

**Meeting Date:** December 16, 2024  
**Department:** Building, By-law and Planning  
**Report No.:** BBP-2024-143  
**Submitted by:** Tim Williams, Manager of Planning  
**Reviewed by:** Jake DeRidder, Senior Development Coordinator  
**Approved by:** Trisha McKibbin, Chief Administrative Officer  
**SUBJECT:** **Applications for Redline to Draft Plan of Subdivision & Rezoning**  
**Applicant: Westdell Development Corp.**  
**Owner: 1960726 Ontario Limited**

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**RECOMMENDATION: THAT:** Report BBP-2024-143 regarding Redline revision to 39T-SC1702 and ZBA 16-2024 be received by Council for information;

**THAT:** Redline revision to subdivision 39T-SC1702 be approved in principle and draft conditions of approval be forwarded to the County of Middlesex for consideration and approval;

**THAT:** the rezoning application, ZBA 16-2024 which would rezone the lands the lands legally known as Part of Lot 17, Concession 2, from 'Low Density Residential (R1-H-5) zone' to a site specific 'Low Density Residential (R1-24-H-5) zone' and 'Low Density Residential (R1-H-6) zone' to a site specific 'Low Density Residential (R1-24-H-6) zone' which will allow for above noted redline of the draft plan of subdivision., be approved.

**AND THAT:** By-law 129-24 be referred to the Consideration of By-laws Section of the Agenda for approval

## EXECUTIVE SUMMARY:

- The redline to draft plan of subdivision approval proposes the following changes to the plan: to develop the parcel with 114 single detached dwellings (83 lot previously). The proposed changes also note the connection to John Street as a future right-of-way there is also a slightly large stormwater management pond and slightly smaller open space blocks. The plan continues to provide extensions of public roads with one new public road and the park block remains the same.
- The application for zoning by-law amendment seeks to amend the existing low density residential zoning to site specific 'Low Density Residential (R1-24-H-5) zone' and site

specific 'Low Density Residential (R1-24-H-6) zone' to reduce the minimum lot frontage from 15m to 12m, reduce minimum lot area from 460 m<sup>2</sup> to 365 m<sup>2</sup>, corner lot setbacks be reduced from 5m to 3m and increase the building lot coverage from 40% to 45%. Areas of the plan zoned 'Open Space (OS) zone' are to remain with the exception of Block 117 which will be EP zone.

- There were a number of items that staff are working with the applicant on, including: finalizing, technical stormwater details, and natural heritage matters including changes to the building coverage and how that will impact water balance and infiltration which staff have received more information on these topics.

### PURPOSE:

The purpose of the subject evaluation report is to provide Council and the public background information on the redline revision to the draft plan approved subdivision and zoning application. Further to this, staff provide an evaluation of the applications based on planning policy and good planning. Additional information has been provided to address comments before a planning evaluation report is presented to Council.

### SITE CONTEXT:

The site is approximately 10.3 ha (25.45 ac) in size and is located in the southwest portion of Mt. Brydges and north of Parkhouse Drive and east of Rougham Road. The parcel has connection to Edgewood Lane and Trillium Way open roads (to the south) as well as an unopened road allowance being an extension of John Street to the east of the subject site.

These lands are currently designated for residential development and were zoned for a residential subdivision when it was draft approved. The lands are currently vacant with some preliminary site alteration occurring over the past few years. In the past the site had been used for crop production and natural heritage/woodlands. A remnant woodlot is also located on site. Surrounding land uses include primarily agricultural land to the south and west, low density residential land uses in the form of single detached and semi-detached dwellings to the north and east.



From a servicing perspective, municipal water and sanitary service are located at Adelaide Road and Parkhouse and there are plans to bring services to the property and provide service to the development through the municipal lead Parkhouse Drive reconstruction project.

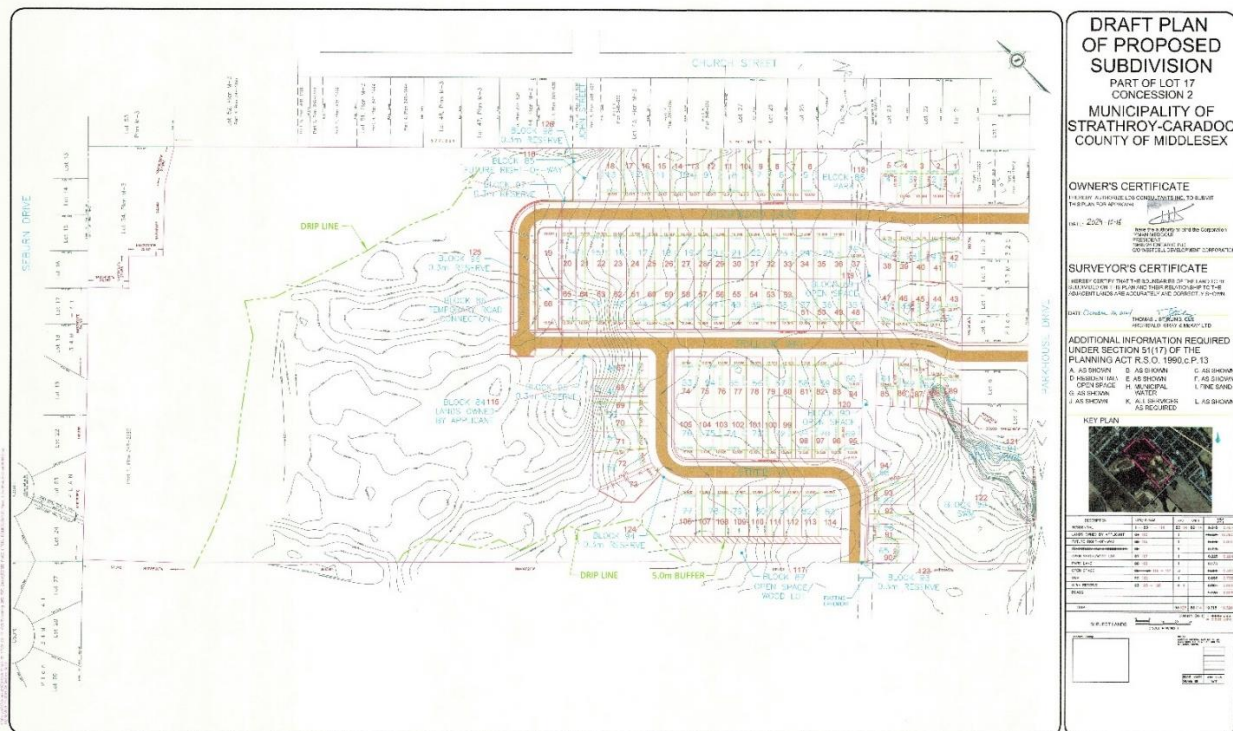
**PROPOSAL SUMMARY:**

The purpose of the subject redline subdivision and zoning by-law amendment applications are to facilitate the change in the development of a subdivision from 83 to 114 dwellings units. There are also changes to the northern interface with the subdivision to the north (SC-2201). This redline proposes to include additional lands and complete a road loop so that a temporary road loop is not required. There are minor adjustments to the stormwater management pond; as such the size of the pond is slightly larger.

Applications for redline revision the draft Plan of Subdivision and Zoning By-law amendment were received on September 20, 2022, they were deemed complete on October 10, 2022.

This proposed subdivision is connected to the subdivision to the north (SC-2201) are part of the larger parcel of land. The owner did not originally include the north parcel in the subdivision and has since submitted a plan of subdivision application, both of which were subjects of public meetings held on November 4, 2024.

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



**TECHNICAL DISCUSSION:**

Staff and the applicant have worked through some of the issues on the application and the few remaining outstanding technical items are detailed below. These needed to be addressed prior to bringing the item back to Council or as conditions of approval.

- 1) Due to recent Provincial changes permitting up to 2 additional units in single detached dwellings, duplexes and townhouse as-a-right, staff have requested the applicant provide information on what the potential impact that might have on the subdivisions sanitary and water design capacity. Due to the potential impact on servicing, this information should be provided prior to a recommendation, typically this is addressed in a servicing brief that recognizes the potential for a population increase.

*Response: The submitted materials have addressed the additional units and the conditions will confirm that this is carried forward through detailed design.*

- 2) The rezoning proposes a lot coverage of 55% that is not practical with a requirement for 40% open space landscaping.

*Response: The submission of a response to comments letter on November 14, 2024, confirmed the request has been revised to 45%.*

- 3) Standard conditions of approval have been requested from Enbridge Gas Inc., Canada Post and Safety and Standards Officer.

*Response: The draft condition of approval included with this report include conditions that address the easements and other instruments to be carried out.*

## **PUBLIC CONSULTATION SUMMARY:**

### Statutory Notice Requirements

The application for zoning bylaw amendment (and redline revision) 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 (which also served as the Notice of Complete Application and Notice of Application for the zoning by-law amendment) which included details of the application, a copy of the draft plan of subdivision, and a location map.

On November 4, 2024, the public meeting was held for the proposed redline.

Concerns about intensification were raised as well as the protection of the natural heritage features on the property as well as the need for fencing adjacent to the natural heritage areas. These items have been noted and the conditions of draft approval have been modified to address these items with the exception of the building coverage which applicants have adjusted since the public meeting.

## **PLANNING CONSIDERATION:**

The subject lands are located within a fully serviced Settlement Area as per the definitions of the Provincial Planning Statement and the County of Middlesex Official Plan. The lands are designated "Residential" under the Strathroy-Caradoc Official Plan and within the 'Low Density Residential (R1-H-

5) zone' and site specific 'Low Density Residential (R1-H-6) zone', 'Open Space (OS-H-6) zone' and 'Open Space (OS) zone' pursuant to the Strathroy-Caradoc Zoning By-law.

The zoning by-law amendment seeks to amend the zoning for the subject lands from 'Low Density Residential (R1-H-5) zone' and site specific 'Low Density Residential (R1-H-6) zone', to site specific 'Low Density Residential (R1-24-H-5) zone' and site specific 'Low Density Residential (R1-24-H-6) zone' to allow for single detached dwellings with a frontage of 12 m (required 15 m), reduced lot area 365m<sup>2</sup> (required 460m<sup>2</sup>), reduced exterior side yard setback of 3m (permitted 5m) and increased building coverage of 45% (permitted 40%). Further to the 'Open Space (OS) zone' provisions will remain. The woodlands area will be rezoned to 'Environmental Protection (EP) zone' to recognize the natural heritage features on the property.

Further detail is found in the Planning Policy Background attachment.

### **PLANNING ANALYSIS:**

Planning staff have reviewed the rezoning application and the redline of draft plan approval application and find that it is consistent with the Provincial Planning Statement 2024, conforms with the County of Middlesex Official Plan as well the Strathroy-Caradoc Official Plan. The following section will review the reasons for this opinion:

### **Comments on Consistency with the Provincial Planning Statement 2024**

- The proposal is located within a designated growth area of a settlement area (Mt. Brydges), on lands identified for residential development within the Strathroy-Caradoc Official Plan.
- The residential dwellings will be fully serviced and provide for the efficient use of existing infrastructure and public service facilities.
- The additional intensification of these lots may potentially have an impact on the operation and functionality of the Mount Brydges Wastewater Treatment Facility, additional phasing and timing restrictions of the development may be required. The draft conditions include that the subdivision draft plan approval is for 3 years and that prior to final approval of the subdivision, the applicant will have to receive an updated confirmation of servicing capacity. This is reflected in the conditions of draft plan approval for all subdivisions.
- The proposed redline revision will increase the number of lots permitted on the property and it is within the settlement boundary. This is where the PPS encourages intensification of underutilized sites and is an appropriate location for development.
- The redline changes lot layouts which are outside of the natural hazard and natural heritage areas and the buffer areas surrounding the natural heritage system and hazard lands which is consistent with the policies.
- Given the application was submitted prior to the PPS 2024 it is appropriate to confirm that the development was assessed against the PPS 2024 and found to be consistent.

Given the above, it is staff's opinion that the applications are consistent with the Provincial Policy Statement.

### **Comments on the Conformity with the County of Middlesex Official Plan**

- As noted above, the property is within a designated growth area of a settlement area and will be fully serviced and provides for the efficient use of infrastructure and public service facilities, the redline revision will not impact this.
- The redline revision will extend the compact design and utilizing lands within the settlement area in a manner that will increase the housing supply.
- While planning staff would have preferred a variety of housing types the proposed single detached dwellings is a built form that will fit within the existing community. The redline revision changes the size of the lots which is in keeping with the policies.
- The proposal results in the orderly development of this underutilized property.

Given the above, it is staff's opinion that the applications conform with the County Official Plan.

### **Comments on Conformity to the Strathroy-Caradoc Official Plan**

- As noted above, the proposal is located within a settlement area, on lands identified for residential development, the redline revision continues to provide a layout that represents an efficient use of residential lands.
- The lots will be fully serviced and provides for the efficient use of infrastructure and public service facilities.

As noted in the background OPA 14 has been appealed to the Ontario Land Tribunal and while it was noted in the policy section of this report it has no legal implications on this application. It worth noting that the application would be conformity with the new policies.

Given the above, it is staff's opinion that the applications will conform to the Strathroy-Caradoc Official Plan.

### **Comments on Amendments to the Strathroy-Caradoc Zoning by-law**

The proposal has been designed to follow with the Official Plan intensification policy and the proposal is for single detached dwellings to be zoned site specific "low density residential (R1-24-H-5)" and 'low density residential (R1-24-H-6)" which is in keeping with the proposed built form. The remaining portions of the lands that are Natural Heritage will be rezoned to Environmental Protection.

The proposal seeks relief from development standard provisions of the zoning by-law. The revised proposal to reduce the proposed relief for building coverage from 55% to 45% is supported by the submitted engineering reports. The proposal to reduce the exterior side yard setbacks to 3m from 5m is commonly amended when the subdivision design does not have exterior side yards on straight street lines which would highlight this reduced setback. Finally, the applicant is proposing lot frontage and area reductions to 12 m lot frontages (15 m required in the by-law) and a minimum lot area of 365 m2 whereas the by-law requires 460 m2. These two provisions work together to create a lot fabric that is more compact increases intensification of the development which is encouraged by Local and County Official Plans.

## **FINANCIAL IMPLICATIONS:**

This application would have a positive impact on assessment growth and tax revenues. The amount of growth is dependent on the assessment of the properties of the properties by the Municipal Property Assessment Corporation (MPAC). Financial services will work with Planning Staff to collect any required security deposits / bonds related to the potential development.

The Municipality will also receive Development Charges as per the most recent Development Charge By-law and subsequent indexing / phasing. This would be offset by increased costs as a result of the Municipality assuming the subdivision infrastructure, amenities and startup costs. Upon building permit issuance, Finance will help calculate the development charges, subject to any credits or exemptions, if they arise at that time.

Finally, the Municipality will receive building permit fees as per the most recent Building Fees and Charges By-law. The amount of building permit fees collected will be determined upon the refinement of the building plans during preparation of the permit application.

Ultimately, upon the substantial completion of the development, the municipality will assume all of the streets and infrastructure, including sanitary, storm, water, lighting, street and sidewalk, curb /gutter, trees, storm pond and parks as new assets that will require a commitment for future maintenance.

It is noted that the extension of services along Parkhouse Drive is a DC project, has received capital budget approval and is 'in process'. This project will facilitate the servicing of the subject lands, as well as others on the east and west side of Adelaide Road.

## **ALTERNATIVE(S) TO THE RECOMMENDATION:**

Planning Staff have provided their recommendation however there are alternative options to this recommendation:

1. THAT: the subject report BBP-2024-143 for applications 39T-SC1702 and ZBA 16-2024 be received for information and the applications be deferred.;
2. THAT: the subject report BBP-2024-143 for applications 39T-SC1702 and ZBA 16-2024 be received for information and the applications be denied.; OR
3. THAT: the subject report BBP-2024-143 for applications 39T-SC1702 and ZBA 16-2024 be received for information.  
AND THAT: Council to provide alternate direction.

## **STRATEGIC PLAN ALIGNMENT:**

This matter is in accord with the following strategic priorities:

- 1) *Economic Development, Industry, and Jobs:* 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) *Community Well-being and Quality of Life:* Residents of all ages in Strathroy-Caradoc will have access to community amenities and activities that are accessible and support active lifestyles and wellbeing.
- 3) *Managing the Challenges of Growth for the Municipal Organization:* Strathroy-Caradoc will be an inclusive community where growth is managed to accommodate a range of needs and optimize municipal resources. We are committed to maintaining operational efficiency and economies of scale through these times of change.

## **SUMMARY AND NEXT STEPS**

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

A zoning by-law amendment has been prepared for Council's consideration.

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

## **ATTACHMENTS:**

Attachment No. 1 – Location Map

Attachment No. 2 – Draft Plan of Subdivision

Attachment No. 3 – Application Summary

Attachment No. 4 – Technical Comments

Attachment No. 5 – Public Consultation details (review / respond to comments)

Attachment No. 6 – Planning Policy Background (identify policies / responses)

Attachment No. 7 – Notice of Completion

Attachment No. 8 – Redline of Draft Plan of Subdivision Conditions



# Attachment 1: Location Map



Attachment 2: Draft Plan of Subdivision

**DRAFT PLAN OF PROPOSED SUBDIVISION**  
 PART OF LOT 17 CONCESSION 2 MUNICIPALITY OF STRATHROY-CARADOC COUNTY OF MIDDLESEX

**OWNER'S CERTIFICATE**  
 THIS PLAN HAS BEEN APPROVED BY THE SURVEYOR GENERAL AND THE COUNTY ENGINEER ON THE DATE SHOWN HEREIN.

DATE: 2024-10-26

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE DIMENSIONS OF THE LAND SHOWN ON THIS PLAN HAVE BEEN MEASURED BY ME OR BY AN INSTRUMENTED SURVEYOR UNDER MY SUPERVISION AND TO THE BEST OF MY BELIEF AND KNOWLEDGE THEY ARE CORRECTLY SHOWN.

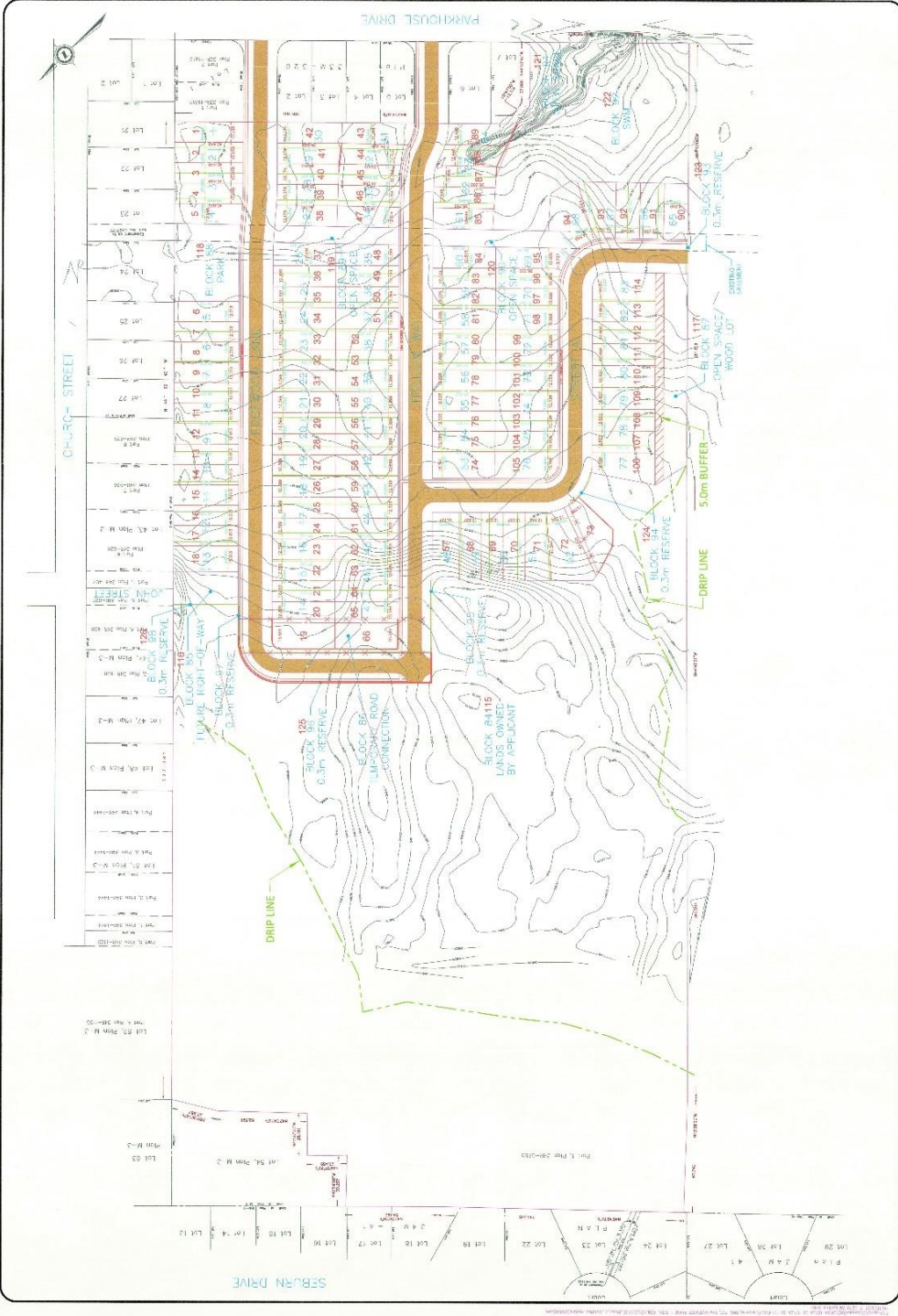
DATE: 2024-10-26

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT R.S.O. 1990, C.P. 13**

A. AS SHOWN  
 B. AS SHOWN  
 C. AS SHOWN  
 D. AS SHOWN  
 E. AS SHOWN  
 F. AS SHOWN  
 G. AS SHOWN  
 H. AS SHOWN  
 I. AS SHOWN  
 J. AS SHOWN  
 K. AS SHOWN  
 L. AS SHOWN

**KEY PLAN**

NO.	AREA	AREA (SQ. FT.)	AREA (SQ. METERS)
1	AREA 1	100,000	9,290.34
2	AREA 2	100,000	9,290.34
3	AREA 3	100,000	9,290.34
4	AREA 4	100,000	9,290.34
5	AREA 5	100,000	9,290.34
6	AREA 6	100,000	9,290.34
7	AREA 7	100,000	9,290.34
8	AREA 8	100,000	9,290.34
9	AREA 9	100,000	9,290.34
10	AREA 10	100,000	9,290.34
11	AREA 11	100,000	9,290.34
12	AREA 12	100,000	9,290.34
13	AREA 13	100,000	9,290.34
14	AREA 14	100,000	9,290.34
15	AREA 15	100,000	9,290.34
16	AREA 16	100,000	9,290.34
17	AREA 17	100,000	9,290.34
18	AREA 18	100,000	9,290.34
19	AREA 19	100,000	9,290.34
20	AREA 20	100,000	9,290.34
21	AREA 21	100,000	9,290.34
22	AREA 22	100,000	9,290.34
23	AREA 23	100,000	9,290.34
24	AREA 24	100,000	9,290.34
25	AREA 25	100,000	9,290.34
26	AREA 26	100,000	9,290.34
27	AREA 27	100,000	9,290.34
28	AREA 28	100,000	9,290.34
29	AREA 29	100,000	9,290.34
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31	AREA 31	100,000	9,290.34
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34	AREA 34	100,000	9,290.34
35	AREA 35	100,000	9,290.34
36	AREA 36	100,000	9,290.34
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94	AREA 94	100,000	9,290.34
95	AREA 95	100,000	9,290.34
96	AREA 96	100,000	9,290.34
97	AREA 97	100,000	9,290.34
98	AREA 98	100,000	9,290.34
99	AREA 99	100,000	9,290.34
100	AREA 100	100,000	9,290.34



### **Attachment 3: Application Summary**

In addition to the application forms, the submission included the following support documents:

- Draft Plan of Subdivision, prepared by LDS Consultants Inc. signed on October 16, 2024
- Planning Justification Report, dated July 26, 2024, by SBM Consultants Inc.
- Development Assessment Report, November 2021, By Natural Resources Solutions Inc.
- Sanitary Servicing Report dated September 11, 2024, by LDS Consultants Inc.
- Functional Stormwater Management Report dated July 17, 2024, by LDS Consultants Inc.
- Watermain Distribution Analysis dated July 15, 2024, by LDS Consultants Inc.

Zoning By-law amendment application was primarily received on September 20, 2024, deemed complete on October 10, 2024.

Additional information was submitted after the public meeting (November 4, 2024) in response to comments including:

- Response to Comments, November 14, 2024
- Revised redline to the draft plan of subdivision, December 3, 2024
- Review of Feature-Based Water Balance, November 12, 2024

### **Attachment 4: Technical Comments**

County Safety and Standards Officer advised on several conditions of approval relating to street naming, addressing and communications that will be required for the draft plan of subdivision. *The draft plan conditions have been updated accordingly.*

Lower Thames Valley Conservation Authority has provided comments on this rezoning and redline revision. The Conservation Authority has raised a number of concerns about the existing stormwater management report and is looking for additional information to respond to this. *Conditions of approval include the completion of a detailed design and associated reports prior to registration of the subdivision.*

Director of Community Services advised that the parkland required is 5% for residential subdivisions and the proposed development has dedicated lands within the subdivision to the south which is adjacent to the existing park (Lioness Park), and this is acceptable provided that the remaining contribution is provided as cash in lieu of parkland, it is requested that this condition be continued in the draft plan approval condition.

Engineering and Public Works advised that:

- Additional lots and densities may potentially have an impact on the operation and functionality of the Mount Brydges Wastewater Treatment Facility. These additional flows were not contemplated in the original design of the wastewater treatment facility and additional phasing and timing restrictions of the development may be required.

- If approved, we would want to add the following draft plan condition to the plan of subdivision, *No development of the Plan of Subdivision may begin until all external infrastructure and services required for the development of the Plan of Subdivision are in place; including municipal water supply, treatment and conveyance infrastructure and sewage treatment and waste water 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 Plan of Subdivision. External capacity of any services will be formally allocated through the execution of a Subdivision Agreement for each phase of the development as Municipal capacity allows. Should the Municipal Engineer deem there to be insufficient external capacity for any of the required municipal services, the Municipality has no obligation to provide such capacity within the lapse period, or at any time.*
- The Strathroy-Caradoc Strategic Plan 2019-2029 and Official Plan includes, as a key strategy to address the Municipality’s housing affordability challenge, the support for the provision of diverse and attainable housing options. The proposed application only includes single detached lots as part of the application, we would encourage a mix of housing types to help address the need in Mount Brydges for more diversified housing.
- The water balancing report for the subdivision will need to be updated to reflect the increased density
- Bill 23 still needs to be considered for this development. The site is all single detached dwellings which are suitable for multiple units which are permitted as of right under Bill 23.
- The design of Parkhouse Drive may need to be reviewed to accommodate the increased density and flows
- Updated detailed design will be required during the condition fulfilment stage

Planning staff advised that the applicant has revised their request for a maximum building coverage of 45%, while the zoning regulations require a minimum landscaped open space of 40%. *This is acceptable to staff.*

The three area plans of subdivision have undergone nearly two years of review concerning the water balance for the overall development. *An engineering report has been submitted that confirms the revised water balance waters will continue to function and meet the thresholds that were established during the review of the less intense subdivision. Further revisions to the report may be required as part of the condition fulfilment.*

Further, Section 4.3.1.1 of the Official Plan speaks to single detached dwellings being the primary use but continues with “Other dwelling types may also be permitted including accessory apartments, semi-detached dwellings, duplex dwellings, converted dwellings, townhouses and low rise, small scale apartment buildings. A range of dwelling types is encouraged to meet the diverse needs and preferences of existing and future residents as well as providing opportunities for more affordable housing.” Planning staff understand that there are marketing demands for smaller single detached lots, however this site and the northern subdivision is containing only single detached dwellings

whereas the development would benefit from a mix of dwelling types. *The developer has considered these comments and is continuing to propose single detached dwellings only.*

### **Attachment No. 5 – Public Consultation details**

The application 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 property owners within 120 metres of the subject application on October 10, 2024.

The following comments/ concerns were received:

Concerns with the higher density that is being proposed, and the stormwater block hasn't changed in size, so has concerns around stormwater management given the high density.

Concerns about the density and if fits within the nature of Mount Brydges.

Is anything that the developer or municipality can do in terms of green scaping the infrastructure in the area to allow more water to be absorbed within the development and reduce the amount of runoff?

Cautious about the need for parking for a minimum of 3 cars per property because if there isn't, they end up parking on the street but 40' lots would work. A concern about increasing lot coverage to 55% with the 40' lots.

Clarification about Engineering and Public Works comments was asked about adding to the draft plan conditions about the plan of subdivision getting into internal infrastructure and servicing required. When there are servicing works that are needed prior to registration and this included the developers request for no-connect building permissions. It was confirmed during that the servicing and the registration requirements were two different aspects of the subdivision and that servicing works could occur prior to subdivision registration.

### **Attachment No. 6 – Planning Policy 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” under the Strathroy-Caradoc Official Plan and the residential lots are within the ‘Low Density Residential (R1-H-5) Zone’ and ‘Low Density Residential (R1-H-5) Zone’ and the stormwater management and natural heritage are within ‘Open Space (OS) zone’ and ‘Open Space (OS-H-6) zone’ pursuant to the Strathroy-Caradoc Zoning By-law.

#### Planning Act

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 36 (1) of the Planning Act, provides for Council to pass a holding symbol “H” in conjunction with any use designation to limit the uses on the property until such time in the future as the holding symbol is removed by amendment to the by-law.

#### Provincial Planning Statement (2024)

The PPS provides policy direction on matters of provincial interest related to land use planning and development.

Section 2.2.1. Planning authorities shall provide for an appropriate range and mix of *housing options* and densities to meet projected needs of current and future residents.

Section 2.3.1.1 indicates that Settlement areas should be the focus of growth and development. Within settlement area, growth should be focused is.

Section 2.3.1.2 outlines the need for settlement areas should be based on densities and a mix of land uses which efficiently use land and resources as well as optimize existing and planned *infrastructure* and *public service facilities*;

Section 2.9.1 municipalities should plan to reduce greenhouse gas emissions.

Section 3.1.1 Infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs. Further that they are financially viable over their life cycle, leverage the capacity of development proponents, and are available to meet current and projected needs.

Section 3.6.1 Planning for sewage and water services shall accommodate forecasted growth in a timely manner that promotes the efficient use and optimization of existing municipal sewage services and municipal water services and existing private communal sewage services and private communal water services.

#### Middlesex County Official Plan (2023 Update)

The subject lands are designated ‘Settlement Areas (Urban and Community)’ according to *Schedule A: Land Use*, and “Urban Areas” as contained within the County of Middlesex Official Plan. The Minister has approved Amendment No. 3 to the County Official Plan on July 7, 2023. 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 Planning Statement (PPS), and reflect changing community needs for the next 25-years. The below review of policy includes the newly approved Official Plan policies.

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.

Section 2.4.2.2 of the MCOP indicates in subsection f) that the development should encourage safe, convenient, and visually appealing pedestrian and cycling infrastructure for all ages and abilities. In subsection g) limit direct vehicular access to County Roads where access is available by a local road. Section h) and i) identify the need for engineer's report for developments that are likely to generate traffic and any improvements be paid for by the developer. Subsection l) requires for all new residential developments to provide a minimum of two access points to the existing road network. Exceptions to this policy shall be considered if the proposed street pattern is approved by the local Municipality, emergency service provider(s) and the County Engineer.

Section 2.4.2.3 of the MCOP indicates that right-of-way width of for arterial roads (Adelaide Road) are to be 30 metres when constructed to an urban standard.

Section 2.4.2.4 of the MCOP indicates that setback of buildings should be as stipulated in the local zoning by-law when within a settlement boundary.

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

#### Strathroy-Caradoc Official Plan

The subject lands are designated 'Settlement Area' and 'Residential' according to *Schedule A: Structure Plan* and *Schedule F: Land Use & Transportation Plan*, respectively. The Strathroy Caradoc Official Plan has also been updated through OPA 14 and received approval from County in December of 2023. It has been appealed by one party and as such is *not* in full force and effect. The purpose of Official Plan Amendment 14 is 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 Planning Statement (PPS), and reflect changing community needs for the next 25-years. The changes in OPA 14 reflect the direction of Council so while they are not in force 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 encourages development intensification where amenities are available rather than being compatible with existing development.

Section 2.4.4 encourages the municipality to partner with other levels of government to ensure adequate supply of housing is available for those in social and economic need. OPA 14 now includes this in a shared housing policy but still includes this intent of supply for all residents.

Section 2.4.8 of the SCOP outlines the importance of housing affordability and meeting the social, health and well-being of current and future residents. OPA 14 continues this intent.

Section 3.2 outlines the goal of maintaining adequate supply of housing, more specifically dwelling types, tenure, and affordability. It also addresses the need to recognize and support the role of peripheral commercial areas in accommodating large scale, vehicular-oriented commercial establishments not suited to the downtown core. 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. OPA 14 has modified this to focus on land use compatibility in neighbourhoods but continues this intent.

Section 4.3.1.1 outlines the primary uses of residential properties includes primarily residential single detached dwellings however it includes, “other dwelling types may also be permitted including accessory apartments, semi-detached dwellings, duplex dwellings, converted dwellings, townhouses and low rise, small scale apartment buildings. A range of dwelling types is encouraged to meet the diverse needs and preferences of existing and future residents as well as providing opportunities for more affordable housing.”

As per Section 4.3.1.4 of the Official Plan intensification development proposals including infilling in existing developed areas, is considered desirable to make more efficient use of underutilized lands and infrastructure. Proposals shall be evaluated, and conditions imposed as necessary to ensure that any proposed development is in keeping with the established residential character, constitutes an appropriate ‘fit’ in terms of such elements as density, lot fabric, building design, dwelling types and parking. Appropriate services shall be capable of being provided.

#### Transportation Master Plan (2022)

The purpose of the Transportation Master Plan (TMP) is to prepare the Municipality for the future forecasted growth in population and employment and plan for changing travel behaviours. By incorporating emerging technology and mobility trends affecting travel behaviour, the TMP offers proactive strategy to adapt to them. Developing a TMP enhances the Municipality’s existing transportation facilities in the short-term and sets a course towards a more sustainable, integrated, and multimodal transportation system for the future.

The plan reviews roads but also pedestrian sidewalk network, rail, transit service and other modes of transportation. This includes the requirement for new development of road to have a sidewalk on one side of a private road development and sidewalks on both sides for arterial and collector roads.

#### **Attachment No. 7 – Site Statistics & Planning Summary**

The site is approximately 10.295 ha (25.44 ac) in size and is located in the southwest portion of Mt. Brydges with access from Edgewood Lane and Trillium Way. It is surrounded by two proposed subdivisions to the west and north (SC1901 to the west and SC2201 to the north).



- Within Mt. Brydges Settlement Boundary
- Current OP Designation: Residential (No changes proposed)
- Current Zoning
  - Residential Lots Low Density Residential (R1-H-5) zone and Low Density Residential (R1-H-6) zone (to be rezoned to site specific 'Low Density Residential (R1-H-5) zone' and site specific 'Low Density Residential (R1-H-6)' zone)
  - Woodlands area Open Space zone (to be zoned Environmental Protection (EP))
  - Stormwater Management area to remain Open Space (OS)

For the 114 Single Detached Lots on the Plan

<b>Provision</b>	<b>Low Density Residential (R1) Zone</b>	<b>Proposed</b>
Use	Single detached dwellings	Single Detached Dwelling
Lot Frontage (min)	Single detached 15 m per lot	<b>Minimum 12 m (varied)</b>
Lot Area (min)	460 m <sup>2</sup> per unit	<b>365 m<sup>2</sup> per lot</b>
Front Yard Setback (min)	5 m	5 m
Exterior Side Yard Setback (min)	5 m	<b>3 m</b>
Side Yard Setback (min)	1.2 m	1.2 m
Rear Yard Setback (min)	8 m	8 m
Maximum Lot Coverage	40%	<b>45 %</b>
Landscaped Open Space	Minimum 40%	Minimum 40%

## Attachment No. 8 – Notice of Completion / Notice of Public Meeting



### NOTICE OF PUBLIC MEETING

#### APPLICATION FOR ZONING BY-LAW AMENDMENT AND REDLINE REVISION OF PLAN OF SUBDIVISION

This notice is to be posted by the owner of any land that contains seven or more residential units in a location that is visible to all of the residents.

APPLICATION NO.: **ZBA16-2024 and 39T-SC1702**

APPLICANT/AGENT: 1960726 Ontario Inc. c/o Westdell Development Corp.

SUBJECT LANDS: CON 2, PT Lot 17, 34R2185 PARTS 1 to 3 & PT 4, Mount Brydges

#### Purpose and Effect

Applications for Redline revision of the Plan of Subdivision and Zoning By-law Amendment have been submitted by the owner of the property. The applications propose reduce the size of the lots within the draft plan, originally having 83 lots the proposal will now have 114 single detached with the extension of two new public street and one new street. The development also includes a significant woodland that is being retained. The development has connections to Edgewood Land and Trillium Way to the south, and future subdivisions to the north and west. The proposal continues to include parkland.

Rezoning: This application proposes to re-zone the land from 'Future (FD) zone', to site specific 'Low Density Residential (R1-#)' for the single detached lots and 'Environmental Protection (EP) zone' for the lands containing natural heritage and 'Open Space (OS) zone' for the storm water management plan.

#### PUBLIC MEETING

**Date:** November 4, 2024

**Time:** 6:00 pm

**Location:** Hybrid Public Hearing (ZOOM and in person-52 Frank Street, Strathroy, 2<sup>nd</sup> floor Council Chambers)

#### How to Participate in the Public Meeting:

- 1) Submit written comments to the Clerk at [clerk@strathroy-caradoc.ca](mailto:clerk@strathroy-caradoc.ca) or by mail to: 52 Frank Street Strathroy, Ontario N7G 2R4. Please note communications are part of the public record that will be provided to council and made available to the general public, pursuant to the Planning Act and the Municipal Freedom of Information and Protection and Privacy Act.
- 2) Speak to council by attending the meeting in person OR through ZOOM video or phone. Pre-registration is required by emailing [planning@strathroy-caradoc.ca](mailto:planning@strathroy-caradoc.ca) or by calling 519-245-1070 ext. 210. Leave your name, phone number, method you wish to participate in the meeting, as well as the application file number or address of the property you are calling about. Staff will return your call and provide participation details.
- 3) View the meeting online at [www.strathroy-caradoc.ca/meetings](http://www.strathroy-caradoc.ca/meetings). The livestream will begin at 6pm. No pre-registration is required.

If you wish to be notified of the decision of the Municipality of Strathroy-Caradoc on the proposed zoning by-law amendment, you must make a written request to the Clerk at [clerk@strathroy-caradoc.ca](mailto:clerk@strathroy-caradoc.ca) / 52 Frank Street, Strathroy, ON N7G 2R4. Should you require additional information relating to the proposed rezoning please contact Tim Williams, Manager of Planning by phone at: 519-930-1007 or by email at: [twilliams@middlesex.ca](mailto:twilliams@middlesex.ca).

[www.strathroy-caradoc.ca](http://www.strathroy-caradoc.ca)

**Notice of Complete:**

Per Section 34 of the Planning Act, information and material required under the Act have been provided and the zoning by-law amendment application was considered complete on Oct 1<sup>st</sup>, 2024.

The applicant, or any authorized person, appointed in writing and acting on behalf of the applicant, must attend this Meeting. If you are aware of any persons affected by this application who have not received a copy of this notice, it would be appreciated if you would so advise them.

If a person or public body would otherwise have an ability to appeal the decision of The Municipality of Strathroy-Caradoc to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to The Municipality of Strathroy-Caradoc before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to The Municipality of Strathroy-Caradoc before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal. Pursuant to Section 1.0.1 of the Planning Act and in accordance with Section 32(e) of the Municipal Freedom of Information and Protection of Privacy Act, it is a policy of the Municipality of Strathroy-Caradoc to make all planning applications and supporting material, including signed written submissions regarding the application and received by the Clerk, available to the public.

**DATED: October 10, 2024**



## Attachment No. 9: Redline of Draft Plan Conditions

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### **\*\*PRELIMINARY\*\***

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The conditions and amendments to final plan of approval for registration of this Subdivision as provided by the County of Middlesex are as follows:

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<b>No.</b>	<b>Conditions</b>
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1. That this approval shall apply to the draft plan of subdivision, prepared by LDS dated June, 2024 and signed by Thomas J. Stirling, AGM Ltd. Dated October 16, 2024, which shows:
  - 114 single detached residential building lots (Lots 1-114 inclusive);
  - 0.3 m street reserve at the terminus of Street 'A' (Blk 122 – 125);
  - Two (2) new streets, Street 'A' and 'B';
  - One (1) block for land owned by applicant (Block 115)
  - One (1) block for woodland purposes (Block 117), including a 5.0 m buffer;
  - One (1) block for park purposes (Block 118);
  - Three (3) blocks for open space (Block 119, 120 and 121); and
  - One (1) block for stormwater management purposes (Block 116);
2. That the road allowances included in this draft plan shall be shown and dedicated to the Municipality as public highways.
3. That the streets shall be named and lots shall be addressed to the satisfaction of the Municipality in consultation with the County of Middlesex Emergency Services.
4. That the owner convey 5% of the entire property being 19.315 ha (47.7 ac) in size to the municipality for park purposes including but not limited to Block 118. If the parkland dedication is less than 5% of the land, the Municipality will require cash-in-lieu for the residual portion.
5. That the Owner convey Blocks 119, 120 and 121 to the Municipality for open space purposes.
6. That the Owner convey Block 117 for woodland purposes.
7. That the Owner convey Block 122 to the Municipality for stormwater management purposes.
8. That a Holding (H) provision is to be placed on Lots 72, 73, 85 to 89 and 106 to 110, as well as Block 116 and 121 which will require, prior to its removal, the issuance of a permit from the Lower Thames Valley Conservation Authority.
9. No development of the Plan of Subdivision may begin until all external infrastructure and services required for the development of the Plan of Subdivision 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 Plan of Subdivision. External capacity of any services will be formally allocated through the execution of a Subdivision Agreement for each phase of the development as Municipal capacity allows. Should the Municipal Engineer deem there to be insufficient external capacity for any of the required

municipal services, the Municipality has no obligation to provide such capacity within the lapse period, or at any time.

10. 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.
11. That prior to final approval, the Approval Authority is to be advised by the Municipality that appropriate zoning is in effect for this proposed subdivision.
12. Block 117 is natural heritage restoration block that includes a 5 m buffer to an identified 'proposed' dripline along its side adjoining Lots 106 to 114 and Street 'A' the replanting plan for this area is to be to the satisfaction of the Municipality and the County of Middlesex.
13. 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.
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.
15. That the Owner enter into a Subdivision Agreement with the Municipality 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.
16. 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 the provision of new roads and upgrades to existing roads, roadway culvert, temporary roads, turning circles, pedestrian sidewalks and 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 of the Municipality respecting the development of these lands 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.
17. Prior to final approval, the Owner shall enter into an agreement with the Municipality relating to off-site works within the Parkhouse Drive right-of-way. More specifically, works for local services related to this development that are not Development Charge funded but form part of the Parkhouse Reconstruction Project.
18. That the Subdivision Agreement between the Owner and Municipality shall ensure that 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.
19. That a 1.5m high chain-link fencing without gates shall be provided along the rear of lots 106 to 114 (adjacent to Block 117). Fencing shall be installed prior to final approval and offset slightly to the private side of the property line. All fencing between private property and open space will be deemed to be the responsibility of the lot owner.
20. That the Subdivision Agreement shall contain a clause that requires the installation of a privacy fence along the rear and side of Lot 1, the rear of Lots 2 to 18, and the side of Lot 42 and 43 to the satisfaction of the Municipality.

21. That the Subdivision Agreement shall contain a clause that provides for an adequate turnaround on the westerly extension of Street 'A' to the satisfaction of the Municipality. That any temporary turning circles created by the registration of any Phase of the Subdivision shall be subject to a turning circle easement in favour of the Municipality in priority to all encumbrances and at no cost to the Municipality.
22. That prior to final plan approval woodchips and debris located on Block 115 shall be removed to the satisfaction of the Municipality.
23. The Owner shall comply with all tree replanting and maintenance obligations under applicable court orders. The Owner shall provide written acknowledgement that compliance with the court orders shall proceed in parallel with the subdivision development, and that the subdivision development does not supersede the obligations under the applicable court orders.
24. That the Subdivision Agreement shall contain a clause that requires that the final grading design will ensure that the underside of house footing foundations will be a minimum of 100 mm above the highest water table surface, as inferred from water levels in all available on-site monitoring wells, measured over a period of no less than 18 months that includes two full spring seasons of data results and considers all current data if more is available over multiple years to the satisfaction of the Municipality.
25. That the Subdivision Agreement shall include a provision that requires the entirety of the two deciduous swamp wetland features identified as SWD3-3 and SWD2 on Figure 6 of the "Development Assessment Report Addendum", Biologic, dated January 28, 2018 be classified through the Ministry of Natural Resources and Forestry (MNRF) Ontario Wetland Evaluation System (OWES) evaluation process (as amended from time to time) to the satisfaction of the Lower Thames Valley Conservation Authority and the Municipality.
26. That the "Development Assessment Report Addendum", Biologic, dated January 28, 2018 be amended to incorporate the inclusion of wetland features upon completion of the MNRF's Ontario Wetland Evaluation System (OWES) evaluation process and further any development mitigation measures, wetland buffers, recommendations, and / or amendments to the plan by completed as may be necessary to the satisfaction of the Lower Thames Valley Conservation Authority and the Municipality.
27. That the Subdivision Agreement shall include a provision that requires implementation of recommendations contained within the "Development Assessment Report Addendum", Biologic, dated January 28, 2018 and those recommendations that may be contained in a further amended Development Assessment Report as referenced in Condition 24 above to the satisfaction of the Lower Thames Valley Conservation Authority and the Municipality.
28. That the prior to final plan approval, the owner shall undertake an evaluation of the stability and capacity of the downstream receiving channel demonstrating that the channel can accept runoff volumes to the satisfaction of the Lower Thames Valley Conservation Authority.
29. That the Subdivision Agreement shall contain a provision that requires the approval from DFO, MNRF and LTVCA regarding the relocation of Mount Brydges Drain No. 2.
30. That such easements as may be required for utility, servicing, or drainage purposes shall be granted to the appropriate authority (agency) at the expense of the Developer.
31. 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 Developer.

32. That prior to final approval, the Owner shall:
  - a) Prior to the installation of any site servicing or grading, submit for the approval of the Municipal Engineer, a detailed soils investigation of the site prepared by a Geotechnical Engineer,
  - b) Agree in the subdivision agreement to remove any matter, which is determined during soil investigations as being hazardous, at a time and in a manner to the satisfaction of the Municipality and the Ministry of the Environment.
33. That prior to final approval, the owner shall submit for the review and approval of the Municipality and the Lower Thames Valley Conservation Authority, a final stormwater management plan, written permission from the owner receiving the dewatering discharge, 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 sediment and erosion control plan shall protect all the natural heritage features on and adjacent to the site. The approved sediment and erosion control measures shall be in place prior to any work being undertaken on the subject lands.
34. That any environmental protection measures recommended in the stormwater management plan required by Condition 33 above, that are not capable of being addressed under the Ontario Water Resources Act, be implemented through the Subdivision Agreement.
35. That prior to final approval, the Owner shall make arrangements with the affected property owner(s) to the west, being the lands subject to draft plan of subdivision application 39T-SC-1901, for the construction of any portions of services or grading situated on private lands outside this plan, and shall provide satisfactory easements over these works, as necessary, all to the specifications and satisfaction of the municipality, at no cost to the municipality.
36. The Owner shall enter into an agreement with Canada Post Corporation for the installation of community mailboxes.
37. That prior to final approval, arrangements shall be made to the satisfaction of the Municipality for the relocation of any utilities that may be required as a result of the development of the subject lands, such relocation shall be undertaken at the expense of the Owner.
38. That the subdivision agreement include a provision that prohibits all construction traffic from travelling on Rougham Road, to the satisfaction of the Municipality.
39. 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.
40. That prior to final approval, the County of Middlesex is to be advised in writing by the Municipality of Strathroy-Caradoc how conditions 1 to 39 have been satisfied.
41. That prior to final approval, the County of Middlesex is to be advised in writing by the Lower Thames Valley Conservation Authority how conditions 25 to 28 and 33 have been satisfied.

## **NOTES TO DRAFT APPROVAL**

1. Draft approval for this plan of subdivision is for a period of eight years (8) from the date of decision (September 11, 2018). Any request made by the Owners to the Approval Authority to extend the lapsing date must be made 60 days prior to the lapsing date and include a written confirmation from the municipality endorsing the extension.
2. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the approval authority, quoting the file number.
3. It is suggested that the applicant be aware of:
  - a) subsection 144 (1) of The Land Titles Act, which requires all new plans be registered in a land titles system;
  - b) subsection 144 (2) - allows certain exceptions.
4. Inauguration, or extension of a piped water supply, a communal sewage system or a storm water management system, is subject to the approval of the Ministry of Environment under Section 52 and Section 53 of the Ontario Water Resources Act.
5. The Ministry of Environment must be advised immediately should waste materials or other contaminants be discovered during the development of this plan of subdivision.
6. It is the applicant's responsibility to obtain the necessary permits from the Lower Thames Valley Conservation Authority (LTVCA) in accordance with Ontario Regulation 152/06 made pursuant to Section 28 of the Conservation Authorities Act.
7. A copy of the subdivision agreement must be provided to the County of Middlesex (Department of Planning) prior to final plan approval.
8. If the agency's condition concerns a condition in the subdivision agreement, a copy of the agreement should be sent to them. This will expedite clearance of the final plan.
9. When the zoning by-law amendment required in Condition 11 is being prepared, reference to this subdivision application file number should be included in the explanatory note. This will expedite the County and other agencies' consideration of the by-law.
10. Clearance is required from the following agencies:

Municipality of Strathroy Caradoc  
52 Frank Street,  
Strathroy, ON N7G 2R4

Lower Thames Valley Conservation Authority  
100 Thames Street,  
Chatham, ON N7L 2Y8
11. All measurements in subdivision final plans must be presented in metric units.
12. The final plan must be submitted digitally in AutoCAD (DWG) and **Portable Document Format (PDF) with the appropriate citation from the Planning Act used. The AutoCAD (DWG) file must be consistent with the following standards:**
  - Georeferenced to the NAD83 UTM Zone 17N coordinate system.
  - All classes of features must be separated into different layers.



- Each layer should be given a descriptive name so that the class of feature it contains is recognizable.

13. The final plan approved by the County of Middlesex must include the following paragraph on all copies (1 mylar and 1 paper) for signature purposes:

"Approval Authority Certificate  
39T-SC1702

*This Final Plan of Subdivision is approved by the County of Middlesex under Section 51(58) of the Planning Act, R.S.O. 1990, on this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.*

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*Durk Vanderwerff  
Director of Planning and Development  
Middlesex County"*

14. The final plan approved by the County of Middlesex must be registered within 30 days or the County may withdraw its approval under Subsection 51(59) of the Planning Act.