

**THE CORPORATION OF
THE MUNICIPALITY OF STRATHROY-CARADOC
BY-LAW NO. 52-21**

**A BY-LAW TO ADOPT AMENDMENT NO. 13 TO THE OFFICIAL PLAN OF THE
MUNICIPALITY OF STRATHROY-CARADOC**

WHEREAS under Section 17 of the Planning Act, R.S.O. 1990, c.P. 13, authorizes municipalities to adopt official plans and amendments thereto;

WHEREAS under Section 22 of the Planning Act, R.S.O. 1990, c.P. 13, permits persons or public bodies to request council to amend its official plan;

AND WHEREAS the requirements for the giving notice and the holding of a public meeting of this amendment have been met;

AND WHEREAS the Council of the Corporation of the Municipality of Strathroy-Caradoc deems it advisable to amend the Official Plan of the Municipality of Strathroy-Caradoc;

NOW THEREFORE BE IT ENACTED BY THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF STRATHROY-CARADOC AS FOLLOWS:

1. **THAT:** Amendment No. 13 to the Official Plan of the Municipality of Strathroy-Caradoc consisting of the attached text and schedules is hereby adopted.
2. **THAT:** the Clerk is hereby authorized to make application to the County of Middlesex for approval of Amendment No. 13 to the Official Plan of the Municipality of Strathroy-Caradoc.
3. **THAT:** this By-law shall come into force and take effect on the day of the final passing thereof.

Read a FIRST, SECOND AND THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this 20th day of September, 2021.

Mayor

Clerk

AMENDMENT NO. 13
TO THE OFFICIAL PLAN OF
THE MUNICIPALITY OF STRATHROY-CARADOC

PART A

Part A is the preamble to Amendment No. 13 to the Strathroy-Caradoc Official Plan. Part A does not constitute part of the amendment. It provides general introductory information on the purpose, location and basis of the amendment.

PART B

Part B, consisting of the following Official Plan text and attached Schedule amendments (Schedules 'A' to 'F') constitutes Amendment No. 13 to the Strathroy-Caradoc Official Plan.

PART A – THE PREAMBLE

1.0 PURPOSE AND EFFECT

The purpose of this Amendment is to implement a number of changes to the Official Plan to (re)designate three areas in or adjacent to the boundary of the Strathroy settlement area and add site-specific policies regarding those areas, as applicable.

2.0 LOCATION

This amendment applies to the following site-specific areas in Strathroy:

- Lands situated generally to the southeast of Carroll Street East and to the northeast of Saxton Road.
- Lands situated generally to the west of Darcy Drive and generally to the north of MacDonald Street.
- Lands to the north of Albert Street and generally to the west of Dominion Street.

3.0 BASIS OF THE AMENDMENT

OPA 13 has been adopted by Council, as an Amendment related to the designation of the three site-specific areas, as detailed in the Scoped Review of Strathroy Settlement Boundary Background Report. As Phase One of the Official Plan Review, a scoped review of three areas of land in or adjacent to the Strathroy settlement area boundary that were identified as potential candidates for designation as Residential areas under the Official Plan. This exercise was the continuation of previous work municipal planning staff undertook in 2019 and 2020 through a Residential Land Needs Assessment (RLNA), which found that Strathroy-Caradoc has both a short- and long-term deficit of vacant land available and appropriate for residential development.

Through the RLNA process, three areas of land were identified that could help offset the deficit of developable land within the Strathroy Settlement Area, in the interim, while the Official Plan is being reviewed and updated. Two of these areas were previously transferred from the Township of Adelaide Metcalfe and are currently not included in the Strathroy-Caradoc Official Plan; the remaining area is currently designated as Urban Reserve in the Official Plan.

The background review of the legislative and policy context for Strathroy-Caradoc, developed a set of guiding principles for the designation of the three areas, and undertook an options analysis for each of the three areas that examined the feasibility of different land use designations for the three areas. Factors considered included the demonstrated need for new residential lands, availability of existing commercial and industrial lands, servicing availability and access, natural heritage and environmental features, and proximity of the areas to community services and facilities such as parks and schools.

PART B – THE AMENDMENT

All of this Part of the Amendment entitled 'Part B – The Amendment', including the attached Schedules 'A' to "F", constitutes Amendment No. 13 to the Official Plan of the Municipality of Strathroy-Caradoc.

DETAILS OF THE AMENDMENT

The Municipality of Strathroy-Caradoc Official Plan is amended as follows:

- a) Section 3.3.4 Residential is amended by adding the following new subsection:

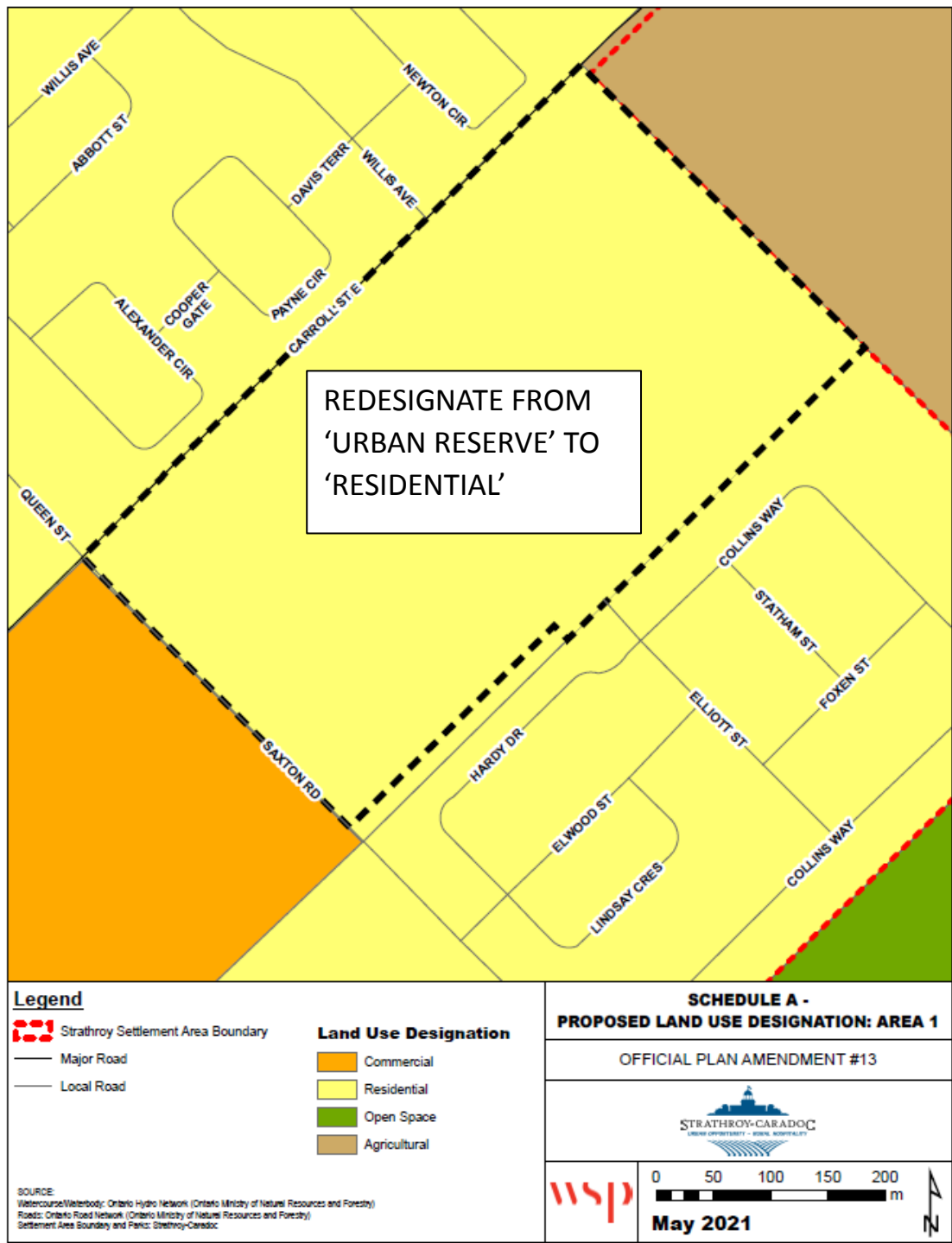
“3.3.4.18 Special Policy Area No. 7 – Darcy Drive

In alignment with section 3.2(j) of this Official Plan, compatibility studies will be required prior to development of the lands identified as ‘Special Policy Area No. 7’, as shown on Schedule ‘B’, to ensure land-use compatibility between the new development and the adjacent existing commercial uses along County Road 81 in the Township of Adelaide Metcalfe. The exact nature of these compatibility studies will be determined at the time of development, and may include Noise and Vibration Impact Assessments, among others.”

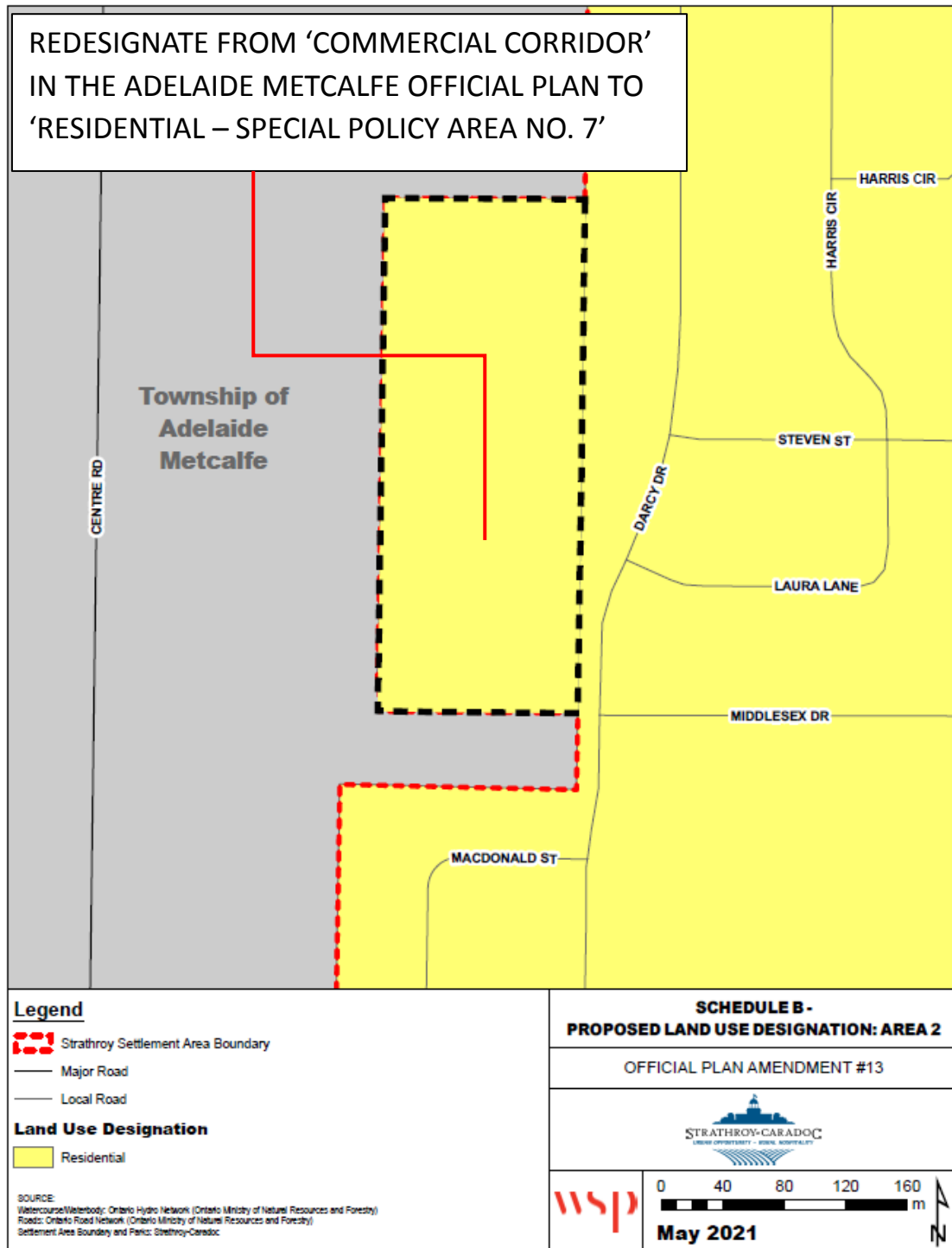
- b) Section 3.3.8 Urban Reserve is amended by deleting subsection 3.3.8.1 East of Saxton Road in its entirety.
- c) *Schedule ‘A’: Structure Plan* is amended by adding the lands described as ‘Area 2’ and legally described as Part of Lot 22, Concession 3 SER Reference Plan 33R19421 Part 2 and 3, (Geographic Township of Adelaide), Municipality of Strathroy-Caradoc ; and the lands described as ‘Area 3A’ and legally described as Part of Lot 19, Reference Plan 33R15604, part of Parts 1, 2, and 3, Concession 4 SER (Geographic Township of Adelaide Metcalfe), Municipality of Strathroy-Caradoc to the Strathroy Settlement Area Boundary, as shown on Schedule ‘F’ attached hereto. Lands described as ‘Area 3B’ to lands to retain ‘Agricultural’ and ‘Restricted Agricultural’ designation in the Adelaide Metcalfe Official Plan, as shown on Schedule ‘F’ attached hereto.
- d) *Schedule ‘B’: Land Use and Transportation Plan – Settlement Area of Strathroy* is amended by changing the designation from Urban Reserve to Residential as shown on Schedule ‘A’ attached hereto for the lands described as ‘Area 1’ and legally described as:
 - Concession 9 N Part of Lot 13, Reference Plan 34R1291, Parts 1, 4 & 6 (Geographic Township of Caradoc), Municipality of Strathroy-Caradoc;
 - Concession 9 N Part of Lot 13, Reference Plan 34R1291, Parts 2,3 & 5 (Geographic Township of Caradoc), Municipality of Strathroy-Caradoc (312 Carroll Street East);
 - Concession 9 N Part of Lot 13, Reference Plan 34R1018, Part 1, (Geographic Township of Caradoc), Municipality of Strathroy-Caradoc (316 Caradoc Street East);
 - Concession 9 N Part of Lot 13, Registered Plan 34R1126, Part 1 (Geographic Township of Caradoc), Municipality of Strathroy-Caradoc (402 Caradoc Street East; and
 - Western portion of the property described as Concession 9 N Part of Lot 13, Registered Plan 34R65, Part 2 (Geographic Township of Caradoc), Municipality of Strathroy-Caradoc (430 Carroll Street East).
- e) *Schedule ‘B’: Land Use and Transportation Plan – Settlement Area of Strathroy* is amended by designating from Commercial Corridor in the Adelaide Metcalfe Official Plan to Residential as shown on Schedule ‘B’ attached hereto for the lands described as ‘Area 2’ and legally described as Part of Lot 22, Concession 3 SER Reference Plan 33R19421 Part 2 and 3, (Geographic Township of Adelaide), Municipality of Strathroy-Caradoc.
- f) *Schedule ‘B’: Land Use and Transportation Plan – Settlement Area of Strathroy* is amended by designating from ‘Agricultural’ and ‘Restricted Agricultural’ in the Adelaide Metcalfe Official Plan to ‘Residential’ as shown on Schedule ‘C’ attached hereto for the lands described as ‘Area 3A’ and legally described as Concession 4 SER Part of Lot 19, Reference Plan 33R15604, part of Parts 1, 2, and 3 (Geographic Township of Adelaide), Municipality of Strathroy-Caradoc
- g) *Schedule ‘B’: Land Use and Transportation Plan – Settlement Area of Strathroy* is amended by adding a Special Policy Area overlay to the lands described as ‘Area 2’ and labeling the area as “Special Policy Area 7” as shown on Schedule ‘D’ attached hereto.
- h) *Schedule ‘C’: Special Study Areas – Settlement Area of Strathroy* is amended by adding the lands described as ‘Area 2’ and legally described as Part of Lot 22, Concession 3 SER Reference Plan 33R19421 Part 2 and 3, (Geographic Township of Adelaide), Municipality of

Strathroy-Caradoc ; and the lands described as ‘Area 3A’ and legally described as Part of Lot 19, Reference Plan 33R15604, part of Parts 1, 2, and 3, Concession 4 SER (Geographic Township of Adelaide), Municipality of Strathroy-Caradoc to the Strathroy Settlement Area Boundary, as shown on Schedule ‘E’ attached hereto.

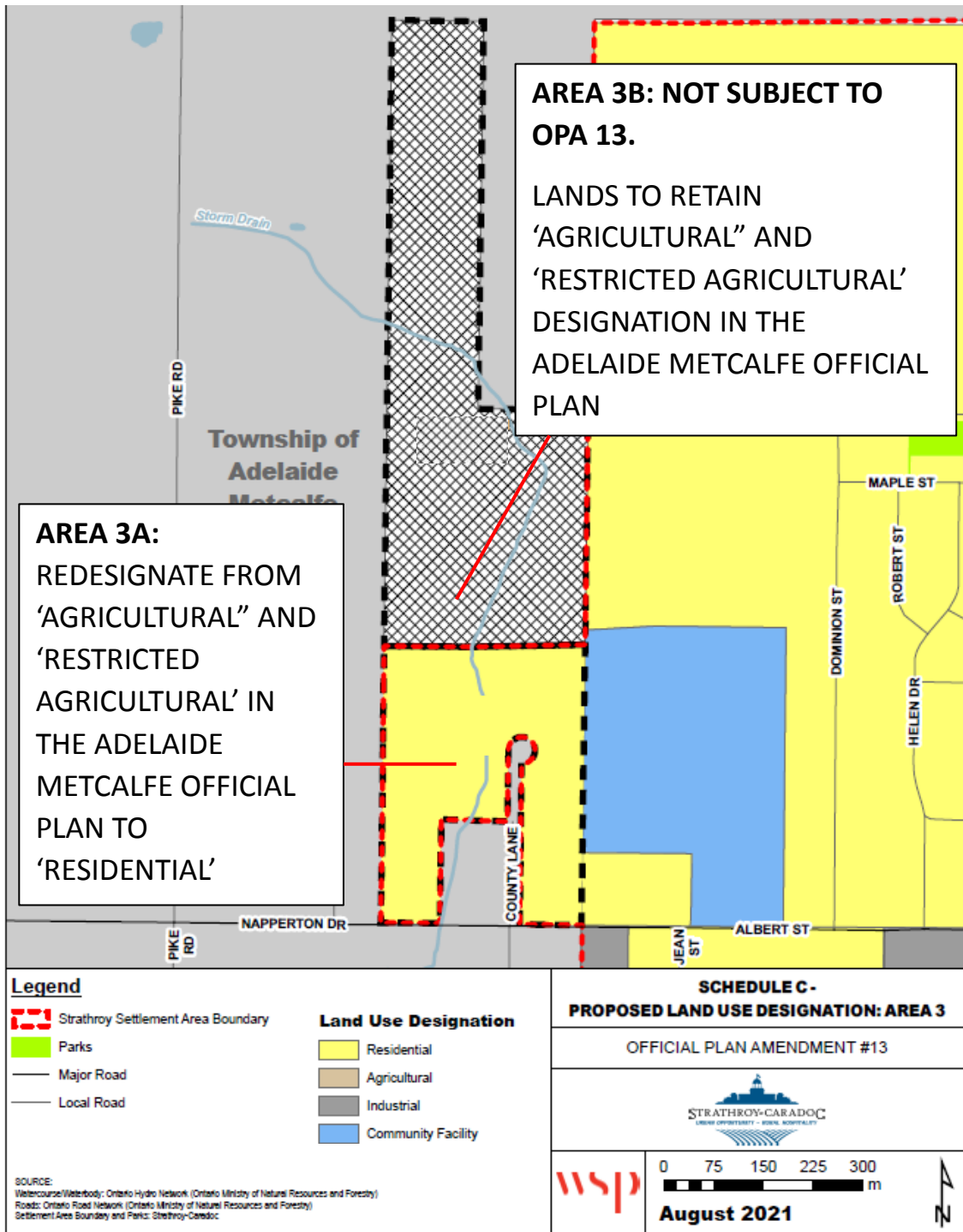
Schedule A: Proposed Area 1 Designation



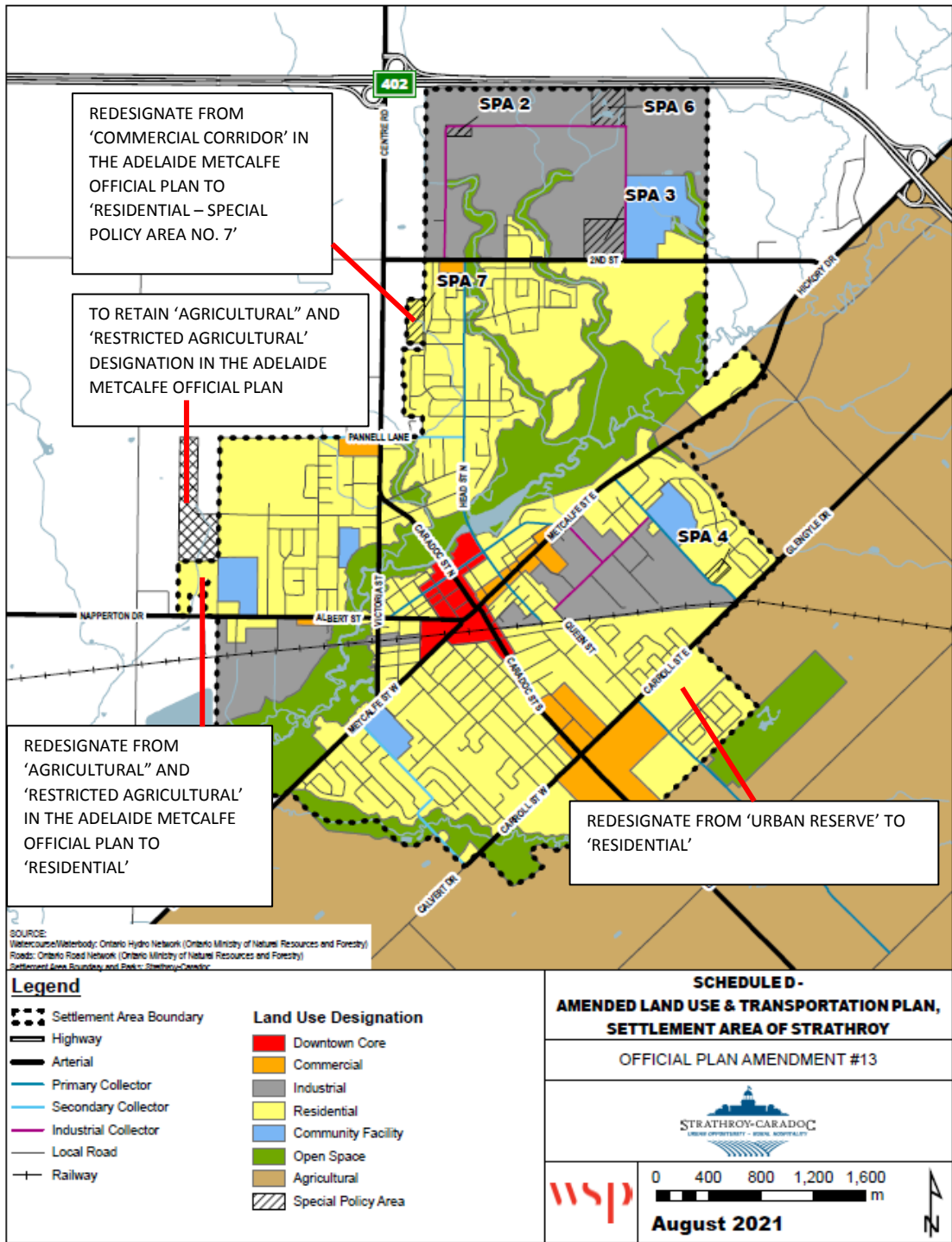
Schedule B: Proposed Area 2 Designation



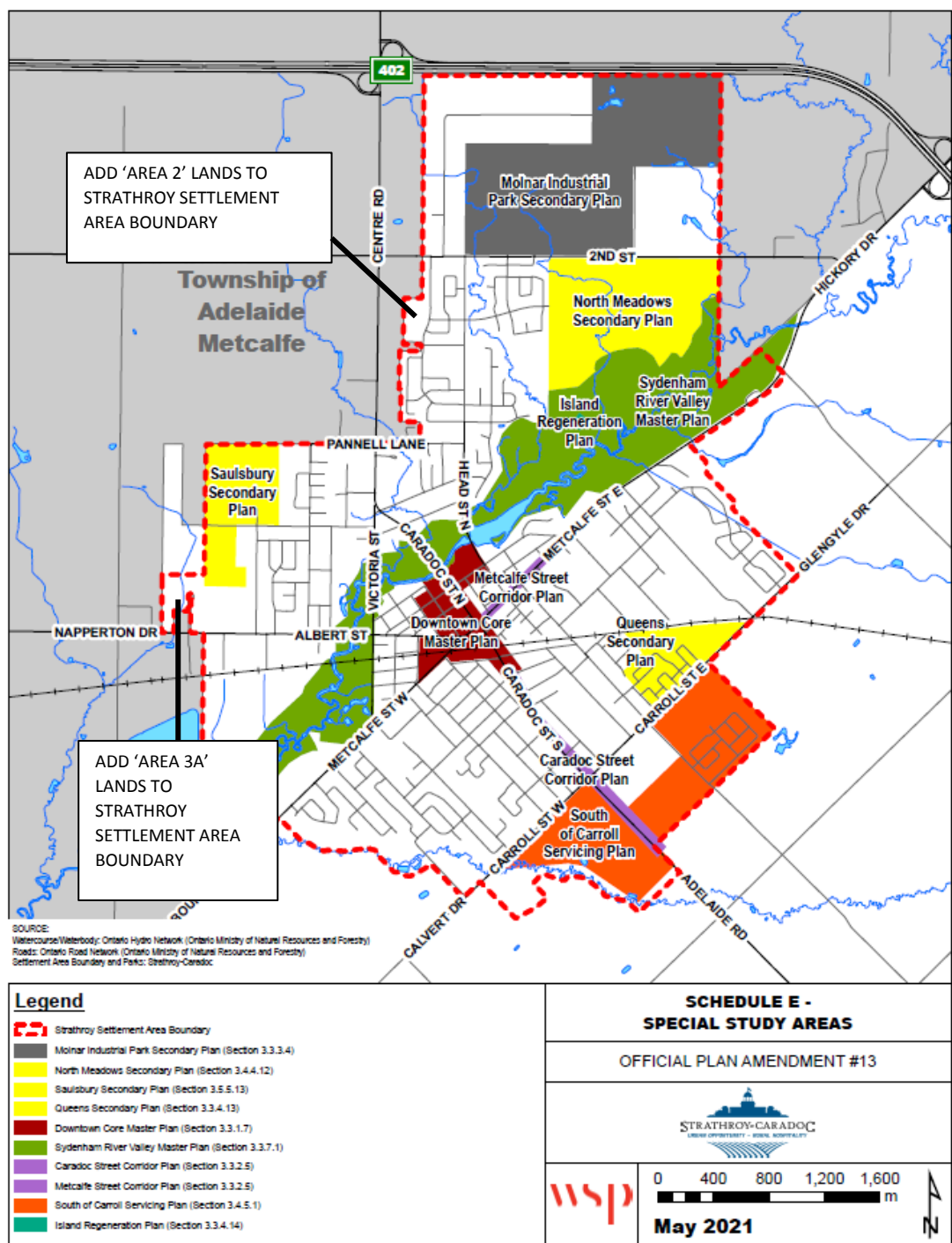
Schedule C: Proposed Area 3 Designation



Schedule D: Amended Land Use and Transportation Plan, Settlement Area of Strathroy



Schedule E: Special Study Areas



Schedule F: Structure Plan

