

Meeting Date: April 22, 2025
Department: Building, By-law and Planning
Report No.: BBP-2025-39
Submitted by: Tim Williams, Manager of Planning
Reviewed by: Jake DeRidder, Senior Development Coordinator
Approved by: Rob Browning, Chief Administrative Officer

SUBJECT: Applications for Draft Plan of Subdivision & Rezoning
Applicant/Owner: Zelinka Priamo Ltd., c/o Carroll Street East
Developments Inc.

RECOMMENDATION: THAT: Report BBP-2025-39 regarding 39T-SC2301 and ZBA 23-2022 be received by Council for information, and further;

THAT: Subdivision 39T-SC2301 be approved in principle and forwarded to the County of Middlesex for consideration and approval, and further;

THAT: the rezoning application, ZBA 23-2022 which would rezone the lands the lands legally known as CARADOC CON 9 PT LOTS 13 AND 14 RP 33R21220 PARTS 3 AND 4, from “General Agricultural (A1) zone”, to a site-specific ‘Low Density Residential (R1-25) zone’ for the single detached lots, a site-specific ‘Medium Density Residential (R2-31) zone’ for the townhouse dwellings, a site-specific ‘High Density Residential (R3-26) zone’ for the high density block, ‘Future Development (FD) zone’ for the future development block, and ‘Open Space (OS) zone’ for the parkland and stormwater management blocks, be approved, and further;

THAT: By-law No. 44-25 be referred to the Consideration of By-laws Section of the Agenda for approval.

EXECUTIVE SUMMARY:

- The draft plan of subdivision application proposes to develop the parcel with 65 single detached dwellings, 40 street townhouse lots, and a high-density block. The plan also proposes 4 new public roads with access to Carroll Street East. The proposal also

includes a parkland block, a stormwater management block, and a future development block.

- The application for zoning by-law amendment seeks to amend the zoning for the subject lands from 'General Agricultural (A1) zone', to a site-specific 'Low Density Residential (R1-25) zone' for the single detached lots, a site-specific 'Medium Density Residential (R2-31) zone' for the townhouse dwellings, a site-specific 'High Density Residential (R3-26) zone' for the high density block, 'Future Development (FD) zone' for the future development block, and 'Open Space (OS) zone' for the parkland and stormwater management blocks.
- An Open House was scheduled for March 29, 2023. However, because only one had requested to attend, prior to the meeting the applicant cancelled the meeting the morning of the meeting. Staff and the applicant subsequently heard about the following concerns: connectivity to other subdivisions including roads and parkland, the need for sidewalks and bicycle trails and stormwater management/drainage.
- A public meeting was held on November 18, 2024, where an information report was received by Council. There were comments ranging from how tall the high-density building(s) will be, will there be enough parking spaces, stormwater management, traffic congestion, one access point, and sidewalks.
- There were a number of items that the applicant worked with staff on addressing, including: finalizing technical stormwater details, and details for the proposed high density residential block.

PURPOSE:

The purpose of the subject report is to provide Council and the public, information on the subdivision application as well as recommendations. The proposal has been supplemented with additional information, the stormwater management pond has been detailed to show water quality and quantity, the road profile has been confirmed, and the zoning deficiencies for the high-density block have been identified. The remainder of the subdivision remains with one stormwater management pond, a parkland block, 3 public roads, one future high-density block and 105 single detached and townhouse lots.

SITE CONTEXT:

The site is approximately 7.7 ha (19.02 ac) in size and is located in Strathroy, northeast of the intersection at Saxton Road and Carroll Street East, with frontage on Carroll Street East.

These lands are currently designated 'Settlement Area' in the County of Middlesex Official Plan and 'Residential' in the Municipality of Strathroy-Caradoc Official Plan. The lands are zoned 'General Agricultural (A1)' in the Municipality of Strathroy-Caradoc Zoning By-law. The land is currently used for agricultural crop production and a plant nursery in the northeast portion of the land.

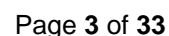
The settlement boundary is located along the eastern property line. Surrounding land uses include low



From a servicing perspective, the municipal water service is available on the north side of Carroll Street East. Sanitary service will require construction of services to connect west along Carroll Street East where it exists at Queen Street or north towards Willis Avenue, requiring pipe size and grade alteration in coordination with future phases of the Fieldcrest Subdivision (to the north). Stormwater flow is also to be directed north towards Willis Avenue and to the Fieldcrest Subdivision SWMF.

The purpose of the subject subdivision and zoning by-law amendment applications are to facilitate the development of a residential subdivision containing 65 single-detached lots, 40 street townhouse units, a high-density residential block, a parkland block, a stormwater management block, a future development block, and two 1 ft. reserve blocks. The plan also proposes four new public roads with access to Carroll Street East.

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



TECHNICAL DISCUSSION:

Since the application's original submission, staff and the applicant have worked on a number of key issues:

- No SWM outlet exists along Carroll Street East and capacity is limited on the Queen Street storm sewer, so the solution is to provide it through the existing subdivision to the north which also consolidates SWM facilities in the area.
- The SWM facility and the parkland.
- The development had two future access points to the development to the west, however no connections were proposed to the east. Now there are access points to the west and east.

Staff and the applicant have worked through the majority of issues on the application and the few remaining outstanding technical items are detailed below. These will either need 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 subdivision's 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 municipality has received additional information about a portion of the lots having additional residential. Staff are satisfied that the additional dwelling will have capacity.

- 2) The stormwater facility has been subject to a number of design modifications to take into account the need for the space to be accessible and not obstruct the use of the parkland.

Response: The municipality has received additional information confirming that water quality and quantity standards can be achieved in the final design, staff are supportive of this.

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

Response: Conditions have been added to the proposed conditions included as an appendix to this report.

- 4) The high-density block is proposing increase the proposed height to 25 m however there are other provisions related to height have not been amended to reflect this height for example the setback to the existing single detached lot to the northeast would be 3m setback. A greater setback would be more appropriate for this height.

Response: The applicants have modified the proposal to increase the rear yard setback including a sliding scale that increases the setback as the height increases. They have also confirmed that the maximum height of the building of 20 m.

- 5) The noise study provided is a high-level study given the high-density block has not been fully developed. Considering this planning staff propose a hold be placed on the block to ensure that the detailed study is completed prior to construction.

Response: The applicant has provided additional information that has satisfied staff and the details of this will be required during site plan approval for the residential block.

- 6) Minor subdivision design details will need to be shown on the draft plan of subdivision for example one foot reserve along Block 106 frontage and turning circles at the dead ends of Street 'B'.

Response: The conditions have been prepared to require the turning circles and one foot reservation along open right of way frontages that are not designed for access.

PUBLIC CONSULTATION SUMMARY:

Public Open House

A Virtual Neighbourhood Open House was to be held on March 29, 2023. The morning of the event only one person was registered for the meeting, so it was cancelled. Subsequent to this members of the public raised an interest in the development, in terms of responding to public comments, the detailed questions and responses from the developer are include in the consultation appendix but can summarized as questions/concerns over; drainage, timeline of the development, assumption of the subdivision, parkland, flood prone area, demographic market, sidewalks, connectivity and the dwelling types proposed.

Statutory Public Meeting

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 (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 October 29, 2024, the Notice of Public Meeting was circulated to property owners within 120 metres of the subject property and a sign was posted on the property. The following comments were provided during the public meeting:

Council requested a review of the access for this subdivision. Planning staff indicated that the only frontage for the development is Carroll Street, which is the only access point for this subdivision until the properties to the west and east are developed and then there will be two additional road connections.

There were questions about, during the building phase, if there would be consideration for temporary access for the high-density building. Staff have confirmed that at the site plan stage they can include interim additional access points depending on the build out of the remainder of the subdivision.

Council also asks how many storeys the high-density building would be. Staff explained that 25 m request would be between 7-8 storeys. It has since been reduced to 20 metre plus mechanic encroachments meaning it could be approximately 6 storeys.

Council asked how the storm water will be dealt with. Planning staff explained that the stormwater management has been the delay of this report coming to Council as the block for the stormwater management has been expanded and the design has relied on a larger group of other developments.

Council asked about the visitor parking. Planning staff indicated that the streets are 8-metre public roads, and this is different from a plan of condominium with 6 metre private streets. The public road can accommodate on-street parking where private roads cannot without blocking fire lanes and traffic so off-street parking is required. Where there are too many driveways to have the on-street parking driveways should be paired to provide the appropriate space for a visitor parking space. This has been added to the zoning by law.

Council expressed that this area is already busy and very congested and is worried about additional vehicles. The County has recognized that Carroll continues to have increased traffic and as such has begun the work to look at road upgrades.

Council asked for confirmation that EMS and Emergency Services have been consulted regarding the one access point. Planning staff confirm that they were part of the consultation.

Council also had concerns about a higher density, and wondered if there would be a sidewalk. Planning staff indicated that the County Engineer has preliminary drawings for upgrades such as sidewalks as the internal subdivision will have sidewalks.

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 ‘General Agricultural (A1) Zone’ pursuant to the Strathroy-Caradoc Zoning By-law.

The zoning by-law amendment seeks to amend the zoning for the subject lands from “General Agricultural (A1) zone”, to site-specific ‘Low Density Residential (R1-25)’ for the single detached lots, site-specific ‘Medium Density Residential (R2-31)’ for the townhouse dwellings, site-specific ‘High Density Residential (R3-26)’ for the high density block, ‘Future Development (FD)’ for the future development block, and ‘Open Space (OS)’ for the parkland and stormwater management blocks.

The site-specific 'Low Density Residential (R1-#)' zone is requested with the following special provisions:

- Minimum lot area of 300.00m²
- Minimum lot frontage of 10.97m²

The site-specific 'Medium Density Residential (R2-#)' zone is requested with the following special provisions:

- Minimum lot area of 219.60m²
- Minimum lot frontage of 7.32m²

The site-specific 'High Density Residential (R3-#)' zone is requested with the following special provisions:

- Maximum height of 6-storeys to a maximum of 20m
- Minimum interior side yard setback (southerly property line of high-density block) of 10 m
- Minimum rear yard setback (easterly property line of high-density block): 15m, plus an additional 1 metre for every 1m of building height above 15m.

Additional details can be found in the Planning Policy Background attachment.

PLANNING ANALYSIS:

Planning staff have reviewed the application along with draft version of draft plan approval conditions 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 (Strathroy), 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 proposal will subdivide a property that has been within the settlement boundary for many years, underutilized and is an appropriate location for development.
- The proposal subdivides lands outside of the hazard lands and natural heritage areas which will be future residential areas and the buffer areas surrounding the natural heritage system and hazard lands which is consistent with the policies.

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 development will be compact and utilize lands within the settlement area in a manner that will increase the variety of housing types in this neighbourhood.

- The proposed apartment, townhouse and single detached dwellings is a combination of built forms that will transition well to the south and future development to the future development and provides the community with a more fulsome housing spectrum.
- The proposal results in the orderly development of this underutilized property.

Comments on Conformity to the Strathroy-Caradoc Official Plan

- As noted above, the proposal is located within a settlement area, on land identified for residential development, provides for a range of housing, the layout represents an efficient use of residential lands and consideration for the existing land uses in the area, will be fully serviced and provides for the efficient use of infrastructure and public service facilities.
- With respect to the policies of the Official Plan relating to development of residential areas within Strathroy, the Plan encourages a range of housing types and densities such as the proposed. Further, the site has direct access to Carroll Street East, a County arterial road.
- While the proposal does not include specific units in the high-density blocks, the proposed lot fabric will help facilitate a development that will fit into the character of the area.
- The proposal contains public roads which will create a public network.
- The open and amenity spaces will be further refined during the site plan process.

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

The site-specific 'Low Density Residential (R1-#)' zone proposes a reduced lot area of 300.00m² whereas the by-law requires a lot area of 460 m² and a minimum lot frontage of 10.97m² whereas 15 m is required. As the Province looks for increase intensity and efficient use of the land this proposal will fulfill these goals, and it can be done in a way that will be on full municipal services so properties will be viable long term.

The site-specific 'Medium Density Residential (R2-#)' zone proposes townhouses with a reduced lot area of 219 m² whereas the by-law requires a lot area of 250 m² and a minimum lot frontage of 7.3 m² whereas 8 m is required. As with the site specific R1 zone revised provisions are in response to the need for increased intensification.

The site-specific 'High Density Residential (R3-#)' zone proposes an increased height of 20 m whereas the zoning by-law permits 15 metres. The block to be zoned R3 is adjacent to Carroll Street a major arterial in Strathroy so it is reasonable to place direct more intensity to these types of locations. The minimum rear yard has been increased from the R3 zone to address the interface between the development and the future townhouse. There is also a single detached dwelling lot to the east that the applicants are proposing to be setback a minimum of 15 m and if the building exceeds 15 m in height the setback is increased this sliding scale beyond 15m in height will assist in addressing the transition to this existing resident. Mitigation of privacy matters will also be addressed during site plan approval. However, this is a thoughtful way to address many different options when the final design for the block not known.

The proposal also includes the Parkland and stormwater management pond being rezoned to the Open Space (OS) Zone.

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 operating 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.

STRATEGIC PLAN ALIGNMENT:

This matter is in accord with the following strategic priorities:

Local Infrastructure and Capital Investment: Households and businesses in Strathroy-Caradoc will be supported by reliable, financially responsible, and well-maintained infrastructure networks.

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.

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.

ALTERNATIVE(S) TO THE RECOMMENDATION:

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

1. THAT: the subject report BBP-2025-39 for planning applications 39T-SC2101 and ZBA23-2022 be received for information and the application for Zoning By-law Amendment be deferred sine die.;

2. THAT: the subject report BBP-2025-39 for 39T-SC2101 and ZBA23-2022 be received for information and the application for Zoning By-law Amendment be approved.; OR
3. THAT: the subject report BBP-2025-39 for 39T-SC2101 and ZBA23-2022 be received for information and the application for Zoning By-law Amendment be denied.; OR
4. THAT: the subject report BBP-2025-39 for 39T-SC2101 and ZBA23-2022 be received for information.
AND THAT: Council to provide alternate direction.

SUMMARY AND NEXT STEPS

Based on the above analysis staff are supportive of the proposed rezoning and draft 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.

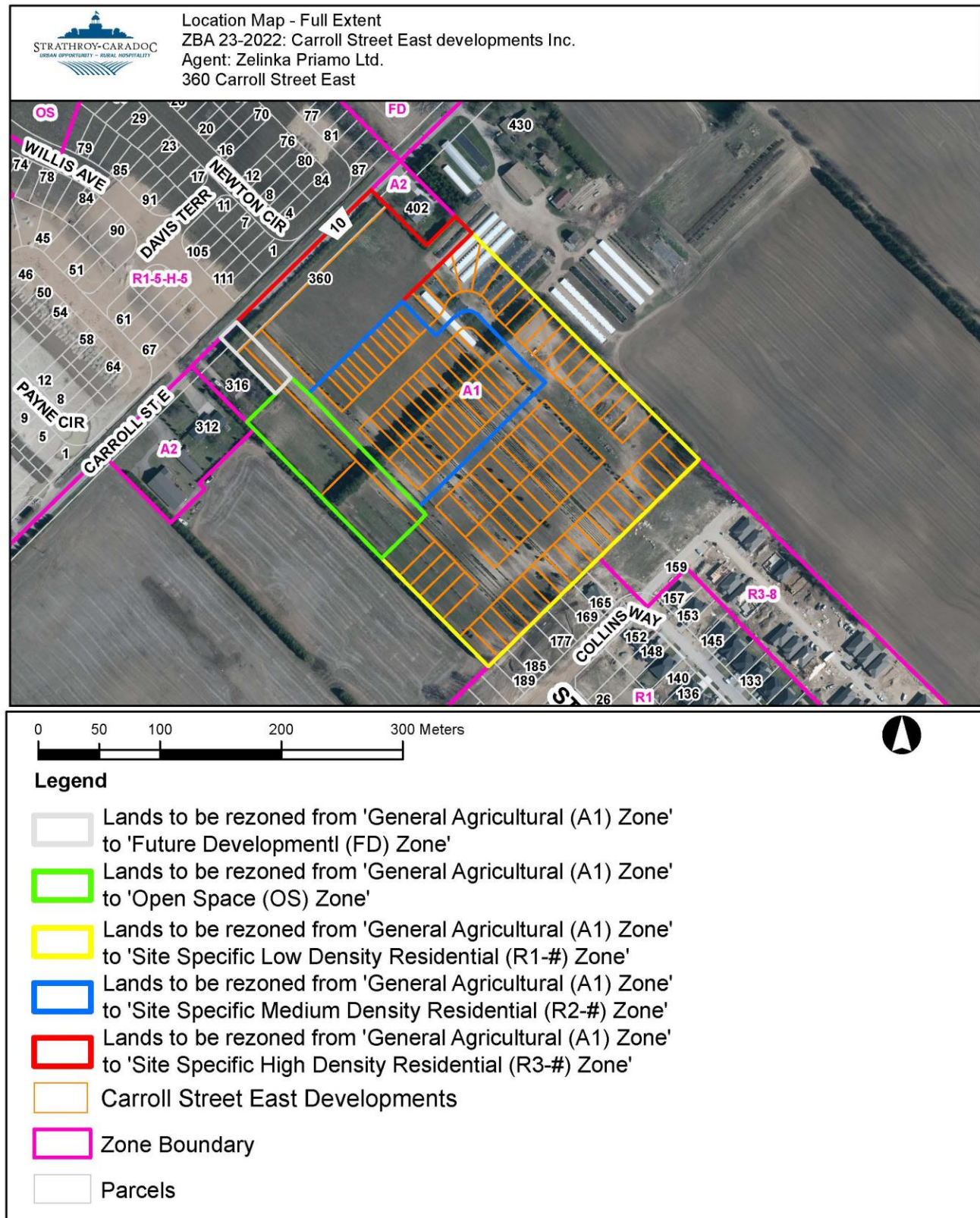
A zoning by-law amendment has been prepared for Council's consideration.

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 draft plan of subdivision, if recommended for approval, it would be forwarded to the County of Middlesex for final approval.

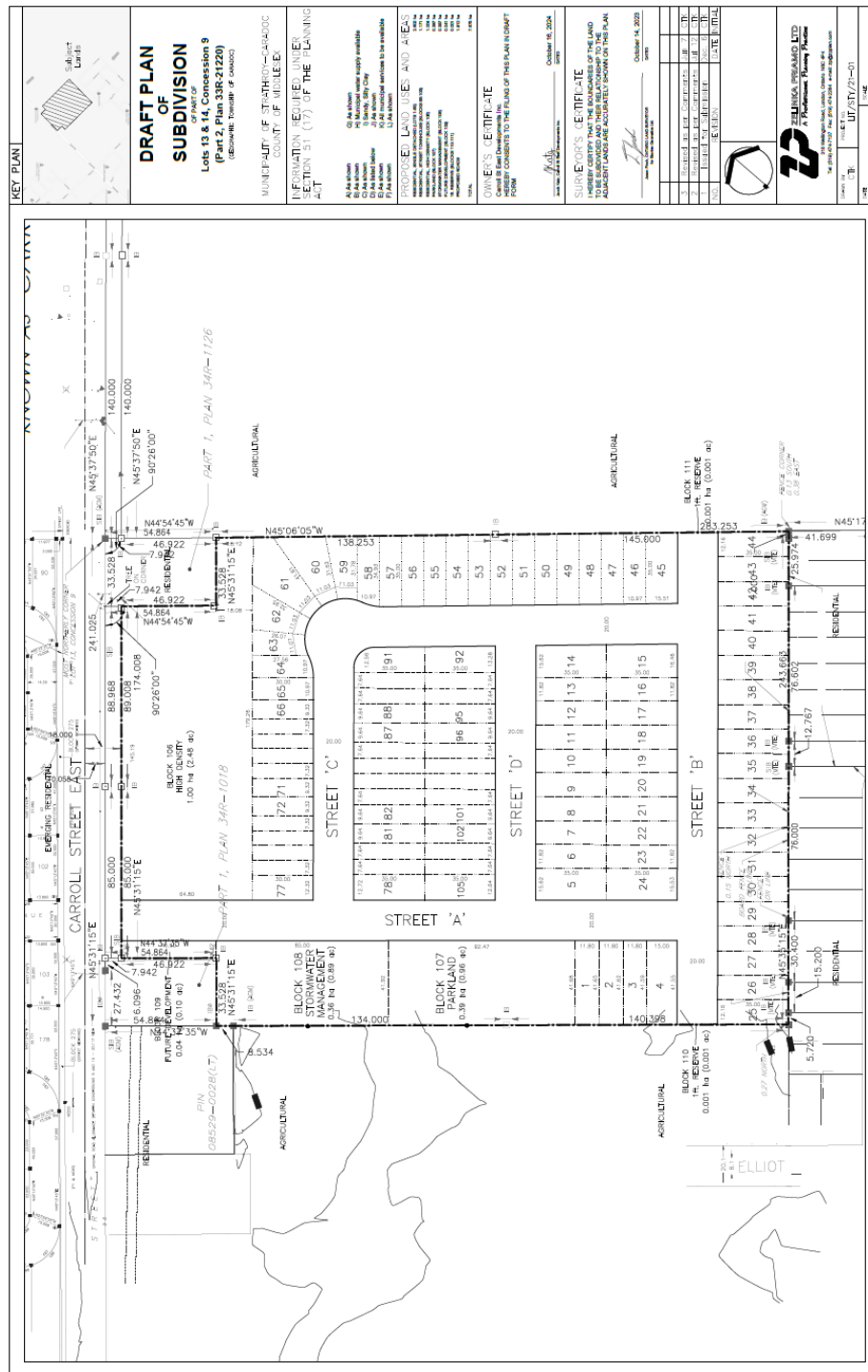
ATTACHMENTS:

- 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
- Attachment No. 6 – Planning Policy Background
- Attachment No. 7 – Site Statistics & Planning Summary
- Attachment No. 8 – Notice of Completion
- Attachment No. 9 – Draft Plan of Subdivision Conditions

Attachment 1: Location Map



Attachment 2: Draft Plan of Subdivision



Attachment 3: Application Summary

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

- Stage 1-2 Archaeological Assessment of 360 Carroll Street East, January 2023
- Preliminary Servicing Report, Stantec, September 21, 2022
- Planning Justification Report, dated December 19, 2022, by Zelinka Priamo Ltd.
- Geotechnical Investigation, dated June 8, 2021, by EXP Services Inc
- Noise Assessment Report, dated December 12, 2022, by Stantec Consulting Ltd.

The draft plan of subdivision was deemed complete on February 14, 2023. The rezoning application was deemed incomplete on February 28, 2023, because of missing information on the Stormwater Management and Archeology.

Following an initial circulation of the supporting materials the following items were submitted in September 2023 in response to comments:

- Draft Plan of Subdivision, dated July 12, 2023, by Zelinka Priamo Ltd.
- Geotechnical Investigation, dated June 8, 2021, by EXP Services Inc. (full document)
- Open House Letter – Comments and Responses
- Stage 1-2 Archaeological Assessment of 360 Carroll Street East August 2023

Following the second circulation of the supporting materials the following items were submitted in September 2023 in response to comments:

- Draft Plan of Subdivision, dated June 2024, by Zelinka Priamo Ltd.
- Stormwater Management Strategy, Stantec, dated November 10, 2023
- Preliminary Servicing Report, Stantec, November 7, 2023

Following the third circulation of the supporting materials the following items were submitted on August 15, 2024, in response to comments:

- Draft Plan of Subdivision, dated June 2024, by Zelinka Priamo Ltd.
- Preliminary Servicing Report, dated July 15, 2024, by Stantec Consulting Ltd.
- Planning Justification Report, dated August 15, 2024, by Zelinka Priamo Ltd.
- Zoning Sketch, dated June 2024, by Zelinka Priamo Ltd.

A final submission was circulated following the public meeting that contained responses to comments, the following items were submitted in November 2024 in response to comments:

- Draft Plan of Subdivision, dated October 16, 2024, by Zelinka Priamo Ltd.
- Cover Letter, dated February 24, 2025, by Zelinka Priamo Ltd.
- Road Cross Section dated October 2021, by Strathroy-Caradoc Technical Document.

The rezoning application was deemed complete on October 29, 2024.

Attachment 4: Technical Comments

Canada Post advised that they will be looking for this development to be serviced by Community Mailboxes and that the developer will be required to accommodate them in their plans. *This has been addressed by the draft plan of subdivision conditions.*

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

Enbridge Gas Inc. staff have advised that it is their request that as a condition of final approval that the owner/developer provide Enbridge with the necessary easements and/or agreements required by Enbridge for the provision of gas services for this project, in a form satisfactory to Enbridge. *This has been included in the conditions.*

St. Clair Region Conservation Authority has advised that they have no concerns with the application for rezoning.

Bell Canada has advised that as a condition of final approval that the owner/developer provide to them 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 conditions.*

Director of Community Services advised that the parkland required is 5% for residential subdivisions and the parkland provided meets this standard. It is requested that this be included as a draft plan approval condition. *This has been shown on the plans.*

Engineering & Public Works advised that coordination for the installation of services will be required with the development to the north. Also, that Carroll Street improvements/extension of services will require coordination and cost sharing with the Municipality and County of Middlesex. *This has been included in the conditions.*

Planning Staff have advised that the high-density block is proposing increase the proposed height to 25 m however there are other provisions related to height have not been amended to reflect this height for example the setback to the existing single detached lot to the northeast would be 3m setback. A greater setback would be more appropriate for this height. *The application has been modified to be a 20m height and are proposing a greater setback.*

- 1) The noise study provided is a high-level study given the high-density block has not been fully developed. *This will be addressed during site plan approval.*

- 2) Minor subdivision design details will need to be shown on the draft plan of subdivision for example one foot reserve along Block 106 frontage and turning circles at the dead ends of Street 'B'. *This has been addressed in the conditions.*

Attachment No. 5 – Public Consultation details

Public Open House

A Virtual Neighbourhood Open House was to be held on March 29, 2023. The morning of the event only one person was registered for the meeting, so it was cancelled. Subsequent to this member of the public raised an interest in the development, in terms of responding to public comments, the detailed questions and responses from the developer are included in the consultation appendix but can be summarized as questions/concerns over; drainage, timeline of the development, assumption of the subdivision, parkland, flood prone area, demographic market, sidewalks, connectivity and the dwelling types proposed.

Statutory Public Meeting

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 (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 October 29, 2024, the Notice of Public Meeting was circulated to property owners within 120 metres of the subject property and a sign was posted on the property. The following comments were provided during the public meeting:

Council requested a review of the access for this subdivision. Planning staff indicated that the only frontage for the development is Carroll Street, which is the only access point for this subdivision until the properties to the west and east are developed and then there will be two additional road connections.

There were questions about, during the building phase, if there would be consideration for temporary access for the high-density building. Staff have confirmed that at the site plan stage they can include interim additional access points depending on the build out of the remainder of the subdivision.

Council also asks how many storeys the high-density building would be. Staff explained that the 25 m request would be between 7-8 storeys. It has since been reduced to 20 metre plus mechanic encroachments meaning it could be approximately 6 storeys.

Council asked how the storm water will be dealt with. Planning staff explained that the stormwater management has been the delay of this report coming to Council as the block for the stormwater management has been expanded and the design has relied on a larger group of other developments.

Council asked about the visitor parking. Planning staff indicated that the streets are 8-metre public roads, and this is different from a plan of condominium with 6 metre private streets. The public road can accommodate on-street parking where private roads cannot without blocking fire lanes and traffic so off-street parking is required. Where there are too many driveways to have the on-street parking driveways should be paired to provide the appropriate space for a visitor parking space. This has been added to the zoning by-law.

Council expressed that this area is already busy and very congested and is worried about additional vehicles. The County has recognized that Carroll continues to have increased traffic and as such has begun the work to look at road upgrades.

Council asked for confirmation that EMS and Emergency Services have been consulted regarding the one access point. Planning staff confirm that they were part of the consultation.

Council also had concerns about higher density, and wondered if there would be a sidewalk. Planning staff indicated that the County Engineer has preliminary drawings for upgrades such as sidewalks as the internal subdivision will have sidewalks.

Attachment No. 6 – Planning Policy Background

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 ‘General Agricultural (A1) 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 34(1) of the Planning Act, provides for Council to pass zoning by-laws.

Section 4(1), provides for Council to be delegated any of the Minister’s authority under this Act, other than the authority to approve or the authority to exempt from approval the official plan or amendments to the official plan.

Provincial Planning Statement (2024)

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

Section 2.1.6 establishes that planning authorities should support complete communities by accommodating an appropriate range and mix of land uses, housing options, recreation, parks and open space, and other uses to meet long-term needs.

Section 2.3.1 states that settlement areas will be the focus of growth and development. Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- Efficiently use land and resources;
- Optimize existing and planned infrastructure and public service facilities;
- Support active transportation;
- Are transit-supportive, as appropriate; and
- Are freight-supportive.

Section 2.2 of the PPS identifies that 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 3.9 discusses promoting healthy, active, and inclusive communities by planning safe public streets, spaces, and facilities as well as providing parklands, public spaces, open space areas, trails, and linkages.

Section 3.6 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 settlement areas to support protection of the environment and minimize potential risks to human health and safety.

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 Policy 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 for arterial roads (Carroll Street East) 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 Policy 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. 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 2.4.6 encourages residential intensification in settlement areas where it is complementary and compatible with the nature, scale, design and general character of neighbouring development, and where municipal services and facilities are capable of accommodating the development.

Section 3.3.4.1 outlines the primary uses of lands designated ‘Residential’ including a range of housing types and densities from single unit dwellings to high-rise apartment buildings. The Zoning By-law shall establish a number of zones and regulations for the various housing types.

Section 3.3.4.7 states that residential intensification including infilling in existing developed areas is considered desirable to make more efficient use of underutilized lands and infrastructure.

Section 3.4.3.1 states that all development within the ‘Settlement Area of Strathroy’ shall be connected to and serviced by the municipal sanitary sewage system.

Attachment No. 7 – Site Statistics & Planning Summary

The site is approximately 7.7 ha (19.02 ac) in size and is located in Strathroy, northeast of the intersection at Saxton Road and Carroll Street East, with frontage on Carroll Street East.

- Within Strathroy Settlement Boundary
- Current OP Designation: Residential (No changes proposed)
- Current Zoning – A1 (Changes Proposed – see below site statistics)

For Lots 1-65 on the Plan

Provision	Low Density Residential (R1) Zone (standards for single detached dwellings)	Proposed
------------------	--	-----------------

Use	Secondary suite dwelling, single detached dwelling, group home – Type I	Single Detached Dwelling
Lot Frontage (min)	Single detached 15 m per lot	Minimum lot frontage of 10.97m
Lot Area (min)	460 m ² per unit	300 m² per lot
Front Yard Setback (min)	5 m	Applicants have indicated that they will be meeting these standards.
Side Yard Setback (min)	1.2 m	
Rear Yard Setback (min)	8 m	
Maximum Lot Coverage	40%	
Landscaped Open Space	40%	

For Lots 66-105 on the Plan

Provision	Medium Density Residential (R2) Zone (standards for townhouse dwellings)	Proposed
Use	Linked, Multi-unit, Semi-detached, Single Detached, Townhouse, Group Home – Type I	Townhouse Dwelling
Lot Frontage (min)	Townhouse 8 m per unit	Minimum lot frontage of 7.32m
Lot Area (min)	250 m ² per unit	219.60 m² per lot
Front Yard Setback (min)	5 m	Applicants have indicated that they will be meeting these standards.
Side Yard Setback (min)	2 m	
Rear Yard Setback (min)	8 m	
Maximum Lot Coverage	40%	
Landscaped Open Space	30%	

For Block 106 on the Plan

Provision	High Density Residential (R3) Zone (standards for apartments)	Proposed
Use	Apartments, multiple unit dwelling, and townhouses use	Apartments
Lot Frontage (min)	30 m per unit	Applicants have indicated that they will be meeting these standards.
Lot Area (min)	130 m ² per unit	
Front Yard Setback (min)	4.5 m	
Side Yard Setback (min)	3 m	
Rear Yard Setback (min)	15 m	
Maximum Lot Coverage	N/A	

Landscaped Open Space	20%	
Building Height (max)	3-storeys to a maximum of 15 m	6-storeys to a maximum of 20m
Parking (min)	1.25 – 1.5 spaces per unit	1.0 spaces per unit
Visitor Parking (min)	0.15	Applicants have indicated that they will be meeting these standards.
Drive Aisle Width	7.3 m	
Parking Space Size	2.6 m by 5.4 m	
Parking Area Coverage (max)	25%	35%
Common Amenity Area (min)	20m ² per unit	12m² per unit

Attachment No. 7 – Notice of Completion / Notice of Public Meeting



Planning Department
County of Middlesex
399 Ridout Street North
London, ON N6A 2P1
(519) 434-7321 (fax) 434-0638

February 14, 2023

Mr. Fred Tranquilli
CAO / Clerk
Municipality of Strathroy-Caradoc
52 Frank Street
Strathroy, ON N0L 1M0

Dear Mr. Tranquilli:

**RE: Public Notice of an Application
Option to Hold a Public Meeting
Proposed Plan of Subdivision
Municipality of Strathroy-Caradoc
Part Lots 13 & 14 Concession 9
360 Carroll Street East
39T-SC2301**

The County of Middlesex accepted as complete an application for the above noted proposed Plan of Subdivision on February 14, 2023. The approval process includes the requirement to give Notice of an Application to provide an opportunity for individuals and public bodies to make submissions concerning the proposed plan. Pursuant to Section 51(19.4.2) of the Planning Act, the County of Middlesex requests the Municipality of Strathroy-Caradoc give Notice of an Application.

The **Notice of an Application** must be given within 15 days of February 14, 2023 to the prescribed persons and public bodies. Within 15 days of giving Notice of an Application the Municipality must provide the prescribed information to the County. Ontario Regulation 544/06 sets out the specifics regarding the Notice of an Application.

Recent changes to the Planning Act removed the requirement for a **Public Meeting** related to a Proposed Plan of Subdivision. The Municipality has the option to have a public meeting either in conjunction with any (if any) proposed zoning by-law amendment or as a separate stand-alone meeting.

Thank you for your assistance in this matter and if you have any questions, please contact me

Yours truly,

A handwritten signature in blue ink, appearing to read 'Durk Vanderwerff'.

Durk Vanderwerff, MPA, MCIP RPP
Director of Planning and Development

DV/th

Cc Jennifer Huff, Director of Building and Planning
Tim Williams, Senior Planner



NOTICE OF PUBLIC MEETING

APPLICATION FOR ZONING BY-LAW AMENDMENT AND 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.: ZBA23-2022 and 39T-SC2301

APPLICANT/AGENT: Carroll Street East Developments Inc. c/o Zelinka Priamo Ltd.

SUBJECT LANDS: 360 Carroll Street East, Strathroy

Purpose and Effect

Applications for a Plan of Subdivision and Zoning By-law Amendment have been submitted by the owner of the property. The applications propose 65 single detached lots, 40 street townhouse lots, a high-density block, a parkland block, a stormwater management area, and four new public streets.

Rezoning: This application proposes to re-zone the land from 'General Agricultural (A1) zone' to site-specific 'Low Density Residential (R1-#)' for the single detached lots, site-specific 'Medium Density Residential (R2-#)' for the townhouse dwellings, 'High Density Residential (R3)' for the high density block, 'Future Development (FD)' for the Future Development block, and 'Open Space (OS)' for the parkland and stormwater management blocks.

The subject lands are within the 'Settlement Area' designation of the County of Middlesex Official Plan, the 'Residential' designation of the Strathroy-Caradoc Official Plan, and a 'General Agricultural (A1) Zone' of the Zoning By-law. Attached to this notice is a location map

PUBLIC MEETING

Date: November 18, 2024

Time: 6:00 pm

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

How to Participate in the Public Meeting:

- 1) Submit written comments to the Clerk at 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 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. 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 / 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.

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 is hereby considered complete.

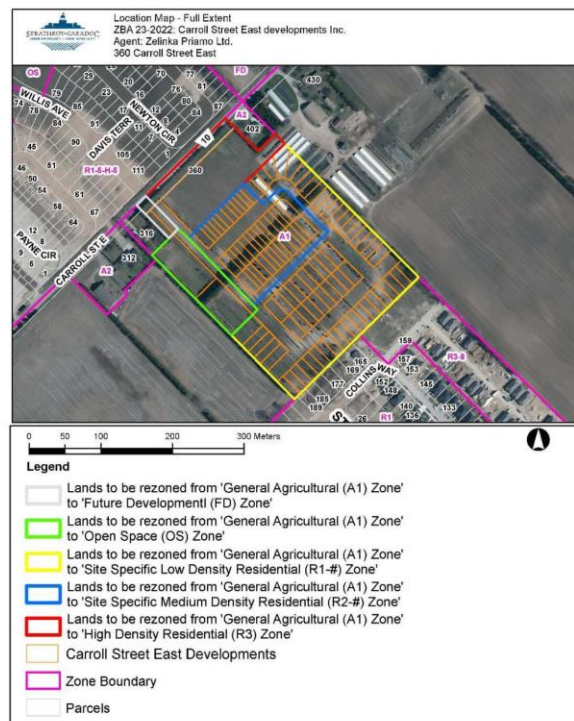
The applicant, or any authorized person, appointed in writing and acting on behalf of the applicant, must attend this Meeting. If you are aware of any persons affected by this application who have not received a copy of this notice, it would be appreciated if you would so advise them.

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 29, 2024



Attachment No. 9 – Draft Plan of Subdivision Conditions

Cover page to be inserted after County Council consideration.

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

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

PLAN REFERENCE

1. That this approval applies to the draft plan of subdivision prepared and signed by Jason Finch, OLS (Stantec Geomatics Ltd.) signed on October 14, 2024 which shows:
 - Lots 1 to 65 for single detached dwellings
 - Block 66 to 105 street townhouse
 - Block 106 residential, high density
 - Block 107 Parkland;
 - Block 108 Stormwater management
 - Block 109 Future Development;
 - Block 110 to 111 for 0.3 metres reserve; and
 - 4 Public roads Streets “A”, “B”, “C” and “D” .

SERVICING – FULL MUNICIPAL SERVICES

2. 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 acting reasonably 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.

3. That, in connection with all financing proposals and commitments and all offers and agreements of purchase and sale made by or to the Owner involving all or any part of the land covered by the Plan of Subdivision that has not been registered, there shall be a written acknowledgement given by the other party or parties of item Condition 2 above and of receiving a copy of the draft plan conditions which acknowledgement will be produced by the Owner to the Municipality on request until such time as the capacity of municipal services has been confirmed.
4. Within 15 days following the issuance of the draft plan approval by the County, the registered and beneficial owner at that time of the land covered by the Plan shall provide to the Municipality a written acknowledgement that any development of the Plan of Subdivision shall be on the basis of full municipal services and:
 - i. that draft plan approval does not imply or include a commitment by the Municipality to provide servicing for the development within such lapse period, or at any time; and
 - ii. that draft plan approval does not imply or include any commitment by the Municipality to allocate sewage treatment and/or conveyance capacity to accommodate development of all or any part of the Plan of Subdivision within such lapse period, or at any time; and that registration of all or part of the Plan of Subdivision shall not take place until confirmation has been received by the County from the Municipality that full municipal servicing is "in place" as described in Condition 2 above to accommodate that part or all of the Plan of Subdivision that is proposed for registration;

SERVICING – STORMWATER MANAGEMENT

5. The stormwater management plan will be reviewed to the satisfaction of the St. Clair Region Conservation Authority, County, and the Municipality, and shall obtain the necessary approvals from the Ministry of the Environment, Conservation and Parks (MECP).
6. That prior to final approval, the Municipality shall advise the County that the Subdivision Agreement between the Municipality and the Developer provides for the following:
 - a. municipal assumption and Ownership of any facilities required for the retention 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 storm water management plan that are not capable of being addressed under the Ontario Water Resources Act.
7. That prior to final approval, the Developer shall submit for the review and approval of the Municipality and the St. Clair Region Conservation Authority a Final Stormwater Management

Plan, a Sediment and Erosion Control Plan and Final Detailed Servicing and Grading Plans; and the Developer will agree in the Subdivision Agreement to implement to the satisfaction of the Municipality the Stormwater Management Plan, Sediment and Erosion Control Plan and Detailed Servicing and Grading Plans as approved by the Municipality and by the St. Clair Region Conservation Authority.

8. During all servicing and building construction of the Subdivision, the Developer shall implement sediment and erosion control measures to the satisfaction of the Municipality.
9. That prior to final approval, that the Developer shall obtain any necessary approval(s) from the neighbour to facilitate legal outlet to discharge stormwater to the satisfaction of the municipality. If an alternate route is required, this is to the satisfaction of the County and the municipality.
10. The Developer shall enter into a cost sharing agreement with the landowner on the northwest side of Carroll Street East, the subdivision known as 39T-SC0801 for the purposes of establishing a stormwater outlet through those lands. Should an agreement not be established, the Developer shall provide an alternative stormwater outlet to the satisfaction of the Municipality.

MUNICIPAL ADDRESSING AND EMERGENCY SERVICES

11. That the streets be named and the lots addressed to the satisfaction of the Municipality in consultation with the County. This shall include permanent and temporary road names and municipal address signage during all stages of construction which shall be required through the subdivision agreement.
12. The Developer 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.

ZONING

13. That prior to final approval, the County is to be advised by the Municipality that appropriate zoning is in effect for the Plan of Subdivision.
14. That prior to final approval, the Developer shall provide to the Municipality confirmation from an Ontario Land Surveyor retained by the Developer at no cost to the Municipality that the lot areas and lot frontages conform to the Zoning By-law requirements of the Municipality.
15. That the Developer erect a sign to the satisfaction of the Municipality, within 90 days of the Draft Approval date, depicting the approved Draft Plan of Subdivision and Zoning.

SUBDIVISION AGREEMENT

16. That the Developer 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.
17. That the Subdivision Agreement satisfy all requirements of the Municipality related to financial, legal, planning and engineering matters including but not limited to; grading and drainage, planting of trees, landscaping, provision of community mailboxes, fencing, buffering, street lighting and other amenities, the provision and installation of full municipal water, storm and sanitary services, the installation of underground electrical services, 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 County’s Development Charge By-Law, and the Municipality’s Development Charge By-Law.
18. The Developer shall not commence any work on the lands, including filling, grading, removing trees and/or top soil, installing any works, or constructing any buildings or structures until they have entered into a Pre-Servicing Agreement and / or Subdivision Agreement with the Municipality.
19. 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.
20. All costs related to the plan of subdivision shall be at the expense of the Developer, unless specifically stated otherwise in this approval.

DEVELOPMENT CHARGES

21. 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 County, Municipal and Education development charges related to the development, pursuant to Section 59(4) of the Development Charges Act.

TRANSPORTATION – ACCESS / INTERSECTION IMPROVEMENTS / BIKE LANES

22. That the road allowances shown on the draft plan shall be dedicated as public highways to the Municipality free of all encumbrances and at no cost to the Municipality.
23. That dead ends and open sides of road allowances created by the registration of any Phase of the Subdivision shall be terminated in 0.3 metre reserves which are to be conveyed to the Municipality free of all encumbrances and at no cost to the Municipality, being Blocks 110 and 111.
24. That temporary turning circles are created as part of the registration of Street 'B' the Subdivision shall be subject to turning circle easements in favour of the Municipality in priority to all encumbrances and at no cost to the Municipality.
25. The Developer shall enter into a cost sharing agreement with the Municipality for the urbanization of Carrol Steet East along the entire frontage of the subject lands.
26. Sidewalk shall be included on two sides of Streets "A" through 'D' for the full lengths of the roads. The side of the road will be determined through the detailed design phase.
27. All Street shall have a right-of-way width of 20 metres and a pavement width of 8.0 metres to the satisfaction of the Municipality.

TRANSPORTATION – COUNTY ROADS

28. The Developer shall be required to dedicate lands up to 18 metres from the centerline of construction of County Road 10 (Carroll Street East) across the entire frontage for road widening purposes to the County.
29. That any open sides of road allowances along County Road 10 (Carroll Street East) created by this Plan shall be terminated in 0.3 metre reserves to be conveyed to the County.
30. The Developer shall be required to construct an entrance to County Road 10 (Carroll Street East) to the satisfaction of the County with all costs being the responsibility of the Owner.

SOIL INVESTIGATION

31. 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.

ARCHAEOLOGY

32. 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 and Sport letter indicating that the licensee has met the Terms and Conditions for Archaeological Licensing and that the report has been entered into the Ontario Public Register of Archaeological Reports.

CANADA POST

33. If necessary, that the Developer shall enter into an agreement with Canada Post Corporation for the installation of community mailboxes. The subdivision agreement shall include a requirement to notify all prospective lot purchasers of the mailbox(es) location.

UTILITIES

34. That such easements as may be required for utility, servicing, or drainage purposes shall be granted to the appropriate authority, at the expense of the Developer.

35. 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.

STUDIES

36. That prior to final approval, the Developer provide any required updates to the following studies to the satisfaction of the Municipality:

- Hydrogeological study
- Geotechnical study
- Stormwater management report
- Servicing report

PARKLAND DEDICATION

37. That the Developer convey up to 5% of the land included in this plan to the Municipality for park purposes and shall include but not be limited to Block 107. If Block 107 does not meet the 5% conveyance, the Municipality may accept cash-in-lieu for the remaining portion of the conveyance.

WARNING CLAUSE

38. That the Subdivision Agreement shall include a provision that requires a clause be included in all agreements of purchase and sale or lease of Lots and part of Blocks notifying future owners / lessors that normal farm practices, as outlined in the Farming and Food Production Protection Act, 1998, as amended or replaced, are engaged in and occur in the area of the property and shall require the purchaser or lessor, as a condition of any aforementioned agreement of purchase and sale or lease, to acknowledge and accept that normal farm practices, as outlined in the Farming and Food Production Protection Act, 1998, as amended or replaced, are engaged in and occur in the area of the property.

GENERAL

39. Prior to final approval, the Developer shall make arrangements with the affected property owner(s) 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 specification and satisfaction of the Municipality.

CLEARANCES

40. That prior to final approval, the County is to be advised in writing by the Municipality how conditions 1 through 27 and 31 to 39 have been satisfied.

41. That prior to final approval, the County is to be advised in writing by the St. Clair Region Conservation Authority how conditions 5 and 7 have been satisfied.

42. That prior to final approval, the County is to be advised in writing by the County Engineer how conditions 5, 9, and 28 to 30, have been satisfied.

NOTES TO DRAFT APPROVAL

a. Draft approval for this plan of subdivision is for a period of three (3) years from the date of decision. Any request made by the Developer 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.

- b. 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.
- c. It is suggested that the applicant be aware of:
 - subsection 144 (1) of The Land Titles Act, which requires all new plans be registered in a land titles system;
 - subsection 144 (2) - allows certain exceptions.
- d. 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.
- e. The Ministry of Environment must be advised immediately should waste materials or other contaminants be discovered during the development of this plan of subdivision.
- f. A copy of the subdivision agreement must be provided to the County (Planning and Development Department) prior to final plan approval.
- g. 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.
- h. When the zoning by-law amendment required in Condition 13 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.
- i. Clearance is required from the following agencies:
 - Municipality of Strathroy-Caradoc | 52 Frank Street, Strathroy, ON N7G 2R4
 - St. Clair Region Conservation Authority | 205 Mill Pond Crescent, Strathroy, N7G 3P9
 - County Engineer – County of Middlesex | 399 Ridout Street North, London, ON N6A 2P1
- j. All measurements in subdivision final plans must be presented in metric units.
- k. 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: is this current?

“Approval Authority Certificate

File No. _____

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 _____, 202__ .

Durk Vanderwerff

Director of Planning and Development”

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