

Meeting Date: June 19, 2023

Department: Building, By-law and Planning

Report No.: BBP-2023-72

Submitted by: Tim Williams, Senior Planner

Approved by: Jennifer Huff, Director, Building and Planning

William Dakin, Director of Finance / IT and Treasurer, Acting CAO

SUBJECT: Applications for Draft Plan of Subdivision, Official Plan Amendment & Zoning By-law Amendment
ADELAIDE CON 4 SER PT LOTS 19 AND 20 RP 33R19731 PARTS 1 TO 7 10 TO 1

RECOMMENDATION: THAT: the subject report for 39T-SC2302, OPA 1- 2023 and ZBA 03-2023 be received for information.

SUMMARY HIGHLIGHTS

- The applications for subdivision official plan amendment and rezoning were submitted in January 2023 and deemed complete on May 30, 2023. The applications propose to develop a residential subdivision containing 359 dwellings units, 11 single-detached dwelling lots, 104 semi-detached (linked homes) and 19 townhouse lots, two future townhouse blocks (approximately 225 units), 2 new public roads, 2 road stubs (future road connections), stormwater management facility, open space and public park block.
- The Official Plan Amendment application seeks to amend the Official Plan for a portion of the site from 'Community Facility' to 'Residential' and exempt the site from the requirement of completing a Secondary Plan.
- The Rezoning applications is proposing to rezone the lands from the 'Future Development 'FD' zone' and 'High Density Residential (R3) zone' to a site specific 'Medium Density Residential (R2-#) zone' and site specific 'High Density Residential (R3-#) zone'
- An Open House was held on March 22, 2023. Neighbouring residents attended and voiced concerns regarding the proposed subdivision and rezoning relating to the impact on County Lane, the proposed intersection at Albert Street, relationship between the proposed dwellings and the existing housing surrounding the property, stormwater facility, and traffic flow.

STRATEGIC PLAN ALIGNMENT

This matter is in accord with the following strategic priorities:

- 1) *Economic Development:* Strathroy-Caradoc will have a diverse tax base and be a place that offers a variety of economic opportunities to current and prospective residents and businesses.
- 2) *Growth Management:* Strathroy-Caradoc will be an inclusive community where growth is managed to accommodate a range of needs and optimize municipal resources.
- 3) *Destination Building:* Strathroy-Caradoc will provide distinct experiences that celebrate its past and future by prioritizing innovative new ideas that set the community apart.

PURPOSE

The purpose of the subject subdivision, official plan amendment and zoning by-law amendment applications are to facilitate the development of a subdivision with containing 359 dwellings units, 11 single-detached dwelling lots, 104 semi-detached (linked homes) and 19 townhouse lots, two future townhouse blocks (approximately 225 units), 2 new public roads, 2 road stubs (future road connections), stormwater management facility, open space and public park block.

BACKGROUND

The plan of subdivision is approximately 15.1448 ha (37.42 ac) in size and is located along the north side of Albert Street and south side of Saulsbury Street, west of Dominion Street in the settlement area of Strathroy. The proposal is part of a larger land holding that is further northwest. These lands are currently not designated or zoned for development. The lands are currently vacant and comprise agricultural land in crop production. A remnant woodlot is also located on site. The settlement and municipal boundary are on the west property line. Surrounding land uses include agricultural land to the north and west, low density residential land uses in the form of single detached and semi-detached dwellings to the immediate east, high density land uses in the form of multi-unit seniors independent and assisted living facilities to the east.

From a servicing perspective, municipal water and sanitary service extends along Albert Street however, these services will require further extension in order to provide service to the development.

The applications for draft Plan of Subdivision, Official Plan Amendment and Zoning By-law amendment were made and deemed complete in May 30, 2023.

In support of the applications, the following materials have been submitted (for the revised submission only):

- Draft Plan of Subdivision, dated October 12, 2022, Archibald, Gray & McKay Ltd.
- Planning Justification Report, undated, B.M. Ross & Associates Limited
- Development Assessment Report, dated December 11, 2022, Chris Hart & Associates

- Archaeological Assessments Stage 1 and 2 as well as a Stage 3, dated September 29, 2022, Stantec Consulting
- Preliminary Geotechnical Investigation, dated April 7, 2021 by EXP Consulting Engineers
- Transportation Impact Study, dated August 2022, Paradigm Transportation Solutions Limited
- Functional Servicing Report, dated November 22, 2022, BM Ross and Associates Limited
- Flood Hazard Assessment, dated July 29, 2021 by Greck and Associates Limited

The draft plan of subdivision includes the following key attributes:

Single Detached Residential	11 lots	0.4527 ha (1.12 ac)
Semi-Detached Residential (Linked)	104 lots	3.847 ha (9.5 ac)
Townhouse Residential (Freehold)	19 lots	0.6488 ha (1.6 ac)
Townhouse Residential (Condominium)	250 units	5.1701 ha (12.776 ac)
Park, Open Space and Stormwater Management Facility	one block (Blk 137)	2.3723 ha (5.862 ac)
Roads and Road Widening	Four streets and stubs and Blks 138 and 139	2.6539 ha (6.56 ac)
Total Area		15.1448 ha (37.42 ac)

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

The applicants are proposing two public road connections from the south on to Albert Street and one to the north Saulsbury Street. The plan also proposes a future connection to the west where they would continue the subdivision on the remaining portions of their lands. While the property does border County Lane there is no intention to connect to this street which is under Adelaide-Metcalf jurisdiction.

The proposed subdivision development would provide for approximately 359 dwelling units. It will require that Saulsbury Street (along the frontage of the subject lands), is constructed / reconstructed to a full urban standard (curbs, gutters and sidewalk).

In support of the draft plan of subdivision, a concurrent official plan amendment and zone change application has been filed. The official plan amendment is proposing to exempt this property from inclusion in a secondary plan and re-designate part of the property from 'Community Facility' to 'Residential'. The zoning amendment application is proposing to rezone the lands from 'Future Development (FD) zone' and 'High Density Residential zone' to a site-specific 'Medium Density Residential (R2-#) zones' and 'High Density Residential (R3-#) zone'. The lands referred to as Parkland Block and Stormwater Pond area are to be rezoned to 'Open Space (OS) zone'. The applicant is proposing to develop the subject lands in phases however, no phasing plan has been provided to date.

Following the submission of the application, an open house was held on March 22, 2023. The applicant also received the first round of comments on the proposal. The applicant provided additional information for the application, including servicing details. The plan also modified the location of the

Stormwater management pond which improved the efficiency of the parkland as well. The number of units and lotting remained unchanged as a result of these amendments.

POLICY AND REGULATION BACKGROUND

The subject lands are located within a fully serviced Settlement Area as per the definitions of the Provincial Policy Statement and the County of Middlesex Official Plan. The lands are designated “Residential” and “Community Facilities” in the Strathroy-Caradoc Official Plan and is the subject Saulsbury Secondary Plan-Special Study Areas and within the ‘Future Development (FD) zone’ and “High Density Residential (R3) zone’ of the Strathroy-Caradoc Zoning By-law 43-08.

Provincial Policy Statement (2020)

The PPS provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the *Planning Act*, where a municipality is exercising its authority affecting a planning matter, such decisions, “shall be consistent with” all policy statements issued under the Act.

Section 1.1.1 establishes that healthy, liveable, and safe communities are sustained by accommodating an appropriate range and mix of residential housing (including additional units, affordable housing, and housing for older persons) to meet long-term needs and promotes cost-effective development that minimizes land consumption and servicing costs.

Section 1.1.3.1 states that settlement areas will be the focus of growth. Land use patterns within settlement areas shall be based on:

- Densities and a mix of land uses which are appropriate for, and efficiently use, the infrastructure and public service facilities which are planning or available;
- Support active transportation;
- Efficiently use land and resources; and,
- A range of uses and opportunities for intensification and redevelopment in accordance with the criteria of Policy 1.1.3.3, where this can be accommodated.

Section 1.4 and 1.5 of the PPS identifies that planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents as well as promoting the creation of healthy, active communities by encouraging pedestrian connections.

Section 1.6.6 of the PPS outlines the hierarchy for sewage and water services and establishes that municipal water and sewage services are the preferred form of servicing for development areas to support protection of the environment and minimize potential risks to human health and safety.

Middlesex County Official Plan

The subject lands are designated 'Settlement Areas (Urban and Community)' according to *Schedule A: Land Use*, as contained within the County of Middlesex Official Plan.

Section 2.3.7 of the Middlesex County Official Plan identifies that the County encourages a wide variety of housing by type, size, and tenure to meet projected demographic needs and market requirements of current and future residents of the County, and further, that the County will support intensification and redevelopment within settlement areas where an appropriate level of services are, or will be, available to service the lands, and further, that 15 percent of all development occur by intensification and redevelopment.

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

Section 3.2.2 directs that settlement areas shall development in a manner that is phased, compact, and does not result in a strip pattern of development. Further, development is to complement the positive elements of the existing built form in an effort to preserve the historic character of the area.

County Council adopted Amendment No. 3 to the County official plan on July 19, 2022. The purpose of the Amendment was to update the Official Plan to ensure that the land use planning policies are current, reflect Provincial legislation and policy, have regard for matters of Provincial interest and any guideline documents, are consistent with the Provincial Policy Statement (PPS), and reflect changing community needs for the next 25-years. While the policies implemented through Amendment No. 3 are not in force and effect until Ministry approval, the updated policies have been considered given they indicate the intent of County Council, but are not determinative for the purposes of this planning application.

Strathroy-Caradoc Official Plan

The subject lands are designated 'Settlement Area' and 'Residential' and 'Community Facilities' according to *Schedule A: Structure Plan* and *Schedule B: Land Use & Transportation Plan*, respectively. The property is also within the Saulsbury Second Plan Study Area.

Similar to the County Official Plan, the Strathroy Caradoc Official Plan has also been updated through OPA 14 this year however it has not received approval from the County. This is on hold until after the Province approves the County Official Plan. The purpose of OPA 14 was also to update the Official Plan to ensure that the land use planning policies are current, reflect Provincial legislation and policy, have regard for matters of Provincial interest and any guideline documents, are consistent with the Provincial Policy Statement (PPS), and reflect changing community needs for the next 25-years. The changes in OPA 14 to the Residential and Community Facilities designation do not materially change the impact of the policies applicable to this application. An additional note relating to each of the policies below has been included to provide detail to some of the changes as a result of OPA 14.

Section 2.4.1 encourages the provision of a wide variety of housing types with greater densities within the settlement area. The residential intensification and redevelopment is encouraged where compatible with existing development and infrastructure is appropriate. OPA 14 further encourages more attainable and affordable housing options.

Section 2.4.6 establishes that residential intensification shall be encouraged in settlement areas where it is complementary to, 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 keep with the character of the area and not adversely affect neighbourhood stability. OPA 14 policy continues to support intensification where it is compatible with the surrounding community.

Section 3.2 outlines the goal of maintaining adequate supply of housing, more specifically dwelling types, tenure and affordability. The section also has the objective to maintain the essential qualities of privacy, quiet enjoyment, public health and safety, and land use compatibility in residential areas.

Section 3.3.4 provides policies for lands designated 'Residential' and identifies that primary uses include residential purposes including a range of housing types and densities from single detached dwellings to high-rise apartment buildings. Secondary uses may be permitted that are complementary to, and compatible with the area, serve the neighbourhood needs, and do not detract from the predominantly residential nature, such as neighbourhood parks. OPA 14 expanded this policy to include a need to connect to existing or proposed trail networks and consider climate change mitigation and adaptation. Along with this promoting integration and accessibility of community uses, including parks and open space.

Section 3.3.4.5 further details the policies related to the medium density development. "Medium density development (e.g. walk-up apartments and townhouses) shall be encouraged on lands that have access onto an arterial or collector road. Development on local streets shall be permitted within close proximity to intersections with arterial or collector roads and providing vehicular conflicts are minimized. The height, density, arrangement and design of buildings and structures shall complement and not adversely impact neighbouring lower density residential development." OPA 14 now focuses on general development designs regardless of the density however continues to incorporate these items.

Residential intensification within Strathroy is specifically addressed in Section 3.3.4.7, which identifies that residential intensification in existing developed areas is considered desirable to make efficient use of underutilized lands and infrastructure. This is subject to evaluation and conditions, as necessary, to ensure that the development is in keeping with the established residential character and is appropriate in terms of height, lot fabric, building design, dwelling types, and parking, and where appropriate services are available. OPA 14 amended this policy to specifically note 15% of development in urban settlement areas will occur by way of intensification.

In regards to the Strathroy-Caradoc Official Plan, Section 3.3.4.13 contains policy direction for development of lands within the Saulsbury Secondary Planning Area. This section of the Official Plan requires, prior to development of any land within the Area, that a Secondary Plan be completed in order to establish an overall framework or concept for subsequent planning approvals. This policy encourages innovative design concepts and directs that the following matters shall be considered in preparation of a Secondary Plan:

- a) areas for low, medium and high density residential purposes,
- b) general road pattern and pedestrian circulation,
- c) areas to be maintained in a natural state or reserved as open space,
- d) need for and location / size of parks and school facilities,
- d) buffering measures to reduce potential land use conflicts,
- f) measures to enhance the area under development to improve the quality of life for future residents, and
- g) stormwater management.

Section 3.3.4.13 is the Official Plan policy requiring an secondary plan to be studied. The details of the study are listed along with the area that are covered by the secondary plan. This final remaining piece of the study area with the remaining area of land having already been developed or approved for development. OPA 14 policies remove the requirement for a secondary plan but continue the guidelines for the secondary plan as guides for developing the subdivisions within the study area.

Section 3.3.5 includes policies for the community facilities and institutional uses within settlement area of Strathroy. The focus of the uses in this designation are facilities such as hospitals, parks and schools that complete a community. OPA 14 continues a similar list of uses.

Section 3.3.5.3 review the development criteria including being visible, close to major roads, adequate parking and compatible to adjacent uses. OPA 14 policies expand upon form of development to confirm servicing, buffering and appropriate lot size.

Strathroy-Caradoc Zoning By-Law No. 43-08

The subject lands are currently zoned 'Future Development (FD) Zone' and 'High Density Residential (R3) zone' according to the Strathroy-Caradoc Zoning By-Law No. 43-08.

The 'High Density Residential (R3) zone' is intended for lands within Strathroy that are designated 'Residential' in the Strathroy-Caradoc Official Plan and permits a range of higher density residential uses, such as multiple unit dwellings, apartment buildings, townhouses, long term care facilities.

The 'Future Development (FD) zone' is intended for lands within Strathroy that are designated 'Residential' in the Strathroy-Caradoc Official Plan however are vacant, the permitted uses include those existing on the property at the time of the by-law, agriculture and forestry use.

With respect to the Zoning By-law Amendment, the applicant has submitted a zone change application to place the single detached and semi-detached lots into a site-specific 'Medium Density Residential (R2-#) Zone'. The site specific zone will recognize a reduced lot area and frontage.

The townhouse lots in a site-specific 'High Density Residential (R3-#) Zone'. The R3-# zone would recognize reduced rear setback and lot area requirements.

The remainder of the site will be 'Open Space (OS) zone' for the parkland and Stormwater management pond.

Section 3.3 of the zoning by-law outlines different holding provisions limit the use of the land until such time as the conditions of the hold is/are lifted. The H-5 holding provision ensures the orderly development of the lands, the "H-5" symbol shall not be removed until a subdivision agreement, including but not necessarily limited to the requirement for the development to be connected to a public water supply system and a public sanitary sewer system, has been entered into with the Corporation for the affected lands.

CONSULTATION

Open House

A Virtual Neighbourhood Open House was held on March 22, 2023. There were members of the public in attendance at the meeting and comments from the public were received. Since that time, there have been follow up discussions with the members of the public as well. The comments from the meeting ranged from buffers and fencing to confirming when construction was intended to start. Attached to this report is a summary of the questions and response provided during the meeting. Following the meeting planning staff have been asked other questions and the following is a summary of those questions/comments:

Question: What is the value of the homes being built in the subdivision?

Response: The value of the homes are market rates. None of the homes are proposed to be subsidized housing or similar program. The homes vary in size from singles to townhouses and as such the actual dollar price will vary.

Question: Are all homes going to be brick, siding or multi?

Response: There is no control over exterior cladding of the building in the planning process and will be up to the builder and future home owners.

Question: Will there be any sound barriers put in place from the back yards of the residence backing onto the County Lane Road? We would like to see a cement block wall preferred with beautification in the front of it and the current trees left along County Lane.

Response: There are no sound barriers proposed along County Lane and future townhouses.

Question: What are the lot lines from the homes being built in block 135/136 that will be directly backing onto County Lane?

Response: The townhouses that will be adjacent to County Lane will have 6 m rear yards toward County Lane and there is an approximate distance of 8 m from the property line of the subdivision to the edge of pavement of County Lane. Therefore, the proposed buildings would be located approximately 14 m from the edge of the pavement of County Lane.

Question: Is the elevation of the land being raised at all? (i.e. berm)

Response: Along County Lane there is no grade changes proposed (except minor swales around the houses to ensure water moves away from the homes).

Question: What is the size of the green space / beautification for the area from Albert Street to the start of the first homes in the subdivision?

Response: The area fronting on to Albert Street is proposed to be a dry stormwater management area that has a lot depth of approximately 20 metres.

Question: What are the future connections to the property to the West?

Response: There are no proposed connections to County Lane in the proposed subdivision. The second phase while not included part of the current application also does not proposed any westerly connections.

Question: What are the red dotted lines indicating block on the BM Ross proposed draft plan of subdivision that was provided?

Response: The red line is the municipal boundary between Adelaide-Metcalf and Strathroy.

Question: What is the lay of the land for storm drains, water and sewer?

Response: The stormwater will ultimately drain to the stormwater pond and out from there. In terms of municipal drinking water, this is coming from an extension from Albert Street and Saulsbury. The sanitary is provided by an extension of service from Albert Street.

Question: There are 3 parkettes showing on the proposed site plan, what will go here and how can we ensure that these will be used as green space and the Municipality will not be taking cash in lieu? When will this be decided?

Response: Block 137 is proposed as a neighbourhood park and stormwater management pond. The park is approximately 6729 m² in area and the SWM and other open space is the 2.37 ha of the land within the Block 137. This equals the required parkland dedication for the subdivision. The remaining parkland area will be private amenity area within the condominium blocks and the size of the amenity / park space will be related to the number of units proposed. The municipality is intending to take this land for the parkland contribution.

Question: Will there be sidewalks put in on Albert Street with lighting from County Lane to Dominion? (Strathmere Lodge)

Response: The owners of this property will be responsible for sidewalks along the frontage of this property. There are other “vacant” parcels between County Lane and Dominion that the developer of those lands will be responsible for the sidewalks in front of those properties. The remaining properties (homes) will be the responsibility of the Municipality. Further to this it is acknowledged that there is an existing sidewalk so this would be a repair and reconstruction to current standards.

Question: Where are all the kids from this new development going to be attending schools?

Response: They will be attending local schools (Public and Catholic)– neither School Board have expressed a concern with capacity within the existing school system. Further to this TVDSB included in their student accommodation report for 2021-22 (most recent), that North Meadow PS, is 87% capacity, J.S. Buchanan is 93% capacity, Mary Wright PS is 90% capacity, Caradoc North PS is 95% capacity. Strathroy DCI is at 86% capacity. (Reference: Full Accommodation Plan-<https://www.tvdsb.ca/en/our-board/resources/Documents/Future-Development-and-Planning/Documents/Accommodation-Studies/Accommodation-Plan.pdf>)

Question: What are the plans for EMS – Police, Fire and Ambulance?

- EMS resources need to be increased/considered just as infrastructure does.
- Both police and ambulance are located on the south end of Town – with a train track barrier dividing the town.

Response: The EMS is aware of each subdivision application and the build out and will adjust services as demands increase. It is agreed that station/substations for Ambulance and Police are located on the other side of the tracks. The deployment of police vehicles is such that some are each side of the tracks at any given time. Further as noted above there are no objections to the application from the Police Chief.

Comment: Request that construction activities not be accessed from County Lane.

Response: Acknowledged, Albert Street is anticipated to be access point for construction.

Comment: It is understood from the public open house that there will be no connection to County Lane and ask that this remains as such now and in the future.

Response: The request to have no connections to County Lane is acknowledged.

Question: Can you provide any information about the easement noted on the draft plan of subdivision that travels from the rear lots of the properties on Dominion Street to County Lane?

Response: This area was the subject of an easement in favour of the Hydro One. The easement was abandoned (removed) as it was no longer used.

Public Meeting

As noted in the Background section the proposal has been amended following the initial consultation and this plan has been circulated to agencies and the public in accordance with the requirements of the Planning Act. This included the circulation of the Notice of Public meeting to residents living within 120 metres of the subject application on May 30, 2023.

At the time of writing the subject report, the following comments were received:

Enbridge Gas Inc. requested that as a condition of final approval that the owner/developer provide to them with the necessary easements and/or agreements required for the provision of gas services for the development, in a form satisfactory to them.

Bell Canada advised that they would request a condition of approval include a condition confirming that the owner will address any existing easements at their cost. Also that it will be the responsibility of the owner to provide access and pay the extension of Bell Canada service.

Thames Valley District School Board advised that they have no comments at this time.

The St. Clair Region Conservation Authority (SCRCA) advised of seven conditions of draft approval that they would recommend for inclusion if the application is approved. The conditions relate to the fact that part of the property is within a floodplain as such they are looking for the applicant to provide details about the SWM pond, erosion control, assessments are completed to the satisfaction of the Conservation Authority and that development is not located in the floodplain and area of influence.

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

County Engineer advised that a road widening along Albert Street, if required will be required as condition of draft plan of subdivision.

Police Chief has advised that they have no objections to the applications.

Director of Community Services advised that they are encouraged by the revised stormwater management pond and the size of the proposed parkland will meet the parkland contribution requirements. Staff are request that the applicant work with them to accommodate a parking area along the frontage.

Director of Engineering and Public Works advised that the development will require that Saulsbury Street (along the frontage of the subject lands), reconstructed to a full urban standard (curbs, gutters and sidewalk). Further that comments received, will need to be addressed through conditions of draft approval including by not limited to confirmation that adequate services are available for this development to the satisfaction of the Municipality.

Director of Planning and Building advised that the unique mix of dwelling types proposed as part of this application will help address the need in Strathroy for a more diversified housing stock. Also, that the

conditions of draft plan approval will need to be prepared to adequately address the required financial, legal, planning and engineering matters of interest to the Municipality.

NEXT STEPS

A subsequent report will be provided, which includes a full policy analysis and response to comments received at the public meeting for the subdivision and zoning by-law amendment, as well as provide recommendations for Council's consideration.

The zoning by-law amendment application will receive final consideration by Strathroy-Caradoc Council. Upon a recommendation on the Plan of Subdivision and Official Plan Amendment by Strathroy-Caradoc Council, the subdivision will receive final consideration by County of Middlesex Council.

SUMMARY

The intent of the subject report is to provide Council and the public with information regarding the proposed development, the relevant policies and regulatory context, and to summarize comments received by the public and agencies to date.

A subsequent report will be provided and will include a full policy analysis and responses to comments received related to the zoning by-law amendment application, as well as provide recommendations for Council's consideration.

The zoning by-law amendment application will receive final consideration by Strathroy Caradoc Council at a future council meeting.

If Strathroy-Caradoc Council is supportive of the Plan of Subdivision and Official Plan Amendment, they will provide that recommendation to County of Middlesex Council. The Plan of Subdivision and Official Plan Amendment will then receive final consideration by County of Middlesex Council.

FINANCIAL IMPLICATIONS

None

ATTACHMENTS

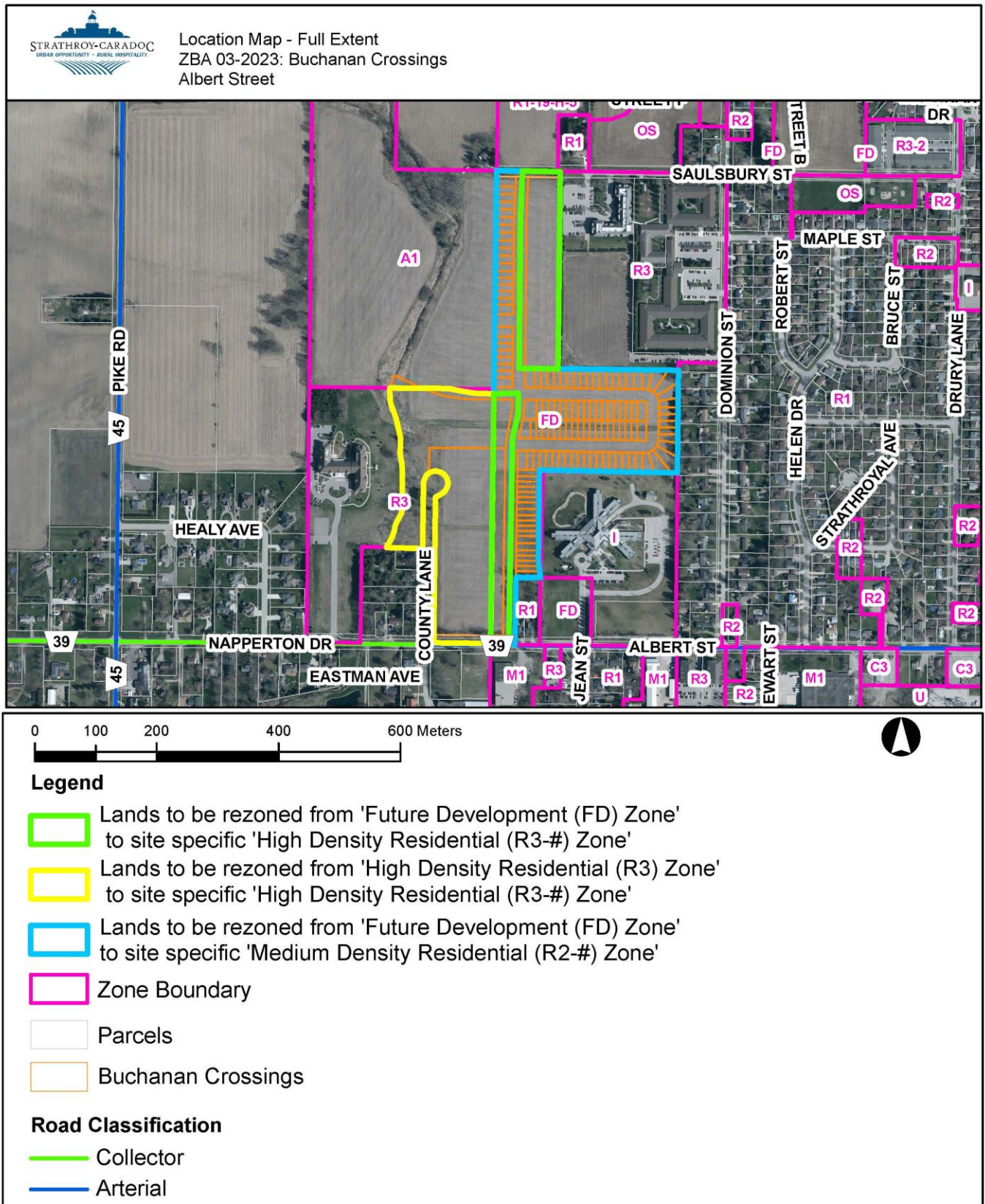
Location Map

Draft Plan of Subdivision

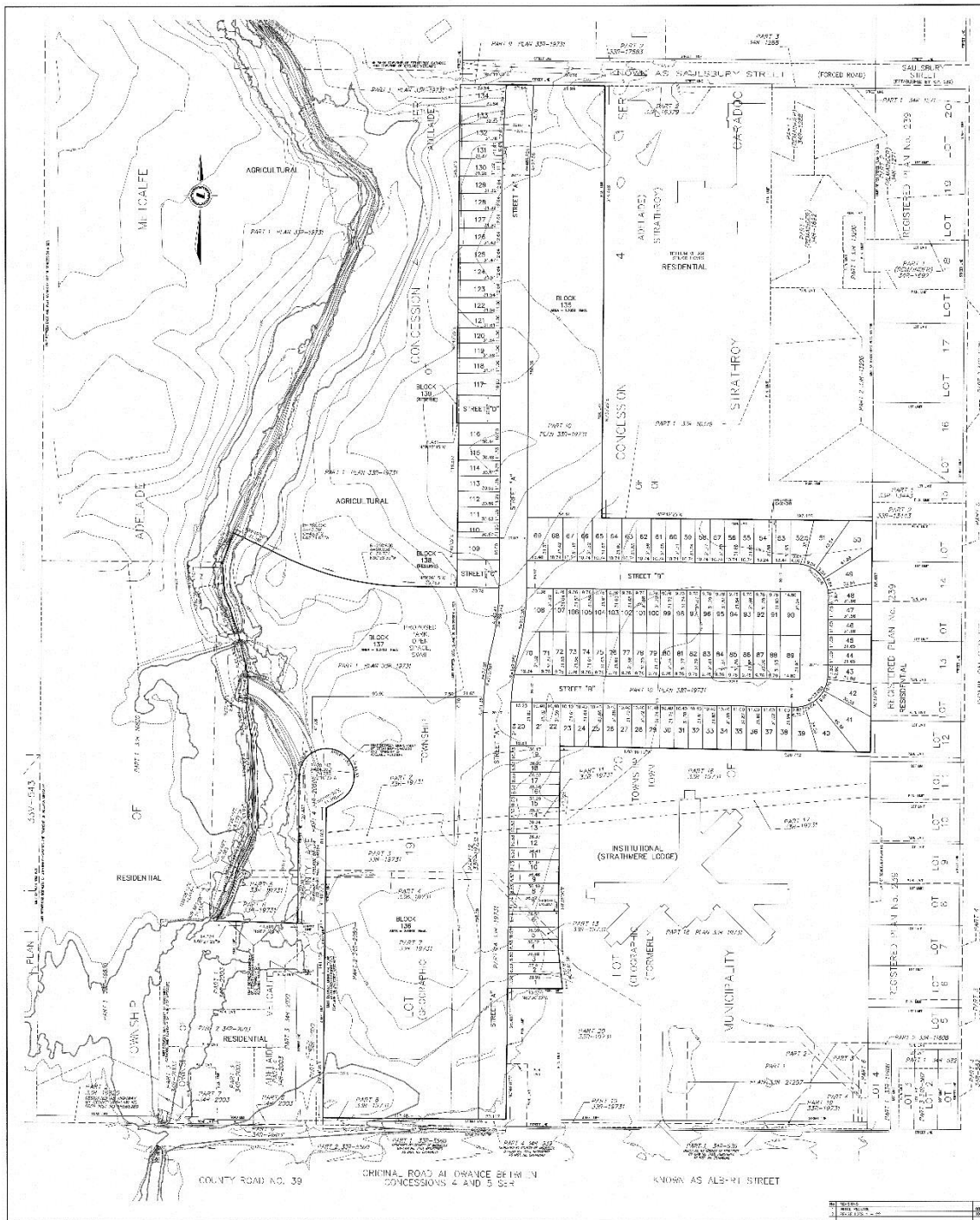
Area Plan (Includes Concept for North area)

Open House Notes from the BM Ross

Location Map



Plan of Subdivision



Subject to the conditions, if any, set forth in a later sheet.
 Day of _____ 20__
 Section 51 of the Planning Act
 The City of _____

Mark Vandenberg
 Director of Planning and Economic Development

ALTERNATIVE OF APPROVAL PROCESS

DRAFT PLAN OF SUBDIVISION
 OF PART OF
 LOT 19, CONCESSION 4 SOUTH OF
 THE EGREMONT ROAD
 THE EGREMONT ROAD
 (GEOGRAPHIC TOWNSHIP OF ADELAIDE)
 AND PART OF
 LOT 20, CONCESSION 4 SOUTH OF
 THE EGREMONT ROAD
 THE EGREMONT ROAD
 (GEOGRAPHIC TOWNSHIP OF ADELAIDE)
 (FORMERLY TOWN OF STRATHROY)
 AND PART OF
 LOT 19, CONCESSION 4 SOUTH OF
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 AND PART OF
 LOT 20, CONCESSION 4 SOUTH OF
 THE EGREMONT ROAD
 THE EGREMONT ROAD
 (GEOGRAPHIC TOWNSHIP OF ADELAIDE)
 (FORMERLY TOWN OF STRATHROY)

SURVEYOR'S CERTIFICATE:
 I, _____, being duly sworn, depose and say that the above is a true and correct copy of the original plan filed in my office on _____ 20__.

OWNER'S CERTIFICATE:
 I, _____, being duly sworn, depose and say that I am the owner of the land described in the above plan and that I authorize the filing of this plan and the issuance of this certificate.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(1) OF THE PLANNING ACT

LAND USE SCHEDULE

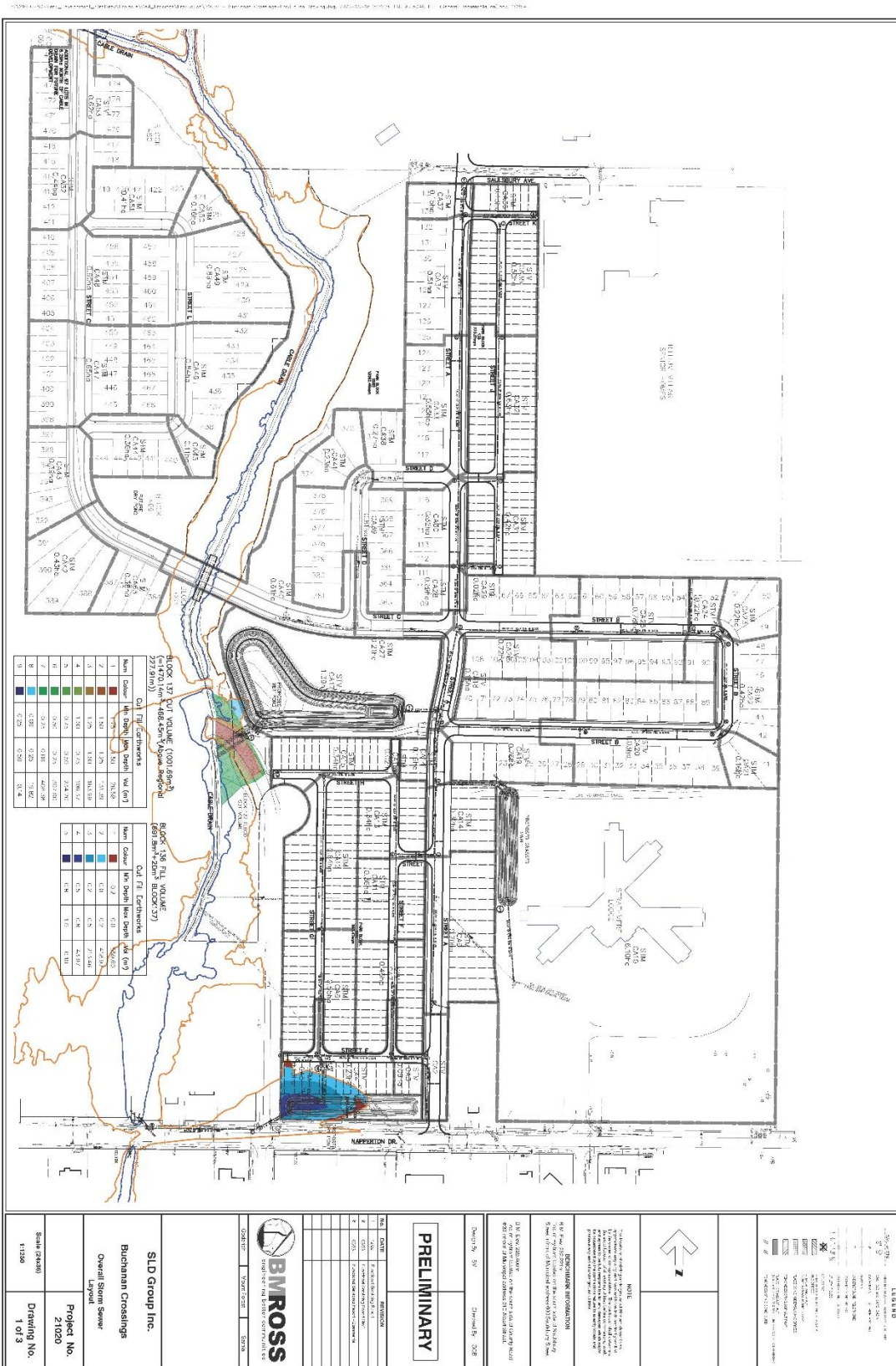
1. RESIDENTIAL (R1)	0.3462 HA
2. RESIDENTIAL (R2)	0.3462 HA
3. RESIDENTIAL (R3)	0.3462 HA
4. RESIDENTIAL (R4)	0.3462 HA
5. RESIDENTIAL (R5)	0.3462 HA
6. RESIDENTIAL (R6)	0.3462 HA
7. RESIDENTIAL (R7)	0.3462 HA
8. RESIDENTIAL (R8)	0.3462 HA
9. RESIDENTIAL (R9)	0.3462 HA
10. RESIDENTIAL (R10)	0.3462 HA
11. RESIDENTIAL (R11)	0.3462 HA
12. RESIDENTIAL (R12)	0.3462 HA
13. RESIDENTIAL (R13)	0.3462 HA
14. RESIDENTIAL (R14)	0.3462 HA
15. RESIDENTIAL (R15)	0.3462 HA
16. RESIDENTIAL (R16)	0.3462 HA
17. RESIDENTIAL (R17)	0.3462 HA
18. RESIDENTIAL (R18)	0.3462 HA
19. RESIDENTIAL (R19)	0.3462 HA
20. RESIDENTIAL (R20)	0.3462 HA

UTM GRID NOTES:
 1. THIS PLAN IS DRAWN ON A UTM GRID. THE GRID IS BASED ON THE NAD 83 DATUM.
 2. THE GRID IS BASED ON THE UTM ZONE 18N, UTM BAND 18N, UTM PROJECTION.
 3. THE GRID IS BASED ON THE UTM GRID SYSTEM.

METRIC:
 1. ALL DIMENSIONS ARE IN METERS.
 2. ALL ANGLES ARE IN DEGREES.

AGM ARCHIBALD BRYAN & SHAW LTD.
 9-L-5916

Area Plan (Includes Concept for North area)



Open House Meeting Notes



B. M. ROSS AND ASSOCIATES LIMITED
Engineers and Planners
2695 Hamilton Road, P.O. Box 400
Bright's Grove, ON N0N 1C0
p. (519) 908-9564 www.bmross.net

File No. 21020

PUBLIC OPEN HOUSE NOTES FOR BUCHANAN CROSSINGS SUBDIVISION IN THE MUNICIPALITY OF STRATHROY-CARADOC

March 22, 2023

Location: Via Zoom

Time Started: 6:00 p.m.

Time Ended: 6:46 p.m.

In Attendance:

Jordan Fohkens	-	B.M Ross & Associates Ltd. (BMROSS)
Laura Ryan	-	BMROSS
Ed Veeke	-	SLD Group Inc.
Paul Van Bree	-	SLD Group Inc.
Tim Williams	-	County of Middlesex
Jennifer Huff	-	Municipality of Strathroy-Caradoc

Approximately 20 members of the public (e-mails attached to notes)

Meeting Details:

Mr. Fohkens provided an overview of the development proposal, which included information on the types of residential dwellings proposed on the site, the road and servicing layouts, and information on parkland and stormwater management. Following the presentation, Mr. Fohkens requested that members of the public provide questions and/or comments on the development proposal.

Speaker 1

The first speaker was Morgan Calvert (Chief Administrative Officer from the Township of Adelaide-Metcalf). He provided the following comments and requests:

- Ensure County Lane is not used for construction equipment or vehicles
- Preserve the tree line along the east side of County Lane and
- Provide a visual buffer between the single detached dwellings on County Lane and the proposed three-story townhouse dwellings in the development.

Mr. Fohkens responded that a Construction Management Plan would be provided later on in the process if the applications are approved. While detailed construction plans have not been prepared, it is the intent to mitigate impacts to adjacent properties during the construction period and that this will be reviewed in more detail at a later time.

the point where water enters the facility to where it outlets. Mr. Fohkens also mentioned that the traffic study completed for the development indicated that traffic lights or turning lanes were not warranted and that traffic calming measures could be explored further during the more detailed design stages. However, he mentioned that certain traffic calming measures were included in the proposed development, including landscaped islands and the road alignment.

Speaker 4

Harry Zekveld (611 Saulsbury Street) asked questions about traffic flow on Saulsbury Street and if a future widening was proposed. He also had concerns with the preservation of several mature trees on the north side of Saulsbury Street.

Mr. Fohkens responded that there was a traffic study completed for the development that did not indicate any road improvements along Saulsbury Street. However, Mr. Fohkens noted that there would be an extension to Saulsbury Street that would be completed as part of another residential development north of the site. The removal of trees is beyond the scope of this application, but Mr. Zekveld was encouraged to speak to Municipal staff to inform them of his concerns.

Speaker 5

Councillor Steve Pelkman (Municipality Strathroy-Caradoc) asked about a timeline for construction, as well as phasing for the development, including if a north/south road would be built during the initial phases.

Mr. Fohkens responded that there are a number of other approvals and detailed reviews required for this development. For this reason, it is difficult to indicate a timeline for construction. Mr. Fohkens was also of the understanding that the road would be built during the initial phase of construction, however plans are preliminary and have not yet been determined.

Ed Veeke (SLD Group Inc.) responded to Mr. Pelkman's question and indicated that the road may be constructed during the initial phase, however phasing may depend on interest of the various lots that would be available.

Speaker 6

Clarence Vanderdeen (240 County Lane) indicated that he did not want to have three storey buildings next to County Lane and asked why there couldn't be more single detached dwellings.

Mr. Fohkens indicated that the reason for more townhouses in the development, is to make more efficient use of land and Municipal services. He also indicated that the reasons for the townhouse dwellings at the south side of the site is because the area is already zoned R3, which permits higher density uses (e.g., apartments and townhouses) and because of the proximity to County Road #39, which is an Arterial County Road.

Mr. Fohkens also responded that it is the intent to preserve the tree line and to remove as few trees as possible from the development. He also mentioned that further work would be completed to determine the full extent of tree preservation along County Lane.

Finally, Mr. Fohkens recognized the request to provide a visual buffer between County Lane and the proposed condominium development. He informed Mr. Calvert that this would be reviewed during the detailed review stages of the development.

Speaker 2

The second speaker Jeannete Lyons (3250 Napperton Drive). She was joined by Don Lyons (Napperton Drive), as well as Walter Jakimczuk (244 County Lane). They provided the following comments and questions:

- Concerns with three-story height and in their opinion, it was not an appropriate transition to the single detached dwellings on County Lane
- Asked for further information on the park
- Requested a noise buffer
- Preservation of trees was important
- Asked about red block on the plan
- Asked about parkland features and
- Concerns with townhouses backing onto County Lane.

Mr. Fohkens responded that the red blocks represent future condominium blocks with townhouses.

Mr. Fohkens also clarified that the conceptual park plan shows various recreational facilities that could fit on the site. However, it is up to the Municipality to determine what types of facilities are constructed on the site. Mr. Fohkens also explained the parkland dedication requirements of the Planning Act and that the lands would need to be provided to the Municipality in a suitable condition (e.g., graded, drained, topsoil, and seeded) and that park features would be added after the lands are developed.

Mr. Jakimczuk requested assurances that access to County Lane would be restricted. Mr. Fohkens responded that this could be achieved through one-foot reserves, provisions in a Development Agreement, and through access restrictions that may apply in the Township of Adelaide-Metcalf. Mr. Jakimczuk added that he would not like to see any change in the County Lane area.

Speaker 3

Councillor Greg Willsie (Municipality of Strathroy-Caradoc) asked questions related to the shape of the stormwater management facility, traffic lights on Napperton Drive, and traffic calming along Street 'A'.

Mr. Fohkens responded that the stormwater management facility is a regional facility that accepts water from beyond the site. It was his understanding that the shape was determined based on engineering principles to have a minimum distance between

Speaker 7

Tim Williams (Planner, County of Middlesex) provided additional details on the public meeting and provided further information on parkland dedication requirements. He also thanked everyone for the comments and that they will form part of the public record.

Mr. Fohkens thanked everyone in attendance for their comments and informed everyone that they can e-mail their comments if they did not speak at the open house. He also mentioned that the Municipality would send an official notice to area residents within 120 metres of the site for a future statutory public meeting for the planning applications (e.g., draft plan subdivision), which would provide another opportunity for the public to comment on the proposal.

The meeting concluded at 6:46 p.m.

Meeting Notes Prepared by:

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JF/lr