

Meeting Date: December 18, 2023
Department: Building, Planning and By-law
Report No.: BBP-2023-142
Submitted by: Tim Williams, Manager of Planning
Approved by: Jennifer Huff, Director of Building and Planning
Trisha McKibbin, Chief Administrative Officer
SUBJECT: Applications for Draft Plan of Subdivision, Official Plan Amendment & Rezoning ADELAIDE CON 4 SER PT LOTS 19 AND 20 RP 33R19731 PARTS 1 to 7 and 10 to 14 – in Strathroy Applicant/Owner: B.M. Ross & Associates Limited / SLD Group
File Numbers: 39T-SC2302, OPA 1-2023 and ZBA 03-2023

RECOMMENDATION: THAT: Report BBP-2023-142 regarding 39T-SC2302, OPA 1-2023 and ZBA 3-2023 be received by Council for information, and further;
THAT: Amendment No. 17 to the Official Plan of the Municipality of Strathroy-Caradoc (application OPA 1-2023) which would re-designate the lands formerly part of the lands municipally known as 599 Albert Street, Strathroy from ‘Community Facility’ to ‘Residential’ and remove the requirement for a Secondary Plan be adopted and forwarded to the County of Middlesex for consideration and approval, and further;
THAT: the rezoning application, ZBA 3-2023 which would rezone the lands formerly part of the lands municipally known as 599 Albert Street, Strathroy from ‘Future Development’ and ‘High Density Residential’ Zone to site specific ‘High Density Residential Zones (R3-21-H-5), Open Space (OS) Zone, and site specific ‘Medium Density Residential (R2-28-H-5), be approved, and further;
THAT: By-law No.104-23 and By-law No.105-23 be referred to the Consideration of By-laws Section of the Agenda for approval

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, 13 single-detached dwelling lots, 102 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 application 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’, site specific ‘High Density Residential (R3-#) zone’ and Open Space zone.
- An Open House was held on March 22, 2023, and the Statutory Public Meeting was held on June 19, 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.
- Staff have no outstanding concerns and support the draft plan of subdivision, redesignation and rezoning to allow for the 359 dwelling units and associated infrastructure.

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, 13 single-detached dwelling lots, 102 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 extends further northwest. These lands that are beyond the current applications 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. Water and sanitary are connecting to the existing property without any extension. Storm water service will need to be installed with a new pipe within the Albert Street right of way, this pipe will extend west to the Cable Drain. This will be the outlet for one of the stormwater ponds proposed in the development.

The applications for draft Plan of Subdivision, Official Plan Amendment and Zoning By-law amendment were deemed complete on 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, received January 9, 2023, B.M. Ross & Associates Limited
- Development Assessment Report, dated December 11, 2022, Chris Hart & Associates
- Development Assessment Report Addendum, dated September 2023, Chris Hart & Associates
- Development Assessment Report Addendum Response, dated November 20, 2023, 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
- Geotechnical Services – Soil Assessment, dated April 6, 2023, 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	13 lots	0.5563 ha (1.12 ac)
Semi-Detached Residential (Linked)	102 lots	3.7377 ha (9.5 ac)
Townhouse Residential (Freehold)	19 lots	0.6545 ha (1.6 ac)
Townhouse Residential (Condominium)	250 units	5.1687 ha (12.776 ac)
Park, Open Space and Stormwater Management Facility	one block (Blks 137 and 140)	2.3737 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. There was one change to the plan to correct a typographical number for the semi-detached lots, single detached lots, and area calculation in the Land Use Schedule on the plan, however no other changes have been made to the lot layout. Since the Open House meeting staff have worked with the applicant on the design of the stormwater ponds and updates to the Development Assessment Report to address outstanding content matters which have now been addressed.

The applicants are proposing two public road connection, one from the south on to Albert Street and one to the north on to 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). More specifically, Saulsbury Street (and services) will need to be extended to support this development. The cost will be shared with the development to the north. The proposed subdivision will only be utilizing the water along Saulsbury. In light of this, the owners will need to pay for a portion of the water and road (a condition of draft approval has been included for this).

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 agencies and staff. 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 (2023)

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.

It is noteworthy that this application was submitted after the County approval of OPA3 but before the Ministry approval. In light of this staff have evaluated the changes and would not consider the changes significant in the context of this 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.

The Strathroy Caradoc Official Plan has also been updated through OPA 14 however it has not received full approval from the County. OPA 14 has received approval by the Committee of the Whole in November 2023 and is scheduled to for the December 12th County Council agenda. 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 are 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 can accommodate 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

adaption. 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 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.

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 a 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 and instead guides developing the subdivisions within the study area in manner that they develop comprehensively.

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 homeowners.

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: There are sidewalks and lighting, the owners of the subject property will be responsible for repairing any damage to the sidewalks along the frontage of the subject property which is likely as part of the construction of Street 'A'.

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

Response: The Thames Valley School Board has reviewed the application and has no comment at this time.

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 proposed ultimate 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. The Fire Department has reviewed the subdivision and can advise the development matters have been addressed including location of hydrants, turn radii and fire route options are compliant. Generally, the Fire Service is prepared to grow as the community grows whether it is residential growth (as in this case) or other non-residential growth. An example of this would be the municipality has budgeted for a new fire station 1 to address this growth and construction of the station is expected to begin in the near future.

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 to reconfigure the Stormwater management facility 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. The meeting was held on June 19, 2023, there were no members of the public that spoke at the meeting and the following comments were raised by community and Council Members during that meeting:

Concerned about the property already being zoned High Density Residential (R3) for portions of the land and questioned when this was completed. Also how are the existing Agricultural uses permitted on the High Density Residential (R3).

Response: The property has been within a High Density Residential (R3) zone since the creation of the Strathroy-Caradoc Zoning by-law in 2008. The passage of the by-law did go through a notice period prior to be in full force and effect. Staff can confirm that agricultural uses are permitted to continue because it is legal non-conforming use.

Concerned that the High Density Residential (R3) zone is only found close to Albert Street.

Response: Along with the existing 'High Density Residential (R3) zoned' areas of the property there is a section of the plan with townhomes proposed south of Saulsbury Street. Staff can confirm that there also a few properties along Saulsbury Street that within the 'High Density Residential (R3) zone' including but not limited to 400 and 600 Saulsbury Street.

Concerned for the natural heritage components of the site and the surrounding area.

Response: The municipality has reviewed and required amendments to the environmental reports (DAR) that assessed the natural heritage features. The draft plan approval conditions include requirements to ensure that the mitigation measures are applied to the property prior to construction.

Concerned raised about the stormwater management and future downstream flooding.

Response: Engineering staff have reviewed the submission materials and have confirmed that the proposed stormwater management facility will meet the pre-development flows and that staff will secure the stormwater management facility details at time of subdivision agreement.

Concern raised that single detached dwellings would be preferred in the area adjacent to County Lane.

Response: The existing zoning in this area permits apartment buildings and does not permit single detached dwellings

Concern raised about the connection to County Lane from the subdivision.

Response: There are no public roads proposed to connect this subdivision to County Lane. The applicant has confirmed that they would not be connecting any private roads to County Lane. Staff have also been advised through comments from Adelaide Metcalfe that they would not accept a connection to the road. County Lane is under Adelaide Metcalfe jurisdiction.

Concern about the upkeep of the County Lane ROW.

Response: Proposal is to have a fence along County Lane and property line limit this would be secured through a plan of condominium or site plan approval (one or both are required to build on the property). It would be the responsibility of Adelaide Metcalfe to maintain the right-of-way under their ownership.

Agency and Department Comment

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. *This has been included in the draft plan conditions.*

Bell Canada advised that they 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. *This has been included in the draft plan conditions.*

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 were approved. The conditions relate to the fact that part of the property is within a floodplain and 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. *This has been included in the draft plan conditions.*

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. *This has been included in the draft plan conditions.*

County Engineer advised that a road widening along Albert Street, if required will be required as condition of draft plan of subdivision. *This has been included in the draft plan conditions.*

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

Fire Chief has advised that the development is proposed to be in compliance with fire protection requirements.

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. *Parkland conveyance has been included in the draft plan conditions.*

Director of Engineering and Public Works advised that the development would be responsible for cost sharing the road reconstruction and water service along Saulsbury Street (along the frontage of the subject lands). The previous comments provided by this department have received a satisfactory response from the applicant and conditions of draft approval will secure these items.

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 that have been prepared adequately address the required financial, legal, planning and engineering matters of interest to the Municipality.

ANALYSIS

It is staff's opinion that the applications are consistent with the PPS as the use is located within a fully serviced settlement area and will be developed on full services. Further, the proposal represents a compatible land use within the adjacent land uses which includes a wide range of residential uses as well as, institutional and commercial uses.

Official Plan Amendment

The application conforms to the policies of the County of Middlesex Official Plan as it will facilitate the development of a new residential use in a fully serviced settlement area that is intended to be the focus of growth and development. As the servicing is being addressed through the future submission of an additional servicing report, a holding provision has been proposed for the zoning by-law amendment. The application proposes dwelling types that is not as prominent in the community as such this will allow for more housing options for residents. This is supported by the PPS and Official Plans for the Strathroy-Caradoc and the County.

The Strathroy-Caradoc Official Plan (SCOP) encourages intensification which is achieved with the application and the proposal also deploys this density on the property in a way that will allow for easy access to collector and arterial roads.

The SCOP includes a portion of the site in the Saulsbury Secondary Plan special study area. The OPA application requests that the subject lands be exempt from the requirements of the study. Planning staff have reviewed the proposal against the requirements/criteria and given the application includes most of the land to the south of Saulsbury Street with a concept plan for the remaining and have been designed to match with the transportation network to the north Saulsbury Street, as such find an exemption is appropriate. The developments north and south of Saulsbury have and will work together with the Municipality to construct the necessary infrastructure along the Saulsbury Street corridor.

In regard to, the proposed re-designation of lands from 'Community Facilities' designation to 'Residential' designation, Strathroy-Caradoc commissioned, as part of the Comprehensive Review project, the 2022 Residential Land Needs Assessment by Watson and Associates that determined that there is a demand for additional residentially designated lands within the Municipality's Settlement Areas. More specifically the report, using Middlesex County population projections, determined 110 ha (271.8 ac) community lands should be designated (49 ha (121 ac) of residential designated lands and 60 ha (148 ac) of supporting lands such as institutional, local commercial, roads and local parks). The lands subject to the proposed redesignation are approximately 6.76 hectares (16.69 acres) in area. The Comprehensive Review Project (CR) is ongoing and will be looking to address this deficit designated lands. Given this application is being considered by Council prior to the CR, the CR will include this in the considerations.

This high-density and medium-density development proposal would address an under-represented housing type in Strathroy. This is further supported by the September 2021 – Attainable Housing Study presents key findings related to housing need in Strathroy-Caradoc, including the need for more medium and higher density housing forms in the Municipality. The Attainable Housing Study and includes policy and action recommendations including the use of financial incentives, Community Improvement Plan programs, providing municipal lands for housing and alternative parking standards. This proposal represents the conversion of lands that were previously owned by Middlesex County.

Zoning By-law Amendment

In reviewing the appropriateness of the zoning by-law amendment, the high-density and medium policies in the Official Plan have been addressed. This includes providing a buffer to adjacent uses with a greater setback to the east and landscaping spaces. The property is 1.3 to 1.5 km from the downtown core and located on an arterial within the settlement boundary to minimize traffic conflicts. The development will have access to municipal service infrastructure. The proposal is meeting the height requirements of the zoning by-law, and building will setback from any other building a distance so the shadows will not reach an adjacent building except for the most extreme times of the day. The winds effects have been considered and mitigation measures will be secured during site plan. The energy-efficiency matters will in part be secured through site plan and may include renewable energy sources, upgraded insulation, window glazing, high efficiency furnaces, and building materials.

The subject proposal meets many of the development standards within the 'High Density Residential (R3)' zone and the proposed site-specific provisions have been evaluated. More specifically, the five site specific provisions that are required are as follows:

- 1) Provide a definition of Rear Lane Townhouse.
- 2) Minimum front yard setback of 3.0 m for front yard rear lane townhouses whereas the zoning by-law requires a front yard setback of 4.5 m.
- 3) Minimum rear yard setback of 5.5 m for rear lane townhouses and 6.0m for townhouses whereas the zoning by-law requires a rear yard setback of 9m.
- 4) Maximum lot coverage of 50% whereas the zoning by-law permits a maximum lot coverage of 45%.
- 5) Maximum Private Garage width of 50% of the lot whereas the zoning by-law permits a maximum 4m for lots with a frontage under 12m.

The subject proposal meets many of the development standards within the 'Medium Density Residential (R2)' zone and the proposed site-specific provisions have been evaluated. More specifically, the three site specific required provisions are as follows:

- 1) Provide increase the maximum number of units per townhouse block from 6 to 7 units.
- 2) Minimum lot frontage of 9.5 m per unit whereas the zoning by-law requires a minimum lot frontage of 10m per unit.
- 3) Parking space may be provided in tandem whereas the zoning by-law does not permit tandem spaces in certain circumstances.

These changes provide a modernized standard for development in the medium density and high-density residential zones. The building design the applicant is looking propose for R3 zone is a compact form that will have the implement the compact built form that Provincial Policy and Local and County Official Plans direct.

Section 3.3 of the Zoning By-law outlines holding provisions that limit the use of the land until such time as the conditions of the hold is/are lifted. This site requires subdivision agreement to be executed and the H-5 hold would be in place until such time as the municipality has received confirmation that the subdivision agreement has been registered.

Draft Plan of Subdivision

The proposed development will be municipally serviced as per the Provincial and Official Plan policies. The policy framework supports the proposed variety dwelling types, active transportation, and efficient use of the land including appropriate intensification.

The development access to Saulsbury Street has been aligned with the intersection with the subdivisions on the north side of Saulsbury Street. This ensures that transportation networks are functioning appropriately.

The proposal provides for parkland in compliance with the 5% of park land dedication. The design of the park would be addressed by Community Services once the lands have been dedicated to municipality. The conditions of draft approval will reflect this.

The proposed development will require a number of conditions of approval a draft of the conditions are attached. The conditions will address requirement such as a subdivision agreement, the parkland dedication, one-foot reserves, construction of a left-hand slip around on Albert Street and easement for utilities.

Considering the foregoing, staff recommend that the subject official plan amendment, zoning by-law amendment and subdivision applications be approved.

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.

SUMMARY AND NEXT STEPS

Based on the above analysis staff are supportive of the proposed official plan amendment, the rezoning and plan of subdivision as they are considered to be consistent with the Provincial Policy Statement, in conformity with the County of Middlesex Official Plan, Strathroy Caradoc Official Plan and represents good planning.

An official plan amendment and a zoning by-law amendment has been prepared for Council's consideration.

In regard to the zoning by-law amendment, a 20-day appeal period will start on the date the Notice of Decision is sent. In regard to the official plan amendment, if adopted, it would be forwarded to the County of Middlesex for final approval. In regard to the draft plan of subdivision, if recommended for approval, it would be forwarded to the County of Middlesex for final approval.

FINANCIAL IMPLICATIONS

The applicant is responsible for costs / sharing costs of infrastructure extension and road improvements on Saulsbury. Future reconstruction of Albert St and Saulsbury St has been anticipated in the 2020

Development Charge By-law for 2028 onwards but this work is not required to facilitate the subject development. As Albert St is a County Road, the County will also be responsible for contributing towards the cost reconstruction.

ATTACHMENTS

Location Map

Draft Plan of Subdivision

Area Plan (Concept for North area)

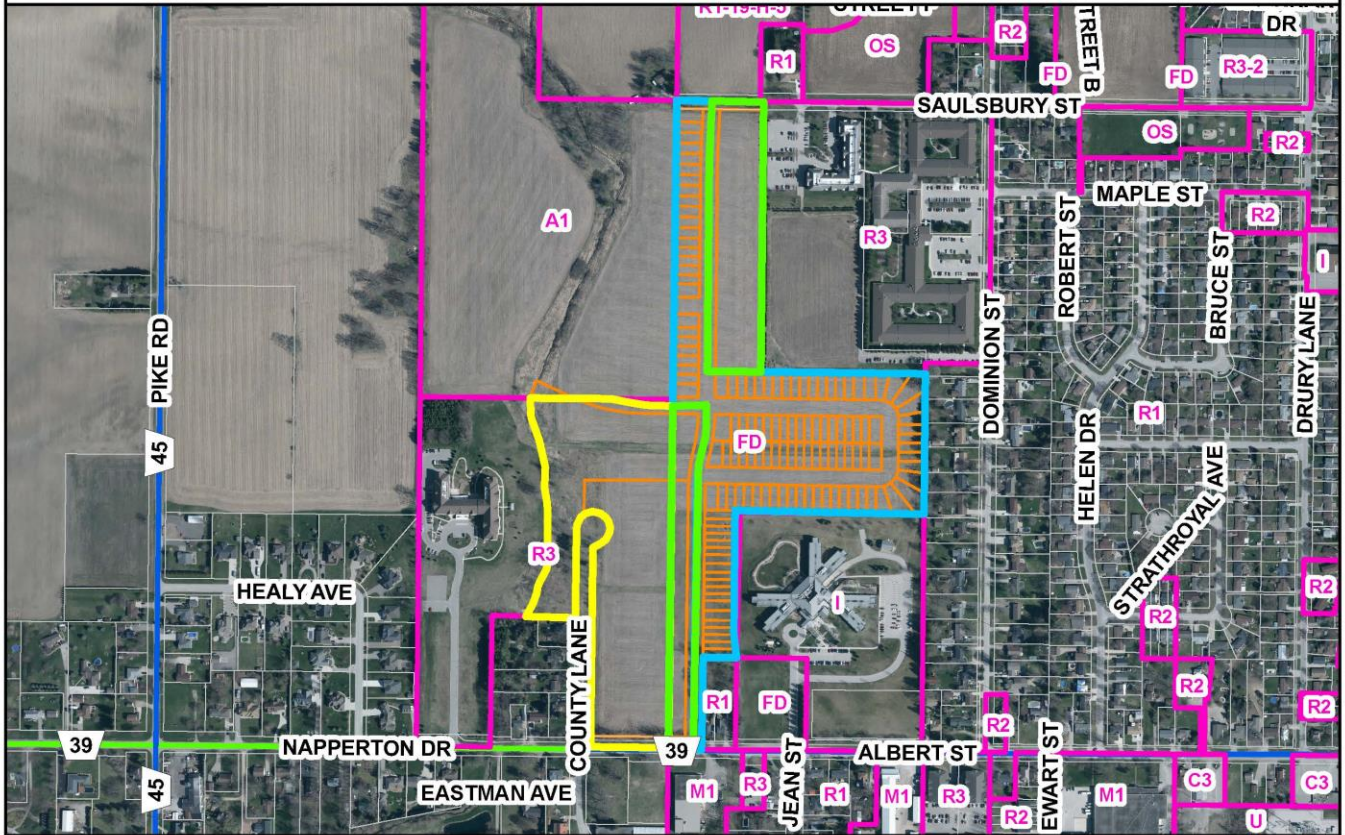
Open House Notes from the BM Ross

Recommended Conditions of Draft Plan of Subdivision Approval

Location Map



Location Map - Full Extent
 ZBA 03-2023: Buchanan Crossings
 Albert Street



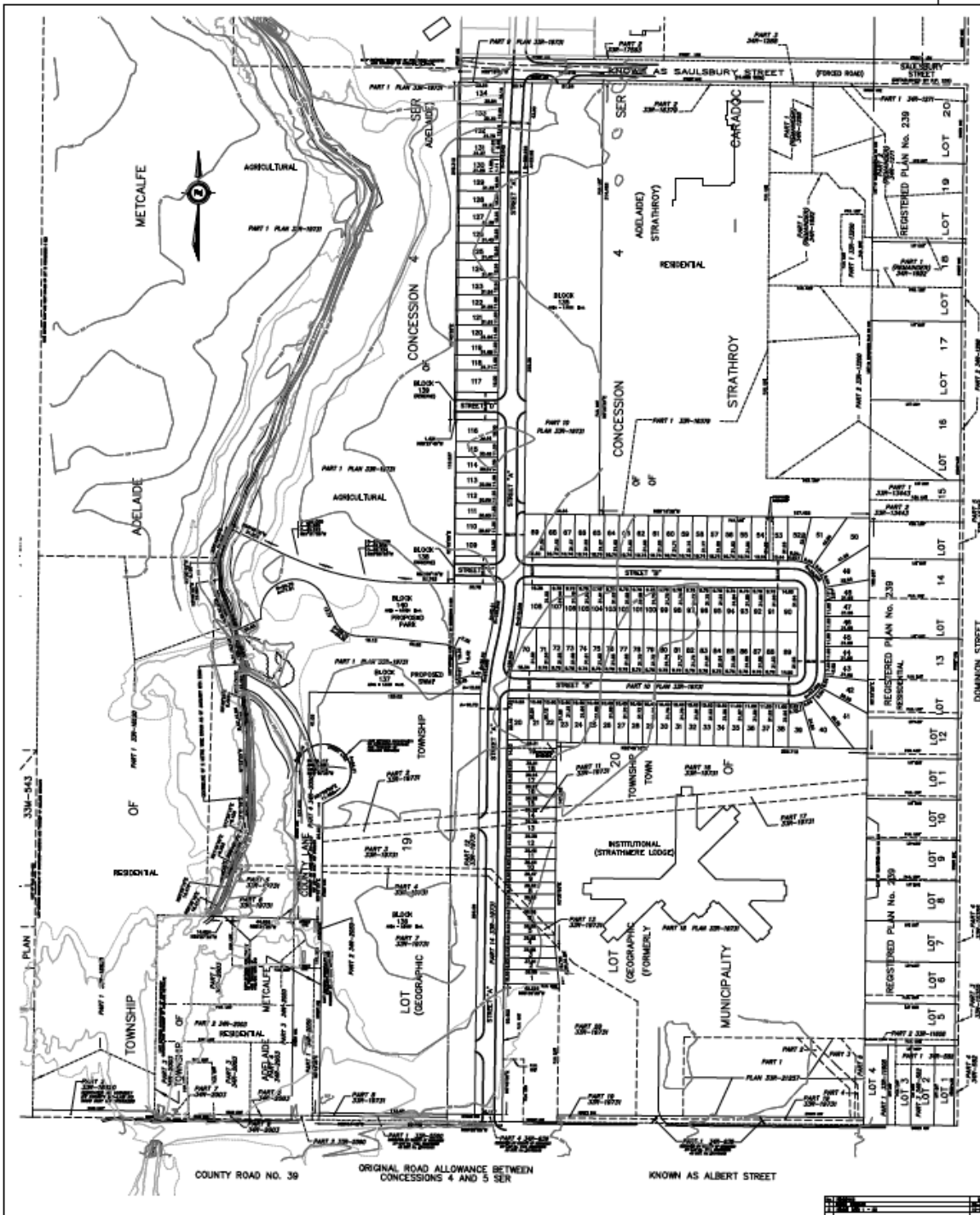
Legend

- Lands to be rezoned from 'Future Development (FD) Zone' to site specific 'High Density Residential (R3-#) Zone'
- Lands to be rezoned from 'High Density Residential (R3) Zone' to site specific 'High Density Residential (R3-#) Zone'
- Lands to be rezoned from 'Future Development (FD) Zone' to site specific 'Medium Density Residential (R2-#) Zone'
- Zone Boundary
- Parcels
- Buchanan Crossings

Road Classification

- Collector
- Arterial

Plan of Subdivision



Subject to the conditions, if any, set forth in our later issues.
 Any person who signs this plan in approval under Section 11 of the Planning Act.
 My commission expires on _____.

2018 Verdictum
 Director of Planning and Economic Development
 County of Middlesex

MUNICIPALITY OF ADELAIDE
 MUNICIPALITY OF STRATHROY

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

SURVEYOR'S CERTIFICATE:
 I, _____, being duly sworn, depose and say that I am the duly qualified and licensed Surveyor of the County of Middlesex, Ontario, and that I am the author of the above plan, and that the same is a true and correct copy of the original plan filed in my office.

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 am the author of the above plan, and that the same is a true and correct copy of the original plan filed in my office.

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 11(2) OF THE PLANNING ACT:

NO.	DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. METERS)
1	Lot 1 to 19 - ADELAIDE	3,727 sq. ft.	0.085 ha.
2	Lot 1 to 19 - STRATHROY	1,111 sq. ft.	0.026 ha.
3	Lot 1 to 19 - ADELAIDE	1,111 sq. ft.	0.026 ha.
4	Lot 1 to 19 - STRATHROY	1,111 sq. ft.	0.026 ha.
5	Lot 1 to 19 - ADELAIDE	1,111 sq. ft.	0.026 ha.
6	Lot 1 to 19 - STRATHROY	1,111 sq. ft.	0.026 ha.
7	Lot 1 to 19 - ADELAIDE	1,111 sq. ft.	0.026 ha.
8	Lot 1 to 19 - STRATHROY	1,111 sq. ft.	0.026 ha.
9	Lot 1 to 19 - ADELAIDE	1,111 sq. ft.	0.026 ha.
10	Lot 1 to 19 - STRATHROY	1,111 sq. ft.	0.026 ha.
11	Lot 1 to 19 - ADELAIDE	1,111 sq. ft.	0.026 ha.
12	Lot 1 to 19 - STRATHROY	1,111 sq. ft.	0.026 ha.
13	Lot 1 to 19 - ADELAIDE	1,111 sq. ft.	0.026 ha.
14	Lot 1 to 19 - STRATHROY	1,111 sq. ft.	0.026 ha.
15	Lot 1 to 19 - ADELAIDE	1,111 sq. ft.	0.026 ha.
16	Lot 1 to 19 - STRATHROY	1,111 sq. ft.	0.026 ha.
17	Lot 1 to 19 - ADELAIDE	1,111 sq. ft.	0.026 ha.
18	Lot 1 to 19 - STRATHROY	1,111 sq. ft.	0.026 ha.
19	Lot 1 to 19 - ADELAIDE	1,111 sq. ft.	0.026 ha.
20	Lot 1 to 19 - STRATHROY	1,111 sq. ft.	0.026 ha.

LAND USE SCHEDULE:

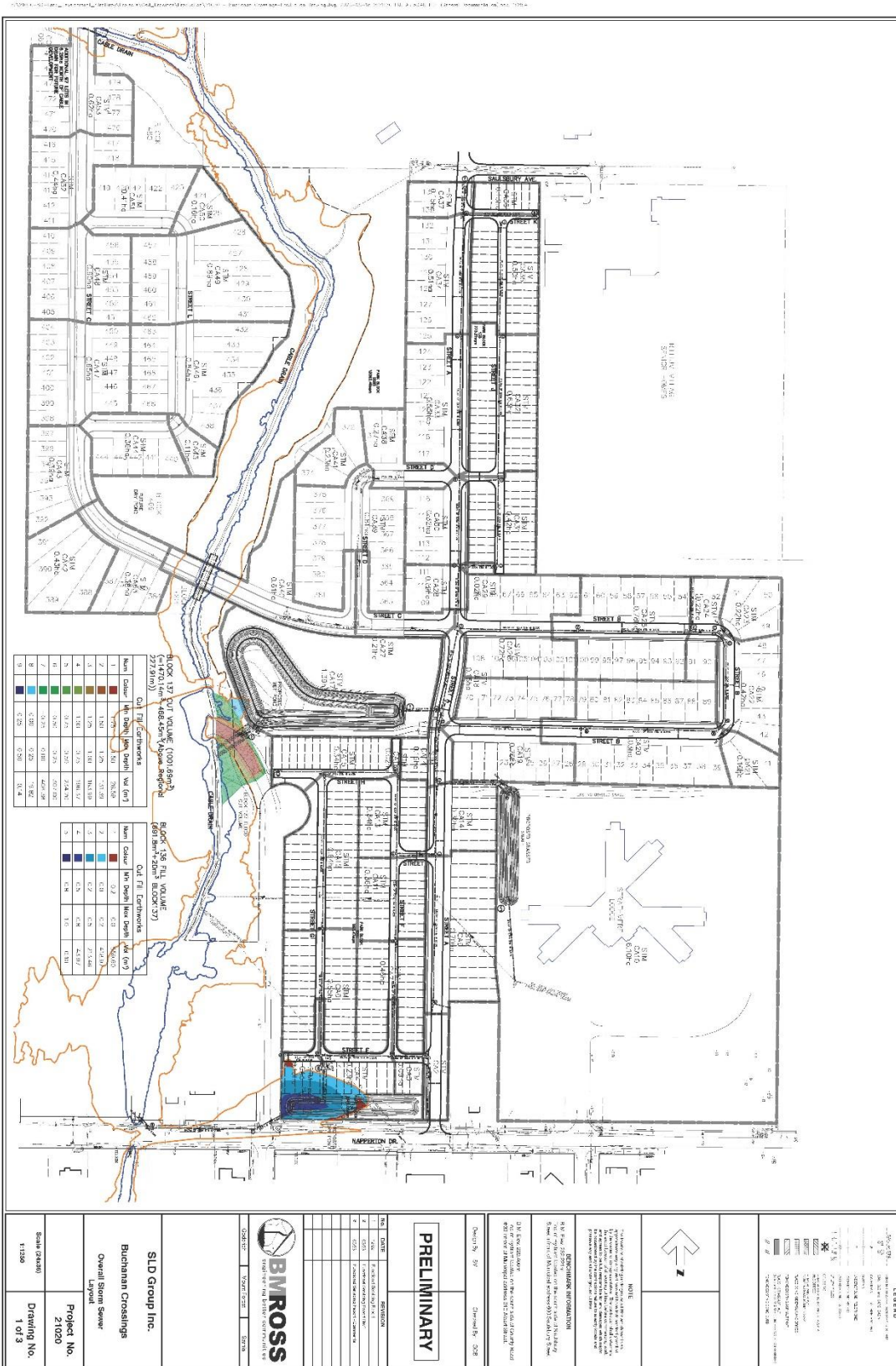
LAND USE	AREA (SQ. FT.)	AREA (SQ. METERS)
RESIDENTIAL	3,727 sq. ft.	0.085 ha.
COMMERCIAL	1,111 sq. ft.	0.026 ha.
INDUSTRIAL	1,111 sq. ft.	0.026 ha.
AGRICULTURAL	1,111 sq. ft.	0.026 ha.
RECREATIONAL	1,111 sq. ft.	0.026 ha.
UTILITY	1,111 sq. ft.	0.026 ha.
ROADS	1,111 sq. ft.	0.026 ha.
TOTAL	11,111 sq. ft.	0.254 ha.

UTM GRID NOTES:
 DISTANCES WHICH ARE LESS THAN 100 METERS ARE GIVEN FROM THE NEAREST CORNER OF THE LOT OR BLOCK TO WHICH THEY REFER. DISTANCES WHICH ARE MORE THAN 100 METERS ARE GIVEN FROM THE CENTER OF THE LOT OR BLOCK TO WHICH THEY REFER.

METRIC:
 ALL DISTANCES ARE GIVEN IN METERS AND ARE TO BE CONSIDERED TO BE THE MOST ACCURATE TO WITHIN 1/100 OF A MILLIMETER.

AGM
 ARCHITECTURAL & SURVEYING LIMITED
 100-1000 KENNEDY ROAD, SUITE 100, MARKHAM, ONTARIO L3R 9W7
 TEL: (905) 947-8888 FAX: (905) 947-8889
 WWW.AGM-SURVEYING.COM

Area Plan (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:

Jordan Fohkens, Planner
B. M. ROSS AND ASSOCIATES LIMITED

JF/lr

Recommended Conditions of Draft Plan of Subdivision Approval

The *DRAFT* conditions in order for the owner to achieve final plan approval for registration of this Subdivision are as follows:

No.	Conditions
-----	------------

1. That this approval applies to the draft plan of subdivision prepared by Archibald, Gray & McKay Ltd. and signed by Robert Wood, OLS dated October 12, 2022, and showing the following:
 - 19 lots for street townhouse dwellings (Lots 1 to 19)
 - 102 lots for semi-detached dwellings (Lots 20-107 and 109-122)
 - 13 lots for single detached dwellings (Lots 108 and 123-134)
 - two (2) blocks for medium density residential (Blocks 135 and 136)
 - one (1) block for park land, open space, and stormwater management facilities (Block 137 and 140)
 - two (2) blocks for road reserves (Block 138 and 139) and
 - four (4) public road segments

2. That the development of the draft plan of subdivision may be phased subject to the approval of an overall phasing plan for the development of the entire site to the satisfaction of the Municipality. For the purposes of this condition, the development of a phase may only proceed when the Municipality is satisfied that all the external infrastructure/services for that stage are "in place" as described in condition 4. (SC)

3. That the draft plan of subdivision shall be developed on full municipal services, including sanitary sewers, municipal water, and urban storm water management practices. Prior to final approval of each phase of the development, the Municipality shall confirm that full municipal services are 'in place' as described in condition 4. (SC)

4. That no development of the draft plan of subdivision shall commence until all external infrastructure and services required for the development of the lands affected are in place including municipal water supply, treatment and conveyance infrastructure and sewage treatment and wastewater conveyance infrastructure. For the purpose of these conditions, services being "in place" means that the infrastructure exists and is operational to the satisfaction of the Municipality and that capacity in such infrastructure has been formally allocated by the Municipality for use in connection with the development of the draft plan of subdivision. (SC)

5. That the road allowances included on the draft plan of subdivision shall be shown and dedicated to the Municipality as public highways. (SC)

6. That all streets shall be named, and the lots addressed to the satisfaction of the Municipality and the County. This shall include permanent and temporary road name and municipal address signage during all stages of construction, which shall be a requirement of the Subdivision Agreement. (SC and County)
7. That any dead ends or open sides of road allowances created by this draft plan shall be terminated in 0.3 metre reserves to be conveyed to and held in trust by the Municipality. (SC)
8. That the owner dedicates lands up to 10 m from the centerline of construction of Saulsbury Street across the subject lands to Strathroy-Caradoc for the purposes of road widening if the right of way is not already to that width, to the satisfaction of the Strathroy-Caradoc. (SC)
9. That the owner dedicates lands up to 15 m from the centerline of construction of Albert Street across the subject lands to Middlesex County for the purposes of road widening if the right of way is not already to that width, to the satisfaction of the County. (County)
10. That a prior to final approval, a left turn slip around lane shall be constructed on Albert Street (County Road 39) at the intersection of Albert Street and the Street A of the subdivision. All costs with regards to the design and construction of these lanes shall be borne by the Owner and a permit shall be required prior to any construction work within the County Road allowance. (County)
11. That the Owner convey Block 137 to the Municipality for stormwater management, parkland dedication purposes. (SC)
12. That prior to final approval, the Owner shall provide to the Municipality confirmation from an Ontario Land Surveyor retained by the Owner at no cost to the Municipality that the lot areas and lot frontages conform to the Zoning By-law requirements of the Municipality of Strathroy Caradoc. (SC)
13. That prior to final approval, the County is to be advised by the Municipality that appropriate zoning is in effect for the draft plan of subdivision. (SC)
14. The Owner shall enter into an agreement with the appropriate service providers for the installation of underground communication / telecommunication utility services for these lands to enable, at a minimum, the effective delivery of the broadband internet services and communication / telecommunication services for 911 Emergency Services. (SC)
15. The Owner shall enter into an agreement with Canada Post Corporation for the installation of community mailboxes. (SC)
16. That the Owner and the Municipality enter into a subdivision agreement (“Subdivision Agreement”) pursuant to Section 51 (26) of the Planning Act to be registered on title of the lands to which it applies prior to the Plan of Subdivision being registered. Further that the Subdivision Agreement shall include

provisions that it will also be registered against the lands to which it applies once the plan of subdivision has been registered. (SC)

17. That the Subdivision Agreement between the Owner and the Municipality shall satisfy all requirements of the Municipality related to financial, legal, planning and engineering matters including but not limited to the provision of new roads and upgrades to existing roads, temporary roads and turning circles, pedestrian walkways, grading and drainage, planting of trees, landscaping, fencing, buffering, street lighting and other amenities, the provision and installation of full municipal water and sanitary services, the installation of underground utilities, and other matters which may be required by the Municipality respecting the development of the Plan of Subdivision including the payment of development charges in accordance with the Municipality's Development Charges By-laws or a cost share agreement as deemed appropriate by the Municipality. The Subdivision Agreement shall also provide for the Municipality to assume ownership and operation of these systems where appropriate. (SC)
18. That prior to final approval, that the Owner shall obtain any necessary approval(s) under the Drainage Act to facilitate legal outlet to discharge stormwater. (SC)
19. That the Subdivision Agreement shall ensure that the persons who first purchase the subdivided land after the final approval of the plan of subdivision are informed, at the time the land is transferred, of all the development charges related to the development, pursuant to Section 59(4) of the Development Charges Act. (SC)
20. That such easements as may be required for utility, servicing, or drainage purposes shall be granted to the appropriate authority. (SC)
21. That prior to final approval, arrangements shall be made to the satisfaction of the Municipality for the relocation of any utilities required for the development of the Plan, which relocation shall be undertaken and provided at the expense of the Owner. (SC)
22. That prior to final approval, the Owner shall submit for the review and approval of the Municipality and SCRCA, a final geotechnical report, stormwater management plan and sediment and erosion control plan incorporating necessary measures to enhance the quality of stormwater discharges and to control erosion and sedimentation during and after construction. The final stormwater management plan and sediment and erosion control plan, and final detailed servicing and grading plans shall identify drainage and sediment and erosion control strategies. The final stormwater management plan shall also provide detail with respect to the monitoring and maintenance of the stormwater management facilities. The approved sediment and erosion control measures shall be in place prior to any work being undertaken on the subject lands. The geotechnical report shall confirm that the final grading design will ensure that the underside of house footing foundations and the lowest floor level will be a minimum of 100 mm above the highest water table surface for two full spring seasons of data results. (SC and SCRCA)

23. That prior to final approval, the Municipality shall advise the County that the Subdivision Agreement between the Municipality and the Owner provides for the following:
 - a. municipal assumption and ownership of any facilities required for the detention and enhancement of storm water quality, and for the purpose of ensuring perpetual maintenance and operation; and
 - b. the inclusion of any environmental protection measures recommended in the final stormwater management plan required by condition 22 that are not capable of being addressed under the Ontario Water Resources Act. (SC)
24. That prior to final approval, the a detailed stormwater management plan must be prepared for review and approval by the Municipality and the St. Clair Region Conservation Authority containing but not limited to plans illustrating how the drainage system will tie into surrounding drainage systems; the location and description of all outlets and other facilities which may require permits under Ontario Regulation 171/06, stormwater management techniques, detailed design and landscaping of SWM facilities, an erosion and sediment control plan and a description of additional infiltration technologies. The potential drain modifications should be taken into consideration as well. (SC and SCRCA)
25. That prior to final approval, the owner submit a revised cut and fill analysis and grading report is completed by Greck & Associates and submitted for review and approval from the SCRCA and Municipality. (SCRCA)
26. That prior to final approval, the owner submit a final floodplain assessment to the satisfaction of the Conservation Authority and Municipality (SCRCA and SC).
27. That prior to final approval, the owner submit a final subdivision plan that shows all development is located outside the regulatory elevation plus a 0.3 meter freeboard or the meander belt measured as 30 metres from the centerline on either side of the drain (whichever is the greater setback), as per the final report (to be submitted) provided by Greck and Associates, to the satisfaction of the Conservation Authority and Municipality (SCRCA and SC).
28. That prior to final approval, the owner provides engineering details how the proposal will provide safe ingress/egress within the development for internal roads all to the satisfaction of the SCRCA and Municipality. (SCRCA and SC)
29. That prior to final approval, the owner provide engineering grade details that confirm that the safe ingress/egress be demonstrated for driveways, laneway, and streets that the elevations allow access in a flood situations to meet the MNR technical guide to the satisfaction of the SCRCA and Municipality. (SCRCA and SC)

30. That prior to final approval, if deemed necessary by the Municipality, the owner shall enter into a servicing agreement with the Municipality, which requires the extension of municipal services along Saulsbury Street and Albert Street with associated connections to existing residential properties if required. (SC)
31. That prior to final approval, the Owner shall provide for the installation of a board fence having a height of 1.8 metres along the property boundary between Street A and property municipally known as 619 Albert Street from the front face of the existing home to the rear lot line, to the satisfaction of the Municipality. (SC)
32. That prior to final approval, the subdivision agreement include language for the construction of a 1.8m board fence along the County Lane frontage at the time of site plan approval for block 136. (SC)
33. That prior to final approval, the Owner shall provide for the provision of signage that prohibits construction traffic from travelling on Saulsbury Street and directing construction traffic to Albert Street. All these details are to be to the satisfaction of the Municipality and County. (SC and County)
34. That prior to final approval, the Owner shall provide stormwater management details for the water runoff from Strathmere Lodge (599/603 Albert Street), to the satisfaction of the Municipality. The Owner shall construct the stormwater management system on the Strathmere Lodge property to the satisfaction of the Municipality and receive confirmation that the County of Middlesex has accepted the system. (SC)
35. That prior to final approval, the Owner provide a stormwater outlet for the Trillium Villages (600 Saulsbury Street) property with the appropriate easements, to the satisfaction of the Municipality. (SC)
36. That prior to final approval, the Owner implement Development Assessment Report (dated October 30, 2023) and letter dated November 20, 2023, mitigation measures as follows:
 - a. That prior to final approval, an Erosion and Sediment Control (ESC) Plan prepared to satisfaction of Municipality.
 - b. That prior to final approval, the ESC Plan be secured in the subdivision agreement and implemented on site.
 - c. That prior to final approval, the owner has a review conducted by a qualified person, of all trees to be removed to confirm if there is bat habitat in the trees. MECP is to be consulted if trees with bat habitat are found.
 - d. That prior to final approval, homeowner's package be prepared by a qualified person.

- e. That prior to final approval, a tree protection fencing, and construction limit fencing be installed along the Cable Drain and along the hedgerow as described in the DAR.
- f. The prior to final approval, the owner shall prepare a mitigation action plan that will include:
 - i) measures to be put in place to mitigate any impact of invasive plants on the natural features and any impacts construction activities may have on root zones of any mature trees, and ii) There is a concern regarding bats in the vicinity of Albert Street. Bat habitat will be protected, and bat habitat will be replaced/augmented with bat houses.
- g. That prior to final of the last phase of draft plan, the owner shall final the enhancements to the natural heritage corridor with a substantial buffer of 30 metres from the top of bank as shown on Figure 6 (October 2023 DAR). The buffer will be re-naturalized with native trees, shrubs, grasses, and forbs that are intended to provide cover, nesting habitat, and food. As well, additional wildlife features such as brush piles, water collecting swales, bat houses and blue bird houses will part of this approach. This will be completed to the satisfaction of the municipality.
- h. That subdivision agreement includes clauses that confirm the following:
 - a) No vegetation clearing or grading between April 1 and August 31 shall occur, to limit disturbances to nesting activities of birds and
 - b) No vegetation clearing between April 1 to September 30 shall occur, for tree removal to occur outside the bat maternity window.
- i. That the subdivision agreement includes a clause that if Species At Risk are found or are occasionally encountered during construction activities an ecologist will be brought to the site to review the situation with the municipality and applicable Provincial ministry. A plan to remedy the situation such as ceasing activities temporarily or shifting these to a more appropriate time will be put in place to protect SAR activities and habitat. As well, fencing or hoarding may be put in place to direct SAR and to keep construction activities away from SAR corridors and habitat.
- j. That the owner acknowledges and agrees that any trees with bat habitat area considered potential habitat for SAR bats. As such bat habitat in trees to be removed shall be identified prior to removal, and MECP consulted if trees with bat habitat area to be removed.
- k. That the subdivision agreement includes a clause that all removed trees shall be replaced with new trees at a 2:1 ratio, with new trees of an indigenous species.
- l. That the subdivision agreement includes a clause that the owner include in the property covenant for each lot in this subdivision the use of road salt will not be allowed and private streets and sidewalk maintenance shall use sand and stone dust only. That this will be included in a future condominium or site plan approval conditions.
- m. That the subdivision agreement includes a clause that all preexisting storm Flow will be re-routed through new facilities with sufficient capacity prior to development. Larger capacity storm sewers will replace older storm sewers on Napperton Drive from County Lane to the Cable Drain crossing. As a section of Block 136 is within the regional floodplain, the flood volume filled was calculated with a cut-fill analysis. The volume filled has been replaced with a cut volume greater than the required fill volume. The location of the cut area has been determined in coordination with SCRCA to restore this area to a more natural condition.
- n. That the subdivision agreement includes a clause that as per the Functional Servicing report, stormwater quality will be addressed through a combination of lot level and end-of-pipe quality control measures in the development. This will include the use of perforated rear-yard catch

basins will allow for more groundwater exfiltration of smaller events, better representing the existing hydrological cycle within the area. (SC)

37. That prior to final approval, a Licensed Archaeologist shall provide a letter to the Municipality and the County indicating that there are no concerns for impacts to archaeological sites on the subject lands. This is to be accompanied by a Ministry of Tourism, Culture & Sport letter indicating that the licensee has met the Terms and Conditions for Archaeological Licensing and that the report(s) have been entered into the Ontario Public Register of Archaeological Reports. (SC)
38. That prior to final approval, the County is to be advised in writing by the Municipality how conditions 1 to 8, 11 to 24 and 26 to 37 have been satisfied.
39. That prior to final approval, the County is to be advised in writing by the County Engineer how conditions 6, 9, 10 and 33 have been satisfied.
40. That prior to final approval, the County is to be advised in writing by the St. Clair Region Conservation Authority how conditions 22, 24 to 29 have been satisfied.