



DILLON
CONSULTING

Cirrus Developments Ltd.

Timberview Trail Subdivision

Planning Justification Report, Mount Brydges, Ontario

Table of Contents

1.0	Introduction	1
1.1	Purpose	1
1.2	Description of Site	2
1.3	Proposed Development	2
2.0	Existing Land Use	3
2.1	Subject Site	3
2.2	Surrounding Land Use	3
3.0	Planning Evaluation	4
3.1	Provincial Policy Statement	4
3.2	County of Middlesex Official Plan	7
3.3	Municipality of Strathroy-Caradoc Official Plan (2014)	8
3.4	Strathroy-Caradoc Zoning By-law	11
3.5	Draft Plan of Subdivision	13
3.6	Additional Studies	13
4.0	Conclusions	15
	Figures	
	Figure 1: Location Map	1
	Figure 2: Existing County of Middlesex Official Plan Designation – Schedule A (Source: County of Middlesex)	7
	Figure 3: Existing Municipality of Strathroy-Caradoc Official Plan Designation – Schedule F (Source: Township of Strathroy-Caradoc)	9
	Figure 4: Existing Zoning Designations (Source: Strathroy-Caradoc Zoning By-law)	11
	Tables	
	Table 1: Summary of Proposed Zoning Regulations	11
	Table 2: Summary of Proposed Site Specific Zoning Regulations for Single Detached (Lots 1-16, 25-30)	12
	Table 3: Summary of Proposed Site Specific Zoning Regulations for Linked/Semi-Detached (Lots 17-24)	12
	Table 4: Summary of Proposed Site Specific Zoning Regulations for Townhouse (Block 31)	12

Appendices

A	Zoning By-law Amendment Application
B	Provincial Policy Statement – Policies
C	County of Middlesex Official Plan Policies
D	Municipality of Strathroy-Caradoc – Official Plan Policies
E	Strathroy-Caradoc Zoning By-law Policies
F	Conceptual Development Plan

1.0 Introduction

1.1 Purpose

Dillon Consulting Limited ("Dillon") was retained by Cirrus Developments Ltd., herein referred to as the "Applicant" to assist in obtaining the necessary planning approvals associated with the proposed residential development 'Timberview Trail Subdivision', located at Queen Street and Glendon Drive; northeast of the Rougham Road and Glendon Drive intersection within the Community of Mount Brydges in the Municipality of Strathroy-Caradoc (the Municipality), and the County of Middlesex (the County), Ontario (refer to **Figure 1**).



Figure 1: Location Map

The property is designated accordingly in the County of Middlesex Official Plan, Strathroy-Caradoc Official Plan and Strathroy-Caradoc Zoning By-law No. 43-08:

County of Middlesex – Official Plan (2006) – Schedule “A”

Settlement Area.

(Refer to **Figure 2**).

Municipality of Strathroy-Caradoc – Official Plan (2018) – Schedule “A”

Residential – development permitted only on the basis of full municipal services (i.e., water supply and sanitary sewage disposal).

(Refer to **Figure 3**).

Municipality of Strathroy-Caradoc Zoning By-law No. 43-08 – Schedule “C”

Future Development Zone (FD/FD-1).

(Refer to **Figure 4**).

The applicant is requesting that Council approve an amendment to the Municipality of Strathroy-Caradoc Zoning By-law 43-08 as well as the proposed Draft Plan of Subdivision, to permit the proposed residential development on the site. The applicant has submitted applications to this effect.

Refer to **Appendix A**.

1.2 Description of Site

The subject site is located at Queen Street and Glendon Drive; northeast of Rougham Road and Glendon Drive intersection within the Community of Mount Brydges (refer to **Figure 1**), and is more specifically described as Part of Lot 17 and Lot 18, Concession 3 and Part of Lots 48, 56, 57, and 69. The total site area under application is 4.18 hectares (10.33 acres) with frontage on Glendon Drive and Queen Street.

1.3 Proposed Development

The applicant wishes to develop the subject site for a residential development that includes 22 single family detached dwellings, eight semi-detached dwellings and a block for multiple attached (approximately 25 townhome units) along a new right-of-way (ROW) (Street ‘A’). The proposed development will have access to Glendon Drive and Queen Street via the proposed local road.

A Zoning By-law Amendment application is required to permit the proposed residential development. The applicant is requesting an amendment from the existing ‘Future Development (FD/FD-1)’ to a site-specific ‘Residential Type Two (R2)’ zoning category to permit the proposed 22 detached dwellings, eight semi-detached dwellings and approximately 25 multiple attached (townhome) units.

The proposed Draft Plan of Subdivision and Zoning By-law amendments will allow for the redevelopment of currently underutilized vacant lands while providing a mix of mid-density residential units in an established single family residential neighbourhood.

The Draft Plan of Subdivision application is required to permit the proposed development and sale of the residential lots/units.

Refer to the Conceptual Development Plan included in **Appendix F**.

2.0 Existing Land Use

2.1 Subject Site

The physical attributes of the site are as follows:

- A total site area of is 4.18 ha (10.33 acres)
- An irregular-shaped parcel with frontage on Glendon Drive and Queen Street
- An existing vacant lot which is generally flat.

2.2 Surrounding Land Use

The surrounding land uses are varied and are described as follows:

North:

- Caradoc Community Centre on Lions Park Drive (northwest)
- Lions Park
- Existing single detached residential uses.

East:

- Existing single detached residential uses
- Adelaide Road.

South:

- Existing single detached residential uses
- Glendon Drive.

West:

- Existing Residential, new Rougham Road subdivision
- Lipsit Drain.

3.0 Planning Evaluation

To determine the feasibility and appropriateness of the proposed development, a comprehensive evaluation of the potential planning issues and impacts has been undertaken. The scope and level of detail of the planning evaluation has been based on:

- Provincial Policy Statement 2014
- County of Middlesex Official Plan policies
- Local Municipality Official Plan policies and criteria
- Zoning By-law regulations
- Visual inspections of the site and surrounding lands.

Recognizing that overlaps exist between the various policies and criteria in the Official Plan, the approach used attempts to consolidate the relevant policies and criteria, and identify and evaluate the potential planning and land use related issues associated with the proposed residential development.

3.1 Provincial Policy Statement

The Provincial Policy Statement (PPS) promotes the development of 'Strong Healthy Communities' through the redevelopment of lands for an appropriate mix of uses, which includes residential uses, as described in the following section of this report.

As per Section 4.0 of the PPS, the proposed uses "shall be consistent with" the PPS and as a broad and general document, the applicants must, through analysis of the policies, determine how the proposed use is appropriate and advances the provinces' interests. The PPS shall be read in its entirety and all relevant policies are to be applied to each situation. Our analysis suggests that the proposed development is consistent with the PPS in the following ways, they are:

1.0 – Building Strong, Healthy Communities

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

- (a) The proposed development encourages the use of cost effective and efficient development patterns to utilize the existing lands, and sustains the financial well-being of the municipality over the long term by creating opportunities for increased residential municipal taxes.
- (b) The proposed dwelling units (single detached, semi-detached, townhouse) will expand the range of housing types in the Mount Brydges community area and will help meet long-term needs.
- (c) The proposed land use pattern ensures that no adverse environmental or public safety concerns will result.

- (e) The proposed development promotes a cost-effective development pattern by minimizing land consumption and servicing costs
- (f) The proposed development will improve accessibility within the community-oriented neighbourhood. The development is located near the community centre, park and school, as well as in close proximity to the main intersection which will provide opportunities for residents of all ability to access various areas along a potential upcoming transit system that plans to link London, Sarnia, Strathroy-Caradoc and Mount Brydges.
- (g) The proposal utilizes lands within the Municipality of Strathroy-Caradoc that have been identified for future development and growth. The lands are within the settlement area, and promotes intensification and redevelopment of currently underutilized lands.

1.1.3 Settlement Areas

1.1.3.1 The proposed development promotes growth and vitality within a Settlement Area.

1.1.3.2

- (a) The proposed development promotes a dense land use pattern which efficiently uses land and resources, supports active transportation.
- (b) The proposal provides for a range of housing type uses and opportunity for intensification and redevelopment of lands.

1.1.3.3 The subject site presents an appropriate location for intensification and redevelopment due to availability of suitable existing infrastructure and public service facilities to accommodate projected needs.

1.1.3.4 The proposed development facilitates intensification and redevelopment while avoiding risks to public health and safety.

1.1.3.6 The proposed subdivision allows for new development to take place in designated growth areas adjacent to the existing built-up area in a compact form, with a mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

1.4 Housing

1.4.1 The proposed development provides for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the regional market area.

1.4.3

- (b) The proposal is a form of residential intensification and redevelopment that meets the social, health and well-being requirements of current and future residents.
- (d) The proposed residential development promotes increased densities which efficiently use land, resources, infrastructure and public service facilities.

1.6.6 Sewage, Water and Stormwater**1.6.6.1**

- (a) The proposed development promotes the efficient use and optimization of existing municipal sewage and water services.
- (b) The proposal ensures that sewage and water services provided comply with all regulatory requirements and protect human health and the natural environment.
- (c) Sewage and water services for the proposed development have been integrated with land use considerations as part of the planning process for this proposal.

1.6.6.7 A Stormwater Management Report will be drafted during detail design for the proposed development.

1.6.7 Transportation Systems

- 1.6.7.4 The proposed development promotes a dense land use pattern which minimizes the length and number of vehicle trips, and encourages the use of transit and active transportation methods within the community.
- 1.6.7.5 The proposal has integrated the consideration of transportation methods available within the proposed land uses.

1.7 Long-Term Economic Prosperity**1.7.1**

- (a) The proposed development promotes opportunities for economic development and investment within the municipality.
- (b) The proposal optimizes the use of vacant lands, infrastructure, and public service facilities available within the subject site.
- (c) The proposed development enhances the vitality of the Mount Brydges community area and the overall urban-rural municipality.

1.8 Energy Conservation, Air Quality and Climate Change**1.8.1**

- (a) The proposed development promotes compact form and support as an urban settlement area.
- (b) The proposal enables the use of active transportation and transit for access to the subject site.
- (c) The proposal improves the mix of housing within Mount Brydges and utilizes municipal water supply system and sanitary sewage system.

Refer to **Appendix B**.

3.2 County of Middlesex Official Plan

The subject site is currently designated 'Settlement Area' in the County of Middlesex Official Plan, which provides for a broad range of land uses. The Official Plan policies state that settlement areas are directed to be the focus of growth and development in lower tier municipalities.

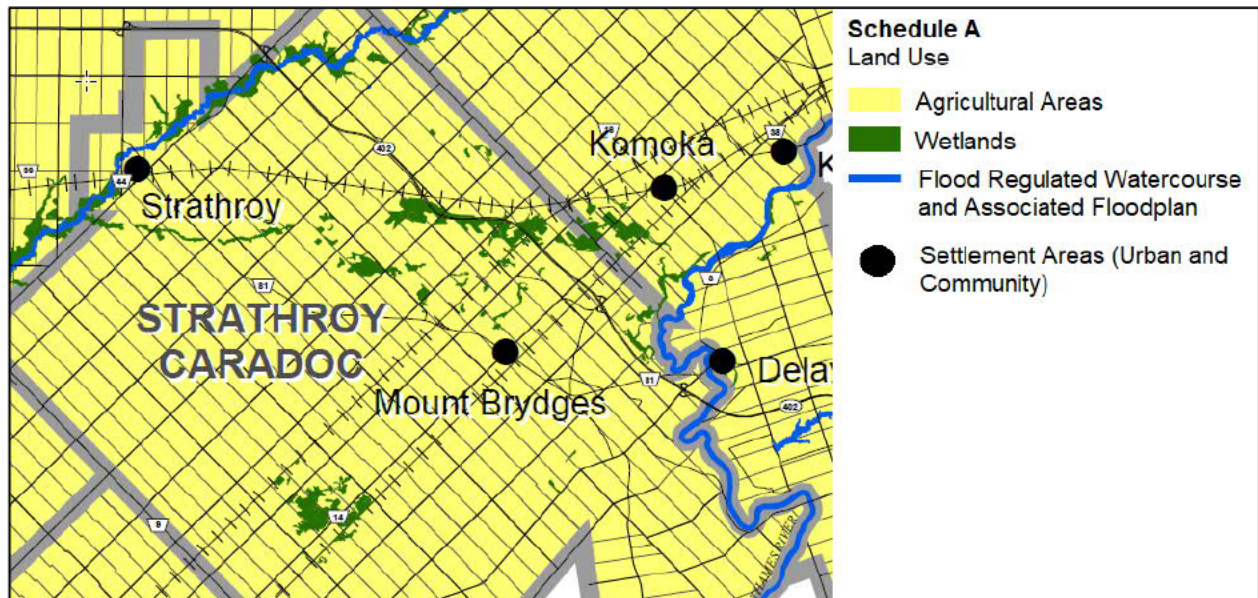


Figure 2: Existing County of Middlesex Official Plan Designation – Schedule A (Source: County of Middlesex)

Our analysis suggests that the proposed development is consistent with the County of Middlesex in the following ways, they are:

2.3 Growth Management

- (a) The proposed development is located within a Settlement Area, and promotes intensification and investment to the surrounding areas.
- (a) The proposed development is located within a Settlement Area where an appropriate level of physical services is or will be available in the immediately foreseeable future.

2.4 Physical Service and Utilities

- (a) The proposed development will be on full municipal sewage and municipal water services.
- (b) The proposed development will include sidewalks and connections to the neighbouring park and streets which will provide walking and cycling opportunities for the residents.
- (c) The increased density of the proposal will assist to reduce the distance and number of vehicle trips by the residents of the area.
- (d) The proposal incorporates compact form, and efficiently uses land through a mixture of housing types.

3.2 Settlement Areas

- (a) The proposal promotes private re-investment in the Settlement Area, through the development of new housing opportunities.
- (b) The proposed development supports and promotes healthy, diverse and vibrant settlement areas within the municipality.
- (c) It provides a broad range of housing types within the Settlement Area that is compact, pedestrian oriented and available for residents from all cultural, social and economic backgrounds.
- (e) The development is efficient in its use of land, resources, water and sanitary sewage treatment facilities, other infrastructure and public service facilities including schools.
- (i) The proposal promotes residential intensification within the Settlement Area.
- (j) The development will have a healthy mixture of housing types and densities on full municipal sewage, water and stormwater management services.
- (k) The proposed development utilizes a cost-effective development pattern which minimizes land consumption and reduces servicing costs.

The proposed development is an efficient use of land and municipal infrastructure which will help to renew the surrounding urban area and bring economic and social benefits to the community. The subdivision promotes residential intensification and redevelopment by offering a range of housing choices, through the optimization and efficient use of land and existing infrastructure within the area.

The proposal meets the intent of the County's requirement that 15 percent of all new residential development within each local municipality occur by way of residential intensification and redevelopment.

Refer to **Appendix C**.

3.3 Municipality of Strathroy-Caradoc Official Plan (2014)

The subject site is currently designated 'Residential - Future Development' (FD/FD-1) in the Municipality of Strathroy-Caradoc Official Plan which provides for a broad range of uses.

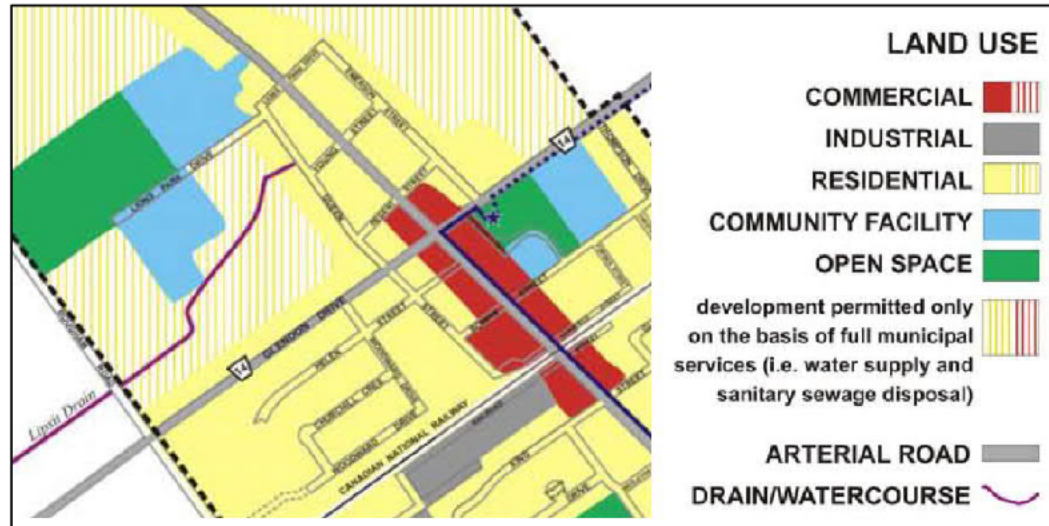


Figure 3: Existing Municipality of Strathroy-Caradoc Official Plan Designation – Schedule F
(Source: Township of Strathroy-Caradoc)

Based on our analysis, we believe the proposed re-designation of the subject lands from an 'Future Development' use to a site specific 'use is feasible and will be consistent with the following policies found in the Official Plan, they are:

Section 2.0 – General Planning Directions

- (a) The proposed development supports and promotes healthy, diverse and vibrant settlement areas within the municipality with a wide variety of housing types to meet community needs.
- (b) It provides a broad range of housing types that are compact, pedestrian oriented and available for residents from all cultural, social and economic backgrounds.
- (c) The development is efficient in its use of land, resources, water and sanitary sewage treatment facilities, other infrastructure and public service facilities.
- (d) The proposal promotes residential intensification that is consistent with surrounding land uses and maintains the character of the area.
- (e) The development will have a healthy mixture of housing types and densities on full municipal sewage, water and stormwater management services.
- (f) The proposed development utilizes a cost-effective development pattern which minimizes land consumption and reduces servicing costs.

Section 4.0 – Mount Brydges

- (a) The proposed residential development increase in density is minor in nature and will not negatively impact the surrounding residences, municipal services or traffic on surrounding streets and maintains a 'small' village character of Mount Brydges.
- (b) The proposed development is an efficient use of underutilized lands and infrastructure within an area designated for future development and growth.

- (c) The proposed developed incorporates a range of housing types and densities and is connected to and serviced by the municipality water supply system.
- (d) The proposed development will be on municipal services, including water and sewage, and will meet the requirements of the Ministry of the Environment, Conservation and Parks.
- (e) The proposal provides adequate off-street parking facilities to serve the proposed townhomes and multi-unit apartment building development.
- (f) Adequate landscaping, buffering and building setbacks have been provided to adequately protect the privacy of surrounding residential properties.
- (g) The proposal conforms with the Provincial Policy Statement on Housing, as discussed in Section 3.1 of this report.

Section 7: Implementation and Interpretation

7.4 Implementation – Lot Creation Policies

- (a) The proposed development will require Draft Plan of Subdivision approval prior to construction. Applications have been submitted concurrently with Zoning By-law Amendment Applications.

7.4.2 Plans of Subdivision/Condominium

The applicant has concurrently submitted Applications for Draft Plan Approval. The proposed development complies with the intent of the Official Plan, and can be supplied with adequate servicing such as water supply, drainage and sewage disposal facilities.

7.4.2.2 Part Lot Control

The proposed multiple attached (townhouse) block (Block 31) will require Part Lot Control as well as the semi-detached units in accordance with the *Planning Act* where it is satisfied that any conditions appropriate to the creation and development of such lots are capable of being addressed.

7.4.3.1 Lot Creation

The proposed development meets the intent of the Official Plan's Lot Creation policies specifically in regards to the following general planning principles:

- i) The proposed residential development will abut a new public road (Street 'A') at the completion of development. The proposed ROW will be designed to municipal standards, including the installation of sidewalks.
- ii) The proposed development requires a Zoning By-law Amendment to permit the residential uses as presented. The necessary application has been submitted concurrently and is further discussed in Section 3.4 of this report.

Refer to **Appendix D**.

3.4 Strathroy-Caradoc Zoning By-law

The proposed residential development requires a Zoning By-law amendment from the existing 'Future Development (FD/FD-1)' zone to a site-specific 'Residential Type Two (R2)' zoning category to permit the residential development with various house types.

The proposed uses are complimentary to the other uses currently permitted in the surrounding area. The applicant plans to utilize the site for a residential development that includes 22 single family detached dwellings (Lots 1-16, 25-30), eight semi-detached dwellings (Lots 17-24) and a block for multiple attached; townhouse (Block 31) units along a new ROW. This rezoning is the most appropriate for the proposed residential development since it allows for a range of residential uses in an area designated for future intensification and redevelopment. Site specific setbacks are also being proposed.

The proposed Zoning By-law Amendment is intended to support the Official Plan designation and proposed development by re-zoning the subject lands **FROM** Future Development "FD" and "FD-1" (Vacant Portion of 8533 Glendon Drive) **TO** "R2(*)" with special provisions to recognize various setbacks, which provides more compact urban form and the efficient use of land. The requested special provision is similar to that of the existing Medium Density Residential (R2) defined zone. A summary of the proposed zoning regulation by unit type is provided in Table 1.

Table 1: Summary of Proposed Zoning Regulations

Subject Site	Existing Zoning	Proposed Zoning
Lots 1-30, Block 31	FD/FD-1	R2*
Blocks 32-36	FD/FD-1	Open Space

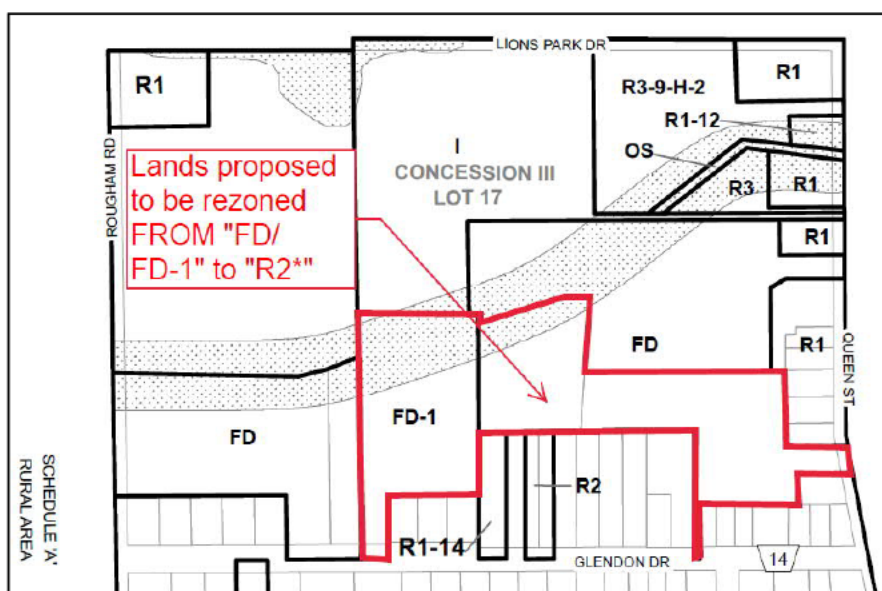


Figure 4: Existing Zoning Designations (Source: Strathroy-Caradoc Zoning By-law)
Note: Lands to be designated for Open Space are identified in Rezoning Plan – Appendix A.

Table 2: Summary of Proposed Site Specific Zoning Regulations for Single Detached (Lots 1-16, 25-30)

R2 Regulations	Standard R2 Zone	Proposed R2-(*) Zone
Min. Lot Area (m ²)	350.0 m ²	350.0 m ²
Min. Lot Frontage (m)	12.0 m	12.0 m
Min. Front Yard (m)	5.0 m	5.0 m
Min. Interior Side Yard (m)	1.2 m	1.2 m
Min. Exterior Side Yard (m)	5.0 m	3.0 m
Min. Rear Yard (m)	8.0 m	8.0 m
Max. Lot Coverage (%)	40%	40%

Table 3: Summary of Proposed Site Specific Zoning Regulations for Linked/Semi-Detached (Lots 17-24)

R2 Regulations	Standard R2 Zone	Proposed R2-(*) Zone
Min. Lot Area (m ²)	300.0 m ²	300.0 m ²
Min. Lot Frontage (m)	10.0 m	9.75 m
Min. Front Yard (m)	5.0 m	5.0 m
Min. Interior Side Yard (m)	1.2 m	1.2 m
Min. Exterior Side Yard (m)	5.0 m	3.0 m
Min. Rear Yard (m)	8.0 m	8.0 m
Max. Lot Coverage (%)	40%	40%

Table 4: Summary of Proposed Site Specific Zoning Regulations for Townhouse (Block 31)

R2 Regulations	Standard R2 Zone	Proposed R2-(*) Zone
Min. Lot Area (m ²)	250.0 m ²	250.0 m ²
Min. Lot Frontage (m)	8.0 m	6.7 m
Min. Front Yard (m)	5.0 m	5.0 m
Min. Interior Side Yard (m)	2.0 m	1.5 m
Min. Exterior Side Yard (m)	5.0 m	3.0 m
Min. Rear Yard (m)	8.0 m	8.0 m
Max. Lot Coverage (%)	40%	55%

Refer to **Appendix E** and **Figure 3**.

3.5 Draft Plan of Subdivision

A Draft Plan of Subdivision application is required and will be submitted concurrently with the Zoning By-law Amendment applications.

The proposed Draft Plan of Subdivision is recommending the creation of 30 lots (1.58 ha) for single family residential and semi-detached dwellings with frontage onto the proposed public street. The proposed development will be fully serviced with municipal servicing and is located within the Mount Brydges Settlement Area.

Within the 4.18 ha total area of land, Block 31 (0.64 ha) has also been included for future multi-family residential. Access to the proposed residences will ultimately be provided via 'Street A', which outlets to Glendon Drive and Queen Street.

3.6 Additional Studies

Preliminary Servicing Report

A Preliminary Servicing Report has been completed and includes supporting studies and related information for servicing this site (refer to the *Preliminary Servicing Report* – under separate cover). The report determined that the site can be serviced by existing watermain and sewer in the vicinity of the site. Stormwater management for the site will outlet to Lipsit Drain.

Development Assessment Report

A Development Assessment Report was completed to address the impact of the proposed development on the natural environment/heritage aspects of the subject lands with regard to municipal and provincial policies. The report concluded that the proposed development is consistent with the Provincial Policy Statement and other policies of the Province and the Municipality with regard to Natural Heritage and natural Hazard Lands. It is not anticipated that the proposed development will have negative effects on the natural heritage features. An erosion hazard setback ranging from 8.3 m – 9.4 m from the Lipsit Drain top of bank based on slope stability has been established to set the limit of development. (refer to the *Development Assessment Report* – under separate cover).

Archaeological Assessment

An Archaeological Assessment has been completed by Timmins Martelle Heritage Consultants Inc. The report, dated May 28, 2019, determined by way of a Stage 1 and Stage 2 assessment that the subject lands do not require further archaeological assessment. The report was accepted in the Ontario Public Register of Archaeological Reports on June 12, 2019. (refer to the *Archaeological Assessment Report* – under separate cover).

Geotechnical Engineering Report

In May 2019, Englobe Corp. completed a geotechnical evaluation of the subject Site. Englobe reviewed the site and prepared a geotechnical report and have provided recommendations for the most appropriate use of the site (refer to the *Geotechnical Engineering Report* – under separate cover).

4.0

Conclusions

Based on an extensive review of the technical planning and policy related issues, the proposed residential development is appropriate for the site and consistent with good planning principles. We recommend that the Official Plan Amendment and Zoning By-law Amendment application, as submitted, be approved for the following reasons:

1. The proposed development is “consistent” with the Provincial Policy Statement for the reasons identified in Section 3.1 of this report.
2. The proposed development is consistent with the diverse residential uses permitted under the Settlement Area designation of the County of Middlesex Official Plan policies.
3. The proposed residential development and change in land use is consistent with the intent of the Official Plan. In particular it has been shown that:
 - The proposed multi-unit residential dwellings are compatible with existing single detached residential uses, parkland and institutional uses in close or adjacent parcels of land. The proposal also conforms with the Provincial Policy Statement on Housing, as discussed in Section 3.1 of this report.
 - The subject site is located along Glendon Drive, an arterial road, west of Queen Street. Site access is available without compromising the integrity of the local road network while preserving and enhancing pedestrian access.
 - The proposed development will be on municipal services, including water and sewage, and will meet the requirements of the Ministry of the Environment, Conservation and Parks.
 - Adequate landscaping, buffering and building setbacks will be provided to protect the privacy of surrounding residential properties.
 - The site is physically suitable and strategically located to support the proposed zoning amendment and proposed use.
4. The proposed residential development will require a site-specific Zoning By-law Amendment to a Residential Type Two (R2) Zone for townhouses, linked/semi-detached and single detached residential dwellings. It has been shown that it is consistent with the intent of the Strathroy-Caradoc Zoning By-law 43-08. In particular, it has been shown that:
 - The proposed residential development is consistent with the intent of the Zoning By-law
 - Full municipal services and emergency services are available
 - Site access is available without compromising the integrity of the local road network
 - The proposed development is compatible with the surrounding land uses (land use, scale, massing, landscaping, etc.).

5. The Background Studies provide the technical rationale for the approval of the Official Plan and Zoning By-law Amendment.
6. The proposal is feasible for the following reasons:
 - The provision of a mix and range of housing is in accordance with the Provincial Policy Statement policies on Housing
 - The proposed use is compatible with the surrounding area in terms of scale, massing, height, siting, orientation, setbacks, parking and landscaped areas, in effect, the built form enhances the surrounding area
 - The proposed development will consist of townhouse units that will not exceed the height requirements, however a site specific requirement to address the increase in density is proposed
 - Full municipal services can be provided to the site including:
 - Sanitary and Storm Sewers
 - Water
 - Hydro
 - Gas
 - Traffic distribution is not a concern:
 - Given the low volume of traffic projected to be generated by the development, the level of service is not anticipated to change substantially either as a result of the traffic generated by the proposed development
 - An application for Draft Plan Approval has been submitted as part of the Planning Approval process.

DILLON CONSULTING LIMITED
LONDON, ONTARIO

Eric Vanderleeuw, Planner

Appendix A

Zoning By-law Amendment Application



Instructions for Zoning By-law Amendment Application

PLEASE DETACH AND RETAIN THE FIRST THREE PAGES FOR FUTURE REFERENCE

BACKGROUND INFORMATION

This process pertains to an application for zoning pursuant to Section 34 of the *Planning Act* R.S.O. 1990, as amended. Prior to the Municipality processing the application, the submission of the following is required:

- ☐ Application fee of \$2,100.00 Payable to the Municipality of Strathroy-Caradoc (Cheque / Cash / Debit)
- ☐ Completed application form
- ☐ Accurate sketch of your proposal per Section 28 of this application (refer to Page 6)

Please note:

- ✓ The application must be completed in metric units.
- ✓ The receipt of inaccurate or incomplete information may cause delays in the processing of this application.
- ✓ Additional information and / or reports may be required by Council prior to a decision being issued. The Municipality reserves the right to determine what information is necessary in order to properly process an application.
- ✓ Any external consultants' or agency costs that the municipality may incur as a result of the review of this application will be the responsibility of the applicant as noted on this application. This includes potential Conservation Authority review fees.

APPLICATION SUBMISSION

Please submit the application, sketch / survey and fee (by mail or in person) to:

Municipality of Strathroy-Caradoc – Building and Planning Department
52 Frank Street
Strathroy, ON N7G 2R4
Tel: (519) 245-1105 ext. 234
Fax: (519) 245-6353
Email: ebaker@strathroy-caradoc.ca

Questions pertaining to the application(s) prior to submission contact:

Eva Baker, Development Services Coordinator
ebaker@strathroy-caradoc.ca
Tel: (519) 245-1105 ext. 234

Tim Williams, Senior Planner
twilliams@middlesex.ca
Tel: (519) 930-1007

APPLICATION PROCESS	
Step 1	Consult with Planning Staff: Applicants are strongly encouraged to meet with our planner prior to submitting an application. Failure to pre-consult may result in a delay.
Step 2	Application submission: Complete the attached application form and include the required sketch and processing fee.
Step 3	<p>Application received and reviewed for completeness / correctness: The file is reviewed for completeness. Within 30 days of receiving an application, a notice of 'complete' or 'incomplete' must be issued to the applicant.</p> <p>If the application is determined to be incomplete, a 'notice of incomplete' is issued. A determination of 'incomplete' may be appealed to the Local Planning Appeal Tribunal (LPAT). If the application is determined to be complete, a 'notice of complete' is issued and timelines for processing are established by the Municipality in accordance to the <i>Planning Act</i>. NON DECISION: If an application is made for a zoning by-law amendment and Council fails to make a decision within 150 days after the day the application is deemed complete by Staff, the applicant may appeal to the LPAT for non-decision.</p>
Step 4	Notice of Application: Within 15 days of a notice of 'complete' being issued, a 'notice of application' is circulated to agencies and municipal departments for comment. The 'notice of application' is also sent by mail to every owner of property within 120 metres of the subject land.
Step 5	Optional Open House: For complex applications, staff may request an informal public open house be hosted by the applicant.
Step 6	Notice of Statutory Public Meeting: A 'notice of public meeting' is circulated at least 20 days before the public meeting to agencies, municipal staff and owners of property within 120 metres of the subject land. A "Planning Meeting" sign or notice is erected on the subject land. Applicants are responsible for erecting this sign – see Appendix I of this application. A combined 'Notice of Application / Notice of Public Meeting' may be circulated to agencies / staff and the public.
Step 7	Planning Background / Evaluation Report: Staff undertakes a background report providing the details of the proposal and identifying relevant Provincial, County and local land use planning policies and regulations. Public, staff and agency comments received to date are also included in the report. Depending on the nature and complexity of the proposal, this report may also contain an evaluation of the proposal in relation to the policies and regulations and a recommendation for Council to consider.
Step 8	Public Meeting: At the public meeting, the Planner presents the Planning Report. There will be an opportunity for the applicant or agent, as well as the public to provide comments or ask questions about the application. Depending on the nature and complexity of the application, Council may reserve their decision to a future Council meeting.
Step 9	Notice of decision: Within 15 days of Council making its decision, the Clerk will mail one copy of the decision to the applicant or agent and those who filed a written request for notice of the decision. The Notice of Decision will outline appeal procedures and identify the last

	day for appealing Council's decision to the LPAT.
Step 10	Full Force and Effect: If no appeal is made by the end of the 20 day appeal period, the zoning by-law amendment is in full force and effect unless the subject property is awaiting approval for an Official Plan Amendment. A declaration of no appeal will be distributed.

APPEAL TO THE LOCAL PLANNING APPEAL TRIBUNAL

An appeal to the **LOCAL PLANNING APPEAL TRIBUNAL** may be submitted if you submitted oral or written comments to the municipality before a decision of Council or at the statutory public meeting. In the case of a non-decision, prior participation is not required in order to be able to appeal. You must submit a 'notice of appeal' to the Municipality within 20 days of the date of the 'Notice of the Decision' being issued by the Municipal Clerk. The notice of appeal **MUST** explain how the decision is either: inconsistent with a Provincial Policy Statement or fails to conform to the applicable Official Plan, or how the decision is consistent with Provincial Policy Statements or conforms with or does not conflict with the applicable Official Plan, and must include the prescribed fee of \$300.00.

Appeal forms are available from the LPAT website (<http://www.elfto.gov.on.ca>).

For more information on your appeal rights and the appeal process, please visit <http://elfto.gov.on.ca/tribunals/lpat/about-lpat>.

MFIPPA Notice of Collection & Disclosure

Collection of information on this form is authorized under Section 34 of the Planning Act and O.Reg. 545/06 for the purpose of processing your planning application.

Pursuant to Section 1.0.1 of the Planning Act, and in accordance with Section 32 (e) of the Municipal Freedom of Information and Protection of Privacy Act, it is the policy of the Municipality of Strathroy-Caradoc to make all planning applications and supporting material available to the public.



For Office Use Only	
File Number:	
Date Received:	
Date Deemed Complete:	
Signature of Planner:	

Zoning By-law Amendment Application

Pursuant to Section 34 of the Planning Act

1. Applicant information	
Registered owner(s) of the subject land	
Name: Cirrus Developments Ltd. c/o James Banman	
Address: [REDACTED]	
Town: [REDACTED]	Postal Code: [REDACTED]
Phone: [REDACTED]	Cell: [REDACTED]
Email: [REDACTED]	Method of communication preferred: <input checked="" type="checkbox"/> Email <input type="checkbox"/> Mail <input type="checkbox"/> Both
Agent (authorized by the owner to file the application, if applicable)	
Name: Dillon Consulting Limited c/o Rick Dykstra	
Address: [REDACTED]	
Town: [REDACTED]	Postal Code: [REDACTED]
Phone: [REDACTED]	Cell: [REDACTED]
Fax: [REDACTED]	Email: [REDACTED]
2. Date of Application: Dec 18, 2019	
3. If known, please indicate the names and addresses of the holders of any mortgages, charges or other encumbrances in respect of the subject land. Provide a separate sheet where needed.	
Name: [REDACTED]	
Address: [REDACTED]	
Town: [REDACTED]	Postal Code: [REDACTED]
Phone: [REDACTED]	Cell: [REDACTED]
Fax: [REDACTED]	Email: [REDACTED]

4a. Current Official Plan land use designation: Residential
b. Please explain how this application conforms to the Official Plan
Maintains the 'Residential' land use designation of the subject lands and consistent with the orderly development of a 'Settlement Area' as per the County OP.

5a. Current Zoning: FD/FD-1 (Future Development)
b. Please explain the nature and extent of the rezoning
The nature of the rezoning is to change the existing zoning from 'FD/FD-1' to a site specific Residential Type Two (R2*).
c. Please provide an explanation for the requested rezoning
The rezoning is being requested to permit the residential development that includes 22 single family detached, 8 semi-detached dwellings and a block for multiple attached (townhouse) units along a new right-of-way ('Street A'- see plan Attached)

6. Description of subject land	
Geographic Township: Strathroy-Caradoc	Lot(s)/Concession: 3
Registered Plan:	Lot(s):
Reference Plan:	Part(s): 17,18
911 Street Address:	Municipal Roll Number:

7. Dimensions of subject land (in metric units)		
Frontage: 22.9/23.5	Depth: varies	Area: 4.18ha(10.33 ac)

8. Access to subject land (please provide information for only those that apply to this property)	
Provincial Highway:	County Road:
Municipal Road: Glendon Drive / Queen St	Other Public Road:
Right of Way:	Water:

9. Describe all existing uses of the subject land

Vacant Residential

10. Please indicate whether there are any existing buildings or structures on the subject landYes* ☐ No ☒

*If yes, please complete the following table indicating the types of buildings and structures, including date of construction, that currently exist on the lot and the specified measurements (in metric units):

Type of Building / Structure	Date of construction	Distance from front lot line	Distance from rear lot line	Distance from side lot lines	Height	Floor Area

11. Describe all proposed uses of the subject land

22 single family detached dwellings, 8 semi-detached dwellings and 1 block for multiple attached (townhouse units) along a new right-of-way (Street A).

12. Please indicate whether any buildings or structures are proposed to be built on the subject landYes* ☒ No ☐

*If yes, please indicate the type of buildings or structures proposed on the subject land and the specified measurements (in metric units):

Type of Building / Structure	Distance from front lot line	Distance from rear lot line	Distance from side lot lines	Height	Floor Area
22 SFD (see site plan)					
8 Semi-Detached (see site plan)					
1 Bldg for townhouse (see site plan)					

13. Please indicate the date when the subject land was acquired by the current owner
2018

14. Please indicate the length of time that the existing uses of the subject land have continued
Subject lands are vacant

15. Water Supply: How is water supplied?

<input checked="" type="checkbox"/>	publicly owned and operated piped water system	<input type="checkbox"/>	lake or other water body
<input type="checkbox"/>	privately owned well or communal well	<input type="checkbox"/>	other (please specify) _____

16. Sewage Disposal: How is sewage disposed of?

<input checked="" type="checkbox"/>	publicly owned and operated sanitary sewage system	<input type="checkbox"/>	privy
<input type="checkbox"/>	privately owned individual or communal septic system	<input type="checkbox"/>	other (please specify) _____

17. Please indicate if the application would permit development on privately owned and operated individual or communal septic systems, and more than 4500 litres of effluent produced per day as a result of the development being completed.

Yes* ☐ No ☒

*If yes, have the following reports been submitted as part of the requested amendment?

<input type="checkbox"/>	servicing options report	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/>	hydrogeological report	Yes <input type="checkbox"/>	No <input type="checkbox"/>

18. Storm Drainage: How is storm drainage managed?

<input checked="" type="checkbox"/>	storm sewers	<input type="checkbox"/>	swales
<input type="checkbox"/>	municipal drainage ditches	<input type="checkbox"/>	other (please specify) _____

19. Indicate the minimum and maximum density and height requirements if applicable: n/a

	Minimum	Maximum
Height		
Density		

20. Is this an application to implement an alteration to the boundary of an area of settlement or to implement a new area of settlement?	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
-------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------	----------------------------------------

*If yes, provide the current Official Plan policies, if any, dealing with the alteration or establishment of an area of settlement: *(please use a separate sheet)*

21. Does this application remove land from an area of employment?	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
--------------------------------------------------------------------------	-------------------------------	----------------------------------------

*If yes, provide the current Official Plan policies, if any, dealing with the removal of land from an area of employment: *(please use a separate sheet)*

22. Are the subject lands within an area where zoning with conditions applies?	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
---------------------------------------------------------------------------------------	-------------------------------	----------------------------------------

*If yes, provide an explanation of how the proposed amendment complies with the Official Plan policy relating to the zoning with conditions: *(please use a separate sheet)*

23. If known, has the subject land ever been the subject of:

An application for an amendment to the Official Plan under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
An application for an amendment to the Zoning By-law under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
A Minister's zoning order under the <i>Planning Act</i> ? *If yes, provide the following: Reg. No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
An application for approval of a Plan of Subdivision under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
An application for an application for Consent under the <i>Planning Act</i> ? *If yes, provide the following: File No. _____ Status _____	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>

24 Please indicate how the application is consistent with the Provincial Policy Statement (a copy of the Provincial Policy Statement is available at www.mah.gov.on.ca).

See Planning Justification Report.

25. Is the subject land within an area of land designated under any provincial plan or plans?	Yes* <input type="checkbox"/>	No <input checked="" type="checkbox"/>
*If yes, explain how the requested amendment conforms or does not conflict with the provincial plan or plans.		
26. Have any supporting studies, reports or documentation been submitted with this application?	Yes* <input checked="" type="checkbox"/>	No <input type="checkbox"/>
*If yes, please list the titles: Planning Justification Report		
27. Please provide a proposed strategy for consulting with the public with respect to the application		
As per the requirements of the Planning Act only?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Additional consultation beyond requirements of Planning Act?	Yes* <input checked="" type="checkbox"/>	No <input type="checkbox"/>
*If you plan to consult beyond the requirements of the Planning Act, please detail: To be determined with the Municipality if "Open House" is required.		
28. This application must be accompanied by a sketch showing the following information. Failure to supply this information will result in a delay in processing of the application. Please complete the checklist below to ensure you have included all the required information.		
<ul style="list-style-type: none"> <input type="checkbox"/> The boundaries and dimensions of the subject land. <input type="checkbox"/> The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings and structures from the front yard lot line, rear yard lot line and the side yard lot lines. <input type="checkbox"/> The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application (for example buildings, railways, roads, watercourses, drainage ditches, rivers or stream banks, wetlands, wooded areas, wells and septic tanks) <input type="checkbox"/> The current uses on land that is adjacent to the subject land. <input type="checkbox"/> The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right-of-way. <input type="checkbox"/> If access to the subject land will be by water only, the location of the parking and docking facilities to be used. <input type="checkbox"/> The location and nature of any easements affecting the subject land. 		

MUNICIPAL COSTS

Please be advised that the Municipality may incur expenses associated with obtaining outside legal/ engineering / planning review/ assistance from its consultants, relating to your application. Any expenses that the Municipality incurs in this regard will be forwarded to you, the owner, for payment.

I, JIM BANMAN, (the owner) acknowledge that I will pay all legal / engineering / planning expenses the Municipality incurs as outlined above.


Signature

DEC 18 2019
Date

STATUTORY DECLARATION

I, RICHARD DYKSTRA of the CITY OF LONDON
(Name) (Name of City, Town, Township, Municipality, etc.)

in the COUNTY OF MIDDLESEX.
(Name of County, Region or District)

SOLEMNLY DECLARE THAT

The information provided in this application is true.

AND I make this solemn Declaration conscientiously believing it to be true, and knowing that is of the same force and effect as if made under oath.

Declared before me at the City
 of London in the
County of middlesex
 this 18th day of December 20 19



A Commissioner of Oaths

Lynsey Nicole McMullan

Barrister & Solicitor, London, Ontario
 Commissioner of Oaths & Notary Public



Applicant or Authorized Agent*

*** Please complete the authorization for an agent to act on behalf of the owner of the subject land.**

Permission to Enter

The undersigned, being the registered owner(s) of the subject land, hereby authorize the Members of the Municipality of Strathroy-Caradoc Council and Municipality of Strathroy-Caradoc staff members, to enter upon the above noted property for the purpose of conducting a site inspection with respect to the attached application for Zoning By-law Amendment.



Signature of owner or person having authority to bind the owner

Dec. 18, 2019.
 Date

AGENT AUTHORIZATION

(Please complete the authorization for an agent to act on behalf of the owner of the subject land)

I, _____, being the owner of the property described in Section 1 of
(Name)

this application for zoning by-law amendment, hereby authorize _____
(Agent)

to act as my agent in matters related to this application for zoning by-law amendment.

Dated this _____ day of _____ 20 _____

Owner

APPENDIX I

FILE NO(S):
OWNER/APPLICANT:
CONTACT NAME & NO.:

NUMBER OF SIGNS:
TO BE POSTED NO LATER THAN:

PROCEDURAL REQUIREMENTS FOR THE POSTING OF NOTICE SIGNS FOR PLANNING APPLICATIONS

LEGISLATIVE REQUIREMENTS

Provincial regulations established under the Planning Act set out how an approval authority is to notify the public of a planning application e.g. a severance, rezoning, subdivision or minor variance. In the Municipality of Strathroy-Caradoc, these regulations are generally satisfied through direct mailing to surrounding property owners and the posting of a sign on the subject property.

RESPONSIBILITIES OF THE APPLICANT/AGENT

The required notice signs will be prepared by municipal staff and made available at the Strathroy-Caradoc Building/Planning service counter. Once the public meeting date(s) has/have been set for the application(s) and signs prepared, the applicant/agent will be contacted by municipal staff. The applicant will also be informed of the date by which the sign(s) must be erected in order to comply with the Planning Act regulations. **It will then be the responsibility of the applicant to:**

- Obtain and erect the required sign(s) by the date and in the manner prescribed.
- Ensure that all signs are properly maintained from the prescribed date until the day after the last public meeting date indicated on the sign.
- Remove the sign(s) no later than 7 calendar days after the date of the last public meeting indicated on the sign.

If the sign(s) is/are not posted as set out in the regulations, any decision made by Committee or Council on this application could be declared null and void should it be challenged because of lack of proper notice. **Should it be determined that the sign(s) was/were not posted properly, the Committee or Council will defer the application and additional fees will be required to cover the costs of issuing an additional notice for any new hearing/meeting date(s).**

LOCATION OF SIGNS

The notice sign(s) shall be placed in accordance with the following:

- A minimum of one sign shall be placed on each property which is the subject of the application.
- A minimum of one sign shall be located at or near the centre of each property line with frontage on a public road, or where the main driveway meets each public road.
- Each sign shall be placed parallel to the public road upon which it fronts.
- Each sign shall be clearly visible and legible from the travelled portion of the public road upon which it fronts.
- Where posting on the property is impractical, the sign(s) shall be placed at a nearby location approved by the Municipality.

Please contact the Building/Planning Department if you have any questions or need additional or replacement signs.

I, the undersigned do hereby agree to my responsibilities as outlined in this document.


Signature of Applicant/Agent

Dec - 18, 2019
Date

Approved By (Municipal Staff only)

Date

Appendix B

Provincial Policy Statement – Policies

Part V: Policies

1.0 Building Strong Healthy Communities

Ontario is a vast province with urban, rural, and northern communities with diversity in population, economic activities, pace of growth, service levels and physical and natural conditions. Ontario's long-term prosperity, environmental health and social well-being depend on wisely managing change and promoting efficient land use and development patterns. Efficient land use and development patterns support sustainability by promoting strong, liveable, healthy and resilient communities, protecting the environment and public health and safety, and facilitating economic growth.

Accordingly:

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of *settlement areas* in those areas which are adjacent or close to *settlement areas*;
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by identifying, preventing and removing land use barriers which restrict their full participation in society;
- g) ensuring that necessary *infrastructure*, electricity generation facilities and transmission and distribution systems, and *public service facilities* are or will be available to meet current and projected needs; and
- h) promoting development and land use patterns that conserve biodiversity and consider the impacts of a changing climate.

- 1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 20 years. However, where an alternate time period has been established for specific areas of the Province as a result of a provincial planning exercise or a *provincial plan*, that time frame may be used for municipalities within the area.

Within *settlement areas*, sufficient land shall be made available through *intensification* and *redevelopment* and, if necessary, *designated growth areas*.

Nothing in policy 1.1.2 limits the planning for *infrastructure* and *public service facilities* beyond a 20-year time horizon.

1.1.3 Settlement Areas

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

The vitality of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

- 1.1.3.1 *Settlement areas* shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

- 1.1.3.2 Land use patterns within *settlement areas* shall be based on:

- a) densities and a mix of land uses which:
 - 1. efficiently use land and resources;
 - 2. are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;
 - 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;
 - 4. support *active transportation*;
 - 5. are *transit-supportive*, where transit is planned, exists or may be developed; and
 - 6. are *freight-supportive*; and
- b) a range of uses and opportunities for *intensification* and *redevelopment* in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.

- 1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for *intensification* and *redevelopment* where this can be accommodated taking into account existing building stock or areas, including *brownfield sites*, and the availability of suitable existing or planned *infrastructure* and *public service facilities* required to accommodate projected needs.

Intensification and *redevelopment* shall be directed in accordance with the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

- 1.1.3.4 Appropriate development standards should be promoted which facilitate *intensification*, *redevelopment* and compact form, while avoiding or mitigating risks to public health and safety.
- 1.1.3.5 Planning authorities shall establish and implement minimum targets for *intensification* and *redevelopment* within built-up areas, based on local conditions. However, where provincial targets are established through *provincial plans*, the provincial target shall represent the minimum target for affected areas.
- 1.1.3.6 New development taking place in *designated growth areas* should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, *infrastructure* and *public service facilities*.
- 1.1.3.7 Planning authorities shall establish and implement phasing policies to ensure:
- a) that specified targets for *intensification* and *redevelopment* are achieved prior to, or concurrent with, new development within *designated growth areas*; and
 - b) the orderly progression of development within *designated growth areas* and the timely provision of the *infrastructure* and *public service facilities* required to meet current and projected needs.
- 1.1.3.8 A planning authority may identify a *settlement area* or allow the expansion of a *settlement area* boundary only at the time of a *comprehensive review* and only where it has been demonstrated that:
- a) sufficient opportunities for growth are not available through *intensification*, *redevelopment* and *designated growth areas* to accommodate the projected needs over the identified planning horizon;
 - b) the *infrastructure* and *public service facilities* which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;

- c) in *prime agricultural areas*:
 - 1. the lands do not comprise *specialty crop areas*;
 - 2. alternative locations have been evaluated, and
 - i. there are no reasonable alternatives which avoid *prime agricultural areas*; and
 - ii. there are no reasonable alternatives on lower priority agricultural lands in *prime agricultural areas*;
- d) the new or expanding *settlement area* is in compliance with the *minimum distance separation formulae*; and
- e) impacts from new or expanding *settlement areas* on agricultural operations which are adjacent or close to the *settlement area* are mitigated to the extent feasible.

In determining the most appropriate direction for expansions to the boundaries of *settlement areas* or the identification of a *settlement area* by a planning authority, a planning authority shall apply the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

1.1.4 Rural Areas in Municipalities

Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. Rural areas and urban areas are interdependent in terms of markets, resources and amenities. It is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy.

Ontario's rural areas have diverse population levels, natural resources, geographies and physical characteristics, and economies. Across rural Ontario, local circumstances vary by region. For example, northern Ontario's natural environment and vast geography offer different opportunities than the predominately agricultural areas of southern regions of the Province.

1.1.4.1 Healthy, integrated and viable *rural areas* should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;
- b) promoting regeneration, including the redevelopment of *brownfield sites*;
- c) accommodating an appropriate range and mix of housing in rural *settlement areas*;
- d) encouraging the conservation and *redevelopment* of existing rural housing stock on *rural lands*;
- e) using rural *infrastructure* and *public service facilities* efficiently;
- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;

1.4 Housing

1.4.1 To provide for an appropriate range and mix of housing types and densities required to meet projected requirements of current and future residents of the *regional market area*, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 10 years through *residential intensification* and *redevelopment* and, if necessary, lands which are *designated and available* for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.

1.4.2 Where planning is conducted by an upper-tier municipality:

- a) the land and unit supply maintained by the lower-tier municipality identified in policy 1.4.1 shall be based on and reflect the allocation of population and units by the upper-tier municipality; and
- b) the allocation of population and units by the upper-tier municipality shall be based on and reflect *provincial plans* where these exist.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the *regional market area* by:

- a) establishing and implementing minimum targets for the provision of housing which is *affordable to low and moderate income households*. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;
- b) permitting and facilitating:
 - 1. all forms of housing required to meet the social, health and well-being requirements of current and future residents, including *special needs* requirements; and
 - 2. all forms of *residential intensification*, including second units, and *redevelopment* in accordance with policy 1.1.3.3;
- c) directing the development of new housing towards locations where appropriate levels of *infrastructure* and *public service facilities* are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use

- of *active transportation* and transit in areas where it exists or is to be developed; and
- e) establishing development standards for *residential intensification, redevelopment* and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

1.5 Public Spaces, Recreation, Parks, Trails and Open Space

1.5.1 Healthy, active communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate *active transportation* and community connectivity;
- b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for *recreation*, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
- c) providing opportunities for public access to shorelines; and
- d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

1.6 Infrastructure and Public Service Facilities

1.6.1 *Infrastructure*, electricity generation facilities and transmission and distribution systems, and *public service facilities* shall be provided in a coordinated, efficient and cost-effective manner that considers impacts from climate change while accommodating projected needs.

Planning for *infrastructure*, electricity generation facilities and transmission and distribution systems, and *public service facilities* shall be coordinated and integrated with land use planning so that they are:

- a) financially viable over their life cycle, which may be demonstrated through asset management planning; and
- b) available to meet current and projected needs.

1.6.2 Planning authorities should promote *green infrastructure* to complement *infrastructure*.

Appendix C

County of Middlesex Official Plan Policies

2.2.4.5 Hazard Policies

Development on, abutting or adjacent to lands affected by former mineral resource operations will be permitted only if rehabilitation measures to address and mitigate known hazards are underway or have been completed.

Contaminated sites discovered during the planning or implementing of a development proposal will be restored as necessary prior to any activity associated with a development proposal continuing.

2.2.5 Cultural Heritage & Archaeology

This Plan supports the conservation of the County's archaeological cultural and built heritage resources. Development and site alteration on or adjacent to lands containing archaeological resources and/or significant built heritage resources shall maintain the heritage integrity of the site.

2.3 GROWTH MANAGEMENT**2.3.1 Introduction**

Growth Management is the second theme area of the Official Plan Policy Framework. It recognizes that the County will experience population and employment growth and redistribution over the planning period. This growth is important to the residents and to the future of the County and its constituent municipalities. Growth must be managed to minimize adverse impacts on the Natural System and agriculture and be phased to coincide with the availability of appropriate types and levels of services.

The Growth Management policy framework recognizes the need to provide for some growth in each local municipality. However, Settlement Areas have been established in keeping with the Resource Management and Physical Services and Utilities policies established in Sections 2.2 and 2.4. These priorities are essential for the long-term protection of the Natural System and agricultural land and the logical provision of services.

The Growth Management Hierarchy outlined in Section 2.3.2 is designed to provide opportunities for environmentally responsible growth which avoids conflicts with natural heritage features and hazards and the agricultural community. The Hierarchy also attempts to provide a degree of lifestyle choice to the residents of Middlesex County. Consequently, different levels of growth are anticipated in different areas of the County.

Urban development is the focus for future population growth. The County shall direct the majority of growth to designated settlement areas, in accordance with the Growth Management Hierarchy. In agricultural areas, development by consent will be limited and shall only take place in accordance with the consent policies set out in Section 4.5.3.

In order to provide guidance in the implementation of the Growth Management policy framework, the following Growth Management Hierarchy has been established. The hierarchy builds on the framework of existing towns, villages, and hamlet communities. It is intended to promote healthy, diverse communities where County residents can live, work and enjoy recreational opportunities. In addition, the Hierarchy recognizes that growth will require investment in infrastructure. Every attempt should be made to make efficient use of existing infrastructure while creating and/or protecting opportunities for future infrastructure needs, as established in the Comprehensive Water Servicing Study prepared by Dillon Consultants, 1996, and Settlement Capability Reports completed in support of establishing the extent of Settlement Areas in local Official Plans. Whenever possible future development should proceed based on the provision of full municipal services. In all cases the amount, location and timing of development shall be dictated by the nature and availability of services necessary to support that development.

2.3.2 Growth Management Hierarchy

The Growth Management Hierarchy shall consist of the following types of Settlement Areas:

- Urban Areas
- Community Areas
- Hamlets in Agricultural Areas

Establishment of a Settlement Area shall be in accordance with the following criteria:

- a) **Urban Areas** shall demonstrate the potential to accommodate future growth through population projections and must either have full municipal services or demonstrate the potential to provide full municipal services, through a master servicing component of settlement capability report and/or completion of an Environmental Assessment (EA), pursuant to the Environmental Assessment Act.
- b) **Community Areas** shall demonstrate the potential to accommodate future growth through population projections, must currently serve a community function and must demonstrate the potential to provide a level of service necessary to support future growth through a master servicing component of a Settlement Capability Report and/or completion of an Environmental Assessment (EA) pursuant to the Environmental Assessment Act.
- c) **Hamlets in Agricultural Areas**, in the context of the Growth Management Hierarchy shall include existing locally designated hamlets not identified as Urban Areas or Community Areas. It is assumed that municipal services will not be provided in these areas and therefore future growth shall be commensurate with that level of service.

It is the goal of this Plan that future development within settlement areas proceed on the basis of full municipal services. Other methods of servicing (partial services) may be permitted on an interim basis where proper justification is provided.

Advancement within the Growth Management Hierarchy of this Plan, in keeping with the criteria established above, shall not require an amendment to this Plan unless such advancement is deemed to alter the County Growth Management Strategy.

2.3.3 Forecasting Growth

In order to establish a basis for designating sufficient land area for future growth, determining housing needs, determining future transportation requirements, and establishing priorities for municipal infrastructure in the County, population projections have been prepared for the planning period. These projections are intended to be used by the County and local municipalities as a guideline for managing growth and will be monitored throughout the planning period. It is not the intention of this plan that the population projections presented in Appendix B be incorporated into local Official Plans; however, when local Official Plans are updated or when applications which propose significant additional growth are considered, the projections presented in Appendix B should be used as a guideline for future growth and development.

The population projection, shown in 5 year increments, for the County is 71,502 (2006), 75,399 (2011), 78,558 (2016), 81,791 (2021) and 88,896 (2026). Detailed projections for the County and for each local municipality are included in Appendix B.

Changes to the population projections will not require an amendment to the Plan.

Given that the projections are influenced by many factors external to the County, prudence should be exercised when assessing specific development proposals in the context of these projections.

It is the intention of this Plan to ensure that adequate lands be available to accommodate the projected growth but that over commitments that would waste land and resources be avoided. Effective phasing of growth will be required to make the best use of existing infrastructure as well as ensure the logical extension of services in the future.

In 2005, it was determined that sufficient vacant land for residential and commercial development was designated in local official plans to accommodate the anticipated growth in the County over the planning period. Further, based on anticipated growth patterns, the existing designated land was located in the appropriate Settlement Areas. However, unanticipated circumstances may result in alterations to the expected growth patterns during the planning period thus requiring the designation of additional land for development. It is the intention of this Plan to use the population projections presented in Appendix B as a guide to the County's future growth and development. If over the planning period, a local municipality can not absorb the population projections outlined, nothing in this Plan shall restrict other municipalities from accommodating that growth, provided the appropriate services can be provided.

2.3.4 Economic Development

Economic development is an important component of the County's Growth Management policy framework. Many long-term goals and objectives depend on economic activity and the opportunity for residents to live and work in the County.

Agriculture has been an economic mainstay in the County for many years and will continue to evolve as changes to the agricultural industry take place. In this time of change it is important that the County develop diversity in its economic base. The policies of this Plan are intended to protect the agriculture community while fostering new economic development opportunities. Through the policies of this plan the County will;

- a) monitor the supply of employment land to ensure that a sufficient supply is available throughout the County and particularly in those municipalities with access to provincial highways and major arterial roads;
- b) cooperate with local municipalities, the business community and other agencies to ensure that employment centres are served by modern infrastructure systems including road, rail, and telecommunications networks;
- c) encourage local municipalities to provide a balanced mix of housing to ensure a sufficient labour force and reduce the need for commuting;
- d) encourage local municipalities to promote a high standard of urban design to create healthy communities which attract investment;
- e) support local municipalities to promote economic development opportunities adjacent to Provincial 400 series highways where justified through an amendment to the local official plan; and,
- f) support the retention of educational, health, cultural and religious facilities to ensure that the County's communities are provided with those opportunities that facilitate growth and well-being. Such facilities provide a vital role in small communities and add economic vitality and a sense of place where quality of life is considered a major attraction for growth and development.

2.3.5 General Policies

The policies of this Plan are intended to promote communities that are diverse and have a sense of place. Lifestyle choice, economic vitality and protection of the natural environment are important components of the Growth Management policies.

Lands which are currently designated for development in local official plans are anticipated to be adequate to meet the growth projections for the planning period. New lot creation in Agricultural Areas will only be permitted in accordance with Section 4.5.3.

The policies are structured to ensure that the local municipalities have adequate opportunity to plan for growth while recognizing the need to: protect agricultural land and natural resources; prevent land use conflicts; and provide services commensurate with the level of growth anticipated.

Growth shall be directed to the Settlement Areas conceptually identified on Schedule A.

Local municipalities shall define the limits of Settlement Areas in their official plans. Where a Settlement Area is not an incorporated municipality the limit of the Settlement Area shall be the urban development boundary established in the local Plan.

Local municipalities shall develop Growth Management Strategies and Settlement Capability Studies as parts of their official plans to rationalize the type, amount, location and timing of growth and development and to establish the basis for the provision of the services and the necessary infrastructure.

Prior to the expansion of the limits of an existing Settlement Area, the local municipality shall prepare a Comprehensive Review including, the appropriate background information necessary to justify the expansion. The background information should address:

- (a) population and employment projections;
- (b) the need for expansion relative to land availability in other areas of the municipality;
- (c) intensification and redevelopment capabilities;
- (d) impact on the Natural System, aggregate, mineral and petroleum resources, and agriculture;
- (e) availability of servicing;
- (f) whether the lands are specialty crop areas; and
- (g) alternative locations that avoid prime agricultural lands and alternative locations on lower priority agricultural lands in prime agricultural areas.

Local municipalities, through their official plans or secondary plans, shall prepare detailed policies to guide redevelopment of areas in transition or land that is under utilized.

2.3.6 Settlement Capability Study

A Settlement Capability Study shall be prepared as part of a Comprehensive Review in support of the expansion of existing Settlement Areas. Expansion is deemed to be development beyond the Settlement Area boundary, established in the local official plan, as of the date of passing of this Plan. The Settlement Capability Study shall be completed to the satisfaction of the County in consultation with the Province and shall include the following:

- a) an analysis of the hydrology and hydrogeology of the area to determine the capability of surface and groundwater resources to provide sufficient quantity and quality of water supply on a sustainable basis;
- b) an assessment of the impact of future development on existing groundwater quantity and quality and on existing sources of drinking water, including municipal, communal and private wells;
- c) an assessment of the long-term sustainability of the soil, hydrologic and hydrogeologic conditions to accept sewage effluent;
- d) an identification of any existing restrictions to future development;
- e) an assessment of surface drainage;
- f) an assessment of the impact of new growth on the Natural System;
- g) an assessment of traffic and transportation services and needs; and
- h) an assessment of the existing servicing systems and their condition.

2.3.7 Housing Policies

It is the policy of the County to encourage a wide variety of housing by type, size and tenure to meet projected demographic and market requirements of current and future residents of the County. These policies may be elaborated upon within local municipal official plans.

The County supports:

- a) intensification and redevelopment, primarily within Settlement Areas, and in other areas where an appropriate level of physical services is or will be available in the immediately foreseeable future and subject to the policies of Section 2.3.6. In this regard, the County will require that 15 percent of all development occur by way of intensification and redevelopment;
- b) the provision of alternative forms of housing for special needs groups, where possible;

- c) the maintenance and improvement of the existing housing stock. This shall be encouraged through local maintenance and occupancy standards by-laws;
- d) the utilization of available programs and/or funding, if any, from applicable levels of government for assisted housing for households, including those with special needs, as well as programs to rehabilitate older residential areas; and
- e) housing accessible to lower and moderate income households. In this regard the County will require that 20 percent of all housing be affordable. In the case of ownership housing the least expensive is considered to be housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area. This 'benchmark' purchase price figure for 2005 is \$195,845 in the Middlesex regional market area. This 'benchmark' figure will change over time as a result of fluctuating mortgage costs, utility rates, and the vagaries of the housing market over which the County has no control. The County will; however, monitor the 'benchmark' on an annual basis.

In addition, the following policies shall apply:

- Councils of the local municipalities are encouraged to keep a housing inventory outlining the mix of housing by both type and tenure to reinforce the County housing policies.
- In the preparation of local official plans, Councils of local municipalities shall include policies and designations to implement the policies of this Plan, and the following:
 - i) appropriate criteria for intensification and redevelopment including site plan provisions, locational and land use compatibility criteria;
 - ii) policies to permit the conversion of larger single detached dwellings into multiple units;
 - iii) policies to preserve, improve, rehabilitate or redevelop older residential areas; and
 - iv) policies which permit, subject to appropriate criteria and conditions, apartments in houses.

2.3.7.1 Adequate Supply of Land and Lots

It is the goal of the County that at least a 3 year supply of draft approved and registered plans of subdivision lots be maintained, based on the consumption rates of the local municipalities. The County shall, in conjunction with the review of the County Official Plan, review the supply of vacant lots identified for residential development in draft approved and registered plans of subdivision and infill lots.

Every local municipality shall provide to the County, at least every five years, a summary of the supply of vacant land designated for future residential development to allow the County to ensure that at least a ten year supply of land designated for future residential development is maintained, based on the most recent population projections.

The County will, in co-operation with the local municipalities, monitor the consumption rates of residential lands and residential growth.

2.3.7.2 *Number, Range and Mix of Housing Units*

Based on an overall permanent population increase of 17,394 people to the year 2026 and a projected average of 2.65 persons per unit, a total of approximately 6,560 additional residential units will be required throughout the County to house the increased population.

The mix of unit types and tenure shall be established by the local municipalities through their official plans. In the interim the following policies shall guide County Council and local Councils.

Local municipalities shall include policies in local official plans that will encourage a range of housing types, housing densities and housing options to meet the needs of their share of current and future County residents.

County Council encourages innovative housing and subdivision design and servicing standards as a means of reducing housing costs.

The County will permit prefabricated or portable manufactured housing units which meet the Ontario Building Code and/or Canadian Standards Association (CSA) Standards subject to policies of this Plan and the local official plan.

Local municipalities are encouraged to develop affordable housing targets that are generally consistent with the County's target which provides the opportunity for housing accessible to lower and moderate income households.

2.3.7.3 *Intensification and Redevelopment*

The County and local municipalities shall support opportunities to increase the supply of housing through intensification and redevelopment in appropriate locations, taking into account municipal services, transportation and environmental considerations. Housing intensification and redevelopment shall include, but not be limited to:

- a) the conversion of single detached dwellings, in appropriate locations, into multiple residential units;
- b) the creation of new residential units on vacant or underdeveloped lands through infilling in Settlement Areas;
- c) the creation of residential units above compatible commercial uses;

- d) accessory apartments; and
- e) boarding and lodging houses.

County Council shall encourage residential intensification and redevelopment in areas designated for residential use which comply with the following criteria:

- the physical potential of the existing building stock or sites can accommodate the identified forms of residential intensification;
- the existing or planned physical services can support new households in the area; and
- physical compatibility with the existing built form;

Local official plans shall consider site specific characteristics for neighbourhood compatibility in order to address matters related to the physical character of redevelopment projects. Such matters as building height, lot coverage and parking, should be addressed in local official plans to guide the approval of zoning, site plans, and/or minor variances which occur as a result of intensification and redevelopment projects.

2.3.7.4 Implementation

The County shall, within its legislative authority:

- support increased residential densities, adequate land supply and residential intensification and redevelopment; and
- support new and innovative planning and servicing standards.

2.3.8 Settlement Areas

The local municipality shall have the primary responsibility for detailed planning policy within the Settlement Areas, and those locally designated hamlets which form part of the Agricultural Area, as shown on Schedule A.

Urban Areas and Community Areas shall be the focus for future growth including residential, commercial and industrial development. These areas are characterized by a range of land uses and have full services or where warranted, partial services, as described in Section 2.3.2. Designated Hamlets in Agricultural Areas may accommodate a limited amount of the anticipated County growth and development.

2.3.8.1 Urban Areas

Urban Areas either 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.

Proposals to expand the boundary of an Urban Area as included in the local Official Plan shall require a comprehensive review and may require an amendment to the County Plan if such expansion is deemed to alter the County's Growth Management Strategy.

2.3.8.2 Community Areas

Community Areas are intended to serve the surrounding Agricultural Areas as well as provide an alternative to city or Urban Area living. Community Areas serve a community function but provide a more limited range of land uses and activities than in Urban Areas. The concentration and intensity of development is intended to be lower than in Urban Areas.

While Community Areas are intended to accommodate a portion of the County's future growth, certain Community Areas may experience more or less growth because of servicing, environmental and/or economic circumstances.

New development in Community Areas is intended to take place on municipal or communal services; however, in areas where new development is proposed and municipal or communal services are not currently available or will not be available in the immediate future, development may proceed on other than full municipal services, on an interim basis, where provided for in a master servicing strategy component of a Settlement Capability Study or Environmental Assessment pursuant to the Environmental Assessment Act. Such development should not preclude the efficient use of land should full services become available in the future and all servicing studies shall consider all servicing options.

In considering development applications in Community Areas, the local municipality shall ensure that the character of the Community Area and cultural heritage resources of the area is protected.

3.0 DETAILED LAND USE POLICIES

3.1 INTRODUCTION

The detailed policies of this Plan apply to the lands designated on Schedule A. These policies shall be read and interpreted in conjunction with the Policy Framework established in Section 2, the policies of Sections 4 and 5 and Schedules A and C.

The detailed land use policies provide specific direction for growth and development within the County. Additional policy direction is provided through the local official plans.

The specific land use designations established through the policies of this Section include:

- Settlement Areas;
- Agricultural Areas; and
- Natural Environment Areas.

Any development on lands identified on Schedule A of this Plan must conform to the policies associated with the particular land use designation.

3.2 SETTLEMENT AREAS

3.2.1 Introduction

The Growth Management policies of this Plan, presented in Section 2.3, direct a significant portion of the County's future growth to Settlement Areas in order to:

- protect Agricultural Areas;
- protect the Natural System; and
- promote efficient use of water and sewage services.

The Settlement Area designation is comprised of two policy sections: Urban Areas, Community Areas. The criteria for establishment of Urban and Community Areas and the policy framework for these Areas are set out in Section 2.3. Detailed land use Policies related to Hamlets can be found in Section 3.3, Agricultural Areas.

3.2.2 Development Policies

New development in Settlement Areas is encouraged to proceed by Plan of Subdivision. Development by consent will be considered only in accordance with Section 4.5.3.

A Settlement Capability Study, as outlined in Section 2.3.6, shall be prepared in support of any new development in a Settlement Area which does not provide full municipal water and sanitary sewer systems.

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.

A Settlement Capability Study, as outlined in Section 2.3.6, is not required for these infilling, rounding-out or minor extensions.

Settlement Areas shall develop in a manner that is phased, compact and does not result in a strip pattern of development.

Every effort shall be made to preserve the historic character of Settlement Areas by requiring new development to complement the positive elements of the existing built-form.

Development shall minimize negative affects on the Natural System or sites of historical, geological or archaeological significance.

3.2.3 Local Official Plans

To achieve some consistency of approach, the County encourages local municipalities to include general development policies in their local official plan dealing with the following issues:

- a) the Settlement Area share of the total future overall County growth projection;
- b) residential, including low, medium and high density residential uses, affordable housing, special needs housing, infilling and intensification;
- c) current land supply;
- d) commercial, including downtown commercial, highway commercial, shopping centre commercial (where appropriate), neighbourhood commercial and other commercial uses, as necessary;
- e) industrial, including a broad range of industrial uses;
- f) institutional, including health, cultural and educational facilities, public recreation facilities, government offices, public utilities and related uses and activities;
- g) the natural and built environment;
- h) community improvement;

- i) municipal services;
- j) transportation;
- k) economic development; and
- l) other issues unique to the Settlement Area.

Local official plans shall contain, as a minimum, implementation policies dealing with the following issues:

- Amendments to the local Official Plan;
- Comprehensive Zoning By-laws and amendments;
- Minor variances;
- Non-conforming and non-complying uses;
- Plans of Subdivision;
- Site Plan Control;
- Consents;
- Property maintenance and occupancy standards;
- Public consultation;
- Servicing and phasing;
- Relationship to the County Official Plan; and
- Other by-laws pursuant to the Planning Act.

Secondary plans may be prepared as part of the local official plan to provide greater detail regarding land uses and specific development policies unique to each Settlement Area.

3.2.4 Urban Areas

3.2.4.1 *Permitted Uses*

The local official plans shall provide detailed land use policies for the uses permitted in Urban Areas. These uses shall include:

- a) A variety of housing types;
- b) Commercial uses;
- c) Industrial uses;
- d) Community Facilities;

Appendix D

Municipality of Strathroy-Caradoc – Official Plan Policies

2.0 GENERAL PLANNING DIRECTIONS

2.1 INDUSTRY

2.1.1 GOALS AND OBJECTIVES

- a) To support and facilitate the expansion of existing industry and to attract new industry;
- b) To focus efforts on attracting new industry which have, or potentially have, the least adverse impact on the environment and on the ability of the Municipality to provide the necessary services;
- c) To recognize the requirements of industry with respect to land, accessibility and services and protection from sensitive uses;
- d) To concentrate industrial development in those areas which are best able to meet the needs of industry.

2.1.2 STRATEGY

The Municipality shall focus its economic development efforts on the retention and expansion of its existing industries and on the attraction of new industries with which it enjoys a comparative advantage.

2.1.3 INDUSTRIAL LAND INVENTORY

An adequate supply of suitably located, serviced and zoned land shall be available at all times for the purposes of accommodating new industries and the expansion of existing industries.

2.1.4 INDUSTRIAL LAND BANK

The Municipality may acquire, service, zone and otherwise prepare lands for the purposes of facilitating industrial development.

2.1.5 ENCROACHMENT OF SENSITIVE LAND USES

The Municipality shall protect industrial areas and industries from the unwarranted

encroachment of land uses which have the potential to create land use incompatibilities and conflicts.

2.1.6 INFRASTRUCTURE

The Municipality shall improve and maintain, to the extent its resources and priorities permit, the infrastructure necessary to meet the needs of industry located in the Municipality. The Municipality supports the servicing hierarchy that is consistent with the policies of the Provincial Policy Statement.

2.2 AGRICULTURE

2.2.1 GOALS AND OBJECTIVES

- a) To preserve and protect the Municipality's rich agricultural heritage and prime agricultural land;
- b) To maintain and promote agriculture as a major component of the local economy;
- c) To protect agricultural operations from the unwarranted intrusion of non-agricultural activities which potentially limit or conflict with these operations.

2.2.2 ECONOMIC IMPACT

The Municipality recognizes the importance of agriculture in the Municipality to the local economy in terms of employment, the establishment of agriculturally-related business and in supporting local businesses.

2.2.3 PROTECTION OF AGRICULTURAL LAND

The Municipality shall protect prime agricultural areas for agricultural purposes except as may be otherwise permitted by this Plan.

2.2.4 PROTECTION OF AGRICULTURAL AREAS AND OPERATIONS

The Municipality shall ensure prime agricultural areas and normal farm practices are protected from the intrusion of non-agricultural uses and activities.

2.3 COMMERCE

2.3.1 GOALS AND OBJECTIVES

- a) To improve the range, quality, price and accessibility of goods and services available within the Municipality to meet the needs of the community;
- b) To strengthen the economic viability of existing commercial areas, particularly the historic downtown cores and 'main streets' of settlements and hamlets;
- c) To accommodate new trends and formats in retailing;
- d) To increase the assessment base by attracting new commercial development and facilitating the expansion of existing commercial development.

2.3.2 COMMERCIAL DEVELOPMENT

The Municipality shall actively support and facilitate the establishment of new and expanded commercial development within its boundaries to meet the needs of the community and without adversely affecting the viability of existing commercial areas.

2.3.3 EXISTING COMMERCIAL AREAS

To the extent its priorities and resources permit, the Municipality shall undertake and support measures to regenerate, enhance and strengthen existing commercial areas.

2.4 HOUSING

2.4.1 GOALS AND OBJECTIVES

- a) To encourage the provision of a wide variety of housing types to meet community needs;
- b) To achieve a greater density of residential development in designated settlements;
- c) To encourage residential intensification and redevelopment where compatible with existing development and infrastructure is appropriate;
- d) To improve substandard housing conditions.

2.4.2 HOUSING STOCK

A wide variety of housing types and tenure shall be encouraged to meet the needs, affordability and preferences of existing and future residents. To monitor the housing supply, the Municipality shall maintain an inventory of building lots as well as potential dwelling units and vacancy rates. Housing targets may be established.

2.4.3 RESIDENTIAL LAND INVENTORY

A minimum 10 year supply of undeveloped and underutilized lands designated and zoned for residential purposes shall be maintained at all times to accommodate anticipated housing needs through residential intensification, redevelopment and development. A minimum 3 year supply of undeveloped or underutilized land with servicing capacity shall be maintained at all times for residential purposes to facilitate intensification, redevelopment and new development.

2.4.4 HOUSING FOR SPECIAL NEEDS

Within the limits of its financial resources and statutory authority, the Municipality shall use its best efforts and may partner with senior levels of government to ensure that an adequate supply of housing is available for those in social and economic need including low and fixed incomes, senior citizens, and the mentally and physically challenged.

2.4.5 MINIMUM DENSITY

To reduce the cost of municipal infrastructure, to increase land utilization and to minimize the need for the urbanization of agricultural land, a minimum density of dwelling units may be established for undeveloped or underutilized land designated for residential purposes.

2.4.6 INTENSIFICATION

Residential intensification shall be encouraged in settlement areas where it is complementary and compatible with the nature, scale, design and general character of neighbouring development, and where municipal services and facilities are capable of accommodating the development. Where residential intensification is proposed, it shall serve to be in keeping with the character with the area and not adversely affect neighbourhood stability. The Municipality shall have regard to intensification targets

established in the County of Middlesex Official Plan.

2.4.7 SUBSTANDARD HOUSING

The Municipality shall use its legislative authority to adopt and enforce minimum standards for occupancy and may participate in programs designed to eradicate substandard housing conditions.

2.4.8 HOUSING STRATEGY

The Municipality shall review and up-date the municipal housing statements of the former Town of Strathroy and the Township of Caradoc and prepare a housing strategy to address the requirements of the Provincial Policy Statement and the County of Middlesex Official Plan regarding housing including, but not necessarily limited to, the following:

- a) facilitation of all forms of housing required to meet the social, health and well-being of current and future residents including those with special housing needs;
- b) meeting the targets established by the County with respect to affordability, intensification and redevelopment;
- c) establishment of development standards for intensification, redevelopment and new development in settlement areas which minimize the cost of housing and facilitate compact form while maintaining appropriate levels of public health and safety;
- d) promoting densities which efficiently use land, resources, infrastructure and public service facilities;
- e) rehabilitation, maintenance and improvement of the existing housing stock.

2.5 PARKS AND RECREATION

2.5.1 GOALS AND OBJECTIVES

- a) To provide a variety of recreational facilities to meet the diverse and changing needs of the community;
- b) To maintain public parks and recreation facilities to a safe and high standard;

- c) To increase opportunities for physical fitness;
- d) To achieve long term sustainability and active community participation in the provision and maintenance of public parks and recreation facilities.

2.5.2 PROVISION OF RECREATION SERVICES

To the extent its resources and priorities permit, the Municipality shall implement the recommendations of the new Parks and Recreation Master Plan which is currently being prepared for the Municipality.

2.5.3 IMPROVING PHYSICAL FITNESS

The provision of walking trails, bicycle paths, jogging trails and similar facilities to increase opportunities for physical fitness in the Municipality shall be encouraged.

2.5.4 ROLE OF THE PUBLIC AND PRIVATE SECTOR

The Municipality supports the efforts of the public, community organizations and clubs, the conservation authorities and the private sector in the provision and maintenance of recreation facilities for the residents of the Municipality.

2.6 URBAN AND RURAL CHARACTER

2.6.1 GOALS AND OBJECTIVES

- a) To maintain and strengthen the distinct identity and character of settlement areas;
- b) To maintain clear and distinguishable boundaries around settlement areas;
- c) To maintain and strengthen the distinct identity and character of the rural area;
- d) To encourage well planned, compact development and the full utilization of urban lands;
- e) To discourage the random urbanization of the rural area and the intrusion of urban elements.

2.6.2 DISTINCT FEATURES AND ELEMENTS

The Municipality may identify those features and elements which contribute to the distinct identity and character of the Municipality and the means available to protect and enhance these features and elements including but not limited to heritage resources, streetscapes, natural features and cultural landscapes.

2.6.3 URBAN DESIGN PRINCIPLES

The following principles shall be applied to strengthen and maintain the role, character and function of settlements:

- a) urban development shall occur, wherever possible, in a contiguous fashion maintaining at all times a clear and distinct edge as opposed to taking place in an ad hoc, incremental fashion characterized by intervening un-developed lands;
- b) a high standard of design, quality and maintenance shall be encouraged along corridors/gateways leading into settlements and into downtown;
- c) commercial streetscapes shall be enhanced to improve their identity, function, appearance, accessibility, parking and amenities;
- d) the health, safety and quiet enjoyment of residential neighbourhoods shall be respected;
- e) adequate outdoor amenity areas for multi-unit residential developments shall be provided;
- f) adequate buffering shall be provided between potentially conflicting uses;
- g) off-street parking areas shall be properly surfaced, graded, accessed and landscaped.

2.6.4 RURAL DESIGN PRINCIPLES

The following principles shall be applied to strengthen and maintain the distinct identity and character of the rural area:

- a) the agricultural character shall be maintained through the protection of prime

agricultural areas and the promotion of farming;

- b) natural features and areas shall be protected and enhanced wherever possible;
- c) urban intrusions into the rural area shall be strongly discouraged;
- d) cultural heritage features shall be preserved and protected;
- e) scenic vistas and roads shall be preserved wherever feasible and possible.

2.6.5 DESIGN GUIDELINES

Guidelines may be prepared and adopted by the Municipality to assist property owners and developers in applying the principles of good urban and rural design in the Municipality.

2.6.6 IMPLEMENTATION

Adherence to the design principles may be exercised by the Municipality through its statutory powers under the Planning Act, other legislation, promotion, negotiation and education.

2.7 THE NATURAL ENVIRONMENT

2.7.1 GOALS AND OBJECTIVES

- a) To respect, protect, restore and where necessary, improve the quality of natural heritage features and areas;
- b) To prevent development and site alteration from occurring in wetlands and in significant habitats of threatened or endangered species;
- c) To ensure that new development, site alteration, the expansion of existing development and the provision of public facilities and infrastructure result in no negative impacts on the natural features or their ecological functions;
- d) To prevent development from encroaching on environmentally sensitive areas including areas subject to natural hazards or unstable or contaminated soil conditions which may pose a threat to human health, life or safety.

2.7.2 COMMITMENT

The Municipality shall use its best efforts and the assistance offered by public authorities, agencies and the community to ensure the protection of the natural environment when exercising its authority under the Planning Act.

2.7.3 ENVIRONMENTAL IMPACT

The Municipality shall undertake the environmental impact studies required by, and in accordance with, the Environmental Assessment Act before commencing any major capital project.

2.7.4 ENDANGERED AND THREATENED SPECIES

The Sydenham River is nationally and globally significant for its freshwater mussels, a number of which have been declared as endangered. To sustain these and other endangered aquatic species, listed under the Species at Risk Act and the Endangered Species Act, protecting habitat along river corridors as well as implementing water management strategies are critical. Stormwater management and other measures shall be considered by the Municipality and the St. Clair Region Conservation Authority, where the opportunity presents itself, to improve water quality and quantity and to improve aquatic life in the Sydenham River.

2.8 COMMUNITY IMPROVEMENT

2.8.1 GOALS AND OBJECTIVES

- a) To achieve minimum standards of public health, safety and occupancy;
- b) To eradicate property conditions which pose a blight, eyesore, nuisance, risk or land use conflict;
- c) To improve areas experiencing decline, blight or neglect;
- d) To remediate contaminated or brownfield sites and turn them into viable uses compatible with neighbouring uses;
- e) To up-grade and maintain municipal services and facilities in accordance with prevailing standards.

2.8.2 COMMUNITY IMPROVEMENT PLANS

The Municipality may, under the provisions of the Planning Act, designate an area as a community improvement project area and prepare for such area a community improvement plan. The plan may address such initiatives as the rehabilitation of the area through the clearance of land, removal or treatment of contaminated soils, development, redevelopment or combination thereof and the provision of amenities, uses, buildings, works, improvements or facilities as may be considered appropriate or necessary.

2.8.3 COMMUNITY IMPROVEMENT PROJECT AREAS

The following criteria shall be used to identify areas potentially suitable for designation as a community improvement project area.

- a) areas characterized by substandard municipal services and facilities (e.g. water supply, storm drainage, streets, sidewalks, parking);
- b) areas characterized by substandard dwellings or buildings and/or properties in need of improvement or maintenance;
- c) areas where there is a potential for a more desirable, compatible or viable use of land;
- d) areas characterized by land use conflicts, blight and/or contaminated soil conditions;
- e) areas characterized by economic stagnation or decline.

2.8.4 MUNICIPAL ACQUISITION AND CLEARANCE OF LAND

Within a community improvement project area, the Municipality may, in accordance with the provisions of the Planning Act, acquire, hold, clear, grade or otherwise prepare land for the purposes of community improvement.

2.8.5 PUBLIC INPUT

Prior to designating a community improvement project area and prior to the adoption of a community improvement plan, the Municipality shall notify the public and hold the necessary public meetings in accordance with the Planning Act. In addition, the

Municipality may appoint a community advisory committee to assist in the preparation of the community improvement plan.

2.9 HERITAGE AND ARCHEOLOGICAL RESOURCES

2.9.1 GOALS AND OBJECTIVES

- a) To protect, conserve and enhance heritage resources;
- b) To increase public awareness of the nature and importance of heritage resources to the community;
- c) To respect private property rights in the protection of heritage resources.

2.9.2 PROTECTION OF HERITAGE RESOURCES

The Municipality shall use its best efforts and the powers entrusted to it under the Heritage Act to protect, conserve and enhance its heritage resources. Development and redevelopment which is sensitive to heritage resources, which incorporates and utilizes heritage resources and which is in harmony with heritage resources shall be encouraged.

2.9.3 AWARENESS OF HERITAGE RESOURCES

Measures to increase public awareness shall be encouraged through a variety of measures including the identification of heritage resources, designation of properties under the Heritage Act, maintaining historic records, holding of special events and appointment of a heritage advisory committee or similar entity.

2.9.4 INVENTORY

The Municipality may undertake an inventory of buildings, structures, areas and sites for the purposes of identifying its heritage resources and cultural heritage landscapes and the preparation of an appropriate strategy to ensure their protection, conservation and enhancement.

2.9.5 DESIGNATION OF HERITAGE PROPERTIES

Buildings, structures or sites may be designated by the Municipality, pursuant to the provisions of the Heritage Act, to be of architectural and/or historical significance where

such buildings, structures or sites:

- a) represent a unique or rare example, or the only (or one of the few) remaining examples of a particular architectural style or period in the Municipality;
- b) are representative of the early history of the development of the Municipality;
- c) are associated with some historically significant aspect or event in the history of development of the Municipality, the County or Province;
- d) are associated with a person or group of persons who have achieved local, provincial, national or international prominence;
- e) constitute a work of outstanding quality as a result of plan, proportions, design, construction, materials or details;
- f) represent an early or otherwise noteworthy example of the work of a renowned architect, designer or builder.

2.9.6 DESIGNATION OF HERITAGE CONSERVATION DISTRICTS

The Municipality may undertake the required studies and adopt the necessary by-laws to designate heritage conservation districts under the Heritage Act.

2.9.7 ALTERATION OF HERITAGE PROPERTIES

Alterations to heritage buildings or structures designated under the Heritage Act that would adversely affect the reasons for designation shall not be permitted.

2.9.8 DEMOLITION OF HERITAGE PROPERTIES

Prior to granting permission to demolish a heritage building or structure designated under the Heritage Act, the Municipality shall require the owner to submit accurate and complete information pertaining to the structural condition of the building or structure, deficiencies with respect to the Ontario Building Code, potentially viable uses and any other relevant information to determine the feasibility of restoring as opposed to demolishing the building or structure.

2.9.9 MUNICIPALLY-OWNED HERITAGE BUILDINGS

The Municipality shall protect, restore and maintain heritage buildings and structures under its ownership to express its commitment to the protection and preservation of heritage properties, to enhance the identity and character of the Municipality and to provide an example of the merits of quality restoration and maintenance.

2.9.10 ASSISTANCE

The Municipality may assist owners of heritage properties through initiating or participating in heritage preservation programs and through initiatives of other levels of government. Such initiatives may include tax relief and the preparation of preservation plans for designated properties, areas or districts.

2.9.11 ARCHEOLOGICAL RESOURCES

Where lands containing archeological resources or having the potential of containing archeological resources are proposed to be developed or redeveloped or otherwise altered, archeological resources shall be first identified and protected through documentation, excavation and removal, or preservation on site.

2.10 CULTURE

2.10.1 GOALS AND OBJECTIVES

- a) To identify, create, promote, improve the cultural assets of the Municipality;
- b) To recognize heritage preservation as a key element in enhancing local culture;
- c) To enhance the vibrancy and vitality of the downtown cores and 'main streets' by fostering on cultural opportunities;
- d) To foster creativity as an essential component of community development, the attraction of human talent and investment, and as a catalyst for innovation and entrepreneurship;
- e) To capitalize on the synergies between economic development and cultural development.

2.10.2 RECOGNITION AND COMMITMENT

The Municipality recognizes culture as the expression of the ideas, experiences and customs of the community through the arts, heritage, festivals, libraries, amateur sport and recreation. The Municipality also recognizes the important role that it is capable of playing in supporting cultural development as investment in the community and as a way of improving the quality of life of its residents.

2.10.3 CULTURAL MASTER PLAN

The Strathroy-Caradoc Cultural Master Plan, 2004 shall be followed for the purposes of identifying strategies and prioritizing and implementing actions for the purposes of fostering a vibrant arts and cultural scene, for regeneration of settlements and for increasing tourism.

2.10.4 COMMUNITY BUILDING AND ECONOMIC DEVELOPMENT

The Municipality may consider community improvement and economic development initiatives to strengthen culture and to improve the quality of life of its residents

4.0 MOUNT BRYDGES

4.1 CHARACTER AND IMAGE

The second largest settlement in the Municipality of Strathroy-Caradoc is Mount Brydges with a population of approximately 2,200 persons (Figure: 3). It is located near the geographic centre of the Municipality approximately 12 kilometres south of Strathroy. The City of London lies 25 kilometres to the east.

The Village has developed historically in a linear fashion along County Road No. 81 between Falconbridge Drive on the north and Parkhouse Drive on the south. It is dissected in an east-west direction by the main line of the CN railway serving the Windsor-Quebec City corridor. Major roads include Adelaide Road (County Road No. 81) and Glendon Drive (County Road No. 14).

The village core is located along Adelaide Road between Regent Street in the north and King Street in the south. Opportunities, nevertheless, exist in the core for redevelopment, infilling and conversion of residential uses to commercial uses. Industrial development is limited to a few remnant establishments lying west of the core. Single unit dwellings comprise the predominant housing type in the Village. While residential development has taken place on both sides of the CN railway, most of the activity over the past 10 years has occurred south of the railway.

Mount Brydges is primarily a residential community. It is also a local business and recreation centre serving the needs of its residents and the surrounding area. Due to its proximity to Strathroy and London, it has increasingly become a 'bedroom community'. While the main CN rail line passes through the Village, there are no scheduled stops in the Village.

The Village is serviced by a municipal water supply through a connection to the Lake Huron Primary Water Supply System via Middlesex Centre. It is also serviced by a municipal sanitary sewage system with a treatment plant situated on the closed municipal landfill site located on Part of Lot 20, Concession I (geographic Township of Caradoc), southeast of Mount Brydges. The effect of full municipal services increases the ability of the village to accommodate future development opportunities.

Although Mount Brydges is the site of a few small industrial establishments, it is not a highly attractive location for industry given the lack of highly accessible and visible industrial sites. New industrial development is better located outside the Village where impacts on residential development are capable of being minimized and more accessible and visible sites may be found.

4.2 GOALS AND OBJECTIVES

The following goals and objectives shall guide the planning, development, redevelopment and improvement of the 'Settlement Area of Mount Brydges':

- 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.

4.3 LAND USE

4.3.1 RESIDENTIAL

Areas designated for continued and future residential purposes in the 'Settlement Area of Mount Brydges' include existing residential development as well as lands to accommodate future expansion.

4.3.1.1 PRIMARY USES

Within areas designated 'Residential' on Schedule 'F', the primary use of land shall be for single unit detached dwellings. 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.

4.3.1.2 SECONDARY USES

Secondary uses may also be permitted in areas designated 'Residential' provided they complement and are compatible with these areas, primarily serve neighbourhood needs and do not detract from their predominantly residential character. These uses include churches, schools, neighbourhood parks, nursing and rest homes, day care centres and home occupations.

4.3.1.3 DENSITY AND FORM

The density and form of new residential development shall complement and re-enforce the 'small' village character of Mount Brydges. To ensure compatibility with the existing and desired character of the Village, the density and height of new residential development shall be strictly controlled and recognize existing servicing constraints.

4.3.1.4 INTENSIFICATION

Residential intensification, 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.

4.3.1.4.1 SECONDARY DWELLING UNITS

The establishment of a secondary dwelling unit in a main residential use in the form of a single unit dwelling, semi-detached dwelling or a townhouse dwelling, or located in a building accessory to a main residential use, shall be permitted and subject to standards prescribed by the Zoning By-law with respect to such matters including but not limited to floor area, exterior alterations, servicing, outdoor

amenity area and parking.

4.3.1.5 MEDIUM DENSITY HOUSING

Medium density residential development in the form of townhouses, low-rise apartments or variations thereof shall be encouraged to locate where direct or nearby access is available to major roads, and where commercial areas and/or parks and open space are close-by. Intrusions into areas predominantly characterized by single unit dwellings shall not be permitted.

4.3.1.6 INNOVATIVE HOUSING

Innovative forms of housing and creative site design shall be encouraged where natural amenities and landscaped open space are retained and enhanced, and the amenity and character of neighbouring residential areas is protected.

4.3.1.7 HOUSING MIX

Development proposals for large undeveloped blocks shall be required to incorporate a range of housing types and densities unless it is capable of being demonstrated that market, servicing or site conditions dictate otherwise.

4.3.1.8 DEVELOPMENT PROPOSALS

Proposals for large scale residential development shall only be permitted on full municipal services in those areas designated on Schedule 'F'. 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.

4.3.1.9 HOME OCCUPATIONS

Home occupations or businesses conducted within the home shall be permitted provided they are clearly secondary to the main residential use. Such activity is to be conducted entirely within the dwelling by those residing in the dwelling plus not more than one person who is not a resident thereof and provided it does not create a nuisance or potential nuisance or detract in any way from the character, peace and enjoyment of the residential area within which it is situated. The range or type of home occupations or businesses permitted and the standards applying to them shall be set out in the Zoning By-law.

4.3.1.10 RAILWAY SAFETY, NOISE AND VIBRATION ISSUES

Residential development of lands lying within 300 metres of the railway which passes through the Village shall be subject to the requirements set out in Section 6.3.

4.3.1.11 ZONING BY-LAW

A number of residential zones shall be established to regulate the type, form and density of residential development within specific areas. The Zoning By-law shall prescribe standards with respect to such matters as lot frontage, lot area, setback, coverage, height, density and home occupations. Large undeveloped areas designated 'Residential' may be placed in a 'future residential' type zone until such time as the nature of development has been determined and conditions governing development have been satisfied.

4.3.2 COMMERCIAL

Areas designated for continued and future commercial uses comprise the established commercial core of Mount Brydges lying generally along Adelaide Road (County Road No. 81) between Regent Street in the north and King Street in the south and undeveloped lands lying on the westerly side of Adelaide Road south of Parkhouse Drive. These areas include existing commercial development as well as lands considered suited to accommodate future commercial needs.

4.3.2.1 PRIMARY USES

Within the commercial core designated 'Commercial' on Schedule 'F', a full range of commercial uses shall be permitted including general merchandise, specialty merchandise, food, auto-related uses, offices and service uses. Institutional uses, residential uses integrated with commercial uses and other non-commercial uses considered compatible with commercial development may also be permitted. In peripheral areas designated 'Commercial', development that requires large building 'footprints', large areas for parking or outside storage or display, or customer drive-through facilities shall be encouraged. Small scale retail outlets suitable to the commercial core shall be discouraged from locating in peripheral areas and instead directed to the commercial core.

4.3.2.2 COMMERCIAL CORE

New commercial development shall be encouraged, wherever feasible and appropriate, to locate in the established commercial core. Compactness of the core area shall be retained and strengthened and intrusions into residential areas avoided by preventing undue extensions and encouraging redevelopment, infilling, and the conversion of vacant, abandoned or derelict buildings and space into more viable uses. Enhancement of the commercial core by improvements to its visual character, public amenities and customer parking may be undertaken by the Municipality contingent upon support from property owners and business operators and financial resources being available.

4.3.2.3 PERIPHERAL COMMERCIAL

In view of the location of these areas at the main entrances to Mount Brydges and the tendency of highway commercial development to exhibit a non-distinctive appearance, a high standard of site design, creativity and amenities shall be expected. Efforts shall be encouraged to internally link adjacent development to minimize vehicle entrances and facilitate multi-purpose trips.

4.3.2.4 ZONING BY-LAW

The Zoning By-law shall prescribe standards with respect to such matters as permitted uses, lot frontage, lot area, setbacks, coverage, height and off-street parking. Commercial zones shall be established to regulate the location of

permitted uses and the type and form of commercial development within areas designated for commercial purposes. Undeveloped sites may be placed in a 'holding' type zone or zoned for commercial purposes in accordance with the holding provisions of the Planning Act and this Plan until such time as conditions are appropriate to permit development.

4.3.3 INDUSTRIAL

Lands designated for industrial purposes are limited to a small industrial area situated west of the commercial core and south of the railway. This area is virtually developed and opportunities for expansion are limited. Limitations with respect to access, visibility and potential conflicts with existing and future residential development serve to discourage future industrial development in the 'Settlement Area of Mount Brydges'.

4.3.3.1 PRIMARY USES

Within areas designated 'Industrial' on Schedule 'F', small scale industrial uses and uses having requirements or exhibiting characteristics similar to industrial uses shall be permitted. These uses include activities engaged in the manufacturing, fabrication, assembling, processing of raw materials or partially processed materials, goods or products; warehousing and the storage of bulk commodities; repair, servicing and maintenance operations; and transportation facilities.

4.3.3.2 SECONDARY USES

Lands designated 'Industrial' may be used for other non-residential purposes provided that such other uses would not, in any way, be detrimental, offensive or conflict with the primary uses or with neighbouring residential uses. Where these uses are more appropriately located in the commercial core and sites are available for these purposes, they will be discouraged from locating in areas designated 'Industrial'. These uses may include automobile-oriented uses, fitness clubs and other uses that make use of existing industrial space no longer suited or required for the purposes for that it was designed.

4.3.3.3 ZONING BY-LAW

The Zoning By-law shall specify the permitted uses and prescribe standards with respect to such matters as, lot frontage, lot area, setbacks, coverage and off-street parking requirements. Undeveloped sites may be placed in a 'holding' type zone or zoned for a specific industrial purpose in accordance with the holding provisions of the Planning Act and this Plan until such time as conditions are appropriate to permit development.

4.3.4 OPEN SPACE

Major areas of 'Open Space' in the 'Settlement Area of Mount Brydges' comprise Lions Park situated in the north end of the Village and woodlands in both the north and south ends of the Village. A community park situated in the centre of the Village, a number of small neighbourhood parks, two cemeteries and contributes to the amount of 'greenspace' within the settlement boundary.

Mount Brydges has considerably more parkland than what appears to be required. Additional active parkland is not evidently required based on the total area of existing parkland (i.e. 21 ha or 53 ac.), its characteristics and the design population. In the event that large undeveloped parcels of land are developed for residential purposes, however, there is likely to be a need for the establishment of new neighbourhood parks and a larger community park in the south end of the Village in the event of significant new development taking place. Linear recreation facilities such as nature trails and fitness trails are generally lacking.

4.3.4.1 PRIMARY USES

Within areas designated 'Open Space' on Schedule 'F', the primary use of land shall be for major public parks, similar outdoor recreation areas and recreation facilities. The Zoning By-law shall specify the range of uses permitted in these designated areas, as well as the standards that shall apply to related buildings and structures.

4.3.4.2 NEIGHBOURHOOD PARKS AND PLAYGROUNDS

Neighbourhood parks and playgrounds may be established in any land use designation. They may, however, be zoned as 'Open Space' in the Zoning By-law.

4.3.4.3 ACQUISITION OF PARKLAND

Lands for park purposes shall primarily be acquired through dedications as a condition of lands being subdivided or otherwise developed, or through purchase using monies received from cash-in-lieu of providing parkland in areas where parkland is not considered necessary or desirable. Lands proposed to be dedicated to the Municipality shall be evaluated on the basis of the following criteria:

- a) proximity and access to existing recreation facilities and parks;
- b) proximity and access to users;
- c) size, shape, topography and drainage;
- d) development and maintenance costs;
- e) potential for expansion.

4.3.5 COMMUNITY FACILITIES AND INSTITUTIONAL USES

Community facilities and institutional uses include public and quasi-public uses such as churches, schools (including private schools and special training schools), nursing or rest homes, community centres and indoor recreation facilities, quarters of community organizations and community clubs, government buildings and offices, and major recreation facilities. Funeral homes may also be considered an institutional use. Major facilities in the 'Settlement Area of Mount Brydges' include the Community Centre and the Tri-Township Arena.

4.3.5.1 LARGE SCALE

Large scale institutional uses and major recreation facilities which serve the entire community as well as the surrounding area are designated 'Community Facilities' on Schedule 'F'. The following criteria shall guide the designation of lands for new community facilities:

- a) readily visible and easily accessible sites;
- b) proximate access to an arterial or collector road;
- c) adequate on-site parking;
- d) compatibility with adjacent land uses;
- e) adequate servicing shall be available.

4.3.5.2 SMALL SCALE

Small scale institutional uses which do not generally serve the entire community (e.g. churches, quarters of community organizations and community clubs) shall be permitted in all areas designated on Schedule 'F'. New institutional uses shall be permitted subject to rezoning upon due consideration of:

- a) compatibility of the proposed use with neighbouring uses;
- b) availability and adequacy of municipal services;
- c) lot frontage, depth, and size;
- d) adequate off-street parking;
- e) adequate buffering and landscaping between the proposed institutional use and neighbouring uses where adverse conflicts or impacts could result.

4.3.5.3 ZONING BY-LAW

Community facilities, institutional uses and recreational uses shall be zoned in a separate zone or zones in the Zoning By-law.

4.3.6 NATURAL HERITAGE

Natural heritage features in the 'Settlement Area of Mount Brydges' are limited and include woodlands and two wetlands lying generally towards the periphery of the built-up area. Areas designated as 'Wetlands' may also include adjacent lands that do not constitute wetlands as defined; yet are considered an integral part of the wetland complex. These areas are regulated by Conservation Authorities. Natural

heritage features warrant protection on account of their ecological and social value as well as their contribution to the natural landscape and the character of Mount Brydges. It is intended that they be protected, wherever possible, from incompatible development, site alteration, and other activities that would undermine their integrity. It is also intended that such features shall be left in their natural or undisturbed state and that any adjacent land use or land use activity be controlled so as not to adversely impact on the natural and ecological integrity of the feature.

4.3.6.1 WETLANDS

Areas designated as 'Wetlands' on Schedule 'F' shall be maintained in their natural state and protected from development which would threaten their ecological integrity. Development shall not be permitted within the wetland while on *adjacent lands* (generally the lands being within 120 metres of the wetland) development and site alteration may only be permitted where it is capable of being demonstrated that there will be no negative impacts on the natural features or on the ecological functions for which the wetland has been designated. Uses permitted shall be restricted to existing agricultural uses, conservation, outdoor education and passive recreation uses. Buildings or structures shall not be permitted.

4.3.6.2 WOODLANDS

Areas designated as 'Woodlands' on Schedule 'F' have been identified by the Middlesex Natural Heritage Study, 2003 as meeting one or more landscape criteria established by the study. They are generally four hectares or greater in size and are considered to be significant as a result of their contribution to the ecology, quality and natural characteristics of Mount Brydges. It is intended that these woodlands be protected and enhanced wherever possible. They shall be maintained in their natural state wherever possible and protected from incompatible development.

4.3.6.3 DEVELOPMENT AND SITE ALTERATION AFFECTING WOODLANDS

Development and site alteration may be permitted within a 'Woodland' designated on Schedule 'F' and on *adjacent lands* (generally the lands being within 50 metres of the woodland) where it is capable of being demonstrated there will be no

negative impacts on the woodland or on the ecological functions for which it was identified.

4.3.6.4 EVALUATION OF DEVELOPMENT PROPOSALS

Where development is proposed on land lying adjacent to a 'Wetland' or lying within or adjacent to an area designated as a 'Woodland', the proponent shall submit a Development Assessment Report (or DAR) in accordance with Section 7.5.3.2 of this Plan.

4.3.6.5 OWNERSHIP AND PUBLIC ACCESS

The designation of 'Wetlands' and 'Woodlands' and the policies applying to them shall not be construed that these lands shall ultimately be purchased by the Municipality or any other public body, or that they are freely and openly accessible to the public.

4.4 TRANSPORTATION AND SERVICES

4.4.1 STREETS

4.4.1.1 NETWORK

The road network serving the 'Settlement Area of Mount Brydges' comprises a system of arterial roads and local streets. Arterial roads are limited to Adelaide Road (County Road No. 81) and Glendon Drive (County Road No. 14). Both roads are under the jurisdiction of the County of Middlesex.

4.4.1.2 ARTERIAL ROADS

The primary function of 'Arterial Roads' is intended for the purposes of carrying large to medium volumes of all types of traffic at medium speeds through and throughout the Village. The location of 'Arterial Roads' are shown on Schedule 'F'.

4.4.1.3 LOCAL STREETS

All other streets in the 'Settlement Area of Mount Brydges' are designated 'Local Streets'. The primary function of local streets is to provide direct access to abutting properties, to serve destination as opposed to through traffic, and to act as feeders to arterial roads. Most local streets will either have an origin or destination along

their length. All new entrances shall be located, designed and constructed to the satisfaction of the Municipality.

4.4.1.4 ROAD ALLOWANCES

The required street allowance shall be determined by the authority having jurisdiction. Generally, all 'Local Streets' shall have a minimum road allowance width of 20 metres.

4.4.1.5 DESIGN AND CONSTRUCTION

New streets created as a result of a plan of subdivision shall be designed and constructed to the standards of the Municipality prior to being assumed by the Municipality. Where new streets intersect County Road No.14 or County Road No. 81, the location and design of these intersections shall be subject to the approval of the County of Middlesex. All new or up-graded entrances to roads under the jurisdiction of the County shall require the approval of the County.

4.4.1.6 NEW STREETS

For large contiguous blocks of undeveloped land, the Municipality may require that new streets and their connection to the existing network be determined prior to approving the development of a portion of the lands.

4.4.2 PUBLIC WATER SUPPLY SYSTEM

Mount Brydges is serviced by a network of watermains connected to a pumping station on the south side of Glendon Drive (County Road 14) east of Adelaide Road (County Road 81). This station receives its water from the Lake Huron Primary Water Supply via Middlesex Centre.

4.4.2.1 REQUIREMENT

All development within the 'Settlement Area of Mount Brydges' shall be connected to and serviced by the municipal water supply system.

4.4.2.2 MONITORING

The municipal water supply system shall be continuously monitored to ensure an adequate, secure and potable water supply to meet the full range of the needs to

the village. Improvements shall be undertaken and measures adopted as necessary to ensure the supply remains adequate and secure, and water quality standards are met.

4.4.2.3 EXPANSION

As the need arises and resources permit, expansions will be undertaken to the system to service undeveloped areas for development on Schedule 'F'. The cost of such expansions shall be borne by the development itself, development charges, front-end agreements, and grants and loans from senior levels of government.

4.4.3 PUBLIC SANITARY SEWAGE SYSTEM

Mount Brydges is generally serviced by a municipal sewage treatment plant and related collection system. The plant lies in Lot 20, Concession I (geographic Township of Caradoc) on a property which contains a closed municipal landfill site. The plant has a rated capacity of 825 m³/day and the average daily flow in 2013 amounted to approximately 8% of its design capacity. The existing collection system is generally limited to areas along the Adelaide Road (County Road 81) and Glendon Drive (County Road 14) corridors in conjunction with recently approved residential subdivisions. Although other areas of the village remain serviced by private on-site sewage disposal systems, it is the intent of the Municipality that these areas be fully serviced.

4.4.3.1 CONNECTION TO THE SYSTEM

All development within areas shown on Schedule 'F' shall be connected to and serviced by the municipal sanitary sewage system. As the need arises and resources permit, the system may be extended to existing developed areas not presently serviced.

4.4.3.2 PLANT EXPANSION

When 90% of the design capacity of the sewage treatment plant is reached, the process of expanding the sewage treatment plant to meet future needs shall be initiated. Until such time as a commitment is made to expand the plant and the necessary regulatory approvals have been obtained, no further approvals shall be given to developments which require connection to or which otherwise increase

the load on the system. The cost of any required expansion shall be borne primarily by development charges, front-end agreements, and grants and loans from senior levels of government.

Appendix E

Strathroy-Caradoc Zoning By-law Policies

SECTION 6 MEDIUM DENSITY RESIDENTIAL (R2) ZONE

PURPOSE & INTENT: *The Medium Density Residential (R2) Zone applies to residential development comprising two dwelling units in Strathroy, Mount Brydges, and Melbourne. Denser single detached dwellings are also permitted. In the case of both Strathroy and Mount Brydges, the corresponding land use designation in the Municipality's Official Plan is 'Residential'. Melbourne is designated 'Hamlet'. All development in the R2 Zone is required to be on full municipal services.*

6.1 GENERAL PROVISIONS

No person shall, within the R2 Zone, use any lot or erect, alter or use any building or structure except in accordance with Section 4 of this By-law and the following provisions:

6.2 USE & BUILDING PROVISIONS

The following shall be on the only permitted uses and buildings in the R2 Zone:

- (1) Dwelling, Linked
- (2) Dwelling, Multi-unit (maximum 6 units)
- (3) Dwelling, Semi-detached
- (4) Dwelling, Single Detached
- (5) Dwelling, Townhouse (maximum 6 units)
- (6) Group Home – Type I (in a single-detached dwelling only)

6.3 LOT PROVISIONS

The following provisions shall apply to lots in the R2 Zone:

	Provision	Single Detached	Semi-detached / Linked	Multi-unit	Townhouse
(1)	Minimum Lot Area (per unit)	350 m ²	300 m ²	130 m ²	250 m ²
(2)	Minimum Lot Frontage	12 m	10 m (per unit)	20 m	8 m (per unit)
(3)	Front Yard Depth / Exterior Side Yard Width	5 m	5 m	5 m	5 m
(4)	Side Yard Width*	1.2 m	1.2 m	2 m	2 m
(5)	Rear Yard Depth	8 m	8 m	8 m	8 m

	Provision	Single Detached	Semi-detached / Linked	Multi-unit	Townhouse
(6)	Maximum Lot Coverage	40%	40%	40%	40%
(7)	Landscaped Open Space	30%	30%	30%	30%

* No side yard shall be required for semi-detached / multi-unit / townhouse dwellings between the common walls dividing dwelling units. Additionally, the minimum above grade separation for main walls of linked dwelling units shall be 1.2 m with a right-of-way to each abutting property in effect between the linked dwellings and 2.4 m where no right-of-way exists. Where no private garage is attached to a single detached dwelling, the minimum width shall be 1.2 m on one side of the dwelling and a minimum of 3 m on the other side of the dwelling.

6.4 SPECIAL PROVISIONS

The following provisions shall apply in the R2 Zone:

(1) Parking

In addition to Section 4.23 of this by-law, the following provisions shall apply:

- a) All parking spaces shall be located in a private garage, or in a driveway, or in an interior side or rear yard.
- b) No parking, with the exception of parking in a driveway, shall be permitted within the front or exterior yard on a lot.
- c) Parking shall not exceed 20% of lot coverage.
- d) Parking shall be set back a minimum of 2 m from an exterior lot line.

(2) Outdoor Common Amenity Area

Every lot containing more than 4 dwelling units shall have an outdoor common amenity area. The minimum size of the common area shall be 20 m² per dwelling unit and have unobstructed access from the dwelling.

6.5 EXCEPTIONS

The following site-specific zones apply to existing or unique situations that are not the standard "R2" Zone. If a regulation or use is not specified, the permitted uses of Subsection 6.2 and the regulations of 6.3 and 6.4 shall apply.

(1) **R2-1** (*Katie Lane east of Agnes Drive*)

a) **Defined Area:** R2-1 as shown on Schedule 'B', Map No. 4 to this By-law.

b) **Permitted Uses:** dwelling, single detached

c) **Lot Provisions:**

i)	Minimum Lot Area	384 m ²
ii)	Minimum Lot Frontage	13.5 m
iii)	Front Yard Depth	5 m
iv)	Exterior Side Yard Width	3 m
v)	Side Yard Width	1.2 m
vi)	Rear Yard Depth	7.5 m
vii)	Maximum Lot Coverage	42%
viii)	Minimum Landscaped Open Space	40%
ix)	Private Garage - Attached	
	a. Maximum Width	50%
	b. Front Yard Depth	6 m
	c. Exterior Side Yard Depth	6 m
x)	Private Garage - Detached	
	a. Maximum Width	50%
	b. Front Yard Depth	6 m
	c. Exterior Side Yard Depth	6 m
	d. Rear Yard Depth	6 m
	e. Side Yard Depth	6 m

(2) **R2-2** (*15 Caradoc Street South*)

a) **Defined Area:** R2-2 as shown on Schedule 'B', Map No. 15 to this By-law.

b) **Permitted Uses:** professional office
all other permitted uses of the R2 zone

(3) **R2-3** (*49-55 McKellar Street*)

a) **Defined Area:** R2-3 as shown on Schedule 'B', Map No. 14 to this By-law.

b) **Permitted Uses:** dwelling, townhouse

c) **Lot Provisions:**

i)	Minimum Lot Area	160 m ²
ii)	Minimum Lot Frontage	5.2 m
iii)	Front Yard Depth	4.5 m
iv)	Exterior Side Yard Width	4.5 m
v)	Side Yard Width*	2 m
vi)	Rear Yard Depth	8 m
vii)	Maximum Lot Coverage	40%
viii)	Minimum Landscaped Open Space	30%

*a side yard width shall apply between the common wall dividing individual townhouse dwelling units.

- (4) **R2-4** (*22397 Adelaide Road*)
- a) **Defined Area:** R2-4 as shown on Schedule 'C', Map No. 6 to this By-law.
 - b) **Permitted Uses:** single detached dwelling
multi-unit dwelling (maximum 3 units)
- (5) **R2-5** (*273 Queen St*)
- a) **Defined Area:** R2-5 as shown on Schedule 'B', Map No. 15 to this By-law.
 - b) **Permitted Uses:** existing uses, semi-detached/link dwelling, multiple unit,
townhouse dwelling
- (6) **R2-6** (*Part Lot 18, Plan 147, Part 1 RP 33R16136*)
- a) **Defined Area:** R2-6 as shown on Schedule 'B', Map No. 16 to this By-law.
 - b) **Permitted Uses:** multi-unit dwelling, separated horizontally (maximum
2 units)
 - c) **Lot Provisions:**
 - i) Minimum Lot Frontage 15 m
- (7) **R2-7** (*534 Head Street North*)
- a) **Defined Area:** R2-7 as shown on Schedule 'B', Map No. 3 to this By-law.
 - b) **Permitted Uses:** semi-detached dwelling
 - c) **Lot Provisions:**
 - i) Rear Yard Depth 5.15 m
 - ii) Interior Side Yard Depth 7.42 m
- (8) **R2-8** (*534 Head Street North*)
- a) **Defined Area:** R2-8 as shown on Schedule 'B', Map No. 3 to this By-law.
 - b) **Permitted Uses:** semi-detached dwelling
 - c) **Lot Provisions:**
 - i) Rear Yard Depth 7 m
 - ii) Front Yard Depth 8.15 m
 - ii) Interior Side Yard Depth 4.44 m

(9) **R2-9** (*Lot 2-7 33M-495, Queensway Drive*)

- a) **Defined Area:** R2-9 as shown on Schedule 'B', Map No. 15 to this By-law.
- b) **Permitted Uses:** semi-detached / link dwelling only
- c) **Lot Provisions:**
 - i) Minimum Lot Frontage 9.5 m

(9) **R2-9** (*Ellor St*)

- a) **Defined Area:** R2-9 as shown on Schedule 'B', Map No. 15 to this By-law.
- b) **Permitted Uses:** Notwithstanding the permitted uses listed in Section 6.2, the following uses shall be the only permitted use in the R2-9 Zone:
 - i) semi-detached dwelling
 - ii) multiple unit (containing a maximum 2 dwelling units)

(10) **R2-10** (*70 North Street*)

- a) **Defined Area:** R2-10 as shown on Schedule 'B', Map No. 12 to this By-law.
- b) **Permitted Uses:** single-detached dwelling as the only permitted use
- c) **Lot Development Provisions (per Section 4.11 of Zoning By-law):**
 - i. Minimum Lot Frontage 10.5 m
 - ii. Minimum Rear Yard Depth-detached garage 6 m
 - iii. Minimum Front Yard Depth 3.5 m
 - iv. Maximum Front Yard Depth 4.5 m
 - v. Maximum Height - no greater than 2 m higher than the height of adjacent dwellings
 - vi. Exterior Side Yard Walls - shall not extend further than 1 m past the longest side wall facing the lands located on the adjacent residential properties.

(11) **R2-11** (*8696 Glendon Dr*)

- a) **Defined Area:** R2-11 as shown on Schedule 'C', Map No. 4 to this By-law.
- b) **Permitted Uses:** single-detached, semi-detached/link dwelling, multi-unit (maximum 2 dwelling units), and townhouse dwelling (maximum of 2 dwelling units)
- c) **Lot Provisions:**
 - i) Easterly Interior Side Yard Depth 6 m

(12) **R2-12-H-2** (*170 Victoria Street*)

- a) **Defined area:** R2-12-H-2 as shown on Schedule 'B' to Map No. 11 to this By-law.
- b) **Parking:** Notwithstanding Section 6.4.1(b) of this By-law, parking shall be permitted within the front yard provided it is setback at least 2 m from the front lot line.
- d) **Holding Provision:** Notwithstanding any other provision of this By-law, where the symbol 'H-2' appears on a zoning map, following the zone category 'R2-12', the permitted uses on those lands shall be only uses permitted within Section 5.2 of this By-law, unless this By-law has been amended to remove the relevant 'H-2' symbol.
- e) **Removal of 'H':** Notwithstanding any other provision of this By-law, the 'H-2' Holding Provision shall only be removed from the lands shown in heavy solid lines on Schedule "A" of this by-law upon the approval and registration on title of a Site Plan Control Agreement detailing the terms and condition of the development, including the posting of financial security to the satisfaction of the Municipality.

(13) **R2-13** (*3 Brennan Drive*)

- a) **Defined Area:** R2-13 as shown on Schedule 'B' Map No. 6 to this By-law.
- b) **Permitted Uses:**

Notwithstanding the permitted uses listed in Section 6.2, the following uses shall be the only permitted uses in the R2-13 Zone:

 - i. Dwelling, Single Detached
 - ii. Secondary Suite
 - iii. Dwelling, Multi-unit (maximum 2 dwelling units)
 - iv. Dwelling, Semi-detached
- c) **Lot Provisions:**
 - i. Minimum lot frontage: 15 m

Appendix F

Conceptual Development Plan

