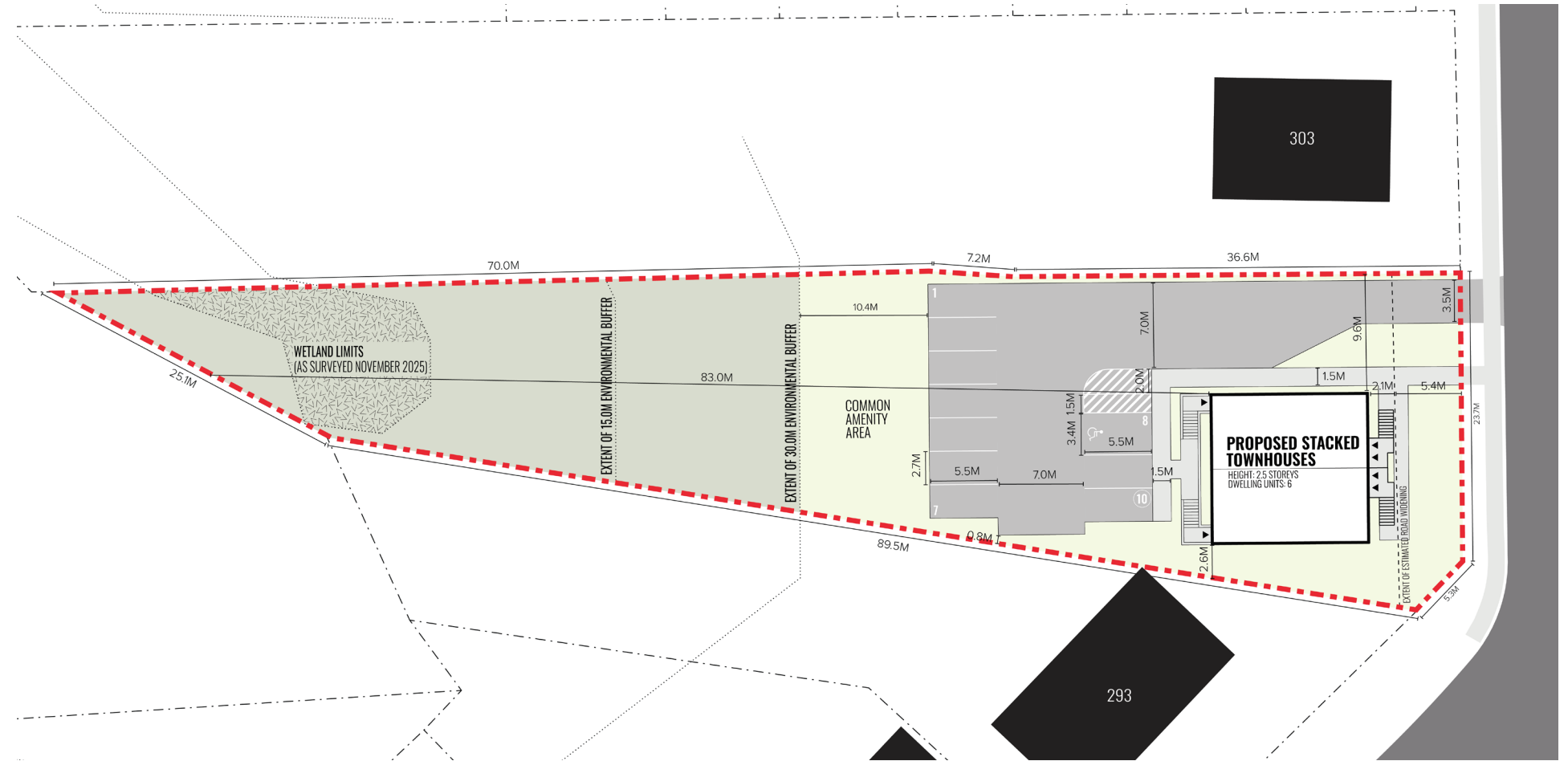


Figure 5. Conceptual Site Plan

## S5: PLANNING ANALYSIS

### S5.1 Provincial Planning Policy

The provincial planning policy framework is established through the Planning Act (Section 3) and the Provincial Planning Statement (PPS, 2024). The Planning Act requires that all municipal land use decisions affecting planning matters be consistent with the PPS, 2024. The primary mechanism for the implementation of the provincial plans and policies is through the County of Middlesex Official Plan and the Strathroy-Caradoc Official Plan. Through the Strathroy-Caradoc Official Plan, the local policy framework for the implementation of the provincial planning policy framework is established. As such, matters of provincial interest are largely addressed in the Official Plan discussion in this report.

Although it is to be interpreted broadly, it is important to highlight some of the key objectives and policy directions of the PPS, 2024, when acknowledging the scope of the proposed development and the nature of the application being submitted (i.e. Zoning By-law Amendment). Chapter 2 of the PPS, 2024 focuses on building homes and sustaining strong and competitive communities. This chapter includes policy guidance on housing and residential intensification in Urban Centres, which are matters of provincial interest including:

- Identifying the need to provide for a range of housing options and densities that are required to meet the needs of current and future residents of Strathroy-Caradoc (2.1.4);
- Requiring Planning Authorities to achieve the development of complete communities by accommodating an appropriate range and mix of land uses, housing options and transportation options (2.1.6a);
- Permitting the development of all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents (2.2.1b(1));
- Permitting all types of residential intensification and introduction of new housing options within previously developed areas (2.2.1b(2)); and
- Focusing on land use patterns that efficiently use land and resources, optimize existing and planned infrastructure, support active transportation and support transit (2.3.1.2).

Additionally, Chapter 4 of the PPS, 2024 focuses on the protection of natural heritage features. Specifically, the policies recognize the diversity and connectivity of natural features in an area and the importance of the maintenance of the long-term ecological function and biodiversity of natural heritage systems. The policies do not permit development in significant wetland areas in Southwestern Ontario, however development on lands adjacent to wetland areas is permitted if it can be demonstrated that there will be no negative impacts on the natural features of their ecological functions.

In view of the PPS, 2024 policies noted above, the site is located within a designated Urban Settlement Area and is an optimal location for new residential development. The development brings a new housing form to the neighbourhood in the form of a stacked townhouse dwelling, which aligns with provincial direction of providing a range and mix of housing options and densities. The concept plan complements the existing uses and integrates with other residential forms in the area. The lands represent appropriate infill on a previously underutilized site. The development represents an efficient use of land and a compatible built form. The project will be fully serviced by existing water, wastewater, and storm water infrastructure, ensuring alignment with cost-effective and sustainable infrastructure investment. Additionally, the proposed development is located well outside a 30m setback that has been applied from the identified wetland area, on the project site. The concept plan also provides a substantial amenity area between the buffer and any hardscaped parking areas. In recognition of the policies, it is our opinion that the proposal is consistent with the PPS, 2024.

### S5.2 County of Middlesex Official Plan

As a lower tier municipality, the Strathroy-Caradoc Official Plan must conform to the directives of the upper tier municipality's Official Plan, which serves as a regional framework for managing growth. The subject lands are located within Strathroy, identified as an Urban Settlement Area on "Schedule 'A' - Land Use" of the Middlesex County Official Plan. The Municipality of Strathroy Caradoc has three Urban Settlement Areas which are fully serviced by municipal water and sewage disposal systems. These areas are the focus for future growth and are expected to accommodate the majority of projected growth over the planning period.

In accordance with Section 2.3.8 of the Middlesex County Official Plan, the local municipality shall have primary responsibility for detailed planning policy within a Settlement Area. Notwithstanding the detailed guidance provided by the Strathroy-Caradoc Official Plan, the County Official Plan does provide overarching policy guidance that is relevant in the consideration of this application.

According to Section 2.3.7, the County of Middlesex Official Plan directs the majority of growth to designated Settlement Areas. The County requires that 15 percent of all development in Settlement Areas occur by way of intensification and redevelopment. The County also identifies that an inventory of a mix of unit types and tenure shall be established by local municipalities. Additionally, local municipalities should encourage a range of housing types and densities to meet the needs of current and future residents. Infilling through the creation of new housing units on vacant and under developed lands is identified as a supported form of housing intensification. New development within the Settlement Area Boundary is expected to proceed in an integrated, complete and compact form.

In view of the policies above, the proposed development concept, detailed in Section 4 of this report, represents an appropriate form of intensification given the physical context and the County's vision for development in Settlement Areas.

### S5.3 Strathroy-Caradoc Official Plan

#### / Residential

The Strathroy-Caradoc Official Plan provides detailed land use and built form guidance for the development of 295 & 297 Metcalfe Street E. According to Schedule B - Land Use & Transportation Plan of the Strathroy-Caradoc Official Plan, the project site is located within a "Residential" designation. As per Section 3.3.4, the Residential designation permits a range of housing types and densities from single unit dwellings to high-rise apartment dwellings. The proposed development which includes six (6) stacked townhouse dwelling units, aligns with these permitted uses. Additionally, the proposed development is considered a "Medium Density" Development and has access onto an arterial road. In terms of suitability for medium-to-high density residential uses, the project site has direct frontage on an arterial road and has adequate separation and buffering from existing lower density residential uses. The 2.5-storey structure is considered appropriate for development along arterial roads. The proposed building is positioned along Metcalfe Street E., in line with the existing street wall of the neighbouring single-detached house and the townhouse development to the east. In view of the policies in 3.3.4.7, the proposal represents an appropriate form of intensification. Additional analysis on the compatibility and fit of the proposal with respect to density and setbacks are provided in the Zoning By-law of the Municipality of Strathroy-Caradoc section on the following pages.

#### / Natural Heritage

As per Schedule C - Special Study Areas, the project site is partially located within the Sydenham River Valley - Master Plan Study Area. The policies in the Strathroy-Caradoc Official Plan identify the Sydenham River Valley as a significant natural and recreational asset. Additionally, in accordance with Schedule 4 - Natural Heritage Features, and confirmed by the St. Clair Region Conservation Authority, a portion of the project site is identified as a wetland. The policies in 3.37.2 emphasize the importance of maintenance of their natural state and protection from development and site alteration. In view of the policies above, identification and survey work were conducted in November 2025 to determine the extents of the wetland area, on the project site. As shown in Figures 4 and 5, any site alteration and proposed building development is located greater than 30m from the existing wetland area. Additional considerations will be made with the design of stormwater runoff including onsite underground storage and/or other feasible options to meet the requirements of the Municipality.

## / Metcalfe Street - Corridor Plan

The project site has been identified as fronting onto an arterial road (Metcalfe Street E.) which is considered a major gateway into Strathroy. As per Schedule C - Special Study Areas, the project site has frontage on a portion of Metcalfe Street E. which is part of the Metcalfe Street E. Corridor Plan (from McNab street westward to the Downtown Core). While the majority of policies guiding the preparation of a Corridor Plan speak to development within the right-of-way, it is identified that consideration should be taken to protection of adjacent residential areas and to the creation of standards to guide development. In light of these policies, the proposed concept is a residential stacked townhouse use, which is a residential use. The proposed development concept aligns with the Urban Design Principles in 2.6.3 and are detailed below.

## / Urban Design

The Strathroy-Caradoc Official Plan provides detailed urban design principles which are applied to settlement areas in order to strengthen and maintain their distinct identity. These policies ensure contiguous development and a high standard of design along corridors and gateways. In view of these policies, the proposed building has been positioned so as to not prevent neighbouring properties from redeveloping by achieving the minimum side yard setbacks of the proposed zone. The proposed building has been positioned parallel to Metcalfe Street E, with parking located in the rear of the site, providing for a positive built interface with the street and pedestrian sidewalk, in a manner that supports the site's location along a gateway into Strathroy. As noted above, the proposed built form is residential in nature and is a compatible form of density to the surrounding neighbourhood. Additionally, adequate outdoor amenity area is proposed that meets the required provisions in the proposed zoning. With respect to impacts on adjacent uses, as per Figures 4 and 5, a 30-metre setback from the identified wetland had been incorporated into the concept. The proposed stacked townhouse development, parking area and amenity area are located outside the 30m precautionary buffer from the surveyed wetland area.

## S5.4 Zoning By-law of the Municipality of Strathroy-Caradoc

As outlined in this report, we proposed to rezone the project site from a Low Density Residential (R1) Zone to a High Density Residential (R3-X) Exception Zone, with special provisions to permit the location of the proposed stacked townhouse development building form.

### Density

While the High Density Residential (R3) Zone does not regulate density through a "units per hectare" provision, it is important to note that other provisions in the R3 zone are intended to regulate the number of allowable units on the project site. Provisions for lot area, parking and amenity area dictate the amount of units that can be permitted on a site. While the provision for lot area alone, would permit more than 6-units, it is important to note that a large portion of the project site is located within the surveyed wetland and 30m setback area. As such, development and site alteration is limited to the southern half of the project site, without a further Environmental Impact Study and Hydrogeological Assessment. The proposed concept plan does not request a reduction in the required parking for multiple-unit dwellings, nor a reduction in parking area coverage. Parking is accommodated through surface parking at the rear of the proposed building at a rate of 1.5 spaces per unit. The achievement of both parking provisions limits the number of units that can be proposed, as the intent of the proposal is to avoid any extension of parking area into the 30m setback area. Finally, the proposed concept plan also achieves the amenity area minimums of 20m<sup>2</sup> per unit, as per the Special Provisions of the High Density Residential (R3) Zone. Similar to the parking area, the amenity area is proposed to be located on a portion of the property outside of the 30m setback area. The area limitations on the project site, in combination with the provisions identified above, limit the development to the proposed 6 units without a further Environmental Impact Study and Hydrogeological Assessment, to develop within the 30m setback area.

### Setbacks

As noted in Section 4 of this report, the proposed Zoning By-law Amendment includes reduced front yard setbacks. This regulation has been included to permit the proposed location of the stacked townhouse buildings and to ensure that any proposed parking is located outside of the 30m wetland setback area. The proposed

regulation recognizes the existing built form to the east of the project site and looks to align with the existing street wall. It is important to note that the existing front yard setback provision accommodates for buildings that are upwards of 15m in height to ensure appropriate separation from the public right of way. Given that the proposed stacked townhouse building is only 10.5m in height, no negative impacts, with respect to loss of sun and sky views, on the public right of way are anticipated with the reduced front yard setback.

## S5.5 Other Considerations and Requirements

### / Servicing

A Servicing Feasibility Study has been prepared by Strik Baldinelli Moniz Ltd. to address the submission requirements for the Zoning By-law Amendment application. The report summarizes existing conditions for water, sanitary and storm servicing provisions to support the development.

#### Water

From a water perspective, a 300mm diameter watermain exists in the Metcalfe Street E right-of-way. Two stubs exist extending to 295 & 297 Metcalfe Street E. The Servicing Feasibility Study proposed to service the site from a new connection from the watermain in the Metcalfe Street E. right-of-way. For domestic water supply, an average day demand of 0.13 L/s, maximum hour demand of 0.99 L/s and maximum day demand of 0.45 L/s was determined. An existing hydrant at the corner of Metcalfe Street E and McNab Street was also identified with available flows and pressure to service the proposed project.

#### Sanitary

From a sanitary perspective, it was identified that the site currently drains into a 300mm diameter sanitary sewer in the Metcalfe Street E. right-of-way. The Servicing Feasibility Study proposed a new gravity-driven sanitary sewer (125mm) to service the site, connecting to the existing 300mm sewer. It was identified that the two existing sanitary PDCs from Metcalfe Street will be capped at the property line and abandoned. A peak design flow for the building was calculated at 0.75 L/s. Under existing conditions, it is anticipated that the total flow will increase from 84.81 L/s to 85.36 L/s, resulting in a remaining capacity of 29.45%. Under future proposed conditions, it is anticipated that total flow will increase from 92.64 L/s to 93.39 L/s, resulting in a remaining capacity of 22.82%. Based on these calculations, the sewer has sufficient capacity to accommodate flow from the proposed development.

#### Stormwater

From a stormwater perspective, there is an existing 900mm diameter concrete sewer in the Metcalfe Street E. right-of-way. It was identified that approximately one-third of the site is a tributary to the existing sewer. No known existing storm service connections were identified. The Servicing Feasibility study identified that the proposed development is expected to experience increased stormwater runoff as a result of the increased impervious surfaces in the development concept. It was identified that the storm sewer within the Metcalfe Street E. right-of-way is already over capacity and as such, the site will need to meet the pre-development flows in order for the sewer to accommodate the new development. It was identified that onsite underground storage and/or other feasible options may be required for stormwater management (SWM) to meet the requirements of the Municipality.

### / Natural Heritage

Through the pre-consultation application process, it was identified that a portion of the project site is regulated by the St. Clair Region Conservation Authority. The regulation limit is comprised of a wetland feature, a 30-metre buffer from that feature and an engineered regulatory floodplain. It was identified that development is not permitted within the Provincially Significant Wetland and that development within the 30m wetland buffer would require a further Environmental Impact Study and Hydrogeological Assessment. In order to confirm that the proposed concept is located outside a 30m setback from the wetland feature, Strik Baldinelli Moniz Ltd. conducted identification and survey work from November 24 - 26, 2025. As shown in the submitted concept plan, the proposed development is located well outside of the surveyed wetland feature and a 30m buffer from the feature.

## S6: CONCLUSIONS

This Planning Brief outlines the proposed concept plan and design rationale for the development of 295 & 297 Metcalfe Street in Strathroy, ON. The Brief provides an overview of the proposed Zoning By-law Amendment and Concept Plan which is representative of the project team's best thinking for the site's development, considering the policy, regulatory and physical context and the end user. The Brief is meant to highlight factors that shape development on this site and help stakeholders to understand how they have shaped the proposed Zoning By-law and Concept Plan.

In considering the redevelopment opportunities for this site, the concept proposed for 295 & 297 Metcalfe Street E. consists of one (1) stacked townhouse building with a total of 6 dwelling units. The proposed High Density Residential (R3-X) Exception Zone generally maintains compliance with the base R3 Zone while introducing a site-specific provision for a front yard setback, to bring the building in-line with the existing street wall. The proposed zone and special regulations are structured to facilitate a narrow range of desirable site design and built form outcomes, however, the zone is not tied to a specific development design. The proposed Zoning By-law Amendment will "lock-in" the key development and built form standards but will also allow for a degree of flexibility to address site and building design details through the future building permit application process. The specific development plans highlighted in the report are conceptual in nature and are subject to a degree of change through the future development design and approval process.

As noted in the planning analysis of this report, the proposed Zoning By-law Amendment is consistent with the PPS, 2024, in conformity with the policies of the County and Township Official Plans and represents good planning.



## REFERENCES

1. Provincial Policy Statement, 2024.
2. County of Middlesex Official Plan, July 7, 2023.
3. Municipality of Strathroy-Caradoc Official Plan, September 2024.
4. Zoning By-law of the Municipality of Strathroy-Caradoc, June 2024.
5. Middlesex County, Public Middlesex Map.
6. Servicing Feasibility Study, prepared by Strik Baldinelli Moniz, dated December 2025.

