



## Committee of Whole

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**Meeting Date:** May 11, 2021  
**Submitted by:** Durk Vanderwerff, Director of Planning  
**SUBJECT:** STRATHROY-CARADOC OFFICIAL PLAN AMENDMENT NO. 12; NORTH MEADOWS SECONDARY PLAN; FILE NO. 39-SC-OPA12

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### **BACKGROUND:**

The Municipality of Strathroy-Caradoc recently undertook to establish a Secondary Plan for the North Meadows area. North Meadows is approximately 80 hectares (200 acres) in size, consists of several separate properties, and is located on the south side of Second Street (County Road #33) in the north end of Strathroy. The lands are surrounded by residential uses to the east and west, the Sydenham River to the south and to the north the Molnar Industrial Park, the composite high schools and the Gemini Sportsplex.

The lands are designated for development in the existing Strathroy-Caradoc Official Plan however there is a requirement for a Secondary Plan to be completed prior to individual development proposals being brought forward. The Secondary Plan comprehensively plans for the future development of the area by establishing policies for transportation, parks and recreation, community-wide parkland, municipal servicing, a potential future school site, natural heritage, urban design, enhanced streetscapes and residential density targets. The Secondary Plan is intended to guide the Municipality and the community for the orderly and comprehensive development across the properties within North Meadows.

In order to implement the Secondary Plan, the Strathroy-Caradoc Official Plan requires amendment. The purpose of Amendment No. 12 is therefore to amend the Official Plan to include the North Meadows Secondary Plan policies and mapping. A location map, a copy of Amendment No. 12, a proposed modification, and the local planning report are appended to this report.

## **ANALYSIS:**

The North Meadow Secondary Plan is the result of an extensive technical study of the secondary planning area as well as the surrounding context. Several background reports and studies (Urban Design, Transportation, Recreation, Trails and Open Space, Environmental Features and Natural Hazards, Servicing, and Land Use Options) were completed in support of the project. An extensive public engagement and consultation exercise was also undertaken and was initiated with a well-attended (pre-Covid-19) in-person workshop.

The Secondary Plan is a comprehensive plan for the area that takes into account the attributes of the site and the surrounding context. Amendment No. 12 proposes to incorporate the Secondary Plan into the Official Plan by way of textual amendments to relevant sections as well as updates to the land use schedules. The Secondary Plan applies only to the approximately 80 hectares (200 acres) of land as set out in the Official Plan.

The Provincial Policy Statement (PPS) identifies the importance of focusing population growth and development to settlement areas. This is to be achieved through well-planned communities that ensure the long-term prosperity and social well-being of the municipality. This includes providing for comprehensively planned communities that are strong, sustainable and resilient for people of all ages, a clean and healthy environment, and a strong and competitive economy. The secondary plan is intended to achieve these goals at the neighbourhood scale.

The County Official Plan directs growth and development to Settlement Areas and that development will make use of existing and / or extended services in a logical and planned manner. The County Plan seeks protection for Natural Heritage features by directing development away from these areas. The area drains to the Sydenham River and associated Provincially Significant Wetlands and as such buffers have been placed around the natural heritage features to assist in setting a policy framework that will seek to protect these features when individual development proposals are brought forward. The Conservation Authority is accepting of this approach.

Much like the County Plan, the Strathroy-Caradoc Official Plan has direction on natural heritage, housing, growth within the settlement area, and logically extending municipal services. The Official Plan also anticipated the need for the secondary plan by identifying the lands as being within the 'Residential' designation but also subject to the requirement to complete the secondary plan. Amendment No. 12 provides policies that acknowledges, extends and further defines the existing policies on natural heritage, transportation, infrastructure and housing.

During the local planning process, the Municipality undertook extensive public and stakeholder engagement that involved discussions with many groups including residents, business owners, the public and Strathroy-Caradoc Council. The County received no written submissions subsequent to adoption of Amendment No. 12 by the Municipality however it is noted that the County was copied on correspondence from a landowner who opposes the proposed designation of their property for medium / high density residential use. The Municipality and Strathroy-Caradoc Council had this information prior to adopting Amendment No. 12 and it is my opinion that the landowner's concerns were carefully considered during the local process and that no modification to Amendment No. 12 relative to this property is warranted.

It is noted that there are some minor wording issues within Amendment No. 12 that were not identified until subsequent to the official plan amendment being locally adopted. Minor typographic corrections can be made to an official plan without amendment / modification and this will be done should County Council approve Amendment No. 12. To be clear for the public record, an updated copy of Amendment No. 12 that makes the necessary typographic corrections is also attached to this report.

In addition, there is one area where a more substantive modification is recommended based on the County's review. The wording related to County Road access points is recommended to be modified to be in line with County access policy and entrance by-laws which do not permit 'right-in / right-out' entrances. The proposed modified wording would state: *"Access to Second Street may be permitted for larger developments provided the access is restricted in accordance with the County's by-laws as maybe amended from time to time. These restricted accesses should be located to the satisfaction of the Municipality and County."* Strathroy-Caradoc staff are in agreement with the modification.

In conclusion, Amendment No. 12 would establish policies in the Strathroy-Caradoc Official Plan related to the North Meadows Secondary Plan. It is my opinion that Amendment No. 12 subject to modification is consistent with the Provincial Policy Statement, conforms to the intent and purpose of the County and the Strathroy-Caradoc Official Plans, and approving it would have regard to the decision of Council for the Municipality of Strathroy-Caradoc.

**ALIGNMENT WITH STRATEGIC FOCUS:**

This report aligns with the following Strategic Focus, Goals, or Objectives:

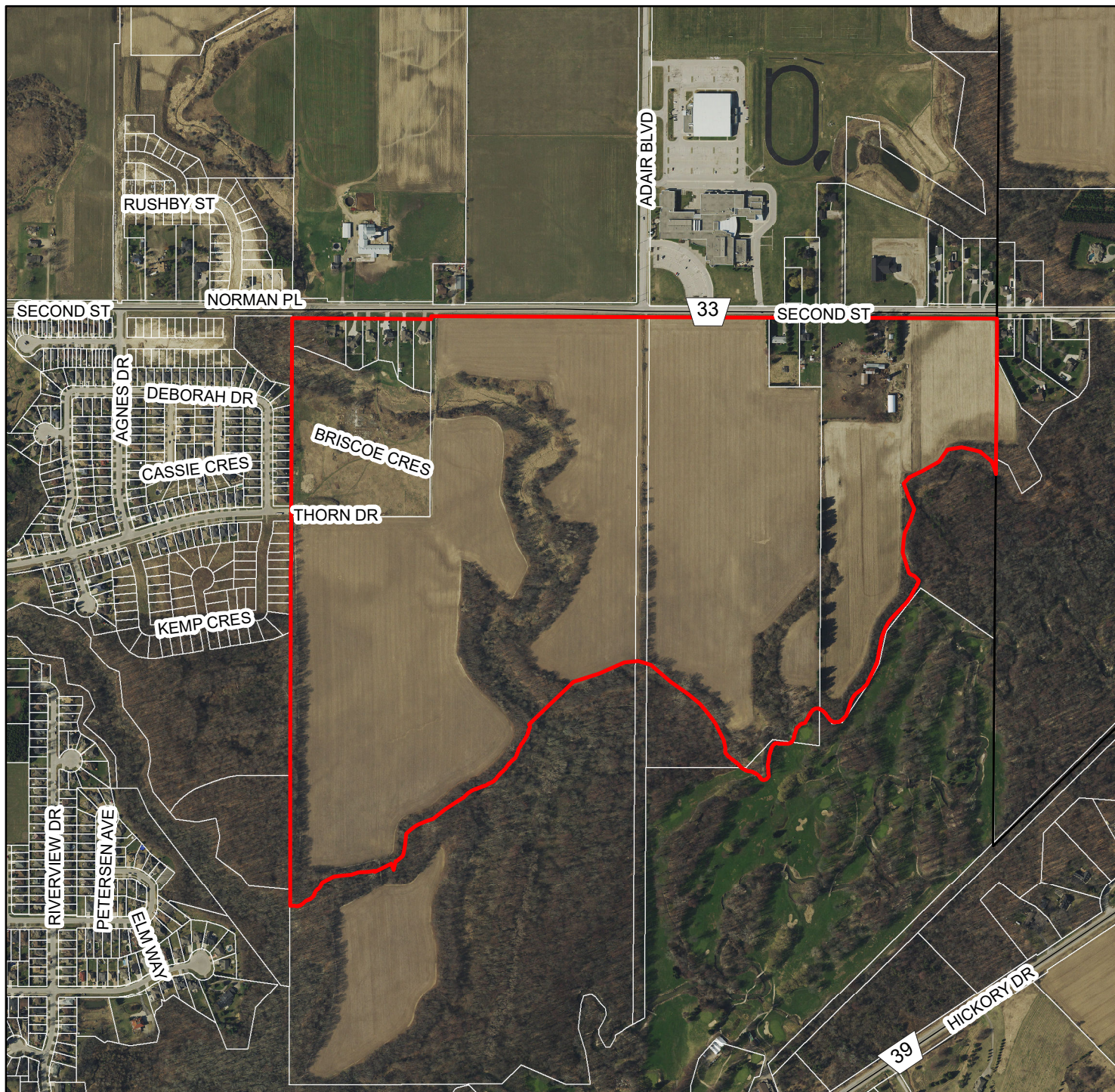
<b>Strategic Focus</b>	<b>Goals</b>	<b>Objectives</b>
Cultivating Community Vitality	Advance a diverse, healthy, and engaged community across Middlesex County	<ul style="list-style-type: none"><li>• Promote and support community wellness</li><li>• Champion and encourage active transportation and public transit opportunities</li></ul>
Connecting Through Infrastructure	Ensure communities are built on sustainable foundation that is connected and thriving	<ul style="list-style-type: none"><li>• Commit to a sound asset management strategy to maintain and fund critical infrastructure</li></ul>
Strengthening Our Economy	Encourage a diverse and robust economic base throughout the county	<ul style="list-style-type: none"><li>• Support the development and prosperity of downtown core areas in Middlesex County</li></ul>

**RECOMMENDATION:**

That Amendment No. 12 to the Strathroy-Caradoc Official Plan be approved with modification and that staff be directed to circulate a Notice of Decision as required by the Planning Act, and that the Notice of Decision indicate that all written submissions received on this application were considered; the effect of which helped to make an informed recommendation and decision.

Attachments





## LOCATION MAP

Description:  
OFFICIAL PLAN AMENDMENT NO. 12  
MUNICIPALITY OF STRATHROY-CARADOC

File Number:  
39-SC-OPA12

Prepared by: Planning Department  
The County of Middlesex, April 6, 2021



## LEGEND

SUBJECT LANDS



1:10,000  
0 400 800  
Meters





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**DECISION**  
**With respect to an Official Plan Amendment**  
**Subsection 17(34) of the Planning Act**

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Amendment No. 12 to the Official Plan for the Municipality of Strathroy-Caradoc is hereby approved, subject to the following modifications to Part "B" – The Amendment:

1. Section No. 3.3.4.17.5.4.6 of OPA12 is modified by deleting subsection ix. and replacing it with:

*"ix. Access to Second Street may be permitted for larger developments provided the access is restricted in accordance with the County's by-laws as maybe amended from time to time. These restricted accesses should be located to the satisfaction of the Municipality and County."*

As thus modified, this Official Plan Amendment is hereby approved.

Dated at London, Ontario, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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Durk Vanderwerff, Manager of Planning  
County of Middlesex

**AS ADOPTED**

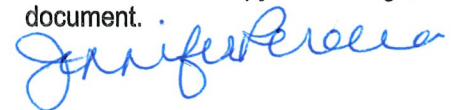
**AMENDMENT NO. 12  
TO THE  
OFFICIAL PLAN  
OF THE  
MUNICIPALITY OF STRATHROY-CARADOC**

**SUBJECT: NORTH MEADOWS SECONDARY PLAN**

**DATE: FEBRUARY 16, 2021**

**APPROVAL AUTHORITY: COUNTY OF MIDDLESEX**

I, Jennifer Pereira, Deputy Clerk for  
the Corporation of the Municipality of  
Strathroy-Caradoc hereby certify  
this to be a true copy of the original  
document.



## **PART A - THE PREAMBLE**

### **1.0 PURPOSE AND EFFECT**

The purpose of Amendment No. 12 is to adopt and incorporate the North Meadows Secondary Plan into the Official Plan by way of amendments to the text of relevant sections and to the designations of relevant schedules of the Official Plan. The Amendment lays out the priorities, goals, and vision for North Meadows in the policies of the Official Plan and the policies which will help achieve that vision. The Amendment will delineate the land use and natural heritage designations within the North Meadows Secondary Planning area and comprehensively plan for the future development of the area. The effect of the Amendment will be to permit the approval of future development within North Meadows which help achieve the vision for the North Meadows Secondary Plan and complies with the comprehensively planned policies of the plan.

### **2.0 LOCATION**

This Amendment generally applies to the lands bounded by:

- Second Street (County Road 33) to the North;
- The Boundary with the Municipality of Adelaide Metcalf and the natural features associated with the Sydenham River Valley to the East;
- The natural features associated with the Sydenham River Valley to the South; and
- The existing residential development fronting on to Deborah Drive and Kemp Crescent to the West.

Hereafter referred to as the “North Meadows Secondary Plan Area”

### **3.0 BASIS OF THE AMENDMENT**

This Amendment addresses the requirement of the Municipality of Strathroy Caradoc Official Plan in Section 3.3.4.13 to:

- a) Undertake the preparation of secondary plan to establish a framework or concept for subsequent planning approvals such as plans of subdivision, plans of condominium, road patterns and public land acquisitions;
- b) Consider the following matters:
  - a. areas for low, medium and high density residential purposes,
  - b. general road pattern and pedestrian circulation system,
  - c. areas to be maintained in a natural state or reserved as open space,
  - d. need for and location/size of parks and school facilities,
  - e. buffering measures to reduce potential and use conflicts,
  - f. measures to enhance the area under development to improve the quality of life for future residents,
  - g. stormwater management.



## PART B - THE AMENDMENT

All of this part of the Amendment entitled 'Part B - The Amendment', including the attached Schedule 'A', constitutes Amendment No. 12 to the Official Plan of the Municipality of Strathroy-Caradoc.

### DETAILS OF THE AMENDMENT

The Official Plan of the Municipality of Strathroy-Caradoc is hereby amended:

- (i) by amending the title of Section 3.3.4.13 of the Official Plan by deleting the words **"NORTH MEADOWS, "**.
- (ii) by amending Section 3.3.4.13 of the Official Plan by deleting the words **"North Meadows, "** following the words "identified as", and by deleting the words **"In the case of North Meadows, the Environmental Surface Water Management Plan for the Strathroy Annexed Area (CH2M Gore & Storrie Ltd., 2000) shall be considered."**
- (iii) by amending Section 3.3.4 of the Official Plan by inserting the following new subsection:

#### **"3.3.4.17 North Meadows Secondary Plan**

The lands identified as "North Meadows - Secondary Plan" are shown on Schedule 'C' Special Study Areas and Schedule 'M1' North Meadows Secondary Plan Land Use. Notwithstanding any other policies of the Official Plan of the Municipality of Strathroy-Caradoc to the contrary, all development within the North Meadows Secondary Plan shall be consistent with the following:

#### **3.3.4.17.1 Preamble**

North Meadows is a unique largely undeveloped area within Strathroy surrounded by the Sydenham River Valley and the DeGroot Watercourse that underwent careful planning and design. This Secondary Plan was developed through a comprehensive and coordinated planning approach based upon public consultation and technical background studies. The Secondary Plan was developed in close consultation with staff from the Municipality and County, local residents, property owners, the Conservation Authority and other stakeholders.

A key priority for the North Meadows Secondary Plan is the provision of municipal parkland and an expansion to the existing trail system that will provide much needed parkland and open space for the residents of North Meadows as well as the broader community within the northern part of Strathroy. It is intended that the community supports the implementation of innovative and alternative design solutions and respond to new and emerging technologies and opportunities.

The North Meadows Secondary Plan area will be developed as a sustainable and resilient residential community which is integrated with, and sensitive to, the surrounding neighbourhoods and natural areas. The plan will support the Municipality of Strathroy-Caradoc's Corporate Strategic Plan and its vision to contribute to a complete community where people of all backgrounds can live, find employment, and engage in a variety of activities and amenities to fill their leisure time.

### **3.3.4.17.2 General**

#### **3.3.4.17.2.1 Purpose**

The North Meadows Secondary Plan provides specific policies which will guide the future development of an undeveloped portion of Strathroy. The purpose of the North Meadows Secondary Plan is to:

- i. Implement the objectives and goals of the Official Plan within the North Meadows Secondary Plan Area
- ii. Develop specific goals, objectives, and policies to guide development within the North Meadows Secondary Plan Area over the long term.
- iii. Establish a land use planning framework and designations to guide growth and affect positive land use change
- iv. Ensure the coordinated planning and development of the North Meadows Secondary Plan in a manner that makes efficient use of land, municipal infrastructure and services, and protects and enhances the natural environment for the long term.
- v. Provide growth management policies to effectively accommodate approximately 2,150 residents and 825 dwellings within the plan area when fully built out based on the density targets in this plan and the Municipality's Strategic Plan.

#### **3.3.4.17.2.2 Location**

The North Meadows Secondary Plan applies to the lands identified on Schedule 'C' of the Official Plan and generally bounded by:

- i. Second Street (County Road 33) to the North;
- ii. The Boundary with the Municipality of Adelaide Metcalf and the natural features associated with the Sydenham River Valley to the East;
- iii. The natural features associated with the Sydenham River Valley to the South; and
- iv. The existing residential development fronting on to Deborah Drive and Kemp Crescent to the West.

#### **3.3.4.17.2.3 Secondary Plan Vision**

- i. Vision Approved by Council

On December 17, 2018 Municipal Council for Strathroy-Caradoc approved the following vision for the North Meadows Secondary Planning Area:

*The North Meadows Secondary Planning Area is intended to provide a well-integrated pedestrian scaled residential community comprising of a range of residential dwelling types and densities that includes enhanced streetscaping, urban design and parkland/trail features. Further, it will be sensitive to the significant natural features and corridors of the area and maintain the unique pedestrian connection between the north end of Strathroy and its downtown.*

The following sections will outline the key components of this vision in greater detail.

- ii. Community Character

**Pedestrian Scaled:** In order for something to be pedestrian scaled it must be easy for pedestrians to navigate, travel through, and access the goods, services, and amenities that they require. To achieve this, the safety of pedestrians, especially children and the elderly, will be the highest priority for all planning, design and development within the North Meadows Secondary Plan. Considering the pedestrian scale of a neighbourhood is

important as pedestrians, and especially children, are the most vulnerable users on our public streets when compared to the other users motorists and cyclists. It is envisioned that North Meadows will be a pedestrian scaled and pedestrian priority community which contains enhanced streetscape and urban design with the integration of a variety and scale of land uses to create a complete community.

**Enhanced Streetscapes and Urban Design:** It is envisioned that the North meadows community will incorporate enhanced design elements for streetscapes, buildings and land uses. Within the North Meadows Secondary Plan, streetscape design shall prioritize safety, especially that of children, seniors, and other vulnerable road users, over vehicle movement. Enhanced streetscape design could utilize features such as narrower roads and lanes, and other traffic calming measures to reduce speed for motor vehicles and improve the safety and comfort of pedestrians and cyclists. It is envisioned that the community will feature a network of connected sidewalks that provide accessible, logical and direct connections to and between key destinations. Amenities including decorative street lighting and street trees to provide shade and shelter from the weather are envisioned to enhance the experience for pedestrians.

**Well Integrated & Complete Community:** Complete communities are places which are compact, provide a range and mix of housing types and land uses, including commercial, retail, public, institutional, and employment uses. In North Meadows it is intended that the area will contributory to the broader complete community by ensuring that adequate space is provided for complementary commercial uses to serve the day to day needs of the local neighbourhoods, public service facilities including trails, parks, schools, and other community facilities; and that it is easy for pedestrians, cyclists and drivers to access nearby commercial and employment areas.

**Environmentally Sensitive Community:** Environmentally Sensitive communities are ones which take advantage of the unique landscapes in which they are situated and are sensitive to, and protect, the natural areas and wildlife that live in these areas. The North Meadows Secondary Planning Area is surrounded on two sides by the Sydenham River Valley and is crossed by the DeGroot Watercourse which contain significant woodlands, wetlands and valleylands as well as provide significant wildlife habitat. An environmentally sensitive community is important not only for preserving these natural areas for the long term, but also for supporting healthy lifestyles with access to natural areas to encourage physical activity, and improve mental health. It is envisioned that the North Meadows community will be integrated with its surrounding natural areas and provide ample opportunities to enjoy a wide array of outdoor recreation pursuits which are sensitive to, and protect the long- term health of these natural areas. Development within North Meadows will be encouraged to incorporate innovative design features and be responsive to new technologies including potential opportunities for passive solar heating and renewable energy generation within buildings.

### **3.3.4.17.3 Goals and Objectives**

The following goals and objectives apply to all development within the North Meadows Secondary Plan. There is no implied priority in the order in which the goals and objectives appear:

- i. Build a compact and complete residential community which provides a variety of public amenities including, parks, trails, open space, educational and commercial opportunities to complement the surrounding residential uses;
- ii. Provide a range and mix of dwelling types at a variety of densities which serve the needs of the public at all stages of life and all types of households;

- iii. Provide a range and mix of housing that provides for a range of dwelling types and tenure, including opportunities for attainable housing and supportive of the Growth Management policies of the Municipality of Strathroy-Caradoc Corporate Strategic Plan;
- iv. Protect and enhance the Sydenham River Valley and DeGroot Watercourse, and their ecological functions, for the long-term;
- v. Provide an ecological buffer around the edge of Significant Natural Environmental features to enhance and protect them;
- vi. Prioritize the ability of pedestrians, especially children and seniors, to safely and comfortably move around the community when designing streets and planning new development;
- vii. Recognize cycling and active transportation as important transportation alternatives for many short trips by providing safe and convenient access to key employment, education, and commercial destinations;
- viii. Ensure that all residents have access to community amenities that support active lifestyles and wellbeing consistent with the policies of the Municipality of Strathroy-Caradoc Corporate Strategic Plan.
- ix. Provide active transportation routes which are safe, convenient, direct, and accessible for people of all ages and abilities to cycle and other forms of active transportation consistent with the Community Wellbeing policies of the Municipality of Strathroy-Caradoc Corporate Strategic Plan;
- x. Enhance and expand upon the Rotary Memorial Trail connection along the Sydenham River Valley by providing a connected recreational use trail to key destinations and along natural areas;
- xi. Ensure an equitable distribution of parks and open spaces that are attractive, engaging, safe, accessible and integrated throughout the community;
- xii. Promote forms of development which make efficient use of land and resources, and which the lifecycle costs of installing, maintaining and replacing municipal infrastructure;
- xiii. Establish urban design guidelines that will ensure a high quality and consistent level of urban design for both public and private spaces;
- xiv. Ensure the community is designed to be accessible by all, regardless of age or physical ability; and
- xv. Establish a logical road network with a modified grid pattern of local streets that provide connectivity to Thorn Dr. and Adair Blvd.

#### **3.3.4.17.4 Community Structure**

The North Meadows community is envisioned to features several distinct areas. The vision for these areas is described below.

##### **3.3.4.17.4.1 Residential Neighbourhoods**

North Meadows is intended to be developed primarily as new residential neighbourhoods. It is envisioned that these neighbourhoods will provide a range and mix of dwelling types beyond what has historically predominated in Strathroy to ensure that housing remains affordable and accessible to a wide segment of the population. This will help ensure that suitable housing is provided for all types of individuals and families, and at all stages of life. Ensuring that North Meadows is a place where someone can start and raise a family, buy or rent their first apartment or house, as well as downsize and retire will help make it a dynamic and vibrant community.

#### **3.3.4.17.4.2 North Meadows Gateway & Commercial Hub**

As part of a complete community, it is important to have a mix of land uses to satisfy the needs of residents and ensure they have easy access to places to play, shop, live and work. To serve the commercial needs of residents within the Secondary Plan Area, as well as the students at the secondary schools and employees of the industrial uses to the north, a commercial hub and gateway to the community is proposed at Adair Boulevard and Second Street.

The commercial hub within the Secondary Plan shall allow for small scale commercial uses which are sensitive to adjacent residential uses, and designed to complement planned future commercial uses on the north side of Second Street. The commercial hub will also act as a transition and a buffer between the residential lands to the south within North Meadows, and the institutional and industrial land uses to the north.

#### **3.3.4.17.4.3 Community Focal Points**

Two main community focal points are envisioned within North Meadows: a large community park to the west of the DeGroot Watercourse; and an integrated elementary school and smaller neighbourhood park to the east.

The surrounding communities within the northern portion of Strathroy do not currently have sufficient access to parks, playgrounds, and open space and the large Community Park is envisioned to serve the surrounding communities as well as those living within North Meadows. The community park will be integrated with the trail network and allow for a range of passive and active sports and recreational facilities including playgrounds, skateboard features, sports fields and courts, and open space.

To ensure that all areas of North Meadows have adequate access to parks and open space, a smaller local park is proposed to be located on the eastern half of the North Meadows Secondary Plan to serve the local community. The park will be integrated with a proposed elementary school and the recreational use trail network.

#### **3.3.4.17.4.4 Recreational Use Trail System**

The Rotary Memorial Trail runs from the skateboard park in Alexandra Park through the Sydenham River Valley and north along the edge of the North Meadows Secondary Plan to the secondary school(s) at Second Street and Adair Boulevard. Together with the Conservation Authority trails it contributes to the city-wide network of paths and trails. The Rotary Memorial Trail was identified as one of the most important and beloved features by residents and staff during the consultation for the North Meadows Secondary Plan.

To enhance and expand the trail system, improvements are proposed to the existing route along the western edge of the Secondary Plan Area and Second Street, as well as an extension along the edge of the Sydenham River Valley and DeGroot Watercourse. The proposed extensions to the trail network will ensure that all residents have easy and convenient access to the trail which will also be integrated with the proposed municipal parks, elementary school and the commercial hub, secondary school(s) and the Gemini Sportsplex.

#### **3.3.4.17.5 Strategic Policies**

##### **3.3.4.17.5.1 Natural Heritage System**

An *Environmental Features and Natural Hazards Report* was prepared in support of the North Meadows Secondary Plan to undertake a preliminary identification and delineation of



the environmental features to be protect from the potential for negative impact as a result of development in the North Meadows Secondary Planning Area. This was undertaken to provide a more fine-grained delineation and evaluation of the features in the area, and establish the parameters for further environmental study that will be required through the development approvals process.

Significant Woodlands, Wetlands, and Valleylands have been identified within the Sydenham River Valley, DeGroot Watercourse, and a portion of an unnamed tributary in the North Meadows Secondary Planning Area. The Sydenham River Wetland Complex which was identified within the Sydenham River valleylands, as well as the DeGroot Watercourse has been identified as a Provincially Significant Wetland, and shall be protected for the long term. It has also been identified that these features have the potential to provide Significant Wildlife Habitat for several species. Based on the presence of woodlands and wetlands within North Meadows, several Species at Risk and their associated habitats could be present within the Secondary Planning Area.

Development within North Meadows shall be consistent with the following policies, and section 3.3.7 of the Official Plan

- i. Wetlands shall be maintained in their natural state and protected from development and site alteration that would threaten their ecological integrity. Within a wetland or wetland complex, development shall not be permitted.
- ii. Development on lands adjacent to wetlands and woodlands shall not be permitted unless it can be demonstrated that there will be no negative impacts on the natural features or on the ecological functions.
- iii. A Development Assessment Report ("DAR") shall be required as part of a complete application for development proposals on adjacent lands to the woodlands, wetlands, valleylands or other significant natural features identified in the North Meadows Secondary Planning Area which is acceptable to the Municipality, Conservation Authority and other commenting agencies.
- iv. In accordance with Section 3.3.7 of the Official Plan, adjacent lands are generally defined as those within 50m of a woodland, and 120m of a wetland.
- v. To support the DAR, additional studies may also be required at the discretion of the Municipality including, but not limited to, hydrogeology, hydrology, geotechnical and other investigations.
- vi. Significant natural features and their ecological functions shall be protected for the long-term consistent with the requirements of a DAR in accordance with Section 7.5.3.2 of the Official Plan.
- vii. A recreation use trail system and other passive recreational uses shall be permitted within ecological buffers around the identified natural features as shown on Schedule M1 only where and only when recommended through a DAR in accordance with Section 7.5.3.2 of the Official Plan.
- viii. Ecological buffers are recommended to be enhanced and widened to accommodate a recreational use trail and ensure no negative impacts on significant natural features or their ecological functions.

#### **3.3.4.17.5.2 Natural Hazards**

Lands associated with the Sydenham River and its tributaries, including the DeGroot Watercourse, are hazardous or potentially hazardous to development and pose a risk to life and property as a result of their susceptibility to flooding, erosion, subsidence, slumping, inundation, or the presence of steep slopes or organic or poorly drained soils. Hazard lands within North Meadows are identified on Schedule K of the Official Plan.

Development within North Meadows shall be consistent with the policies of Section 6.1 Hazard Lands of the Official Plan.

#### **3.3.4.17.5.3 Parks and Open Space**

Parks and open space are an important part of a complete and healthy community which provides opportunities for and encourages fun and physical activity outdoors. Fun and physical outdoor activities are important for the health and wellbeing of communities and help improve fitness, reduce stress, and improve happiness. The provision of adequate public outdoor recreational space is also more important for those who do not have access to private outdoor spaces such as backyards or private sport facilities. As was shown during the COVID-19 pandemic, providing outdoor space for travel, recreation, exercise and socializing was an important component of a resilient community to help prevent the spread of infectious diseases while also helping address depression and loneliness brought on by other public health measures.

*A Recreation, Trails, and Open Space Plan* was prepared in support of the North Meadows Secondary Plan which identified that there was a need for municipal parks and open space to serve the needs of the existing residential areas within northern Strathroy as well as the planned growth within North Meadows.

Municipal parkland and open space is proposed to be provided within North Meadows consistent with the recommendations of the Strathroy-Caradoc Parks and Recreation Master Plan, while recognizing the recent and projected increase in growth and development was not anticipated in the recommendations of the Master Plan. Municipal parkland and open space shall be planned for and provided consistent with the following policies, Section 2.5 of the Official Plan and the Municipality's Parks and Recreation Master Plan. Where these policies conflict, the policies of the North Meadows Secondary Plan shall prevail.

##### **3.3.4.17.5.3.1 Large Community Park**

- i. A large Community Park, approximately 5-5.5 hectares in size, is planned on the lands to the west of the DeGroot Watercourse which will provide space for sports fields, playgrounds, and other recreation amenities.
- ii. The Community Park is intended to fill the gap in the distribution of municipal parkland and recreational facilities within northern Strathroy as identified in Section 3.3 of the Recreation, Trails and Open Space Plan completed in support of this Secondary Plan as well as in Section 4.2 of the Municipality's Parks and Recreation Master Plan.
- iii. The community park will serve the needs of existing residential areas to the west as well as the planned development within the North Meadows Secondary Plan.
- iv. The Community Park should have frontage along Thorn Drive, be of a sufficient size and shape to provide flexibility to the Municipality for the type and number of recreational amenities within the park, and be located adjacent to the natural areas along the DeGroot Watercourse.
- v. The Community Park shall be integrated with a realigned route of the Rotary Memorial Trail near the western boundary of the North Meadows Secondary Plan as well as an extended trail network along the edge of the natural features in and around North Meadows.

##### **3.3.4.17.5.3.2 Neighbourhood Park**

- i. A Neighbourhood Park is intended to serve the needs of future develop within northern Strathroy as identified in Section 3.3 of the Recreation, Trails and Open

Space Plan completed in support of this Secondary Plan as well as in Section 4.2 of the Municipality's Parks and Recreation Master Plan.

- ii. A Neighbourhood Park, approximately 1.5 hectares in size, is proposed to be centrally located within the planned residential areas east of the DeGroot Watercourse to primarily serve the local residents within the North Meadows Secondary Plan.
- iii. The Neighbourhood Park is proposed to provide space for playgrounds, and other active and passive recreational amenities.
- iv. The Neighbourhood park should have frontage on Thorn Drive, be located adjacent to the planned elementary school and natural environment areas and be integrated with the proposed recreational use trail system.

#### **3.3.4.17.5.3.3 The Rotary Memorial Trail and the "Island"**

- i. A recreational use trail system is proposed within the ecological buffers adjacent to the significant natural features within the North Meadows Secondary Plan which will be integrated and connected to the existing Rotary Memorial Trail.
- ii. The cleared field to the north of the Sydenham River which is mostly surrounded by wooded areas, referred to as the "Island" in section 3.3.4.14 of this Plan, is proposed to be used to be used for open space, trails and other passive recreation uses.
- iii. An interpretive centre with amenity features to encourage people to use the trail should be provided within parkland or open space to the north of the "Island" to create a formal trail head for the northern branch of the Rotary Memorial Trail.

#### **3.3.4.17.5.3.4 Acquisition of Parkland**

- i. The Municipality may impose as a condition of draft plan approval that land included in the plan shall be conveyed to the local municipality for park, trails or other public recreational purposes consistent with the provisions of the Planning Act.
- ii. If the Municipality passes a community benefits charge by-law consistent with the provisions of the Planning Act, a community benefits charge strategy shall be prepared which considers the need for parks and recreational public service facilities within northern Strathroy.
- iii. Lands proposed to be dedicated to the Municipality as parkland shall be evaluated consistent with the criteria provided in Section 3.3.6.3 of the Official Plan and the Parkland Dedication By-Law.
- iv. To address the identified gap in the current provision of parkland within existing developed areas in the northern portion of Strathroy it is anticipated that there will be a need for the Municipality to fund the purchase, or seek alternative opportunities for the acquisition of, additional parkland beyond what the Municipality can acquire through dedication as a condition of approval for development applications.
- v. A Tree Hazard Assessment and hazard tree removal may be required, at the discretion of the Municipality, to be undertaken by the applicant prior to the acquisition of lands for parkland, open space or other purposes by the Municipality as a condition of draft plan approval.

#### **3.3.4.17.5.4 Mobility Policies**

Development within North Meadows shall be consistent with the following policies in addition to the policies of Section 3.4.1 of the Official Plan.

##### **3.3.4.17.5.4.1 General**

- i. The transportation system shall include a continuous linked network of Secondary Collector, and Local Roads, on-road pedestrian and cycling facilities and Multi-Use Trails

- ii. Opportunities to extend public transit services to North Meadows are encouraged to provide alternatives to travel within Strathroy and to connect residents with regional public transportation services. Consideration should be given to the provision or transit related infrastructure should service be extended to the Secondary Planning Area.
- iii. As part of the North Meadows Secondary Plan, a Transportation Study was undertaken which identified a number of recommendations which are outlined in the following sections of this Secondary Plan. Provided the requirements of this Secondary Plan are complied with and the number of residential dwellings proposed within the North Meadows Secondary Plan will not be significantly increased as a result of a development, no Transportation Impact Study will typically be required.
- iv. A Transportation Impact Study will be required if a development is proposed which would result in the population within North Meadows Increasing significantly above the planned number of dwellings and residents specified in Section 3.3.4.17.2.1 of this Secondary Plan.
- v. Within the North Meadows Secondary Plan area the needs and safety of all road users must be considered when reviewing the design and layout of streets and buildings for development applications, including:
  - Pedestrians & Persons with Disabilities;
  - Cyclists & Other Active Transportation Modes;
  - Public & Commercial Vehicles; and
  - Private Personal Vehicles.
- vi. Within the North Meadows Secondary Plan area the safety of pedestrians and vulnerable road users shall be prioritized over the movement of motor vehicles

#### **3.3.4.17.5.4.2 Recreational Use Trail System**

An extensive recreational use trail system is proposed to provide local area residents with opportunities for outdoor recreation.

- i. A recreational use trail system shall be developed and integrated into the existing Rotary Memorial Trail as shown on Schedule M1.
- ii. The recreational use trail system may be comprised of off-road recreational, paved or unpaved trails in areas such as those adjacent to natural features, as well as sidewalks and other walkways or pathways through areas planned for development.
- iii. The location of the recreational use trail system shown on Schedule M1 should be considered approximate and minor adjustments which maintain the overall network connections may be permitted without amendment to this plan.
- iv. The recreational use trail shall typically be provided along the edge of Natural Heritage Features consistent with the recommendations of a Development Assessment Report acceptable to the Municipality.
- v. The recreational use trail shall be extended throughout the Secondary Plan Area to ensure all areas have easy and convenient access to the expanded trail system, including linkages to all parks, schools, commercial and medium and high density residential areas as shown on Schedule M1.

#### **3.3.4.17.5.4.3 Cycling Network**

A cycling network is proposed within the North Meadows Secondary Planning Area which will be integrated into the surrounding cycling network as identified in the Middlesex Cycling Strategy.

- i. On-road cycling facilities shall consider the needs of a variety of bike riders including those cycling as transportation to work or school, as well as for recreation and exercise.

- ii. A network of bicycle facilities shall be provided which considers the needs of riders of all ages and abilities and provide safe, continuous, comfortable, direct linkages to the commercial hub, elementary school, and municipal parks.
- iii. The selection of cycling facility types shall be based on the situation and context of the facility, including the average daily traffic volume and the posted speed limit as specified in the *Ontario Traffic Manual Book 18: Cycling Facilities* as updated.
- iv. It is recommended that Thorn Drive and Adair Boulevard be provided with designated bike lanes subject to established municipal standards.

#### **3.3.4.17.5.4.4 Sidewalks**

- i. Sidewalks shall generally be provided on one side of all local streets and both sides of collector and arterial roads. Some exceptions on streets with limited development may be made at the discretion of the Municipality and County where applicable.
- ii. Pedestrian crosswalks should be provided along Thorn Drive and Adair Boulevard at key locations such as parks, elementary schools, trail heads, and other areas with high pedestrian and vehicular traffic

#### **3.3.4.17.5.4.5 Road Network – Secondary Collectors**

A Transportation Study was prepared in support of the North Meadows Secondary Plan to identify a high-level road network that promotes enhanced street design and connectivity, promotes active transportation, and aligns with the existing road classification system.

- i. Thorn Drive and Adair Boulevard are to be extended into the Secondary Planning Area as shown on Schedule M1 and classified as Secondary Collectors to serve as the external connections to the existing surrounding road network.
- ii. To facilitate movement within North Meadows and ensure access to the park, school and commercial uses, Thorn Drive shall be extended east from its current terminus to cross the DeGroot Watercourse and meet the extension to Adair Boulevard. Thorn drive is planned to continue east before turning north to terminate at Second Street on the eastern portion of the Secondary Planning Area as shown on Schedule M1.
- iii. A review under Ontario Regulation 171/06 and approval of the St. Clair Region Conservation Authority will be required for the road crossing over the DeGroot watercourse.
- iv. Traffic calming measures should be employed on Thorn Dr. and Adair Boulevard to restrict the speed of vehicles to improve safety and encourage through traffic to use Second Street.
- v. Controlled intersections and/or pedestrian crossings should be strategically placed along Thorn Drive and should be placed to align with key destinations and pedestrian desire lines such as trail crossings, intersections, municipal parks, and the elementary school to improve pedestrian mobility.
- vi. The Secondary Collector and Local Streets should be designed to reduce the speed of vehicles and the risk of injury to vulnerable road users including children, pedestrians and cyclists and encourage drivers passing through the area to use Second Street.
- vii. The road network shown on Schedule M1 is conceptual and minor changes to the alignment or design of roads will be considered where warranted to the satisfaction of the Municipality.
- viii. The final location and design of the Thorn Drive crossing of the DeGroot Watercourse shall be determined through an Environmental Assessment acceptable to the Municipality.
- ix. Adair Boulevard shall be extended south to meet the extension to Thorn Drive to the east of the DeGroot Watercourse and shall continue south towards the environmental lands associated with the Sydenham River Valley.



- x. At this time, a possible extension of Adair Boulevard south across the Sydenham River Valley is not anticipated to be completed during the lifetime of this plan, or before the buildout of the North Meadows Secondary Plan.
- xi. Until such time as it is determined by the Municipality that Adair Boulevard will not be extended south of the Secondary Planning Area, it is recommended that a 30m right-of-way be retained by the Municipality and that access to Adair Boulevard be limited to the satisfaction of the Municipality.
- xii. If Adair boulevard is extended south of the Secondary Plan Area, consideration should be given to classifying it as an Arterial Road under the jurisdiction of the County of Middlesex.
- xiii. Notwithstanding the alignment of Adair Boulevard shown in the Secondary Plan, alternate alignments shall be considered based on the recommendations of a future Transportation Master Plan and the results of more detailed and area specific engineering, environmental, and other studies.
- xiv. The existing right of way for a southerly extension to Adair Boulevard shall be maintained in municipal ownership.
- xv. Notwithstanding the design shown on Schedule M1, the intersection of Thorn Drive and Adair Boulevard should be designed to prioritize the safe and convenient movement of pedestrians, particularly children and seniors, which may or may not include a roundabout.
- xvi. The intersection of Adair Boulevard and Second Street is proposed to have a traffic signal with left and right turn lanes in all directions.

#### **3.3.4.17.5.4.6 Road Network – Local Streets**

- i. The local street pattern shall be based on a grid or modified grid layout that maximizes community connectivity and convenience of active transportation modes including walking and cycling taking into account the preservation of identified natural heritage features
- ii. Cul-de-sacs are discouraged and should be avoided whenever possible. Cul-de-sacs may be permitted in limited circumstances if they are required to allow for the efficient use of land and infrastructure. The maximum length of a cul-de-sac shall be limited to the lengths established in the Municipality's Development Standards.
- iii. The length of blocks on local streets should be no more than 200m to promote greater connectivity and enhance the walkability of the community.
- iv. Within the North Meadows Secondary Plan, alternative development standards including reduced road widths and parking requirements will be considered where appropriate to the satisfaction of the Municipality. Second Street
- v. Second Street is an Arterial Road under the jurisdiction of the County of Middlesex and conveys a high volume of truck, school and residential traffic.
- vi. Sidewalks and bicycle lanes are planned along both sides of Second Street and should be physically separated from vehicle traffic due to the high volume of vehicles and the speed limit on Second Street.
- vii. The use of window streets, service roads, or looped local roads providing single loaded access to individual properties, with buildings oriented toward Second Street, shall be considered in the planning and design of development proposals on land adjacent to the Arterial Road.
- viii. The development of individual lots or single access developments with direct access to Second Street shall be strongly discouraged, and shall only be permitted where natural environment features or other constraints limit the ability to provide adequate access from the internal road network.
- ix. Restricted access to Second Street may be permitted for larger developments provided they are restricted to right-in, right-out with a raised central median on

Second Street. These restricted accesses should be located a sufficient distance away from existing or planned intersections on Second Street to the satisfaction of the Municipality and County.

- x. Preference will be given to development proposals which include land assembly and are integrated with the internal Local Street and Secondary Collectors proposed within the Secondary Planning Area.

#### **3.3.4.17.5.4.7 Second Street & Adair Boulevard Intersection**

- i. The intersection of Adair Boulevard and Second Street is proposed to have a traffic signal with left and right turn lanes in all directions. Specific consideration should be given to ensuring that it is safe and easy for pedestrians and cyclists to cross Second Street to access the High School and Gemini Sportsplex.
- ii. When the extension to Adair Boulevard is constructed the following improvements should also be provided:
  - A traffic signal at Second Street and Adair Boulevard;
  - North bound left-turn, through, and right-turn lanes be added on Adair Boulevard at Second Street;
  - Westbound left-turn and right-turn lanes be added on Second Street at Adair Boulevard;
  - Southbound right-turn lane be added on Adair Boulevard at Second Street; and
  - Eastbound right-turn lane be added on Second Street at Adair Boulevard.

#### **3.3.4.17.5.4.8 Second Street & Thorn Drive Extension Intersection**

- i. The intersection is recommended to be aligned with the driveway for the existing church property known municipally as 447 Second Street
- ii. When the extension of Thorn Drive is completed it is proposed to have a single lane in each direction.
- iii. At the intersection left-turn lanes are proposed to be painted on both eastbound and westbound approaches to provide access to Thorn Drive and the church driveway.

#### **3.3.4.17.5.4.9 Second Street & Head Street Intersection**

- Based on the recommendations of the Transportation Study, a traffic signal is currently warranted at the intersection of Second Street and Head Street.
- An eastbound right-turn lane and north-bound left turn lane are also anticipated to be required in the near future

#### **3.3.4.17.5.4.10 Cross Jurisdictional Recommendations**

The traffic study undertaken as part of the Secondary Plan also identified improvements, which are described below, that are justified at intersections within the Township of Adelaide Metcalf. The need for and timing of these improvements and other cross jurisdictional issues should be reviewed with the County and the Township.

- i. Second Street & Hickory Drive
  - An adjustment to the signal timings is recommended when the extension to Adair Boulevard is constructed
  - Extend the length of the existing turning lanes including the Southwest Right-Turn on Hickory, Southeast Right-Turn on Second, and the Northwest Left-Turn on Hickory
- ii. Second Street & Centre Road Intersection

- Signal timings at the intersection of Second Street and Centre Road are recommended to be adjusted by adding a left turn phase for westbound and southbound approaches.

#### **3.3.4.17.5.5 Servicing**

A Municipal Servicing Report was prepared for the Municipality as part of the North Meadows Secondary Plan which included a review of the existing and planned infrastructure, an evaluation of potential servicing alternatives, and an identification of design criteria and requirements for the proposed servicing. For the purposes of this section, the term “services” includes: linear sanitary sewage collection system; sanitary treatment facilities, storm water management, water distribution and treatment.

Development within the North Meadows shall be consistent with the following policies in addition to the policies of Section 3.4 of the Official Plan.

##### **3.3.4.17.5.5.1 General**

- Full municipal services shall be required for all development within the North Meadows Secondary Plan.
- Services shall be provided in an orderly and coordinated manners with sufficient capacity to serve the present and future needs and provide for the future extension of services.
- A Functional Servicing Report (“FSR”) shall be required by the Municipality as part of any applications under the Planning Act to permit development within the North Meadows Secondary Planning Area to demonstrate that the proposed development is suitably phased such that it can be adequately provided with municipal services.

##### **3.3.4.17.5.5.2 Public Water System**

- The public water system within the North Meadows Secondary Plan shall be developed in conformity with Sections 3.4.2 of this Plan.
- All new construction for the water distribution system must adhere to the current *Municipal Servicing Standards*. The Ministry of the Environment, Conservation and Parks’ (“MECP”) *Design Guidelines for Drinking Water Systems* are also applicable, but in order of precedence, the Municipality’s *Servicing Standards* shall govern.
- A minimum of two connections to the existing water distribution system shall be required to service the lands within the North Meadows Secondary Plan, including the watermain terminating on Thorn Dr. and the watermain on Second Street.
- As each phase of the Secondary Plan develops short term an ultimate analysis of the water system shall be completed. Water demands shall be determined based on an individual service for each lot and for the potential school site based on the Municipality’s density and flow values

##### **3.3.4.17.5.5.3 Public Sanitary Sewage System**

- The public sanitary sewage system within the North Meadows Secondary Plan shall be developed in conformity with Sections 3.4.3 of this Plan.
- All development within the ‘Settlement Area of Strathroy’ shall be connected to and serviced by the municipal sanitary sewage system.
- Due to the topography of lands within the North Meadows Secondary Plan a sanitary pumping station is proposed to be located adjacent to Thorn Drive on the west side of the DeGroot Watercourse to convey flows to the existing gravity sewer system on Thorn Drive, the preferred sanitary outlet for the Secondary Planning Area.

- iv. Alternative locations on the east side of the DeGroot Watercourse may also be considered based on more detailed servicing studies to the satisfaction of the Municipality.
- v. All new construction for the sanitary collection system must adhere to the current Municipality's Servicing Standards. The MECP's Design Guidelines for Sewage Works are also applicable, but in order of precedence, the Municipality's Servicing Standards shall govern.
- vi. An Environmental Compliance Approval ("ECA") shall be required from the MECP before all new construction of the proposed sanitary sewer collection system.

#### **3.3.4.17.5.5.4 Stormwater Management**

- i. Two future Stormwater Management (SWM) ponds are conceptually planned with one of either side of the natural area associated with the DeGroot Watercourse where it meets the Sydenham River Valley.
- ii. As the Secondary Plan develops, the ultimate location and sizing for each pond will need to be determined based on Municipal, St. Clair Region Conservation Authority and the Ministry of Environment, Conservation and Parks guidelines.
- iii. Interim controls may need to be designed and constructed until the permanent design can be implemented.
- iv. The location, size and number of future SWM ponds should be considered approximate and revised locations and/or additional facilities shall be determined based on the recommendations of Stormwater Management Plans prepared in accordance with the policies below.
- v. Development sites and their storm drainage systems shall be designed to minimize runoff volumes and appropriate on-site stormwater control options are to be examined to determine the best options for implementation; and
- vi. Storm runoff from the property is to be treated or otherwise controlled to maintain receiver water quality at or above existing levels.
- vii. A Stormwater Management Plan shall be required for future land use and development proposals to address storm drainage and stormwater management issues and best management practices in accordance with the Municipality's *Servicing Standards* and shall include policies and recommendations which:
  - mitigate risks to human health, safety, property and the environment;
  - minimize, or, where possible, prevent increases in contaminant loads;
  - minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;
  - protect groundwater recharge/discharge areas;
  - reduce the total cost of a stormwater drainage system and its related works by minimizing the number of stormwater management facilities and ensuring that system is optimized, feasible and financially viable over the long term;
- viii. Low Impact Development (LID) techniques are encouraged to promote greater infiltration, filtration, and evaporation of rain water and reduce stormwater runoff.

#### **3.3.4.17.5.6 Urban Design**

Urban Design Guidelines have been prepared for the lands within the North Meadows Secondary Plan which encourages a consistent and high level of urban design for development. The Urban Design Guidelines aim to promote a high level of design for streetscapes and buildings within the Secondary Planning Area. The following policies shall guide the use and implementation of the North Meadows Urban Design Guidelines.

- i. A high level of urban design shall be encouraged for all development within the North Meadows Secondary Plan consistent with the North Meadows Urban Design Guidelines
- ii. All development proposals within North Meadows shall be required to demonstrate how they have applied, and are consistent with, the North Meadows Urban Design Guidelines.
- iii. Site Plan Approval shall be required for development applications within the Commercial and High-Density Residential designations as well as all other proposals for multi-unit (three or more units) residential developments.

#### **3.3.4.17.5.6.2 Community Gateway**

- i. Lands within the Commercial and High-Density Residential designations at Adair Boulevard and Second Street are recognized to function as an important community gateway to the North Meadows community as well as Strathroy. In these locations, development proposals shall provide for the following:
  - Building orientation to address the intersection of Adair Boulevard and Second Street;
  - Parking areas located to the rear or to the side of the building(s) to screen them from the street;
  - Landscape treatments and building design that creates an attractive and unified streetscape and a sense of entrance and arrival to the community;
  - High quality design character of development that contributes to the image and identity of Strathroy and North Meadows.

#### **3.3.4.17.5.7 Land Use Compatibility**

##### **3.3.4.17.5.7.1 Minimum Distance Separation**

- i. Consistent with Implementation Guidelines #36 of *The Minimum Distance Separation (MDS) Document* (Publication 853), it is envisioned that the long-term use of lands within the North Meadows Secondary Plan shall be for non-agricultural uses, and MDS 1 setbacks shall not be required for proposed land use changes within the Secondary Plan.

##### **3.3.4.17.5.7.2 Adjacent Future Industrial Land Uses**

- i. The proposed residential development along the south side of Second Street to the west of Adair Boulevard shall be located and developed in a manner which ensures compatibility with existing or planned neighbouring uses, including the possible future industrial uses permitted on the north side of Second Street.
- ii. Buffering and other mitigation shall be provided to reduce or eliminate any potential conflicts with adjacent or neighbouring land uses.

#### **3.3.4.17.6 Land Use Policies**

##### **3.3.4.17.6.1 Residential**

The following policies shall apply to the lands designated as “Low Density Residential”, “Medium Density Residential” and “High Density Residential” on Schedule M1 in addition to the policies of Section 3.3.4 of the Official Plan

##### **3.3.4.17.6.1.1 Residential Density**

- i. For the purposes of the North Meadows Secondary Plan, net density is defined as the number of residential dwelling units divided by the area of the residential development



(including local streets); however, it does not include the area associated with adjacent Collector or Arterial Streets, parkland, stormwater management facilities, or other infrastructure and public service facilities.

- ii. The targeted density and mix of residential development within the North Meadows Residential designations on Schedule M1 is as follows:

*Table 1 - Targeted Density of Development and Housing Mix*

<b>Designation</b>	<b>Target Proportion of Dwellings</b>	<b>Net Density (units / ha)</b>
Low Density Residential	55%	15-30
Medium Density Residential	35%	31-75
High Density Residential	10%	76-150

- iii. Overall residential development within the Secondary Plan shall have a target net density of 22 units per hectare (9 units per acre).
- iv. Proposals for development and amendments to this plan shall be required to demonstrate that the development will help achieve the target densities for the residential designations and for the overall Secondary Plan.
- v. Proposals for developments which do not comply with the targeted maximum and minimum densities may be permitted where it has been demonstrated that the deviation is justified, that land use compatibility shall be maintained, and that public infrastructure shall continue to operate at an adequate level and be financially viable over its lifecycle, to the satisfaction of the Municipality.
- vi. A full range of dwelling types shall be provided within the plan area including semi-detached, townhouse, stacked townhouse, and apartment dwelling units to serve the needs of residents at all stages of life.
- vii. Secondary uses may also be permitted in areas designated 'Residential' provided they complement and are compatible with these areas, primarily serve neighbourhood needs and do not detract from their predominantly residential character. These uses may include churches, schools, neighbourhood parks, nursing and rest homes, day care centres and home occupations.

#### **3.3.4.17.6.1.2 Low Density Residential**

- i. Within the Low Density Residential Designation on Schedule M1, the primary use shall be low one to two-storey residential dwellings including single detached, semi-detached, duplex, and tri-plex and four-plex dwellings.
- ii. New development within the Low Density Residential Designation should incorporate a mixing and integration of different forms of housing and lot sizes.
- iii. Development proposals should distribute multi-unit low density dwellings such as semi-detached, duplex, tri-plex, and four-plex dwellings throughout a proposed development and should avoid creating blocks or areas with only one dwelling type or lots with all the same frontage.
- iv. The maximum net residential density in the Low Density Residential designation shall typically be 30 units per hectare (12 units per acre).
- v. The minimum net residential density in the Low Density Residential designation shall typically be 15 units per hectare (6 units per acre).
- vi. Development in Low Density Residential areas with frontage along Second Street should have access from local streets or the proposed Secondary Collectors, and should not have vehicle access directly onto Second Street.

- vii. Development within the Low Density Residential Designation shall have regard for the North Meadows Urban Design Guidelines including Section 3. Single & Semi-Detached Residential Dwellings.

#### **3.3.4.17.6.1.3 Medium Density Residential**

- i. Within the Medium Density Residential Designation on Schedule M1, the primary use shall be residential dwellings up to three storeys in height including tri-plex and four-plex dwellings, townhouses, stacked townhouses, low rise apartment buildings, retirement residences and nursing homes.
- ii. The Medium Density Residential Designation shall not permit single and semi-detached residential dwellings.
- iii. The maximum net residential density in the Medium Density Residential designation shall typically be 75 units per hectare (30 units per acre).
- iv. The minimum net residential density in the Medium Density Residential designation shall typically be 31 units per hectare (13 units per acre).
- v. New development within Medium Density Residential areas with frontage along Second Street should have primary access from local streets or the proposed Secondary Collectors, and should not have vehicle access directly onto Second Street.
- vi. Adequate visitor parking shall be provided consistent with the parking requirements of the Zoning By-Law for multiple unit developments.
- vii. Development of multiple unit dwellings within the Medium Density Residential Designation shall be consistent with the North Meadows Urban Design Guidelines, including Section 4. Multiple Attached Residential Dwellings.

#### **3.3.4.17.6.1.4 High Density Residential**

- i. Within the High Density Residential Designation on Schedule M1, the primary use shall be residential dwellings up to a maximum of six storeys in height including tri-plex and four-plex dwellings, townhouses, stacked townhouses, mid-rise apartment buildings, retirement residences and nursing homes.
- ii. Articulation of the façade both vertically and horizontally should be provided using increased setbacks for higher floors, balconies and other features to enhance the pedestrian environment and promote walkability.
- iii. Secondary commercial uses may also be permitted on the ground floor of multi-unit residential buildings which complement the residential uses including convenience commercial, personal services, and small-scale retail uses.
- iv. The maximum net residential density in the High Density Residential designation shall typically be 150 units per hectare (60 units per acre).
- v. The minimum net residential density in the High Density Residential designation shall typically be 76 units per hectare (31 units per acre).
- vi. Development within the Commercial Designation shall be consistent with the Community Gateway Policies above in Section 3.3.4.17.5.6.2.
- vii. Development in High Density Residential areas with frontage along Second Street should have access from local streets or the proposed Secondary Collectors, and should not have vehicle access directly on to Second Street.
- viii. Development within the High Density Residential designation should include design elements and infrastructure which supports and promotes sustainability and active transportation. This may include secure bicycle storage, access to the recreational use trail system, electric vehicle charging, and renewable energy generation.

- ix. Development within the High Density Residential Designation shall be consistent with the North Meadows Urban Design Guidelines, including Section 4. Multiple Attached Residential Dwellings.

#### **3.3.4.17.6.1.5 Site-Specific Residential Policies**

- i. Site Specific Policy Area #1: Within the Low Density Residential Lands identified on Schedule M1 as SSPA #1 to the south of the Community Park, on the west side of the DeGroot Watercourse,:
- Notwithstanding other policies to the contrary, the development of residential lands within SSPA #1 shall be permitted with a single access provided by a new local road along the western edge of the proposed Community Park which uses alternative design standards to ensure adequate access is maintained at all time in case of emergencies.
  - The local road and associated underground services should utilize alternative design standards to ensure that at least a lane of access can always be maintained to the residential lands to the south during construction or other interruptions.
- ii. Site Specific Policy Area #2: Within the Medium Density Residential Lands identified on Schedule M1 as SSPA #2 to the west of the DeGroot Watercourse and east of the Community Park, Notwithstanding, the policies of Section 3.3.4.17.6.1.3 the following policies shall apply:
- Single, Semi, Duplex, and Townhouse dwellings shall be permitted in this location.
  - The minimum density target of the Medium Density Designation shall not apply to the site-specific policy area due to the constraints to development from the adjacent natural areas which many significantly limit the development potential of lands within SSPA #2.
  - A Development Assessment Report ("DAR") shall be required as part of a complete application consistent with the policies of Section 3.3.4.17.5.1 which is acceptable to the Municipality, Conservation Authority and other commenting agencies.

#### **3.3.4.17.6.2 Commercial**

The following policies shall apply to the lands designated as "Commercial" on Schedule M1 in addition to the policies of Section 3.3.2 of the Official Plan.

- i. The primary use of the area designated as "Commercial" on Schedule M1 shall be intended to function as a commercial main street for the local community with uses that cater to the needs of local residents within the North Meadows Secondary Planning Area and students at the nearby schools including, but not limited to: restaurants, small scale retail, convenience, and personal service uses. Office uses, such as medical and dental offices, may also be permitted, including in additional storeys above the ground floor commercial uses.
- ii. Development within the Commercial Designation shall be consistent with the North Meadows Urban Design Guidelines including Section 5.0 Commercial Uses.
- iii. Development within the Commercial Designation shall be consistent with the Community Gateway Policies in Section 3.3.4.17.5.6.2.
- iv. Commercial uses are intended to be the dominant use of areas designated as 'Commercial'; however, multi-unit residential uses may also be permitted as secondary uses in mixed use buildings with commercial uses on the ground floor.

- v. Development within the Commercial Designation shall be designed to promote walkability and provide easy, convenient and safe pedestrian access for high school students and local residents.
- vi. Development within the Commercial Designation shall promote a pedestrian friendly streetscape by locating buildings along the Adair Boulevard frontage with active pedestrian entrances facing the streetscape and locating parking at the rear.

### **3.3.4.17.6.3 Community Facilities**

The following policies apply to the lands designated “Community Facilities” on Schedule M1. Within North Meadows two areas have been identified for Community Facilities including an elementary school to the east of the DeGroot Watercourse, and a large Community Park to the west of the DeGroot Watercourse due to their importance to the community within North Meadows Secondary Plan as well as other areas within North Strathroy.

#### **3.3.4.17.6.3.1 Elementary School**

- i. The lands designated “Communities Facilities” on Schedule M1 to the east of Adair Boulevard and south of Thorn Drive shall be reserved for a potential future elementary school with an area of approximately 3 ha in size.
- ii. The location of the potential future school identified on Schedule M1 is conceptual based on the preferred location of the school; however, alternative sites with frontage on Thorn Drive east of Adair Boulevard which are of a sufficient size and in close proximity to the neighbourhood park may also be considered to the satisfaction of the Municipality and School Boards.
- iii. The Municipality may consider the use of a compound zone to provide regulations for the development of the block for either institutional or residential uses.
- iv. If it is determined by the School Boards that the site is not required for a new school then the lands shall be considered to be designated to permit low and/or medium density residential uses.
- v. The Municipality may allow for zoning on the lands planned for the potential future school which permits both institutional school uses as well as residential uses through the use of compound zones or other measures in the Zoning By-Law.
- vi. Over the long-term if the elementary school were to be closed and declared surplus by the school board, consideration should be given to the acquisition by the Municipality of the school’s recreational and open space amenities for continued public use in conjunction with an assessment of community recreational need.
- vii. Draft Plan Conditions, acceptable to the Municipality and School Boards, shall be applied through the Subdivision Agreement to hold a block of land for a potential future school block.

#### **3.3.4.17.6.3.2 Community Park**

- i. The lands designated “Community Facilities” to the west of the DeGroot Watercourse shall be reserved for a neighbourhood park, approximately 5-5.5 hectares in size, to serve the needs of residents within the northern part of Strathroy and provide opportunities for a variety of active and passive recreation amenities.
- ii. Due to the existing need for additional park space it is preferred that all or a portion of the parkland be developed and acquired by the Municipality in the early stages of development within the Secondary Planning Area.
- iii. Acquisition and development of parkland by the Municipality may be phased based on the timing of development and municipal resources.

- iv. If it is determined by the municipality that a portion of the lands are not required for park and recreation purposes, then the lands shall be considered to be designated for low density residential uses and no amendment to the Secondary Plan would be required.

#### **3.3.4.17.6.4 Open Space**

The North Meadows Secondary Planning Area features large open space areas including the Sydenham River Valley and its tributaries such as the DeGroot Watercourse and an Unnamed Tributary, as well as linear open space for recreational use trail to be integrated with the Rotary Memorial Trail.

The following policies apply to the lands designated “Open Space” on Schedule M1 in addition to the policies of Section 3.3.6 of the Official Plan

##### **3.3.4.17.6.4.1 Permitted Uses**

- i. The primary use of the lands shall be for outdoor recreation purposes and lands preserved in their natural state and other lands intended to be maintained essentially free and clear of buildings and structures.
- ii. A neighbourhood park with an area of approximately 1.5 ha in size shall be provided on the lands to the east of the DeGroot Watercourse adjacent to the planned elementary school. The park should be in a location that is easily accessible to the residential areas to the east of the DeGroot Watercourse, and should be integrated with the planned recreational use trail system.

#### **3.3.4.17.6.5 Natural Heritage**

Natural heritage features are an important part of what makes the North Meadows Secondary Planning Area unique and special. To the south and east of the Secondary Planning Area is the Sydenham River Valley. A tributary to the river, the DeGroot Watercourse, bisects the area and a second unnamed drain is also located within the Secondary Plan. The natural features within the Secondary Planning Area have been identified as including a number of significant features including: provincially significant wetlands, significant woodlands and valleylands, and potential significant wildlife habitat and species at risk.

The following policies shall apply to lands within and adjacent to lands identified as “Woodlands” and “Wetlands” on Schedule M2 in addition to the policies in Section 3.3.7 of the Official Plan.

##### **3.3.4.17.6.5.1 Evaluation of Development Proposals**

- i. Where development is proposed on land lying adjacent to a ‘Wetland’ or lying within or adjacent to an area designated as a ‘Woodland’ on Schedule M2, the proponent shall submit a Development Assessment Report (or DAR) in accordance with Section 7.5.3.2 of the Official Plan.
- ii. Opportunities for passive outdoor recreational uses such as recreational use trail system, outdoor education, interpretive signage and wildlife viewing areas shall be encouraged within ecological buffers and lands adjacent to Natural Heritage Features.

#### **3.3.4.17.7 Implementation**

Development within the North Meadows Secondary Plan area shall be consistent with the following policies in addition to the policies of Section 7.4 of the Official Plan.



#### **3.3.4.17.7.1 Municipality of Strathroy-Caradoc Official Plan**

In the event of a conflict between the North Meadows Secondary Plan and the policies in other Sections of the Municipality of North Meadows Secondary Plan, the Secondary Plan Policies shall prevail to the extent of such conflict.

#### **3.3.4.17.7.2 Interpretation**

Development within the North Meadows Secondary Plan shall be consistent with the following policies in addition to the policies of Section 7.4 of the Official Plan.

- i. The boundaries of land use designations shown on Schedule M1 should be considered approximate. Where the boundaries are defined by roads, railways or similar physical features, they shall be considered to be absolute. The figures included in the Official Plan are provided for information purposes only.

- (iv) By amending Schedule 'B': Land Use and Transportation Plan – Settlement Area of Strathroy by identifying the North Meadows Secondary Plan Area; redesignating the lands FROM 'Residential' and 'Open Space' TO 'Residential Low Density', 'Residential Medium Density', 'Residential High Density', 'Commercial', 'Community Facility', and 'Open Space'; the addition of new legend items for the designations in the North Meadows Secondary Plan; and designating the planned extensions to Thorn Drive and Adair Boulevard as "Secondary Collectors" as shown on Schedule 'A' attached hereto
- (v) By amending the Official Plan to add a new Schedule 'M1' North Meadows Secondary Plan Land Use, and Schedule 'M2' North Meadows Secondary Plan Natural Heritage and attached hereto as Schedule 'B' and Schedule 'C' respectively

REDESIGNATE FROM  
'RESIDENTIAL' AND  
'OPEN SPACE' TO  
NORTH MEADOWS  
SECONDARY PLAN /  
'RESIDENTIAL LOW  
DENSITY', 'RESIDENTIAL  
MEDIUM DENSITY',  
'RESIDENTIAL HIGH  
DENSITY', 'COMMERCIAL',  
'COMMUNITY FACILITIES',  
AND 'OPEN SPACE'

IDENTIFICATION OF NORTH MEADOWS  
SECONDARY PLAN ON SCHEDULE M1

## SCHEDULE 'B' Land Use & Transportation Plan

### Settlement Area of Strathroy

DOWNTOWN CORE	
COMMERCIAL	
INDUSTRIAL	
RESIDENTIAL	
COMMUNITY FACILITIES	
OPEN SPACE	
URBAN RESERVE	
AGRICULTURE	
SPECIAL POLICY AREA	

### NORTH MEADOWS SECONDARY PLAN

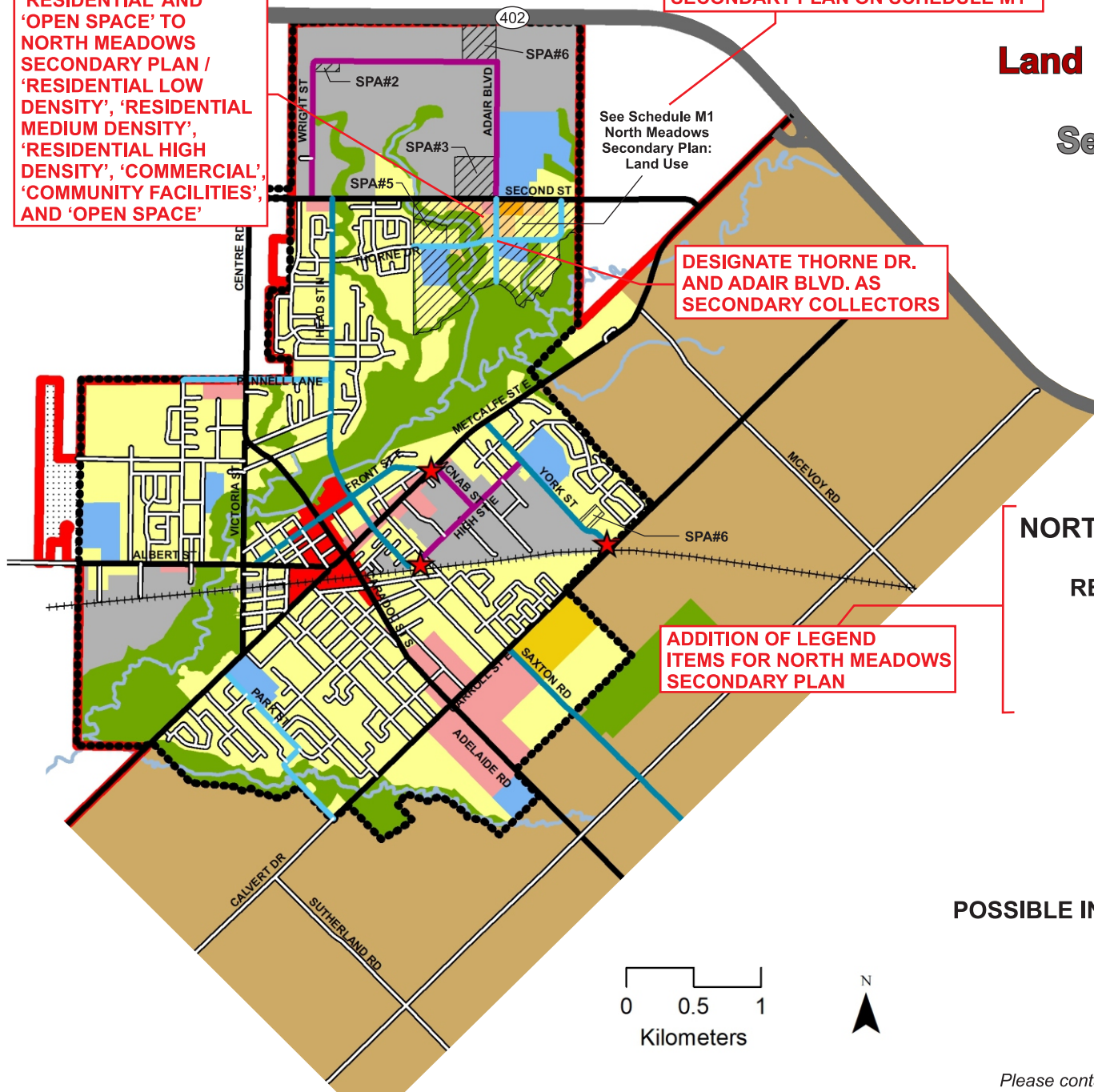
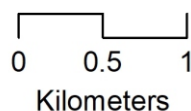
RESIDENTIAL LOW DENSITY	
RESIDENTIAL MEDIUM DENSITY	
RESIDENTIAL HIGH DENSITY	
COMMUNITY FACILITIES	
COMMERCIAL	
OPEN SPACE	

### MAJOR ROADS

ARTERIAL	
PRIMARY COLLECTOR	
SECONDARY COLLECTOR	
INDUSTRIAL COLLECTOR	
POSSIBLE INTERSECTION IMPROVEMENT	★

SETTLEMENT AREA	
MUNICIPAL BOUNDARY	
PROVINCIAL HIGHWAY	402
COUNTY ROAD	

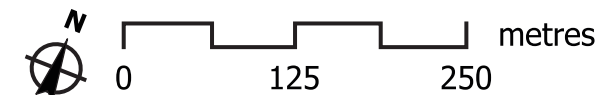
Please contact Strathroy-Caradoc Planning Department  
for information about the designation in the area



# Schedule M1 North Meadows Secondary Plan Land Use

## Legend

-  Secondary Planning Area
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial
-  Open Space
-  Community Facility
-  Site Specific Policy Area
-  Arterial Road
-  Secondary Collector
-  On-Street Bike Lane
-  Recreational Use Trail System

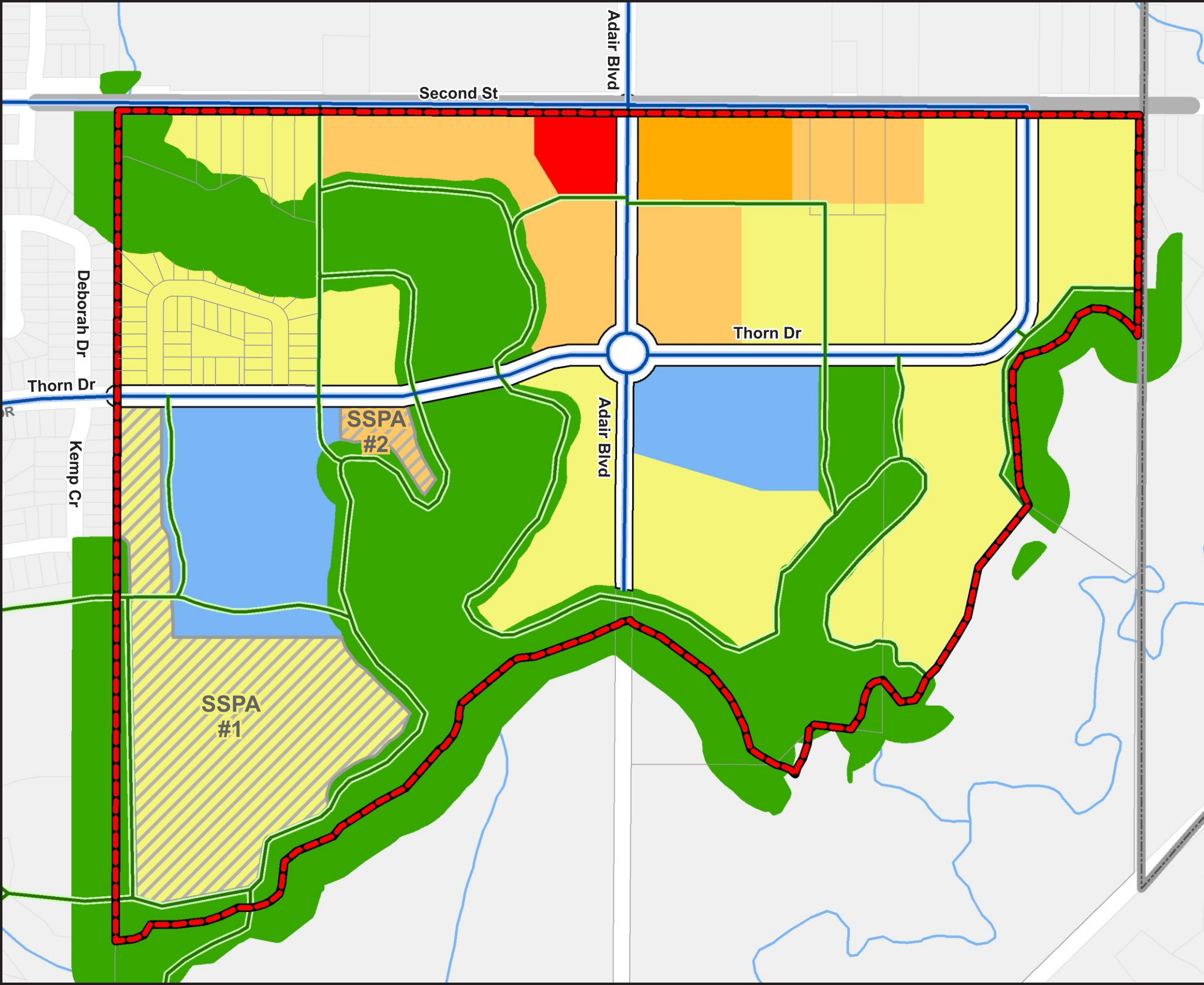


Sources: Ontario Ministry of Natural Resources,  
Queens Printer; County of Middlesex;  
Teranet Enterprises Inc. and its suppliers;  
Dillon Consulting Ltd.



**Montelth•Brown**  
planning consultants





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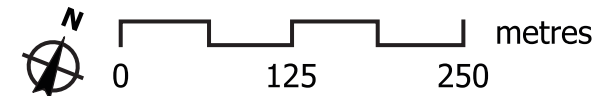




# Schedule M2 North Meadows Secondary Plan Natural Heritage

## Legend

-  Secondary Planning Area
-  Woodland
-  Wetland
-  Natural Watercourse



Sources: Ontario Ministry of Natural Resources,  
Queens Printer; County of Middlesex;  
Teranet Enterprises Inc. and its suppliers;  
Dillon Consulting Ltd.



**Montelth•Brown**  
planning consultants

- |   |  |
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|  (519) 686-1300                                  |  (519) 681-1690 |
|  www.mbpc.ca                                     |  |

**THE CORPORATION OF  
THE MUNICIPALITY OF STRATHROY-CARADOC  
BY-LAW NO. 11-21**

**A BY-LAW TO ADOPT AMENDMENT NO. 12 TO THE OFFICIAL PLAN OF  
THE MUNICIPALITY OF STRATHROY-CARADOC**

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

**WHEREAS** under Section 21 of the Planning Act, R.S.O. 1990, c.P. 13, permits the council of a municipality that is within a planning area to initiate an amendment to an official plan that applies to the municipality;

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

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

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

1. **THAT:** Amendment No. 12 to the Official Plan of the Municipality of Strathroy-Caradoc consisting of the attached text and schedules is hereby adopted.
2. **THAT:** the Clerk is hereby authorized to make application to the County of Middlesex for approval of Amendment No. 12 to the Official Plan of the Municipality of Strathroy-Caradoc.
3. **THAT:** this By-law shall come into force and take effect on the day of the final passing thereof.

**Read a FIRST, SECOND AND THIRD TIME AND FINALLY PASSED IN OPEN COUNCIL this 16<sup>TH</sup> day of February 2021.**

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Mayor

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Clerk

**AS UPDATED**

**AMENDMENT NO. 12  
TO THE  
OFFICIAL PLAN  
OF THE  
MUNICIPALITY OF STRATHROY-CARADOC**

**SUBJECT: NORTH MEADOWS SECONDARY PLAN**

**DATE: FEBRUARY 16, 2021**

**APPROVAL AUTHORITY: COUNTY OF MIDDLESEX**

## **PART A - THE PREAMBLE**

### **1.0 PURPOSE AND EFFECT**

The purpose of Amendment No. 12 is to adopt and incorporate the North Meadows Secondary Plan into the Official Plan by way of amendments to the text of relevant sections and to the designations of relevant schedules of the Official Plan. The Amendment lays out the priorities, goals, and vision for North Meadows in the policies of the Official Plan and the policies which will help achieve that vision. The Amendment will delineate the land use and natural heritage designations within the North Meadows Secondary Planning area and comprehensively plan for the future development of the area. The effect of the Amendment will be to permit the approval of future development within North Meadows which help achieve the vision for the North Meadows Secondary Plan and complies with the comprehensively planned policies of the plan.

### **2.0 LOCATION**

This Amendment generally applies to the lands bounded by:

- Second Street (County Road 33) to the North;
- The Boundary with the Municipality of Adelaide Metcalfe and the natural features associated with the Sydenham River Valley to the East;
- The natural features associated with the Sydenham River Valley to the South; and
- The existing residential development fronting on to Deborah Drive and Kemp Crescent to the West.

Hereafter referred to as the “North Meadows Secondary Plan Area”

### **3.0 BASIS OF THE AMENDMENT**

This Amendment addresses the requirement of the Municipality of Strathroy Caradoc Official Plan in Section 3.3.4.13 to:

- a) Undertake the preparation of secondary plan to establish a framework or concept for subsequent planning approvals such as plans of subdivision, plans of condominium, road patterns and public land acquisitions;
- b) Consider the following matters:
  - a. areas for low, medium and high density residential purposes,
  - b. general road pattern and pedestrian circulation system,
  - c. areas to be maintained in a natural state or reserved as open space,
  - d. need for and location/size of parks and school facilities,
  - e. buffering measures to reduce potential and use conflicts,
  - f. measures to enhance the area under development to improve the quality of life for future residents,
  - g. stormwater management.



## PART B - THE AMENDMENT

All of this part of the Amendment entitled 'Part B - The Amendment', including the attached Schedule 'A', constitutes Amendment No. 12 to the Official Plan of the Municipality of Strathroy-Caradoc.

### DETAILS OF THE AMENDMENT

The Official Plan of the Municipality of Strathroy-Caradoc is hereby amended:

- (i) by amending the title of Section 3.3.4.13 of the Official Plan by deleting the words "**NORTH MEADOWS,**".
- (ii) by amending Section 3.3.4.13 of the Official Plan by deleting the words "**North Meadows,**" following the words "identified as", and by deleting the words "**In the case of North Meadows, the Environmental Surface Water Management Plan for the Strathroy Annexed Area (CH2M Gore & Storrie Ltd., 2000) shall be considered.**"
- (iii) by amending Section 3.3.4 of the Official Plan by inserting the following new subsection:

#### "3.3.4.17 North Meadows Secondary Plan

The lands identified as "North Meadows - Secondary Plan" are shown on Schedule 'C' Special Study Areas and Schedule 'M1' North Meadows Secondary Plan Land Use. Notwithstanding any other policies of the Official Plan of the Municipality of Strathroy-Caradoc to the contrary, all development within the North Meadows Secondary Plan shall be consistent with the following:

#### **3.3.4.17.1 Preamble**

North Meadows is a unique largely undeveloped area within Strathroy surrounded by the Sydenham River Valley and the DeGroot Watercourse that underwent careful planning and design. This Secondary Plan was developed through a comprehensive and coordinated planning approach based upon public consultation and technical background studies. The Secondary Plan was developed in close consultation with staff from the Municipality and County, local residents, property owners, the Conservation Authority and other stakeholders.

A key priority for the North Meadows Secondary Plan is the provision of municipal parkland and an expansion to the existing trail system that will provide much needed parkland and open space for the residents of North Meadows as well as the broader community within the northern part of Strathroy. It is intended that the community supports the implementation of innovative and alternative design solutions and respond to new and emerging technologies and opportunities.

The North Meadows Secondary Plan area will be developed as a sustainable and resilient residential community which is integrated with, and sensitive to, the surrounding neighbourhoods and natural areas. The plan will support the Municipality of Strathroy-Caradoc's Corporate Strategic Plan and its vision to contribute to a complete community where people of all backgrounds can live, find employment, and engage in a variety of activities and amenities to fill their leisure time.

### **3.3.4.17.2 General**

#### **3.3.4.17.2.1 Purpose**

The North Meadows Secondary Plan provides specific policies which will guide the future development of an undeveloped portion of Strathroy. The purpose of the North Meadows Secondary Plan is to:

- i. Implement the objectives and goals of the Official Plan within the North Meadows Secondary Plan Area
- ii. Develop specific goals, objectives, and policies to guide development within the North Meadows Secondary Plan Area over the long term.
- iii. Establish a land use planning framework and designations to guide growth and affect positive land use change
- iv. Ensure the coordinated planning and development of the North Meadows Secondary Plan in a manner that makes efficient use of land, municipal infrastructure and services, and protects and enhances the natural environment for the long term.
- v. Provide growth management policies to effectively accommodate approximately 2,150 residents and 825 dwellings within the plan area when fully built out based on the density targets in this plan and the Municipality's Strategic Plan.

#### **3.3.4.17.2.2 Location**

The North Meadows Secondary Plan applies to the lands identified on Schedule 'C' of the Official Plan and generally bounded by:

- i. Second Street (County Road 33) to the North;
- ii. The Boundary with the Municipality of Adelaide Metcalfe and the natural features associated with the Sydenham River Valley to the East;
- iii. The natural features associated with the Sydenham River Valley to the South; and
- iv. The existing residential development fronting on to Deborah Drive and Kemp Crescent to the West.

#### **3.3.4.17.2.3 Secondary Plan Vision**

- i. Vision Approved by Council

On December 17, 2018 Municipal Council for Strathroy-Caradoc approved the following vision for the North Meadows Secondary Planning Area:

*The North Meadows Secondary Planning Area is intended to provide a well-integrated pedestrian scaled residential community comprising of a range of residential dwelling types and densities that includes enhanced streetscaping, urban design and parkland/trail features. Further, it will be sensitive to the significant natural features and corridors of the area and maintain the unique pedestrian connection between the north end of Strathroy and its downtown.*

The following sections will outline the key components of this vision in greater detail.

- ii. Community Character

**Pedestrian Scaled:** In order for something to be pedestrian scaled it must be easy for pedestrians to navigate, travel through, and access the goods, services, and amenities that they require. To achieve this, the safety of pedestrians, especially children and the elderly, will be the highest priority for all planning, design and development within the North Meadows Secondary Plan. Considering the pedestrian scale of a neighbourhood is

important as pedestrians, and especially children, are the most vulnerable users on our public streets when compared to the other users such as motorists and cyclists. It is envisioned that North Meadows will be a pedestrian scaled and pedestrian priority community which contains enhanced streetscape and urban design features with the integration of a variety and scale of land uses to create a complete community.

**Enhanced Streetscapes and Urban Design:** It is envisioned that the North meadows community will incorporate enhanced design elements for streetscapes, buildings and land uses. Within the North Meadows Secondary Plan, streetscape design shall prioritize safety, especially that of children, seniors, and other vulnerable road users, over vehicle movement. Enhanced streetscape design could utilize features such as narrower roads and lanes, and other traffic calming measures to reduce speed for motor vehicles and improve the safety and comfort of pedestrians and cyclists. It is envisioned that the community will feature a network of connected sidewalks that provide accessible, logical and direct connections to and between key destinations. Amenities including decorative street lighting and street trees to provide shade and shelter from the weather are envisioned to enhance the experience for pedestrians.

**Well Integrated & Complete Community:** Complete communities are places which are compact, provide a range and mix of housing types and land uses, including commercial, retail, public, institutional, and employment uses. In North Meadows it is intended that the area will contribute to the broader complete community by ensuring that space is provided for complementary commercial uses to serve the day to day needs of the local neighbourhoods, public service facilities including trails, parks, schools, and other community facilities; and that it is easy for pedestrians, cyclists and drivers to access nearby commercial and employment areas.

**Environmentally Sensitive Community:** Environmentally Sensitive communities are ones which take advantage of the unique landscapes in which they are situated and are sensitive to and protect the natural areas and wildlife that live in these areas. The North Meadows Secondary Planning Area is surrounded on two sides by the Sydenham River Valley and is crossed by the DeGroot Watercourse which contain significant woodlands, wetlands and valleylands as well as provide significant wildlife habitat. An environmentally sensitive community is important not only for preserving these natural areas for the long term, but also for supporting healthy lifestyles with access to natural areas to encourage physical activity, and improve mental health. It is envisioned that the North Meadows community will be integrated with its surrounding natural areas and provide ample opportunities to enjoy a wide array of outdoor recreational pursuits which are sensitive to and protect the long- term health of these natural areas. Development within North Meadows will be encouraged to incorporate innovative design features and be responsive to new technologies including potential opportunities for passive solar heating and renewable energy generation within buildings.

### **3.3.4.17.3 Goals and Objectives**

The following goals and objectives apply to all development within the North Meadows Secondary Plan. There is no implied priority in the order in which the goals and objectives appear:

- i. Build a compact and complete residential community which provides a variety of public amenities including, parks, trails, open space, educational and commercial opportunities to complement the surrounding residential uses;
- ii. Provide a range and mix of dwelling types at a variety of densities which serve the needs of the public at all stages of life and all types of households;

- iii. Provide a range and mix of housing that provides for a range of dwelling types and tenure, including opportunities for attainable housing and supportive of the Growth Management policies of the Municipality of Strathroy-Caradoc Corporate Strategic Plan;
- iv. Protect and enhance the Sydenham River Valley and DeGroot Watercourse, and their ecological functions, for the long-term;
- v. Provide an ecological buffer around the edge of Significant Natural Environmental features to enhance and protect them;
- vi. Prioritize the ability of pedestrians, especially children and seniors, to safely and comfortably move around the community when designing streets and planning new development;
- vii. Recognize cycling and active transportation as important transportation alternatives for many short trips by providing safe and convenient access to key employment, education, and commercial destinations;
- viii. Ensure that all residents have access to community amenities that support active lifestyles and wellbeing consistent with the policies of the Municipality of Strathroy-Caradoc Corporate Strategic Plan.
- ix. Provide active transportation routes which are safe, convenient, direct, and accessible for people of all ages and abilities to cycle and other forms of active transportation consistent with the Community Wellbeing policies of the Municipality of Strathroy-Caradoc Corporate Strategic Plan;
- x. Enhance and expand upon the Rotary Memorial Trail connection along the Sydenham River Valley by providing a connected recreational use trail to key destinations and along natural areas;
- xi. Ensure an equitable distribution of parks and open spaces that are attractive, engaging, safe, accessible and integrated throughout the community;
- xii. Promote forms of development which make efficient use of land and resources, and which the lifecycle costs of installing, maintaining and replacing municipal infrastructure;
- xiii. Establish urban design guidelines that will ensure a high quality and consistent level of urban design for both public and private spaces;
- xiv. Ensure the community is designed to be accessible by all, regardless of age or physical ability; and
- xv. Establish a logical road network with a modified grid pattern of local streets that provide connectivity to Thorn Dr. and Adair Blvd.

#### **3.3.4.17.4 Community Structure**

The North Meadows community is envisioned to feature several distinct areas. The vision for these areas is described below.

##### **3.3.4.17.4.1 Residential Neighbourhoods**

North Meadows is intended to be developed primarily as new residential neighbourhoods. It is envisioned that these neighbourhoods will provide a range and mix of dwelling types beyond what has historically predominated in Strathroy to ensure that housing remains affordable and accessible to a wide segment of the population. This will help ensure that suitable housing is provided for all types of individuals and families, and at all stages of life. Ensuring that North Meadows is a place where someone can start and raise a family, buy or rent their first apartment or house, as well as downsize and retire will help make it a dynamic and vibrant community.

#### **3.3.4.17.4.2 North Meadows Gateway & Commercial Hub**

As part of a complete community, it is important to have a mix of land uses to satisfy the needs of residents and ensure they have easy access to places to play, shop, live and work. To serve the commercial needs of residents within the Secondary Plan Area, as well as the students at the secondary schools and employees of the industrial uses to the north, a commercial hub and gateway to the community is proposed at Adair Boulevard and Second Street.

The commercial hub within the Secondary Plan shall allow for small scale commercial uses which are sensitive to adjacent residential uses, and designed to complement planned future commercial uses on the north side of Second Street. The commercial hub will also act as a transition and a buffer between the residential lands to the south within North Meadows, and the institutional and industrial land uses to the north.

#### **3.3.4.17.4.3 Community Focal Points**

Two main community focal points are envisioned within North Meadows: a large community park to the west of the DeGroot Watercourse; and an integrated elementary school and smaller neighbourhood park to the east.

The surrounding communities within the northern portion of Strathroy do not currently have sufficient access to parks, playgrounds, and open space and the large Community Park is envisioned to serve the surrounding communities as well as those living within North Meadows. The community park will be integrated with the trail network and allow for a range of passive and active sports and recreational facilities including playgrounds, skateboard features, sports fields and courts, and open space.

To ensure that all areas of North Meadows have adequate access to parks and open space, a smaller local park is proposed to be located on the eastern half of the North Meadows Secondary Plan to serve the local community. The park will be integrated with a proposed elementary school and the recreational use trail network.

#### **3.3.4.17.4.4 Recreational Use Trail System**

The Rotary Memorial Trail runs from the skateboard park in Alexandra Park through the Sydenham River Valley and north along the edge of the North Meadows Secondary Plan to the secondary school(s) at Second Street and Adair Boulevard. Together with the Conservation Authority trails it contributes to the city-wide network of paths and trails. The Rotary Memorial Trail was identified as one of the most important and beloved features by residents and staff during the consultation for the North Meadows Secondary Plan.

To enhance and expand the trail system, improvements are proposed to the existing route along the western edge of the Secondary Plan Area and Second Street, as well as an extension along the edge of the Sydenham River Valley and DeGroot Watercourse. The proposed extensions to the trail network will ensure that all residents have easy and convenient access to the trail which will also be integrated with the proposed municipal parks, elementary school and the commercial hub, secondary school(s) and the Gemini Sportsplex.

#### **3.3.4.17.5 Strategic Policies**

##### **3.3.4.17.5.1 Natural Heritage System**

An *Environmental Features and Natural Hazards Report* was prepared in support of the North Meadows Secondary Plan to undertake a preliminary identification and delineation of

the environmental features to be protected from the potential for negative impact as a result of development in the North Meadows Secondary Planning Area. This was undertaken to provide a more fine-grained delineation and evaluation of the features in the area, and establish the parameters for further environmental study that will be required through the development approvals process.

Significant Woodlands, Wetlands, and Valleylands have been identified within the Sydenham River Valley, DeGroot Watercourse, and a portion of an unnamed tributary in the North Meadows Secondary Planning Area. The Sydenham River Wetland Complex which was identified within the Sydenham River valleylands, as well as the DeGroot Watercourse has been identified as a Provincially Significant Wetland, and shall be protected for the long term. It has also been identified that these features have the potential to provide Significant Wildlife Habitat for several species. Based on the presence of woodlands and wetlands within North Meadows, several Species at Risk and their associated habitats could be present within the Secondary Planning Area.

Development within North Meadows shall be consistent with the following policies, and section 3.3.7 of the Official Plan

- i. Wetlands shall be maintained in their natural state and protected from development and site alteration that would threaten their ecological integrity. Within a wetland or wetland complex, development shall not be permitted.
- ii. Development on lands adjacent to wetlands and woodlands shall not be permitted unless it can be demonstrated that there will be no negative impacts on the natural features or on the ecological functions.
- iii. A Development Assessment Report ("DAR") shall be required as part of a complete application for development proposals on adjacent lands to the woodlands, wetlands, valleylands or other significant natural features identified in the North Meadows Secondary Planning Area which is acceptable to the Municipality, Conservation Authority and other commenting agencies.
- iv. In accordance with Section 3.3.7 of the Official Plan, adjacent lands are generally defined as those within 50m of a woodland, and 120m of a wetland.
- v. To support the DAR, additional studies may also be required at the discretion of the Municipality including, but not limited to, hydrogeology, hydrology, geotechnical and other investigations.
- vi. Significant natural features and their ecological functions shall be protected for the long-term consistent with the requirements of a DAR in accordance with Section 7.5.3.2 of the Official Plan.
- vii. A recreation use trail system and other passive recreational uses shall be permitted within ecological buffers around the identified natural features as shown on Schedule M1 only where and only when recommended through a DAR in accordance with Section 7.5.3.2 of the Official Plan.
- viii. Ecological buffers are recommended to be enhanced and widened to accommodate a recreational use trail and ensure no negative impacts on significant natural features or their ecological functions.

#### **3.3.4.17.5.2 Natural Hazards**

Lands associated with the Sydenham River and its tributaries, including the DeGroot Watercourse, are hazardous or potentially hazardous to development and pose a risk to life and property as a result of their susceptibility to flooding, erosion, subsidence, slumping, inundation, or the presence of steep slopes or organic or poorly drained soils. Hazard lands within North Meadows are identified on Schedule K of the Official Plan.

Development within North Meadows shall be consistent with the policies of Section 6.1 Hazard Lands of the Official Plan.

#### **3.3.4.17.5.3 Parks and Open Space**

Parks and open space are an important part of a complete and healthy community which provides opportunities for and encourages fun and physical activity outdoors. Fun and physical outdoor activities are important for the health and wellbeing of communities and help improve fitness, reduce stress, and improve happiness. The provision of adequate public outdoor recreational space is also more important for those who do not have access to private outdoor spaces such as backyards or private sport facilities. As was shown during the COVID-19 pandemic, providing outdoor space for travel, recreation, exercise and socializing was an important component of a resilient community to help prevent the spread of infectious diseases while also helping address depression and loneliness brought on by other public health measures.

*A Recreation, Trails, and Open Space Plan* was prepared in support of the North Meadows Secondary Plan which identified that there was a need for municipal parks and open space to serve the needs of the existing residential areas within northern Strathroy as well as the planned growth within North Meadows.

Municipal parkland and open space is proposed to be provided within North Meadows consistent with the recommendations of the Strathroy-Caradoc Parks and Recreation Master Plan, while recognizing the recent and projected increase in growth and development was not anticipated in the recommendations of the Master Plan. Municipal parkland and open space shall be planned for and provided consistent with the following policies, Section 2.5 of the Official Plan and the Municipality's Parks and Recreation Master Plan. Where these policies conflict, the policies of the North Meadows Secondary Plan shall prevail.

##### **3.3.4.17.5.3.1 Large Community Park**

- i. A large Community Park, approximately 5-5.5 hectares in size, is planned on the lands to the west of the DeGroot Watercourse which will provide space for sports fields, playgrounds, and other recreation amenities.
- ii. The Community Park is intended to fill the gap in the distribution of municipal parkland and recreational facilities within northern Strathroy as identified in Section 3.3 of the Recreation, Trails and Open Space Plan completed in support of this Secondary Plan as well as in Section 4.2 of the Municipality's Parks and Recreation Master Plan.
- iii. The community park will serve the needs of existing residential areas to the west as well as the planned development within the North Meadows Secondary Plan.
- iv. The Community Park should have frontage along Thorn Drive, be of a sufficient size and shape to provide flexibility to the Municipality for the type and number of recreational amenities within the park, and be located adjacent to the natural areas along the DeGroot Watercourse.
- v. The Community Park shall be integrated with a realigned route of the Rotary Memorial Trail near the western boundary of the North Meadows Secondary Plan as well as an extended trail network along the edge of the natural features in and around North Meadows.

##### **3.3.4.17.5.3.2 Neighbourhood Park**

- i. A Neighbourhood Park is intended to serve the needs of future development within northern Strathroy as identified in Section 3.3 of the Recreation, Trails and Open

Space Plan completed in support of this Secondary Plan as well as in Section 4.2 of the Municipality's Parks and Recreation Master Plan.

- ii. A Neighbourhood Park, approximately 1.5 hectares in size, is proposed to be centrally located within the planned residential areas east of the DeGroot Watercourse to primarily serve the local residents within the North Meadows Secondary Plan.
- iii. The Neighbourhood Park is proposed to provide space for playgrounds, and other active and passive recreational amenities.
- iv. The Neighbourhood park should have frontage on Thorn Drive, be located adjacent to the planned elementary school and natural environment areas and be integrated with the proposed recreational use trail system.

#### **3.3.4.17.5.3.3 The Rotary Memorial Trail and the "Island"**

- i. A recreational use trail system is proposed within the ecological buffers adjacent to the significant natural features within the North Meadows Secondary Plan which will be integrated and connected to the existing Rotary Memorial Trail.
- ii. The cleared field to the north of the Sydenham River which is mostly surrounded by wooded areas, referred to as the "Island" in section 3.3.4.14 of this Plan, is proposed to be used for open space, trails and other passive recreation uses.
- iii. An interpretive centre with amenity features to encourage people to use the trail should be provided within parkland or open space to the north of the "Island" to create a formal trail head for the northern branch of the Rotary Memorial Trail.

#### **3.3.4.17.5.3.4 Acquisition of Parkland**

- i. The Municipality may impose as a condition of draft plan approval that land included in the plan shall be conveyed to the local municipality for park, trails or other public recreational purposes consistent with the provisions of the Planning Act.
- ii. If the Municipality passes a community benefits charge by-law consistent with the provisions of the Planning Act, a community benefits charge strategy shall be prepared which considers the need for parks and recreational public service facilities within northern Strathroy.
- iii. Lands proposed to be dedicated to the Municipality as parkland shall be evaluated consistent with the criteria provided in Section 3.3.6.3 of the Official Plan and the Parkland Dedication By-Law.
- iv. To address the identified gap in the current provision of parkland within existing developed areas in the northern portion of Strathroy it is anticipated that there will be a need for the Municipality to fund the purchase, or seek alternative opportunities for the acquisition of additional parkland beyond what the Municipality can acquire through dedication as a condition of approval for development applications.
- v. A Tree Hazard Assessment and hazard tree removal may be required, at the discretion of the Municipality, to be undertaken by the applicant prior to the acquisition of lands for parkland, open space or other purposes by the Municipality as a condition of draft plan approval.

#### **3.3.4.17.5.4 Mobility Policies**

Development within North Meadows shall be consistent with the following policies in addition to the policies of Section 3.4.1 of the Official Plan.

##### **3.3.4.17.5.4.1 General**

- i. The transportation system shall include a continuous linked network of Secondary Collector, and Local Roads, on-road pedestrian and cycling facilities and recreational use trails



- ii. Opportunities to extend public transit services to North Meadows are encouraged to provide alternatives to travel within Strathroy and to connect residents with regional public transportation services. Consideration should be given to the provision of transit related infrastructure should service be extended to the Secondary Planning Area.
- iii. As part of the North Meadows Secondary Plan, a Transportation Study was undertaken which identified a number of recommendations which are outlined in the following sections of this Secondary Plan. Provided the requirements of this Secondary Plan are complied with and the number of residential dwellings proposed within the North Meadows Secondary Plan will not be significantly increased as a result of a development, no Transportation Impact Study will typically be required.
- iv. A Transportation Impact Study will be required if a development is proposed which would result in the population within North Meadows increasing significantly above the planned number of dwellings and residents specified in Section 3.3.4.17.2.1 of this Secondary Plan.
- v. Within the North Meadows Secondary Planning Area the needs and safety of all road users must be considered when reviewing the design and layout of streets and buildings for development applications, including:
  - Pedestrians & Persons with Disabilities;
  - Cyclists & Other Active Transportation Modes;
  - Public & Commercial Vehicles; and
  - Private Personal Vehicles.
- vi. Within the North Meadows Secondary Planning Area the safety of pedestrians and vulnerable road users shall be prioritized over the movement of motor vehicles

#### **3.3.4.17.5.4.2 Recreational Use Trail System**

An extensive recreational use trail system is proposed to provide local area residents with opportunities for outdoor recreation.

- i. A recreational use trail system shall be developed and integrated into the existing Rotary Memorial Trail as shown on Schedule M1.
- ii. The recreational use trail system may be comprised of off-road recreational, paved or unpaved trails in areas such as those adjacent to natural features, as well as sidewalks and other walkways or pathways through areas planned for development.
- iii. The location of the recreational use trail system shown on Schedule M1 should be considered approximate and minor adjustments which maintain the overall network connections may be permitted without amendment to this plan.
- iv. The recreational use trail shall typically be provided along the edge of Natural Heritage Features consistent with the recommendations of a Development Assessment Report acceptable to the Municipality.
- v. The recreational use trail shall be extended throughout the Secondary Plan Area to ensure all areas have easy and convenient access to the expanded trail system, including linkages to all parks, schools, commercial and medium and high-density residential areas as shown on Schedule M1.

#### **3.3.4.17.5.4.3 Cycling Network**

A cycling network is proposed within the North Meadows Secondary Planning Area which will be integrated into the surrounding cycling network as identified in the Middlesex Cycling Strategy.

- i. On-road cycling facilities shall consider the needs of a variety of bike riders including those cycling as transportation to work or school, as well as for recreation and exercise.

- ii. A network of bicycle facilities shall be provided which considers the needs of riders of all ages and abilities and provide safe, continuous, comfortable, direct linkages to the commercial hub, elementary school, and municipal parks.
- iii. The selection of cycling facility types shall be based on the situation and context of the facility, including the average daily traffic volume and the posted speed limit as specified in the *Ontario Traffic Manual Book 18: Cycling Facilities* as updated.
- iv. It is recommended that Thorn Drive and Adair Boulevard be provided with designated bike lanes subject to established municipal standards.

#### **3.3.4.17.5.4.4 Sidewalks**

- i. Sidewalks shall generally be provided on one side of all local streets and both sides of collector and arterial roads. Some exceptions on streets with limited development may be made at the discretion of the Municipality and County where applicable.
- ii. Pedestrian crosswalks should be provided along Thorn Drive and Adair Boulevard at key locations such as parks, elementary schools, trail heads, and other areas with high pedestrian and vehicular traffic

#### **3.3.4.17.5.4.5 Road Network – Secondary Collectors**

A Transportation Study was prepared in support of the North Meadows Secondary Plan to identify a high-level road network that promotes enhanced street design and connectivity, promotes active transportation, and aligns with the existing road classification system.

- i. Thorn Drive and Adair Boulevard are to be extended into the Secondary Planning Area as shown on Schedule M1 and classified as Secondary Collectors to serve as the external connections to the existing surrounding road network.
- ii. To facilitate movement within North Meadows and ensure access to the park, school and commercial uses, Thorn Drive shall be extended east from its current terminus to cross the DeGroot Watercourse and meet the extension to Adair Boulevard. Thorn drive is planned to continue east before turning north to terminate at Second Street on the eastern portion of the Secondary Planning Area as shown on Schedule M1.
- iii. A review under Ontario Regulation 171/06 and approval of the St. Clair Region Conservation Authority will be required for the road crossing over the DeGroot watercourse.
- iv. Traffic calming measures should be employed on Thorn Dr. and Adair Boulevard to restrict the speed of vehicles to improve safety and encourage through traffic to use Second Street.
- v. Controlled intersections and/or pedestrian crossings should be strategically placed along Thorn Drive and should be placed to align with key destinations and pedestrian desire lines such as trail crossings, intersections, municipal parks, and the elementary school to improve pedestrian mobility.
- vi. The Secondary Collector and Local Streets should be designed to reduce the speed of vehicles and the risk of injury to vulnerable road users including children, pedestrians and cyclists and encourage drivers passing through the area to use Second Street.
- vii. The road network shown on Schedule M1 is conceptual and minor changes to the alignment or design of roads will be considered where warranted to the satisfaction of the Municipality.
- viii. The final location and design of the Thorn Drive crossing of the DeGroot Watercourse shall be determined through an Environmental Assessment acceptable to the Municipality.
- ix. Adair Boulevard shall be extended south to meet the extension to Thorn Drive to the east of the DeGroot Watercourse and shall continue south towards the environmental lands associated with the Sydenham River Valley.

- x. At this time, a possible extension of Adair Boulevard south across the Sydenham River Valley is not anticipated to be completed during the lifetime of this plan, or before the buildout of the North Meadows Secondary Plan.
- xi. Until such time as it is determined by the Municipality that Adair Boulevard will not be extended south of the Secondary Planning Area, it is recommended that a 30m right-of-way be retained by the Municipality and that access to Adair Boulevard be limited to the satisfaction of the Municipality.
- xii. If Adair boulevard is extended south of the Secondary Plan Area, consideration should be given to classifying it as an Arterial Road under the jurisdiction of the County of Middlesex.
- xiii. Notwithstanding the alignment of Adair Boulevard shown in the Secondary Plan, alternate alignments shall be considered based on the recommendations of a future Transportation Master Plan and the results of more detailed and area specific engineering, environmental, and other studies.
- xiv. The existing right of way for a southerly extension to Adair Boulevard shall be maintained in municipal ownership.
- xv. Notwithstanding the design shown on Schedule M1, the intersection of Thorn Drive and Adair Boulevard should be designed to prioritize the safe and convenient movement of pedestrians, particularly children and seniors, which may or may not include a roundabout.
- xvi. The intersection of Adair Boulevard and Second Street is proposed to have a traffic signal with left and right turn lanes in all directions.

#### **3.3.4.17.5.4.6 Road Network – Local Streets**

- i. The local street pattern shall be based on a grid or modified grid layout that maximizes community connectivity and convenience of active transportation modes including walking and cycling taking into account the preservation of identified natural heritage features
- ii. Cul-de-sacs are discouraged and should be avoided whenever possible. Cul-de-sacs may be permitted in limited circumstances if they are required to allow for the efficient use of land and infrastructure. The maximum length of a cul-de-sac shall be limited to the lengths established in the Municipality's Development Standards.
- iii. The length of blocks on local streets should be no more than 200m to promote greater connectivity and enhance the walkability of the community.
- iv. Within the North Meadows Secondary Plan, alternative development standards including reduced road widths and parking requirements will be considered where appropriate to the satisfaction of the Municipality.
- v. Second Street is an Arterial Road under the jurisdiction of the County of Middlesex and conveys a high volume of truck, school and residential traffic.
- vi. Sidewalks and bicycle lanes are planned along both sides of Second Street and should be physically separated from vehicle traffic due to the high volume of vehicles and the speed limit on Second Street.
- vii. The use of window streets, service roads, or looped local roads providing single loaded access to individual properties, with buildings oriented toward Second Street, shall be considered in the planning and design of development proposals on land adjacent to the Arterial Road.
- viii. The development of individual lots or single access developments with direct access to Second Street shall be strongly discouraged, and shall only be permitted where natural environment features or other constraints limit the ability to provide adequate access from the internal road network.
- ix. Restricted access to Second Street may be permitted for larger developments provided they are restricted to right-in, right-out with a raised central median on

Second Street. These restricted accesses should be located a sufficient distance away from existing or planned intersections on Second Street to the satisfaction of the Municipality and County.

- x. Preference will be given to development proposals which include land assembly and are integrated with the internal Local Street and Secondary Collectors proposed within the Secondary Planning Area.

#### **3.3.4.17.5.4.7 Second Street & Adair Boulevard Intersection**

- i. The intersection of Adair Boulevard and Second Street is proposed to have a traffic signal with left and right turn lanes in all directions. Specific consideration should be given to ensuring that it is safe and easy for pedestrians and cyclists to cross Second Street to access the High School and Gemini Sportsplex.
- ii. When the extension to Adair Boulevard is constructed the following improvements should also be provided:
  - A traffic signal at Second Street and Adair Boulevard;
  - North bound left-turn, through, and right-turn lanes be added on Adair Boulevard at Second Street;
  - Westbound left-turn and right-turn lanes be added on Second Street at Adair Boulevard;
  - Southbound right-turn lane be added on Adair Boulevard at Second Street; and
  - Eastbound right-turn lane be added on Second Street at Adair Boulevard.

#### **3.3.4.17.5.4.8 Second Street & Thorn Drive Extension Intersection**

- i. The intersection is recommended to be aligned with the driveway for the existing church property known municipally as 447 Second Street
- ii. When the extension of Thorn Drive is completed it is proposed to have a single lane in each direction.
- iii. At the intersection left-turn lanes are proposed to be painted on both eastbound and westbound approaches to provide access to Thorn Drive and the church driveway.

#### **3.3.4.17.5.4.9 Second Street & Head Street Intersection**

- Based on the recommendations of the Transportation Study, a traffic signal is currently warranted at the intersection of Second Street and Head Street.
- An eastbound right-turn lane and north-bound left turn lane are also anticipated to be required in the near future.

#### **3.3.4.17.5.4.10 Cross Jurisdictional Recommendations**

The traffic study undertaken as part of the Secondary Plan also identified improvements, which are described below, that are justified at intersections within the Township of Adelaide Metcalfe. The need for and timing of the following improvements and other cross jurisdictional issues should be reviewed with the County and the Township:

- i. Second Street & Hickory Drive
  - An adjustment to the signal timings is recommended when the extension to Adair Boulevard is constructed; and
  - An extension to the length of the existing turning lanes is recommended including the Southwest Right-Turn on Hickory, Southeast Right-Turn on Second, and the Northwest Left-Turn on Hickory.
- ii. Second Street & Centre Road Intersection

- Signal timings at the intersection of Second Street and Centre Road are recommended to be adjusted by adding a left turn phase for westbound and southbound approaches.

#### **3.3.4.17.5.5 Servicing**

A Municipal Servicing Report was prepared for the Municipality as part of the North Meadows Secondary Plan which included a review of the existing and planned infrastructure, an evaluation of potential servicing alternatives, and an identification of design criteria and requirements for the proposed servicing. For the purposes of this section, the term “services” includes: linear sanitary sewage collection system; sanitary treatment facilities, storm water management, water distribution and treatment.

Development within North Meadows shall be consistent with the following policies in addition to the policies of Section 3.4 of the Official Plan.

##### **3.3.4.17.5.5.1 General**

- Full municipal services shall be required for all development within the North Meadows Secondary Plan.
- Services shall be provided in an orderly and coordinated manners with sufficient capacity to serve the present and future needs and provide for the future extension of services.
- A Functional Servicing Report (“FSR”) shall be required by the Municipality as part of any applications under the Planning Act to permit development within the North Meadows Secondary Planning Area to demonstrate that the proposed development is suitably phased such that it can be adequately provided with municipal services.

##### **3.3.4.17.5.5.2 Public Water System**

- The public water system within the North Meadows Secondary Plan shall be developed in conformity with Sections 3.4.2 of this Plan.
- All new construction for the water distribution system must adhere to the current *Municipal Servicing Standards*. The Ministry of the Environment, Conservation and Parks’ (“MECP”) *Design Guidelines for Drinking Water Systems* are also applicable, but in order of precedence, the Municipality’s *Servicing Standards* shall govern.
- A minimum of two connections to the existing water distribution system shall be required to service the lands within the North Meadows Secondary Plan, including the watermain terminating on Thorn Dr. and the watermain on Second Street.
- As each phase of the Secondary Plan develops short term an ultimate analysis of the water system shall be completed. Water demands shall be determined based on an individual service for each lot and for the potential school site based on the Municipality’s density and flow values.

##### **3.3.4.17.5.5.3 Public Sanitary Sewage System**

- The public sanitary sewage system within the North Meadows Secondary Plan shall be developed in conformity with Sections 3.4.3 of this Plan.
- All development within the ‘Settlement Area of Strathroy’ shall be connected to and serviced by the municipal sanitary sewage system.
- Due to the topography of lands within the North Meadows Secondary Plan a sanitary pumping station is proposed to be located adjacent to Thorn Drive on the west side of the DeGroot Watercourse to convey flows to the existing gravity sewer system on Thorn Drive, the preferred sanitary outlet for the Secondary Planning Area.

- iv. Alternative locations on the east side of the DeGroot Watercourse may also be considered based on more detailed servicing studies to the satisfaction of the Municipality.
- v. All new construction for the sanitary collection system must adhere to the current Municipality's Servicing Standards. The MECP's Design Guidelines for Sewage Works are also applicable, but in order of precedence, the Municipality's Servicing Standards shall govern.
- vi. An Environmental Compliance Approval ("ECA") shall be required from the MECP before all new construction of the proposed sanitary sewer collection system.

#### **3.3.4.17.5.5.4 Stormwater Management**

- i. Two future Stormwater Management (SWM) ponds are conceptually planned with one of either side of the natural area associated with the DeGroot Watercourse where it meets the Sydenham River Valley.
- ii. As the Secondary Plan develops, the ultimate location and sizing for each pond will need to be determined based on Municipal, St. Clair Region Conservation Authority and the Ministry of Environment, Conservation and Parks guidelines.
- iii. Interim controls may need to be designed and constructed until the permanent design can be implemented.
- iv. The location, size and number of future SWM ponds should be considered approximate and revised locations and/or additional facilities shall be determined based on the recommendations of Stormwater Management Plans prepared in accordance with the policies below.
- v. Development sites and their storm drainage systems shall be designed to minimize runoff volumes and appropriate on-site stormwater control options are to be examined to determine the best options for implementation; and
- vi. Storm runoff from the property is to be treated or otherwise controlled to maintain receiver water quality at or above existing levels.
- vii. A Stormwater Management Plan shall be required for future land use and development proposals to address storm drainage and stormwater management issues and best management practices in accordance with the Municipality's *Servicing Standards* and shall include policies and recommendations which:
  - mitigate risks to human health, safety, property and the environment;
  - minimize, or, where possible, prevent increases in contaminant loads;
  - minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;
  - protect groundwater recharge/discharge areas;
  - reduce the total cost of a stormwater drainage system and its related works by minimizing the number of stormwater management facilities and ensuring that system is optimized, feasible and financially viable over the long term;
- viii. Low Impact Development (LID) techniques are encouraged to promote greater infiltration, filtration, and evaporation of rain water and reduce stormwater runoff.

#### **3.3.4.17.5.6 Urban Design**

Urban Design Guidelines have been prepared for the lands within the North Meadows Secondary Plan which encourages a consistent and high level of urban design for development. The Urban Design Guidelines aim to promote a high level of design for streetscapes and buildings within the Secondary Planning Area. The following policies shall guide the use and implementation of the *North Meadows Urban Design Guidelines*:

- i. A high level of urban design shall be encouraged for all development within the North Meadows Secondary Plan consistent with the *North Meadows Urban Design Guidelines*.
- ii. All development proposals within North Meadows shall be required to demonstrate how they have applied, and are consistent with, the *North Meadows Urban Design Guidelines*.
- iii. Site Plan Approval shall be required for development applications within the Commercial and High-Density Residential designations as well as all other proposals for multi-unit (three or more units) residential developments.

#### **3.3.4.17.5.6.2 Community Gateway**

- i. Lands within the Commercial and High-Density Residential designations at Adair Boulevard and Second Street are recognized to function as an important community gateway to the North Meadows community as well as Strathroy. In these locations, development proposals shall provide for the following:
  - Building orientation to address the intersection of Adair Boulevard and Second Street;
  - Parking areas located to the rear or to the side of the building(s) to screen them from the street;
  - Landscape treatments and building design that creates an attractive and unified streetscape and a sense of entrance and arrival to the community;
  - High quality design character of development that contributes to the image and identity of Strathroy and North Meadows.

#### **3.3.4.17.5.7 Land Use Compatibility**

##### **3.3.4.17.5.7.1 Minimum Distance Separation**

- i. Consistent with Implementation Guidelines #36 of *The Minimum Distance Separation (MDS) Document* (Publication 853), it is envisioned that the long-term use of lands within the North Meadows Secondary Plan shall be for non-agricultural uses, and MDS 1 setbacks shall not be required for proposed land use changes within the Secondary Plan.

##### **3.3.4.17.5.7.2 Adjacent Future Industrial Land Uses**

- i. The proposed residential development along the south side of Second Street to the west of Adair Boulevard shall be located and developed in a manner which ensures compatibility with existing or planned neighbouring uses, including the possible future industrial uses permitted on the north side of Second Street.
- ii. Buffering and other mitigation shall be provided to reduce or eliminate any potential conflicts with adjacent or neighbouring land uses.

#### **3.3.4.17.6 Land Use Policies**

##### **3.3.4.17.6.1 Residential**

The following policies shall apply to the lands designated as “Low Density Residential”, “Medium Density Residential” and “High Density Residential” on Schedule M1 in addition to the policies of Section 3.3.4 of the Official Plan.

##### **3.3.4.17.6.1.1 Residential Density**

- i. For the purposes of the North Meadows Secondary Plan, net density is defined as the number of residential dwelling units divided by the area of the residential development

(including local streets); however, it does not include the area associated with adjacent Collector or Arterial Streets, parkland, stormwater management facilities, or other infrastructure and public service facilities.

- ii. The targeted density and mix of residential development within the North Meadows Residential designations on Schedule M1 is as follows:

*Table 1 - Targeted Density of Development and Housing Mix*

<b>Designation</b>	<b>Target Proportion of Dwellings</b>	<b>Net Density (units / ha)</b>
Low Density Residential	55%	15-30
Medium Density Residential	35%	31-75
High Density Residential	10%	76-150

- iii. Overall residential development within the Secondary Plan shall have a target net density of 22 units per hectare (9 units per acre).
- iv. Proposals for development and amendments to this plan shall be required to demonstrate that the development will help achieve the target densities for the residential designations and for the overall Secondary Plan.
- v. Proposals for developments which do not comply with the targeted maximum and minimum densities may be permitted where it has been demonstrated that the deviation is justified, that land use compatibility shall be maintained, and that public infrastructure shall continue to operate at an adequate level and be financially viable over its lifecycle, to the satisfaction of the Municipality.
- vi. A full range of dwelling types shall be provided within the plan area including semi-detached, townhouse, stacked townhouse, and apartment dwelling units to serve the needs of residents at all stages of life.
- vii. Secondary uses may also be permitted in areas designated 'Residential' provided they complement and are compatible with these areas, primarily serve neighbourhood needs and do not detract from their predominantly residential character. These uses may include churches, schools, neighbourhood parks, nursing and rest homes, day care centres and home occupations.

#### **3.3.4.17.6.1.2 Low Density Residential**

- i. Within the Low Density Residential Designation on Schedule M1, the primary use shall be one to two-storey residential dwellings including single detached, semi-detached, duplex, and tri-plex and four-plex dwellings.
- ii. New development within the Low Density Residential Designation should incorporate a mixing and integration of different forms of housing and lot sizes.
- iii. Development proposals should distribute multi-unit low density dwellings such as semi-detached, duplex, tri-plex, and four-plex dwellings throughout a proposed development and should avoid creating blocks or areas with only one dwelling type or lots with all the same frontage.
- iv. The maximum net residential density in the Low Density Residential designation shall typically be 30 units per hectare (12 units per acre).
- v. The minimum net residential density in the Low Density Residential designation shall typically be 15 units per hectare (6 units per acre).
- vi. Development in Low Density Residential areas with frontage along Second Street should have access from local streets or the proposed Secondary Collectors, and should not have vehicle access directly onto Second Street.



- vii. Development within the Low Density Residential Designation shall have regard for the *North Meadows Urban Design Guidelines* including Section 3. Single & Semi-Detached Residential Dwellings.

#### **3.3.4.17.6.1.3 Medium Density Residential**

- i. Within the Medium Density Residential Designation on Schedule M1, the primary use shall be residential dwellings up to three storeys in height including tri-plex and four-plex dwellings, townhouses, stacked townhouses, low rise apartment buildings, retirement residences and nursing homes.
- ii. The Medium Density Residential Designation shall not permit single and semi-detached residential dwellings.
- iii. The maximum net residential density in the Medium Density Residential designation shall typically be 75 units per hectare (30 units per acre).
- iv. The minimum net residential density in the Medium Density Residential designation shall typically be 31 units per hectare (13 units per acre).
- v. New development within Medium Density Residential areas with frontage along Second Street should have primary access from local streets or the proposed Secondary Collectors, and should not have vehicle access directly onto Second Street.
- vi. Adequate visitor parking shall be provided consistent with the parking requirements of the Zoning By-Law for multiple unit developments.
- vii. Development of multiple unit dwellings within the Medium Density Residential Designation shall be consistent with the *North Meadows Urban Design Guidelines*, including Section 4. Multiple Attached Residential Dwellings.

#### **3.3.4.17.6.1.4 High Density Residential**

- i. Within the High Density Residential Designation on Schedule M1, the primary use shall be residential dwellings up to a maximum of six storeys in height including tri-plex and four-plex dwellings, townhouses, stacked townhouses, mid-rise apartment buildings, retirement residences and nursing homes.
- ii. Articulation of the façade both vertically and horizontally should be provided using increased setbacks for higher floors, balconies and other features to enhance the pedestrian environment and promote walkability.
- iii. Secondary commercial uses may also be permitted on the ground floor of multi-unit residential buildings which complement the residential uses including convenience commercial, personal services, and small-scale retail uses.
- iv. The maximum net residential density in the High Density Residential designation shall typically be 150 units per hectare (60 units per acre).
- v. The minimum net residential density in the High Density Residential designation shall typically be 76 units per hectare (31 units per acre).
- vi. Development within the Commercial Designation shall be consistent with the Community Gateway Policies above in Section 3.3.4.17.5.6.2.
- vii. Development in High Density Residential areas with frontage along Second Street should have access from local streets or the proposed Secondary Collectors, and should not have vehicle access directly on to Second Street.
- viii. Development within the High Density Residential designation should include design elements and infrastructure which supports and promotes sustainability and active transportation. This may include secure bicycle storage, access to the recreational use trail system, electric vehicle charging, and renewable energy generation.

- ix. Development within the High Density Residential Designation shall be consistent with the *North Meadows Urban Design Guidelines*, including Section 4. Multiple Attached Residential Dwellings.

#### **3.3.4.17.6.1.5 Site-Specific Residential Policies**

- i. Site Specific Policy Area #1: Within the Low Density Residential Lands identified on Schedule M1 as SSPA #1 to the south and west of the Community Park, on the west side of the DeGroot Watercourse,:
- Notwithstanding other policies to the contrary, the development of residential lands within SSPA #1 shall be permitted with a single access provided by a new local road along the western edge of the proposed Community Park which uses alternative design standards to ensure adequate access is maintained at all time in case of emergencies.
  - The local road and associated underground services should utilize alternative design standards to ensure that at least a lane of access can always be maintained to the residential lands to the south during construction or other interruptions.
- ii. Site Specific Policy Area #2: Within the Medium Density Residential Lands identified on Schedule M1 as SSPA #2 to the west of the DeGroot Watercourse and east of the Community Park, Notwithstanding, the policies of Section 3.3.4.17.6.1.3 the following policies shall apply:
- Single, Semi, Duplex, and Townhouse dwellings shall be permitted in this location.
  - The minimum density target of the Medium Density Designation shall not apply to the site-specific policy area due to the constraints to development from the adjacent natural areas which may significantly limit the development potential of lands within SSPA #2.
  - A Development Assessment Report (“DAR”) shall be required as part of a complete application consistent with the policies of Section 3.3.4.17.5.1 which is acceptable to the Municipality, Conservation Authority and other commenting agencies.

#### **3.3.4.17.6.2 Commercial**

The following policies shall apply to the lands designated as “Commercial” on Schedule M1 in addition to the policies of Section 3.3.2 of the Official Plan.

- i. The primary use of the area designated as “Commercial” on Schedule M1 shall be intended to function as a commercial main street for the local community with uses that cater to the needs of local residents within the North Meadows Secondary Planning Area and students at the nearby schools including, but not limited to: restaurants, small scale retail, convenience, and personal service uses. Office uses, such as medical and dental offices, may also be permitted, including in additional storeys above the ground floor commercial uses.
- ii. Development within the Commercial Designation shall be consistent with the North Meadows Urban Design Guidelines including Section 5.0 Commercial Uses.
- iii. Development within the Commercial Designation shall be consistent with the Community Gateway Policies in Section 3.3.4.17.5.6.2.
- iv. Commercial uses are intended to be the dominant use of areas designated as ‘Commercial’; however, multi-unit residential uses may also be permitted as secondary uses in mixed use buildings with commercial uses on the ground floor.

- v. Development within the Commercial Designation shall be designed to promote walkability and provide easy, convenient and safe pedestrian access for high school students and local residents.
- vi. Development within the Commercial Designation shall promote a pedestrian friendly streetscape by locating buildings along the Adair Boulevard frontage with active pedestrian entrances facing the streetscape and locating parking at the rear.

### **3.3.4.17.6.3 Community Facilities**

The following policies apply to the lands designated “Community Facility” on Schedule M1. Within North Meadows two areas have been identified for Community Facilities including an elementary school to the east of the DeGroot Watercourse, and a large Community Park to the west of the DeGroot Watercourse due to their importance to the community within North Meadows Secondary Plan as well as other areas within North Strathroy.

#### **3.3.4.17.6.3.1 Elementary School**

- i. The lands designated “Community Facility” on Schedule M1 to the east of Adair Boulevard and south of Thorn Drive shall be reserved for a potential future elementary school with an area of approximately 3 ha in size.
- ii. The location of the potential future school identified on Schedule M1 is conceptual based on the preferred location of the school; however, alternative sites with frontage on Thorn Drive east of Adair Boulevard which are of a sufficient size and in close proximity to the neighbourhood park may also be considered to the satisfaction of the Municipality and School Boards.
- iii. The Municipality may consider the use of a compound zone to provide regulations for the development of the block for either institutional or residential uses.
- iv. If it is determined by the School Boards that the site is not required for a new school then the lands shall be considered to be designated to permit low and/or medium density residential uses.
- v. The Municipality may allow for zoning on the lands planned for the potential future school which permits both institutional school uses as well as residential uses through the use of compound zones or other measures in the Zoning By-Law.
- vi. Over the long-term if the elementary school were to be closed and declared surplus by the school board, consideration should be given to the acquisition by the Municipality of the school’s recreational and open space amenities for continued public use in conjunction with an assessment of community recreational need.
- vii. Draft Plan Conditions, acceptable to the Municipality and School Boards, shall be applied through the Subdivision Agreement to hold a block of land for a potential future school block.

#### **3.3.4.17.6.3.2 Community Park**

- i. The lands designated “Community Facility” to the west of the DeGroot Watercourse shall be reserved for a neighbourhood park, approximately 5-5.5 hectares in size, to serve the needs of residents within the northern part of Strathroy and provide opportunities for a variety of active and passive recreation amenities.
- ii. Due to the existing need for additional park space it is preferred that all or a portion of the parkland be developed and acquired by the Municipality in the early stages of development within the Secondary Planning Area.
- iii. Acquisition and development of parkland by the Municipality may be phased based on the timing of development and municipal resources.
- iv. If it is determined by the municipality that a portion of the lands are not required for park and recreation purposes, then the lands shall be considered to be designated for

low density residential uses and no amendment to the Secondary Plan would be required.

#### **3.3.4.17.6.4 Open Space**

The North Meadows Secondary Planning Area features large open space areas including the Sydenham River Valley and its tributaries such as the DeGroot Watercourse and an Unnamed Tributary, as well as linear open space for recreational use trails to be integrated with the Rotary Memorial Trail.

The following policies apply to the lands designated “Open Space” on Schedule M1 in addition to the policies of Section 3.3.6 of the Official Plan.

##### **3.3.4.17.6.4.1 Permitted Uses**

- i. The primary use of the lands shall be for outdoor recreation purposes, lands preserved in their natural state and other lands intended to be maintained essentially free and clear of buildings and structures.
- ii. A neighbourhood park with an area of approximately 1.5 ha in size shall be provided on the lands to the east of the DeGroot Watercourse adjacent to the planned elementary school. The park should be in a location that is easily accessible to the residential areas to the east of the DeGroot Watercourse, and should be integrated with the planned recreational use trail system.

#### **3.3.4.17.6.5 Natural Heritage**

Natural heritage features are an important part of what makes the North Meadows Secondary Planning Area unique and special. To the south and east of the Secondary Planning Area is the Sydenham River Valley. A tributary to the river, the DeGroot Watercourse, bisects the area and a second unnamed drain is also located within the Secondary Plan. The natural features within the Secondary Planning Area have been identified as including a number of significant features including: provincially significant wetlands, significant woodlands and valleylands, and potential significant wildlife habitat and species at risk.

The following policies shall apply to lands within and adjacent to lands identified as “Woodlands” and “Wetlands” on Schedule M2 in addition to the policies in Section 3.3.7 of the Official Plan.

##### **3.3.4.17.6.5.1 Evaluation of Development Proposals**

- i. Where development is proposed on land lying adjacent to a ‘Wetland’ or lying within or adjacent to an area designated as a ‘Woodland’ on Schedule M2, the proponent shall submit a Development Assessment Report (or DAR) in accordance with Section 7.5.3.2 of the Official Plan.
- ii. Opportunities for passive outdoor recreational uses such as recreational use trail system, outdoor education, interpretive signage and wildlife viewing areas shall be encouraged within ecological buffers and lands adjacent to Natural Heritage Features.

#### **3.3.4.17.7 Implementation**

Development within the North Meadows Secondary Plan area shall be consistent with the following policies in addition to the policies of Section 7.4 of the Official Plan.

#### **3.3.4.17.7.1 Municipality of Strathroy-Caradoc Official Plan**

In the event of a conflict between the North Meadows Secondary Plan and the policies in other Sections of the Municipality of North Meadows Secondary Plan, the Secondary Plan Policies shall prevail to the extent of such conflict.

#### **3.3.4.17.7.2 Interpretation**

Development within the North Meadows Secondary Plan shall be consistent with the following policies in addition to the policies of Section 7.4 of the Official Plan.

- i. The boundaries of land use designations shown on Schedule M1 should be considered approximate. Where the boundaries are defined by roads, railways or similar physical features, they shall be considered to be absolute. The figures included in the Official Plan are provided for information purposes only.

- (iv) By amending Schedule 'B': Land Use and Transportation Plan – Settlement Area of Strathroy by identifying the North Meadows Secondary Plan Area; redesignating the lands FROM 'Residential' and 'Open Space' TO 'Residential Low Density', 'Residential Medium Density', 'Residential High Density', 'Commercial', 'Community Facility', and 'Open Space'; the addition of new legend items for the designations in the North Meadows Secondary Plan; and designating the planned extensions to Thorn Drive and Adair Boulevard as "Secondary Collectors" as shown on Schedule 'A' attached hereto
- (v) By amending the Official Plan to add a new Schedule 'M1' North Meadows Secondary Plan Land Use, and Schedule 'M2' North Meadows Secondary Plan Natural Heritage and attached hereto as Schedule 'B' and Schedule 'C' respectively

## COUNCIL REPORT

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**Meeting Date:** January 18, 2021  
**Department:** Building, Planning and Waste Management  
**Report No.:** BBP-2021-124  
**Submitted by:** Jennifer Huff, Manager of Building & Planning  
**Approved by:** Matthew Stephenson, Director of Building, Planning and Waste Services  
Fred Tranquilli, Chief Administrative Officer / Clerk  
**SUBJECT:** **North Meadows Secondary Plan Official Plan Amendment - Public Meeting**

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**RECOMMENDATION: THAT:** The subject report, BBP-2021-124, including the NMSP be received for information, **AND THAT:** Staff be directed to bring back the North Meadows Secondary Plan Official Plan Amendment to a future council meeting for final consideration.

### **STRATEGIC PLAN ALIGNMENT:**

This matter is in accord with the following strategic priorities:

*Economic Development: Strathroy-Caradoc will have a diverse tax base and be a place that offers a variety of economic opportunities to current and prospective residents and businesses.*

*Growth Management: Strathroy-Caradoc will be an inclusive community where growth is managed to accommodate a range of needs and optimize municipal resources.*

*Destination Building: Strathroy-Caradoc will provide distinct experiences that celebrate its past and future by prioritizing innovative new ideas that set the community apart.*

Specifically, the development of the North Meadows Secondary Plan was identified as one of several short term tactics necessary to achieve the above noted strategic priorities.

### **PURPOSE:**

The purpose of the subject report is to present background information in support of the statutory public meeting presenting the draft Official Plan Amendment implementing the North Meadows Secondary Plan. The subject report also includes a summary of the draft North Meadows Urban Design Guidelines prepared in support of the Secondary Plan. The completion of the North Meadows Secondary Plan is required prior to any development occurring on the lands.

## SUMMARY HIGHLIGHTS

- This is an information report which provides background information in support of the statutory public meeting.
- Development of the draft North Meadow Secondary Plan (NMSP) has been based upon significant levels of public and agency consultation, notwithstanding COVID-19.
- A draft version of the North Meadows Secondary Plan was presented to the public and landowners of the area during the fall 2020. The final draft plan presented to the public and Council for the statutory public meeting incorporates modifications made to the plan in response to the last round of consultations.
- A summary of the plan will be presented at the public meeting by the project consultant's, Monteith Brown.
- Staff are satisfied that the draft NMSP reflects Council's vision for the area as a well-integrated pedestrian-scaled residential community comprised of a range of residential dwelling types and densities that includes enhanced streetscaping, urban design and parkland/trail features.

## BACKGROUND:

A Secondary Plan is a unique and comprehensive municipal-led approach to land use planning for multiple adjacent properties. The current Strathroy-Caradoc Official Plan requires the completion of the Secondary Plan prior to development occurring on the subject lands.

Council may recall initiating the project with its approval, on December 17, 2018, of the overall vision for the North Meadows Secondary Plan area, as an area:

*“intended to provide a well-integrated pedestrian-scaled residential community comprised of a range of residential dwelling types and densities that includes enhanced streetscaping, urban design and parkland/trail features. Further, it will be sensitive to the significant natural features and corridors of the area and maintain the unique pedestrian connection between the north end of Strathroy and its downtown.”*

This vision has guided staff and the project consulting firm, Monteith Brown, throughout the project and the development of the final draft of the Plan being present to Council and the public at the January 18, 2021 public meeting.

By way of background, much work has been undertaken on the project (see below):

### Phase 1: Project Initiation – COMPLETED

- Included: initial team meeting, on site visit, review of background documents



## Phase 2: Launch of Consultation and Public Engagement Campaign – COMPLETED

- Included: completion of communications plan, public engagement campaign, launch and maintain website, social media engagement and awareness campaign
- Public Workshop #1 – May 15, 2019
- Stakeholder Workshop #1 – May 15, 2019
- On-line Survey – June 19, 2019 – August 9, 2019

## Phase 3: Technical Analysis – COMPLETED

- Draft Environmental Features and Natural Hazards Report
- Draft Transportation Impact Study
- Draft Municipal Servicing Plan
- Draft Recreation, Trails, and Open Space Plan
- Draft Interim Report #1 – Background Report and Land Use Options

## Phase 4: Presentation of Background Report and Technical Reports – COMPLETED

- Team Meeting #2 to review draft technical and background reports and land use options (completed)
- Revision to draft technical and background reports and land use options based on staff input (completed)
- Public / Stakeholder Workshop – to present draft technical and background reports and land use options and solicit input - January 30<sup>th</sup>, 2020
- Council Workshop – to present public / stakeholder input, further revised draft technical and background reports and land use options and solicit input - March 2, 2020

## Phase 5: Preparation of Secondary Plan - COMPLETED

- Revise technical reports
- Prepare urban design guidelines
- Prepare land use justification report, conceptual plan
- Prepare secondary plan
- Team Meeting #3 – to review finalized documents, secondary plan, preferred land use
- Revise Draft Secondary Plan

## Phase 6: Presentation of Draft Plan and Adoption of Final Plan – IN PROCESS

- Public Open House – present draft Secondary Plan to public – September 17, 2020
- Landowner Meetings - present draft Secondary Plan to key landowners – October / November, 2020
- Final revisions to secondary plan and supporting studies - completed
- Prepare Official Plan Amendment - completed
- Statutory Public Meeting – secondary plan considered by Council for adoption – January 18, 2021
- County Council Meeting – secondary plan considered by County Council for approval – anticipated March 2021.

### **STAFF COMMENTS:**

The North Meadows Secondary Plan applies to lands identified on the location map attached below. It is generally bounded by Second Street to the north, the Municipal boundary with Adelaide-Metcalf to the east, natural features associated with the Sydenham River Valley to the south and the existing residential development fronting on to Deborah Drive and Kemp Crescent to the west.

In total, the area includes approximately 108 ha (268 ac) of land which currently contains natural heritage features (woodlands and valley lands), undeveloped fields used for agricultural field crops, unnamed watercourses that drain south towards the Sydenham River, as well as existing agricultural / livestock structures and residential dwellings along Second Street.

From an infrastructure perspective, Second Street is an arterial road under the jurisdiction of the County of Middlesex. An un-opened road allowance extends south into the subject lands from Adair Blvd, through natural heritage features, to the adjacent Bear Creek golf course to the south. While there are no municipal services, storm infrastructure or opened roads currently within the study area, services are located adjacent to the area and available via various extensions. Specifically, there is municipal water and sanitary service along Second Street, Head Street and Thorn Drive.

The North Meadows Secondary Plan project was initiated in early 2019. The project has included a number of public consultation phases, as well as the completion of a number of background reports (all noted above) in order to inform and shape the draft plan.

The NMSP includes the identification of future road locations, the location of low, medium and high density residential development areas, commercial areas, recreational trail areas, as well as community facility locations (including areas for community and neighborhood parks as well as potentially a school). In addition to the NMSP, urban design guidelines have also been drafted to guide the development of commercial and multi-unit residential developments in the area.

In terms of the key elements of the plan, staff offer the following summary:

- In regards to the road locations, the plan proposes the extension of Thorn Drive easterly and northerly to Second Street, as well as the southerly extension of Adair Blvd (aligned with the location of the unopened road allowance) terminating at the northern boundary of the natural heritage features. The intersection of Adair Blvd and Thorn Drive is shown as a round-about, however this is only for illustrative purposes and does not presuppose the required final design of the intersection.
- A possible extension of Adair Blvd across the Sydenham River Valley is not anticipated during the lifetime of this plan, however the municipality will maintain the unopened road allowance beyond Adair Blvd in the event a future extension is required.
- The plan identifies the intended location of low, medium and high density residential development, with the medium and high-density developments located along Second Street and along the intersection of Adair Blvd and Thorn Drive. The policies of the plan identify density targets for each area.
- The plan includes the location of a large community park, being approximately 5-5.5 ha (12-13.5 ac) in size, south of Thorn Dr, west of Deborah Dr. The park is intended to fill the gap in the distribution of municipal parkland and recreational facilities in the north area of Strathroy by serving the needs of existing residents to the west as well as those moving into the North Meadows area. The specific recreational facilities and equipment placed on the lands will be determined at a later date.
- A smaller, neighbourhood park, being approximately 1.5 ha (3.7 ac) is identified as being required south of the easterly extension of Thorn Dr. east of Adair Blvd. This park is intended to service new residents primarily located in the easterly portion of the NMSP area.
- The Thames Valley District School Board (TVDSB) has identified the potential need for land to accommodate a public elementary school in the NMSP area. The TVSDB has requested approximately 3 ha (7.4 ac) of land be identified for school purposes on the plan at the south-east corner of Adair Blvd and Thorn Dr. (identified as part of the land designated 'Community Services). It is noted that this location is conceptual, and that alternative sites with frontage on Thorn Dr. east of Adair Blvd which are of sufficient size and in close proximity to the neighbourhood park may also be considered. Further, at the time of subdivision approval, conditions of draft plan approval will include a time-limit within which the school board must make a decision whether or not to purchase the land for school purposes. If the school board decides not to purchase the land, the policies of the plan would allow the area to be used for low-density residential purposes.
- A commercial area is identified on the plan at the south-west corner of the intersection of Second Street and Adair Blvd. This commercial area is intended to function as a commercial main street for the local community with uses that cater to the need of local residents within the NMSP area.

- The local recreational trail system has been maintained and enhanced as a key feature of this area, providing pathway connections throughout the area and to the surrounding land uses. An on-street bike lane is also proposed along Thorn Dr, Adair Blvd and Second Street.
- An 'interpretive centre' is a suggested amenity feature at the head of the 'island' to create a formal trail head for the northern branch of the Rotary Memorial Trail.
- Urban Design Guidelines have been developed to primarily guide the physical appearance and layout of multi-unit and commercial buildings located in the area.

## **POLICY AND REGULATION BACKGROUND:**

The majority of the North Meadows Planning Area is currently located with the 'Residential' designation of the Strathroy-Caradoc Official Plan (SCOP), while a portion of the natural heritage features as located within the 'Open Space' designation of the Official Plan. The area is also subject to Section 3.3.4.13 of the SCOP that requires the completion of a secondary plan to establish a development framework that will guide subsequent development approvals.

Portions of the natural heritage features are identified as 'Significant Woodlands' and 'Provincially Significant Wetlands'. Much of the area is regulated by the St. Clair Region Conservation Authority.

The subject lands are considered to be located within a fully serviced Settlement Area as per the definitions of the Provincial Policy Statement (2020) and the County of Middlesex.

### **The Planning Act:**

Section 22 of the Planning Act, 1990, defines a "Secondary Plan" as being, " a part of an official plan, added by way of an amendment, that contains policies and land use designations that apply to multiple contiguous parcels of land, but not an entire municipality, and that provides more detailed land use policy direction in respect of those parcels than was provided before the amendment..".

The Act governs the required procedures (i.e. public and agency circulation) necessary to undertake a Secondary Plan and applies a 2-year moratorium on applications or requests to amend a secondary plan after it is approved, unless permission to do so is granted by Council.

The Planning Act, Section 3, identifies matters of Provincial Interest, including, but not limited to the:

- protection of ecological systems, including natural areas, features and functions;
- the orderly development of safe and healthy communities;
- the adequate provision of a full range of housing, including affordable housing;
- the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; and,

- the promotion of built form that: a) is well-designed, b) encourages a sense of place, and c) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

### **Provincial Policy Statement, 2020:**

The PPS states that decisions of approval authorities affecting planning matters “shall be consistent with” policy statements issued under the Planning Act.

In regards to the Secondary Plan, a number of policies of the PPS are relevant, including, but not limited to:

- Section 1.1.3 speaks to the importance of focusing growth and development to settlement areas and that land use patterns with settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources, are appropriate for and efficiently use infrastructure and public service facilities, support active transportation, and other such elements as included. This section also speaks to the importance of new development: locating in designated growth areas adjacent to existing built up areas; having a compact form, and; being phased in a manner that is orderly and appropriate from a servicing perspective.
- Section 1.4 of the PPS includes numerous policies relating specifically to housing and the need for Municipalities to ensure an adequate supply of housing inventory is available to meet projected requirements of current and future residents. Planning authorities are to provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents.
- Section 1.5 of the PPS promotes healthy and active communities by including policies which: recommend planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, fosters social interaction and facilitates active transportation and community connectivity; as well as, providing for a full range and equitable distribution of publicly accessible built and natural settings for recreation opportunities.
- The PPS includes policies that promote the efficient, long-term, cost effective planning for infrastructure in a manner that promotes conservation and mitigates the impacts of climate change.
- Section 2.1 and 2.1 of the PPS includes a number of policies that direct the protection of natural heritage features and systems from negative impacts.

### **The County of Middlesex Official Plan**

The County of Middlesex Official Plan directs growth and development to Settlement Areas and that such urban areas are to accommodate a significant portion of projected growth over the planning horizon. New development shall be fully serviced by municipal water and sanitary services and shall proceed in a logical, phased manner. Permitted uses in urban areas include a range of housing types, commercial, industrial uses, community facilities, natural system elements, recreation and open space areas.

While the County Official Plan generally leaves the detailed planning policy to the local municipalities, as the Secondary Plan is implemented by way of an Official Plan amendment, the County is the approval authority in this case.

### **The Municipality of Strathroy-Caradoc Official Plan**

As noted earlier, the Municipality of Strathroy-Caradoc Official Plan (SCOP) identifies the subject lands as being within the 'Residential' designation, subject to the requirement for the completion of a Secondary Plan. In addition, the natural heritage features associated with the unnamed watercourse / valley lands are located within an 'Open Space designation, as well as identified as 'Natural Heritage Features' and 'Hazard Land' in the Official Plan.

Section 3.3.4.13 of the SCOP states that the following matters are to be considered in the preparation of the North Meadows Secondary Plan;

- Areas for low, medium and high density residential purposes
- General road pattern and pedestrian circulation system
- Areas to be maintained in a natural state or reserved as open space
- Need for and location / size of parks and school facilities
- Buffering measures to reduce potential land use conflicts
- Measures to enhance the area under development to improve the quality of life for future residents
- Stormwater management

### **ZONING BY-LAW:**

Much of the lands within the Secondary Plan area are located within the 'Future Development (FD)' Zone of the Strathroy-Caradoc Zoning By-law. The 'FD' zone applies to undeveloped or underdeveloped parcels of land that have been identified as having future development opportunities on their own or in a coordinated manner with adjacent lands. The existing enclave of residential dwellings to the north-west side of the plan are located within the 'Low Density Residential (R1) Zone', while the farm on the east side of the plan is located within the 'Low Density Residential Holding (R1-H-5) Zone which requires the completion of a development agreement (and the Secondary Plan) prior to development of the lands. Some natural heritage areas along the south end of the area are located within the 'Environmental Protection (EP) Zone.

The zoning of the area has been in effect since 2008, at the time of the first Strathroy-Caradoc Zoning By-law.

## **PUBLIC CONSULTATION:**

Circulation and notice of the statutory public meeting has been in accordance with the provisions of the Planning Act. It is noted that landowners with 240 m of the area received notice of the public meeting (representing double the circulation distance required per the Planning Act).

### Public Comments

Staff, agencies and the public participated in a number of consultation meetings throughout the process and Monteith Brown prepared a 'Summary of Consultation and Preferred Land Use Plan' report which summarizes the results of the consultation meetings as of February 20, 2020 (this document is available on the website).

Since February 2020, Monteith Brown and staff have undertaken a virtual public Open House (September 7, 2020) and landowner consultations (Oct/Nov 2020) for the purpose of presenting, discussing and receiving feedback on the preferred draft plan. Correspondence received from landowners in response to the preferred draft plan is attached to the report below.

Comments received during the public Open House included concerns relating to:

- The inclusion of medium and high density residential developments in the area generally and along the north end of the area specifically as multi-unit dwelling types do not align with market demand or are in keeping with the low-rise character of Strathroy;
- The inclusion of large parks in the area;
- The proposed road configuration limits access to Second Street and the appropriateness of a roundabout in this development area;
- The location of trails in proximity to low density residential areas / backyards undesirable;
- The existing traffic volumes and speed on Second Street and the need for sidewalks / bike lanes to separate pedestrians and cyclists from traffic; and,
- The limits between designations divide individual properties.

Additional landowner concerns raised to date include the location of the school and the timing available to the school board to decide whether to purchase the land for school purposes, as well as the inclusion of policies directing residential density targets and housing forms in the NMSP.

### Agency Comments

At the time of writing the subject report, agency comments have been received from the Thames Valley District School Board and the St. Clair Region Conservation Authority (agency comments attached).

## Staff Comments

No concerns or comments have been received. It is noted that the Plan was developed, in part based on the review, feedback and direction provided by the Municipal Steering Committee throughout the process. The Municipal Steering Committee included the Director of Building, Planning and Waste Services, the Director of Community Services, the Director of Engineering and Public Works, the Manager of Building and Planning, as well as the County Planner for Strathroy-Caradoc.

## **ANALYSIS**

A more fulsome analysis of the plan and its consistency and conformity to the Planning Act, PPS, County and Strathroy-Caradoc Official Plan will be contained within a subsequent report to Council, after comments are received from Council and the public at the public meeting.

## **FINANCIAL IMPLICATIONS:**

None

## **ATTACHMENTS:**

- Location Map
- Draft North Meadows Secondary Plan
- Draft North Meadows Urban Design Guidelines
- Draft Schedule M1 – Land Use Designations
- Draft Schedule M2 – Natural Heritage Designations
- Draft Official Plan Amendment
- Landowner Comments
- Agency Comments