

Warden and members of Middlesex County Council

Re: North Meadows Secondary Plan

My wife and I own our home at 392 Second St, Strathroy which has been included in the Secondary Plan. We are one of 8 smaller properties included in this new plan, 6 of the other properties in the plan were allowed to keep their R-1 zoning, but we and our neighbour to the east were zoned FD even the farm to the east of that was left as R-1. But we were rezoned to FD. Why? Our property is 175 ft X 400 ft, of which we want to retain the front portion of 175 ft X 220 ft minus an access to the new lots of about 60 ft by 220 ft on the east side of the retained piece with our home on it. Leaving an area of 175 ft X 180 ft which we determined would best be developed into 3 lots each being 60 ft wide by whatever is left after the entrance road width is deducted.

Our property was included in the North Meadows Secondary Plan, when by definition, in the towns own zoning bylaws (Section 26 Purpose & Intent “FD Zone applies to **undeveloped** lands”) not **underdeveloped** lands. The property we wish to develop is a mere 3 or 4 single family lots with access onto Second St, with full services from Second St. in compliance with the Provincial guide lines for infill lands. We do not need to wait for the adjacent owner to complete servicing, up to our lands for us to build. The Strathroy Planning dept has known this, since **October 2019** and at that time the Planning Dept seemed to suggest 2 single family lots. We were led to believe that by waiting for the new official plan we could proceed with a rezoning, a severance or possibly a Vacant land Condo based on the towns current zoning bylaws. Since that time the Planning Dept have done everything possible to discourage our project, be it 2, 3, or 4 lots.

Strathroy's new plan has our property divided into 2 different residential zones instead of, one or possibly one with multiple zones. The division line is not set in stone according to the Planning Dept, but when I suggest a plan that would work eg. Put the line at the current tree line behind our home, where we want it. The Planning Dept says that we do not have enough density for the Medium Density Residential designation when in fact it would be in the Low Density part and our home would be in the medium density designation, which would allow us to tear it down and build townhouses, just another intelligent idea from the Strathroy Planning Dept.

Please view the photo of our home attached as you can see it is **not** a tear down and neither is our neighbours. I guess the Planning Dept did not go out and drive by our home at 392 Second St. built in 1986, as well as 400 Second St. built in about 2007.

The small size of our lands creates complications with the minimum density requirements of this new plan, because the plan was not meant to include our small site, it was for **undeveloped** vacant lands as I said before. Or maybe the Planning Dept is trying to force us to wait for the adjacent developer to “steal” our backyard and attach it to his plan? OR... We understand that if this North Meadows Secondary Plan is approved we will be required to do an amendment to this New Official Plan, when it has been known since 2019 what we want to do with the property. We understand we will have to wait 2 years to attempt make a change, causing us a great financial loss, which of course is not acceptable!

If this North Meadows Secondary Plan is approved, will have a completely different set of restrictive by-laws not consistent with the rest of Strathroy-Caradoc. Does the county have the right to install such restrictive by-laws, which exceed the basic purpose of having bylaws.

Regarding the last approved few developments in Mt Brydges and Strathroy

1. **Garden Grove** 2.6 ha which should have in a medium density 81 units to 197 units if the North Meadows criteria were to be used, when it has only approval for 37 units.
2. **Timberview Trail** 4.2 ha which should have in a medium density 130 units to 315 units if the North Meadows criteria were to be used when it has approval of 61 units.
3. **New Thorn Extension development** 6.3 ha which should have in a low density 95 units to 190 units. When in fact it has only **43 units**, less than half of what the new North Meadows Secondary Plan would require! Yet it was approved years after the lands were put in the FD zone. Then in 2019 was excluded from the FD zone, then approved as a subdivision in 2021. Yet we were not allowed to sever our property?

Conclusions:

We have been led to believe that the County council almost always approves what the municipalities send them for approval without modification. We believe this was not the purpose of having the County vote of these matters by just approving what was put in front of them. We hope that the Middlesex County Council will see the errors of this "New North Meadows Secondary Plan" and send it back to be corrected/improved. There are many other matters that should be removed/changed in this New Official Plan but for the purpose of this letter we will not cloud the waters with all those other points at this time.

We would like to thank-you for considering our predicament and hope we can arrive at a reasonable conclusion.

Michael and Nancy Morrish

392 Second St, Strathroy

[REDACTED]

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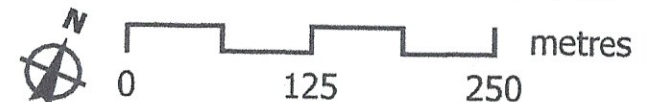


Dec 2020

Schedule M1 Land Use Designations

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.

