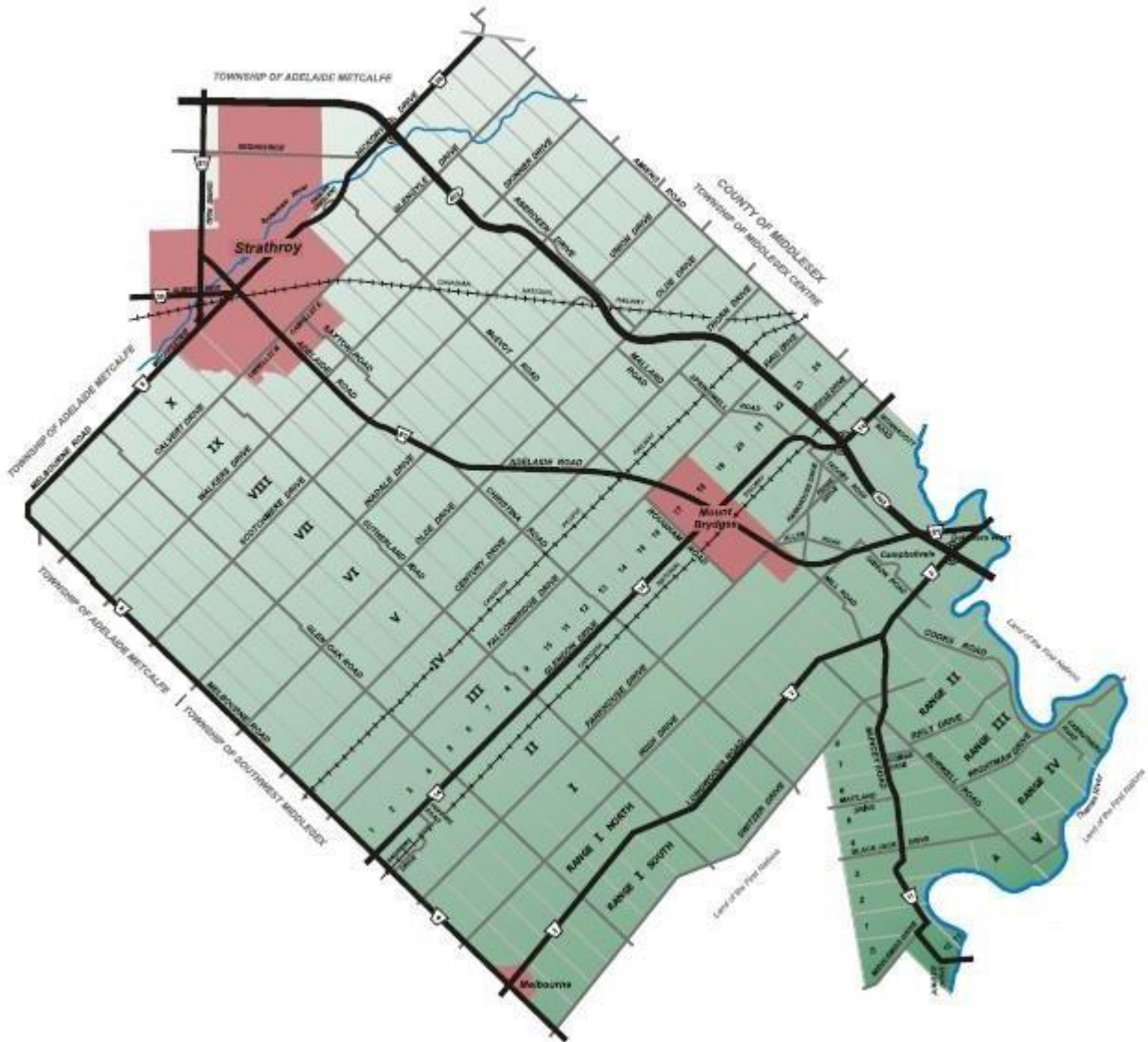


# MUNICIPALITY OF STRATHROY-CARADOC



**OFFICIAL PLAN: 2014-2034**

# Municipality of Strathroy-Caradoc

## Official Plan

### CONSOLIDATED VERSION

**September, 2024**

This Official Plan of The Corporation of the Municipality of Strathroy-Caradoc was adopted by the Council of the Municipality of Strathroy-Caradoc on April 18, 2006 pursuant to Section 17(22) of the Planning Act, R.S.O. 1990, as amended.

The County of Middlesex, being the delegated authority for official plans and amendments related thereto, approved the Strathroy-Caradoc Official Plan with modifications on July 17, 2007 pursuant to Section 17(34) of the Planning Act, R.S.O. 1990, as amended; save and except for four (4) deferred items which have been approved subsequently. Pursuant to OMB Order dated February 22, 2008, the Board added the only remaining deferred item for the lands described below:

- south part of lot 22, Range 1 North of Longwoods Road, Part 8, Reference Plan 34R-620, Parts 1, 2 & 5, Reference Plan 34R-2301 and Part 2 of Reference Plan 34R-1115 (known municipally as 21583 Adelaide Road) as shown on Schedule "H".

This document represents an office consolidation of the Official Plan, containing modifications authorized by the County of Middlesex.

As of September, 2024, 17 amendments to the Official Plan have occurred, as outlined below, which have been adopted by the Municipality of Strathroy-Caradoc and approved by the County of Middlesex.

#### LIST OF OFFICIAL PLAN AMENDMENTS

OPA NO.	BY-LAW NO.	DATE OF ADOPTION	DATE OF APPROVAL	APPLICANT	LOCATION	EFFECT
1	73-11	17OCT11	20DEC11	1818650 Ontario Ltd.	221 Second St.	Re-designation from Industrial to Residential
2	46-14	11AUG14	14OCT14	Roes Stairs Inc.	Part of Lot 19, Concession 1	Re-designation from Industrial to Rural Residential
3	58-14	6OCT14	25NOV14	2323377 Ontario Inc,	Part of Lot 22, Concession 2 SER	Re-designation from Industrial to Industrial-Special Policy Area No. 2
4	3-15	13JAN15	24MAR15	Bear Creek Golf Course	571 Metcalfe St. E.	Re-designation of portion from Open Space to Residential

5	8-15	2MAR15	12MAY15	Municipality	Municipal wide	OP update
6	41-17	17JUL17	12SEPT17	Looman	Part of Lot 14, Concession 10	Re-designation from Residential to Residential-Special Policy Area No. 4
8	32-18	03APR18	12JUN18	Sibley	Part of Lot 21, Concession 2	Re-designation from Rural Residential to Agricultural and Re- designation from Agricultural to Rural Residential
9	74-18	15JAN19		2634876 Ontario Inc.	Part Lot 24, Concession 3 SER	Re-designation from Residential to Residential-Special Policy Area No. 5
10	03-19	21JAN19	26MAR19	Don Campbell	Lot 24, Concession 2, SER,	Re-designate the property from 'Industrial' to 'Industrial – Special Policy Area No. 6'
11	49-20	21DEC20	10MAR21	Municipality of Strathroy- Caradoc	Municipal Wide	OP Update
12	11-21	16FEB21	25MAY21	Municipality of Strathroy- Caradoc	Municipal Wide	Adding North Meadows Secondary Plan
13	52-21	20SEPT21	23NOV21	Municipality of Strathroy- Caradoc	Municipal Wide	OP Update Creates Special Policy Area No. 7
14	69-22	07NOV22	<b>UNDER APPEAL NOT CONSOLID ATED</b>	<i>Municipality of Strathroy- Caradoc</i>	<i>Municipal Wide</i>	<i>OP Update</i>
15	55-22	18JULY22	13SEPT22	Saulsbury Developments Inc.	Part of Lot 20, PT 5 Concession 4 S.E.R.	re-designate the subject lands from 'Residential' to 'Residential – Special Policy Area No. 8'
16	83-23	06NOV23	March 12, 2024	Debaski c/o Klaud Zeslawshi	Adelaide Concession 4 SER Part of Lot 20 Registered Plan 33R- 19371 Part 15	Redesignate from 'Community Facilities' to 'Residential'



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## **1.0 INTRODUCTION**

The Municipality of Strathroy-Caradoc (2011 census population: 20,998) encompasses roughly over 27,000 ha (67,000 ac) and lies in the south-central portion of Middlesex County approximately 25 km west of the City of London in southwestern Ontario. It is an urban-rural municipality.

By far the largest settlement of the Municipality, Strathroy functions as the administrative and business centre of the Municipality. It has a well-established industrial base and is the location of the Municipality and surrounding area's major institutions and recreational facilities. It supports the largest resident population of the County.

Strathroy is undoubtedly the industrial heartland of Middlesex County. It has been very successful in recent years in expanding its industrial base through the expansion of existing industries and the establishment of new industries. Its potential for continued industrial development is considered strong given its location, skilled labour force and the availability of serviced industrial land. Highway No. 402 makes the area readily accessible to major Canadian and US markets.

Other settlements in the Municipality include Mount Brydges, Melbourne, Campbellvale and Delaware West, all considerably smaller than Strathroy. With the exception of Melbourne, these settlements are primarily 'bedroom communities'. Smaller concentrations of residential development are found throughout the rural area.

Agriculture has been a long established tradition of the rural area of the Municipality of Strathroy-Caradoc. Once a tobacco-rich growing area, its agricultural base is now more diversified with cash crops and the raising of livestock being the dominant farming types. Tobacco farming is still significant, although not at the scale it once was. Specialty farming including organic farming, market gardening and nurseries is becoming more evident.

This document constitutes the first-ever Official Plan of the Township of Strathroy-Caradoc. The Township was formed in 2001 by the amalgamation of the former Town of Strathroy and the former Township of Caradoc. The Plan replaces the official plans and all amendments thereto of the Town of Strathroy Official Plan and the Township of Caradoc Official Plan adopted in 1975 and 1991 respectively. On March 5, 2007 pursuant to Bylaw 14-07, the Township of Strathroy-Caradoc undertook a name change and is now



known as the Municipality of Strathroy-Caradoc.

## **1.1 PURPOSE**

The Official Plan of the Municipality of Strathroy-Caradoc is designed to achieve a number of purposes, namely:

- a) To establish, in general terms, the type, form, intensity, character and desired pattern of land use and the approach to ensuring the wise management of the resource base;
- b) To establish a growth management strategy;
- c) To provide a rationale and consistent basis for actions and decisions on all matters relating to the use of land, development, redevelopment and physical improvement of the Municipality;
- d) To ensure the health, safety, welfare, convenience and well-being of existing and future residents;
- e) To assist other levels of government and public agencies concerned with, or having an interest in, the Municipality in making decisions and in determining their future actions affecting the Municipality;
- f) To inform the general public, special interest groups, private interests and enterprises of the intended nature and direction of the use of land, development, redevelopment and physical improvements in the Municipality;
- g) To provide the basis for the preparation, administration and amendment of zoning by-laws and other by-laws affecting the use of land in, and the development of, the Municipality.

## **1.2 ASSUMPTIONS**

The Official Plan of the Municipality of Strathroy-Caradoc is based on the following assumptions:

- a) Continued growth and a controlled, well-managed approach to development and the wise stewardship of land and natural resources are in the best interests of the Municipality;
- b) Industry will continue to be the economic mainstay of the Municipality. Strengthening the Municipality's economic base through attracting new industries and expanding existing industries is desirable and in the interests of the Municipality;
- c) Agriculture will continue to be a significant component of the Municipality's economic base and the predominant use of land in the rural area of the Municipality given stable or improved market conditions for agricultural products and a strong commitment to a land use planning approach which is supportive of the preservation of farmland, farming and strict controls on the urbanization of the rural area;
- d) Development will be attracted to the Municipality and continued growth achieved by designating and servicing areas suitable and desirable for these purposes, by undertaking community improvements and by the adoption and implementation of an active economic development strategy;
- e) Directing the majority of residential development to settlements which have the facilities and infrastructure to accommodate such development is desirable and in the best interests of the Municipality.

### **1.3 GOALS AND OBJECTIVES**

The Official Plan of the Municipality of Strathroy-Caradoc is based on the following goals and objectives:

- a) To achieve a steady increase in the population of the Municipality commensurate with commercial and industrial growth;
- b) To proactively promote local economic development;
- c) To generate increased employment opportunities for both existing and future residents and to increase commercial and industrial assessment;

- d) To recognize, protect and strengthen the defining and distinct characteristics of both the urban and rural areas of the Municipality;
- e) To direct the majority of future growth and development to the designated settlement area of Strathroy;
- f) To protect the predominantly agricultural character of the rural area through the preservation of agricultural land and strict controls on the random urbanization of the rural area by non-farm related uses;
- g) To protect and enhance significant natural heritage features and cultural heritage features;
- h) To increase the amount of forest cover beyond the current 12% of the land base of the Municipality;
- i) To protect groundwater and surface water resources for human consumption and recreational activities;
- j) To undertake community improvements for the purposes of enhancing the quality of life for existing and future residents of the Municipality;
- k) To provide a diverse and affordable range of housing opportunities.

#### **1.4 DESIGN POPULATION**

The most recent census of the Municipality of Strathroy-Caradoc amounts to a population of 20,998 (Statistics Canada: 2011). An estimated 15,000 persons reside in Strathroy and an estimated 2,200 persons reside in Mount Brydges. The remainder of the population resides in Melbourne, Campbellvale, Delaware West and the rural area of the Municipality.

The population of the Municipality is projected to increase to 27,000 by the year 2034, the end of the planning period. Strathroy is expected to accommodate the majority of the future population growth having amenities and services to attract development. The design population shall be reviewed regularly at the time of the statutory 5 year review of the Plan

## **1.5 GROWTH MANAGEMENT STRATEGY**

The growth management strategy for the Municipality of Strathroy-Caradoc, as shown on Schedule 'A', covers the period 2014-2034. It is designed to direct the majority of future growth to Strathroy, to minimize the loss of prime agricultural land, to protect the natural heritage, to enable farm operations the ability to expand and adapt to changing markets and technology, and to minimize the potential for conflicts between farm operations and rural residents. It is designed to make efficient use of land and the capital investment in infrastructure by the Municipality and senior levels of government, to strengthen the established settlements in the Municipality, and to limit the costs to the Municipality associated with 'sprawl' or the random urbanization of the countryside.

Strathroy, being by far the largest settlement area in the Municipality, is the logical and practical focus of growth and development in the Municipality given its supply of undeveloped land designated on full municipal services or capable of being serviced. Under the County of Middlesex Official Plan, in the hierarchy of 'settlement areas' Strathroy qualifies as an 'urban settlement area' having the demonstrated potential to accommodate the majority of the Municipality's future growth.

Mount Brydges also qualifies as an 'urban settlement area' under the County of Middlesex Official Plan providing an existing community function. It has an ability to accommodate future growth and development being connected to a municipal water supply system and a municipal sanitary sewage system.

Melbourne is a partially serviced community by a municipal water supply system. In the absence of a municipal sanitary sewage system, individual on-site sewage disposal systems are prevalent. While this settlement area provides a community function, Melbourne does not have the demonstrated potential to accommodate significant growth in the absence of full municipal services. Unless and until services change, new development shall be small in scale and intensity and limited to infilling and minor extensions of existing development. Under the County of Middlesex Official Plan, Melbourne qualifies as a 'community settlement area'.

In the remainder of the Municipality, future residential development shall be restricted, being directed to areas specifically designated for these purposes and existing 'lots of record'. The creation of new residential lots in the rural area shall be limited to the disposal of surplus farm dwellings. Non-agriculturally related industrial and commercial

development will be directed primarily to Strathroy

Under the County of Middlesex Official Plan, Strathroy, Mount Brydges and Melbourne are the only areas in the Municipality of Strathroy-Caradoc designated as 'settlement areas'. Settlement Areas are defined in the County Plan as being areas where development is concentrated and contiguous and which have the potential to accommodate additional development. Under the Provincial Policy Statement, settlement areas are intended to be the focus of growth and their vitality and regeneration promoted. Prime agricultural land is to be preserved and prime agricultural areas are to be maintained for agricultural purposes for the long term. Natural features and areas are also to be protected for the long term. The growth management strategy of the Official Plan for the Municipality of Strathroy-Caradoc is consistent with the Provincial Policy Statement and in conformity with the County of Middlesex Official Plan.

## **1.6 COUNTY OF MIDDLESEX**

The County of Middlesex Official Plan came into effect on December 17, 1997. It constitutes an upper tier plan whereas the Municipality of Strathroy-Caradoc Official Plan constitutes a lower tier plan. As such, this Plan is required, under the Planning Act, to conform with the County Official Plan. In the event of a conflict between this Plan and the County Official Plan, the County Plan prevails to the extent of such conflict. In all other respects, this Plan remains in full force and effect.

The County of Middlesex Official Plan is currently the subject of a five-year review. Any changes to the County Plan, which ultimately come into effect, shall be reviewed to determine whether any issues of conformity arise with respect to this Plan and, if necessary, the Plan amended accordingly.

## **1.7 MATTERS OF PROVINCIAL INTEREST**

The Municipality, in carrying out its responsibilities under the Planning Act, is required to have regard to 'matters of provincial interest' as declared by the Act. They are:

- a) the protection of ecological systems, including natural areas, features and functions;
- b) the protection of the agricultural resources of the Province;

- c) the conservation and management of natural resources and the mineral resource base;
- d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- e) the supply, efficient use and conservation of energy and water;
- f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- g) the minimization of waste;
- h) the orderly development of safe and healthy communities;
- h.1) the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;
- i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- j) the adequate provision of a full range of housing, including affordable housing;
- k) the adequate provision of employment opportunities;
- l) the protection of the financial and economic well-being of the Province and its municipalities;
- m) the co-ordination of planning activities of public bodies;
- n) the resolution of planning conflicts involving public and private interests;
- o) the protection of public health and safety;
- p) the appropriate location of growth and development; and
- q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

These matters of provincial interest are further elaborated upon in the Provincial Policy Statement. They shall be a consideration by the Municipality in the evaluation of any proposed amendment to this Plan, any proposed amendment to the Municipality's comprehensive zoning by-law, the approval of a plan of subdivision or condominium, the granting of a consent or any other planning-related approval under the Planning Act.

## **2.0 GENERAL PLANNING DIRECTIONS**

### **2.1 INDUSTRY**

#### **2.1.1 GOALS AND OBJECTIVES**

- a) To support and facilitate the expansion of existing industry and to attract new industry;
- b) To focus efforts on attracting new industry which have, or potentially have, the least adverse impact on the environment and on the ability of the Municipality to provide the necessary services;
- c) To recognize the requirements of industry with respect to land, accessibility and services and protection from sensitive uses;
- d) To concentrate industrial development in those areas which are best able to meet the needs of industry.

#### **2.1.2 STRATEGY**

The Municipality shall focus its economic development efforts on the retention and expansion of its existing industries and on the attraction of new industries with which it enjoys a comparative advantage.

#### **2.1.3 INDUSTRIAL LAND INVENTORY**

An adequate supply of suitably located, serviced and zoned land shall be available at all times for the purposes of accommodating new industries and the expansion of existing industries.

#### **2.1.4 INDUSTRIAL LAND BANK**

The Municipality may acquire, service, zone and otherwise prepare lands for the purposes of facilitating industrial development.

#### **2.1.5 ENCROACHMENT OF SENSITIVE LAND USES**

The Municipality shall protect industrial areas and industries from the unwarranted

encroachment of land uses which have the potential to create land use incompatibilities and conflicts.

### **2.1.6 INFRASTRUCTURE**

The Municipality shall improve and maintain, to the extent its resources and priorities permit, the infrastructure necessary to meet the needs of industry located in the Municipality. The Municipality supports the servicing hierarchy that is consistent with the policies of the Provincial Policy Statement.

## **2.2 AGRICULTURE**

### **2.2.1 GOALS AND OBJECTIVES**

- a) To preserve and protect the Municipality's rich agricultural heritage and prime agricultural land;
- b) To maintain and promote agriculture as a major component of the local economy;
- c) To protect agricultural operations from the unwarranted intrusion of non-agricultural activities which potentially limit or conflict with these operations.

### **2.2.2 ECONOMIC IMPACT**

The Municipality recognizes the importance of agriculture in the Municipality to the local economy in terms of employment, the establishment of agriculturally-related business and in supporting local businesses.

### **2.2.3 PROTECTION OF AGRICULTURAL LAND**

The Municipality shall protect prime agricultural areas for agricultural purposes except as may be otherwise permitted by this Plan.

### **2.2.4 PROTECTION OF AGRICULTURAL AREAS AND OPERATIONS**

The Municipality shall ensure prime agricultural areas and normal farm practices are protected from the intrusion of non-agricultural uses and activities.



## **2.3 COMMERCE**

### **2.3.1 GOALS AND OBJECTIVES**

- a) To improve the range, quality, price and accessibility of goods and services available within the Municipality to meet the needs of the community;
- b) To strengthen the economic viability of existing commercial areas, particularly the historic downtown cores and 'main streets' of settlements and hamlets;
- c) To accommodate new trends and formats in retailing;
- d) To increase the assessment base by attracting new commercial development and facilitating the expansion of existing commercial development.

### **2.3.2 COMMERCIAL DEVELOPMENT**

The Municipality shall actively support and facilitate the establishment of new and expanded commercial development within its boundaries to meet the needs of the community and without adversely affecting the viability of existing commercial areas.

### **2.3.3 EXISTING COMMERCIAL AREAS**

To the extent its priorities and resources permit, the Municipality shall undertake and support measures to regenerate, enhance and strengthen existing commercial areas.

## **2.4 HOUSING**

### **2.4.1 GOALS AND OBJECTIVES**

- a) To encourage the provision of a wide variety of housing types to meet community needs;
- b) To achieve a greater density of residential development in designated settlements;
- c) To encourage residential intensification and redevelopment where compatible with existing development and infrastructure is appropriate;
- d) To improve substandard housing conditions.

## **2.4.2 HOUSING STOCK**

A wide variety of housing types and tenure shall be encouraged to meet the needs, affordability and preferences of existing and future residents. To monitor the housing supply, the Municipality shall maintain an inventory of building lots as well as potential dwelling units and vacancy rates. Housing targets may be established.

## **2.4.3 RESIDENTIAL LAND INVENTORY**

A minimum 10 year supply of undeveloped and underutilized lands designated and zoned for residential purposes shall be maintained at all times to accommodate anticipated housing needs through residential intensification, redevelopment and development. A minimum 3 year supply of undeveloped or underutilized land with servicing capacity shall be maintained at all times for residential purposes to facilitate intensification, redevelopment and new development.

## **2.4.4 HOUSING FOR SPECIAL NEEDS**

Within the limits of its financial resources and statutory authority, the Municipality shall use its best efforts and may partner with senior levels of government to ensure that an adequate supply of housing is available for those in social and economic need including low and fixed incomes, senior citizens, and the mentally and physically challenged.

## **2.4.5 MINIMUM DENSITY**

To reduce the cost of municipal infrastructure, to increase land utilization and to minimize the need for the urbanization of agricultural land, a minimum density of dwelling units may be established for undeveloped or underutilized land designated for residential purposes.

## **2.4.6 INTENSIFICATION**

Residential intensification shall be encouraged in settlement areas where it is complementary and compatible with the nature, scale, design and general character of neighbouring development, and where municipal services and facilities are capable of accommodating the development. Where residential intensification is proposed, it shall serve to be in keeping with the character with the area and not adversely affect neighbourhood stability. The Municipality shall have regard to intensification targets

established in the County of Middlesex Official Plan.

#### **2.4.7 SUBSTANDARD HOUSING**

The Municipality shall use its legislative authority to adopt and enforce minimum standards for occupancy and may participate in programs designed to eradicate substandard housing conditions.

#### **2.4.8 HOUSING STRATEGY**

The Municipality shall review and up-date the municipal housing statements of the former Town of Strathroy and the Township of Caradoc and prepare a housing strategy to address the requirements of the Provincial Policy Statement and the County of Middlesex Official Plan regarding housing including, but not necessarily limited to, the following:

- a) facilitation of all forms of housing required to meet the social, health and well-being of current and future residents including those with special housing needs;
- b) meeting the targets established by the County with respect to affordability, intensification and redevelopment;
- c) establishment of development standards for intensification, redevelopment and new development in settlement areas which minimize the cost of housing and facilitate compact form while maintaining appropriate levels of public health and safety;
- d) promoting densities which efficiently use land, resources, infrastructure and public service facilities;
- e) rehabilitation, maintenance and improvement of the existing housing stock.

### **2.5 PARKS AND RECREATION**

#### **2.5.1 GOALS AND OBJECTIVES**

- a) To provide a variety of recreational facilities to meet the diverse and changing needs of the community;
- b) To maintain public parks and recreation facilities to a safe and high standard;

- c) To increase opportunities for physical fitness;
- d) To achieve long term sustainability and active community participation in the provision and maintenance of public parks and recreation facilities.

## **2.5.2 PROVISION OF RECREATION SERVICES**

To the extent its resources and priorities permit, the Municipality shall implement the recommendations of the new Parks and Recreation Master Plan which is currently being prepared for the Municipality.

## **2.5.3 IMPROVING PHYSICAL FITNESS**

The provision of walking trails, bicycle paths, jogging trails and similar facilities to increase opportunities for physical fitness in the Municipality shall be encouraged.

## **2.5.4 ROLE OF THE PUBLIC AND PRIVATE SECTOR**

The Municipality supports the efforts of the public, community organizations and clubs, the conservation authorities and the private sector in the provision and maintenance of recreation facilities for the residents of the Municipality.

## **2.6 URBAN AND RURAL CHARACTER**

### **2.6.1 GOALS AND OBJECTIVES**

- a) To maintain and strengthen the distinct identity and character of settlement areas;
- b) To maintain clear and distinguishable boundaries around settlement areas;
- c) To maintain and strengthen the distinct identity and character of the rural area;
- d) To encourage well planned, compact development and the full utilization of urban lands;
- e) To discourage the random urbanization of the rural area and the intrusion of urban elements.

### **2.6.2 DISTINCT FEATURES AND ELEMENTS**

The Municipality may identify those features and elements which contribute to the distinct identity and character of the Municipality and the means available to protect and enhance these features and elements including but not limited to heritage resources, streetscapes, natural features and cultural landscapes.

### **2.6.3 URBAN DESIGN PRINCIPLES**

The following principles shall be applied to strengthen and maintain the role, character and function of settlements:

- a) urban development shall occur, wherever possible, in a contiguous fashion maintaining at all times a clear and distinct edge as opposed to taking place in an ad hoc, incremental fashion characterized by intervening un-developed lands;
- b) a high standard of design, quality and maintenance shall be encouraged along corridors/gateways leading into settlements and into downtown;
- c) commercial streetscapes shall be enhanced to improve their identity, function, appearance, accessibility, parking and amenities;
- d) the health, safety and quiet enjoyment of residential neighbourhoods shall be respected;
- e) adequate outdoor amenity areas for multi-unit residential developments shall be provided;
- f) adequate buffering shall be provided between potentially conflicting uses;
- g) off-street parking areas shall be properly surfaced, graded, accessed and landscaped.

### **2.6.4 RURAL DESIGN PRINCIPLES**

The following principles shall be applied to strengthen and maintain the distinct identity and character of the rural area:

- a) the agricultural character shall be maintained through the protection of prime

agricultural areas and the promotion of farming;

- b) natural features and areas shall be protected and enhanced wherever possible;
- c) urban intrusions into the rural area shall be strongly discouraged;
- d) cultural heritage features shall be preserved and protected;
- e) scenic vistas and roads shall be preserved wherever feasible and possible.

#### **2.6.5 DESIGN GUIDELINES**

Guidelines may be prepared and adopted by the Municipality to assist property owners and developers in applying the principles of good urban and rural design in the Municipality.

#### **2.6.6 IMPLEMENTATION**

Adherence to the design principles may be exercised by the Municipality through its statutory powers under the Planning Act, other legislation, promotion, negotiation and education.

### **2.7 THE NATURAL ENVIRONMENT**

#### **2.7.1 GOALS AND OBJECTIVES**

- a) To respect, protect, restore and where necessary, improve the quality of natural heritage features and areas;
- b) To prevent development and site alteration from occurring in wetlands and in significant habitats of threatened or endangered species;
- c) To ensure that new development, site alteration, the expansion of existing development and the provision of public facilities and infrastructure result in no negative impacts on the natural features or their ecological functions;
- d) To prevent development from encroaching on environmentally sensitive areas including areas subject to natural hazards or unstable or contaminated soil conditions which may pose a threat to human health, life or safety.

## **2.7.2 COMMITMENT**

The Municipality shall use its best efforts and the assistance offered by public authorities, agencies and the community to ensure the protection of the natural environment when exercising its authority under the Planning Act.

## **2.7.3 ENVIRONMENTAL IMPACT**

The Municipality shall undertake the environmental impact studies required by, and in accordance with, the Environmental Assessment Act before commencing any major capital project.

## **2.7.4 ENDANGERED AND THREATENED SPECIES**

The Sydenham River is nationally and globally significant for its freshwater mussels, a number of which have been declared as endangered. To sustain these and other endangered aquatic species, listed under the Species at Risk Act and the Endangered Species Act, protecting habitat along river corridors as well as implementing water management strategies are critical. Stormwater management and other measures shall be considered by the Municipality and the St. Clair Region Conservation Authority, where the opportunity presents itself, to improve water quality and quantity and to improve aquatic life in the Sydenham River.

## **2.8 COMMUNITY IMPROVEMENT**

### **2.8.1 GOALS AND OBJECTIVES**

- a) To achieve minimum standards of public health, safety and occupancy;
- b) To eradicate property conditions which pose a blight, eyesore, nuisance, risk or land use conflict;
- c) To improve areas experiencing decline, blight or neglect;
- d) To remediate contaminated or brownfield sites and turn them into viable uses compatible with neighbouring uses;
- e) To up-grade, maintain, and improve municipal services, roads, and facilities in accordance with prevailing standards and best practices;

- f) To ensure a mix of diverse and attainable housing is available to residents;
- g) To improve the physical and visual quality of building and spaces;
- h) To support the preservation and enhancement of historically significant buildings, lands, and features;
- i) To create opportunities for economic diversification, investment resiliency, and growth;
- j) To incorporate placemaking-focused initiatives, activities, and development as the municipality grows;

## **2.8.2 COMMUNITY IMPROVEMENT PLANS**

The Municipality may by by-law, under the provisions of the Planning Act, designate the whole or any part of an area covered by this Official Plan as a community improvement project area. If such a by-law is passed, Council may provide for the preparation and adoption of a community improvement plan for the community improvement project area. The plan may address such initiatives as the rehabilitation of the area through the clearance of land, removal or treatment of contaminated soils, development, redevelopment or combination thereof and the provision of amenities, uses, buildings, works, improvements or facilities as may be considered appropriate or necessary to achieve the goals of the plan and vision for the community improvement project area.

The plan may also contain criteria and other details outlining incentives for owners and tenants of lands and/or buildings in the community improvement project area, in accordance with Section 28(7) of the Planning Act, to assist with eligible costs associated with community improvement undertakings.

## **2.8.3 COMMUNITY IMPROVEMENT PROJECT AREAS**

The following criteria shall be used to identify areas potentially suitable for designation as a community improvement project area.

- a) areas characterized by substandard municipal services and facilities (e.g. water supply, storm drainage, streets, sidewalks, parking);



- b) areas characterized by substandard dwellings or buildings and/or properties in need of improvement or maintenance;
- c) areas where there is a potential for a more desirable, compatible or viable use of land;
- d) areas characterized by land use conflicts, blight and/or contaminated soil conditions;
- e) areas characterized by economic stagnation or decline.

#### **2.8.4 MUNICIPAL ACQUISITION AND CLEARANCE OF LAND**

Within a community improvement project area, the Municipality may, in accordance with the provisions of the Planning Act, acquire, hold, clear, grade or otherwise prepare land for the purposes of community improvement.

#### **2.8.5 PUBLIC INPUT**

Prior to designating a community improvement project area and prior to the adoption of a community improvement plan, the Municipality shall notify the public and hold the necessary public meetings in accordance with the Planning Act. In addition, the Municipality may appoint a community advisory committee to assist in the preparation of the community improvement plan.

### **2.9 HERITAGE AND ARCHEOLOGICAL RESOURCES**

#### **2.9.1 GOALS AND OBJECTIVES**

- a) To protect, conserve and enhance heritage resources;
- b) To increase public awareness of the nature and importance of heritage resources to the community;
- c) To respect private property rights in the protection of heritage resources.

#### **2.9.2 PROTECTION OF HERITAGE RESOURCES**

The Municipality shall use its best efforts and the powers entrusted to it under the Heritage Act to protect, conserve and enhance its heritage resources. Development and

redevelopment which is sensitive to heritage resources, which incorporates and utilizes heritage resources and which is in harmony with heritage resources shall be encouraged.

### **2.9.3 AWARENESS OF HERITAGE RESOURCES**

Measures to increase public awareness shall be encouraged through a variety of measures including the identification of heritage resources, designation of properties under the Heritage Act, maintaining historic records, holding of special events and appointment of a heritage advisory committee or similar entity.

### **2.9.4 INVENTORY**

The Municipality may undertake an inventory of buildings, structures, areas and sites for the purposes of identifying its heritage resources and cultural heritage landscapes and the preparation of an appropriate strategy to ensure their protection, conservation and enhancement.

### **2.9.5 DESIGNATION OF HERITAGE PROPERTIES**

Buildings, structures or sites may be designated by the Municipality, pursuant to the provisions of the Heritage Act, to be of architectural and/or historical significance where such buildings, structures or sites:

- a) represent a unique or rare example, or the only (or one of the few) remaining examples of a particular architectural style or period in the Municipality;
- b) are representative of the early history of the development of the Municipality;
- c) are associated with some historically significant aspect or event in the history of development of the Municipality, the County or Province;
- d) are associated with a person or group of persons who have achieved local, provincial, national or international prominence;
- e) constitute a work of outstanding quality as a result of plan, proportions, design, construction, materials or details;
- f) represent an early or otherwise noteworthy example of the work of a renowned

architect, designer or builder.

## **2.9.6 DESIGNATION OF HERITAGE CONSERVATION DISTRICTS**

The Municipality may undertake the required studies and adopt the necessary by-laws to designate heritage conservation districts under the Heritage Act.

## **2.9.7 ALTERATION OF HERITAGE PROPERTIES**

Alterations to heritage buildings or structures designated under the Heritage Act that would adversely affect the reasons for designation shall not be permitted.

## **2.9.8 DEMOLITION OF HERITAGE PROPERTIES**

Prior to granting permission to demolish a heritage building or structure designated under the Heritage Act, the Municipality shall require the owner to submit accurate and complete information pertaining to the structural condition of the building or structure, deficiencies with respect to the Ontario Building Code, potentially viable uses and any other relevant information to determine the feasibility of restoring as opposed to demolishing the building or structure.

## **2.9.9 MUNICIPALLY-OWNED HERITAGE BUILDINGS**

The Municipality shall protect, restore and maintain heritage buildings and structures under its ownership to express its commitment to the protection and preservation of heritage properties, to enhance the identity and character of the Municipality and to provide an example of the merits of quality restoration and maintenance.

## **2.9.10 ASSISTANCE**

The Municipality may assist owners of heritage properties through initiating or participating in heritage preservation programs and through initiatives of other levels of government. Such initiatives may include tax relief and the preparation of preservation plans for designated properties, areas or districts.

## **2.9.11 ARCHEOLOGICAL RESOURCES**

Where lands containing archeological resources or having the potential of containing archeological resources are proposed to be developed or redeveloped or otherwise altered, archeological resources shall be first identified and protected through documentation, excavation and removal, or preservation on site.

## **2.10 CULTURE**

### **2.10.1 GOALS AND OBJECTIVES**

- a) To identify, create, promote, improve the cultural assets of the Municipality;
- b) To recognize heritage preservation as a key element in enhancing local culture;
- c) To enhance the vibrancy and vitality of the downtown cores and 'main streets' by fostering on cultural opportunities;
- d) To foster creativity as an essential component of community development, the attraction of human talent and investment, and as a catalyst for innovation and entrepreneurship;
- e) To capitalize on the synergies between economic development and cultural development.

### **2.10.2 RECOGNITION AND COMMITMENT**

The Municipality recognizes culture as the expression of the ideas, experiences and customs of the community through the arts, heritage, festivals, libraries, amateur sport and recreation. The Municipality also recognizes the important role that it is capable of playing in supporting cultural development as investment in the community and as a way of improving the quality of life of its residents.

### **2.10.3 CULTURAL MASTER PLAN**

The Strathroy-Caradoc Cultural Master Plan, 2004 shall be followed for the purposes of identifying strategies and prioritizing and implementing actions for the purposes of fostering a vibrant arts and cultural scene, for regeneration of settlements and for increasing tourism.

#### **2.10.4 COMMUNITY BUILDING AND ECONOMIC DEVELOPMENT**

The Municipality may consider community improvement and economic development initiatives to strengthen culture and to improve the quality of life of its residents

### **3.0 STRATHROY**

#### **3.1 GOALS AND OBJECTIVES**

*The following goals and objectives shall guide the planning, development, redevelopment and improvement of the 'Settlement Area of Strathroy':*

- a) To accommodate the majority of population growth and the majority of residential and industrial development in the Municipality;

- b) To ensure development and redevelopment in Strathroy does not have a detrimental effect on the ability of the Municipality to provide the necessary infrastructure to accommodate it;
- c) To maintain at all times an adequate supply of housing in terms of dwelling types, tenure and affordability;
- d) To create a vibrant and diverse downtown core based on its own unique sense of identity, character and attraction;
- e) To recognize and support the role of peripheral commercial areas in accommodating large scale, vehicular-oriented commercial establishments not suited to the downtown core;
- f) To encourage industrial development in areas suitable for such purposes and in a manner that does not detract from existing or planned residential and/or commercial areas;
- g) To support intensification and the rehabilitation of brownfield sites for other purposes, to make more efficient use of existing infrastructure, to ensure a higher utilization of urban land, and to limit the need for urban expansion onto rural land;
- h) To sustain and enhance the native aquatic communities of the Sydenham River through an ecosystem approach that focuses on species at risk;
- i) To develop an interconnected system of parks and open space using the Sydenham River as the system's defining component and amenity;
- j) To maintain the essential qualities of privacy, quiet enjoyment, public health and safety, and land use compatibility in residential areas.

## **3.2 LAND USE**

## **3.3 CHARACTER AND IMAGE**

*Strathroy is by far the largest settlement for both the Municipality of Strathroy-Caradoc and the County of Middlesex. Its current population is estimated to be in the order of 15,000 persons., Strathroy functions as its administrative, education, health and recreation centre. It offers a wide range of commercial goods and services and has a well-*

*established and expanding industrial base. The provision of full municipal services enables Strathroy to readily accommodate future growth and development for the majority of the Municipality. It is well suited to accommodating the majority of the projected growth of the Municipality.*

*Situated at what is more or less the geographic centre of Strathroy lies the historic, downtown core. Bounding the core on the north is the Sydenham River which meanders through the town providing a continuous open space corridor. The river is nationally significant for its aquatic animals and is globally significant for certain species of mussels. Several of these species are considered endangered as documented in the National Recovery Strategy for Species at Risk in the Sydenham River, 2003. A CN Rail principal main line traverses through the town to the south of the core.*

*Residential areas virtually surround the downtown core with single unit dwellings being the predominant housing type. To the east of the core lies the High Street Industrial Area while the Molnar Industrial Park lies to the north along Highway No. 402. Outside the core, commercial development is concentrated along Caradoc Street in the south end of Strathroy and along Centre Road in the north end of Strathroy, in the neighbouring Township of Adelaide-Metcalf. A major, new commercial area, known as Strathroy Crossing, is in the process of being developed south of Carroll Street in the south end of town. Highway No. 402 forms the northern limit of the town and the northern boundary of the Municipality of Strathroy-Caradoc.*

*Future residential development in the Town is planned for lands lying generally south of Second Street in the north end of Town; west of Dominion Street in the west end of Town; west of the Fairgrounds in the southwest end of Town; and east of Queen Street and south of Carroll Street in the south end of Town. Infilling and redevelopment in existing residential areas will be encouraged where compatible and sensitive to neighbouring development. Large scale commercial development will be directed south of Carroll Street on Adelaide Road and between Adelaide Road and Saxton Road while major new industrial development will be accommodated in the Molnar Industrial Park.*

### **3.3.1 DOWNTOWN CORE**

*The Downtown Core constitutes the most historic, diverse and intensive area of land use, buildings and structures in Strathroy (Figure: 2). It has a multi-functional role and a distinct identity including a significant role as the centre of local*



*government. Its centrality, diversity and nature of uses and activities attracts residents from the entire community, the surrounding area and beyond. It comprises an 'inner core' of concentrated retail businesses and pedestrian activity primarily along Front Street between Frank Street and Head Street and along Frank Street between Front Street and Metcalfe Street. An 'outer core' lies to the south comprising a relatively larger area of less intensive development but a far greater variety of land uses. Although historically the dominant retail centre of the town, its role in this regard has been diminished by peripheral commercial development and by the proximity of nearby London. The need for revitalization and regeneration is recognized and opportunities exist for redevelopment, infilling and conversion of residential uses to commercial and other purposes.*

### **3.3.1.1 PRIMARY USES**

To maintain and even enhance its multi-functional role and diversity, a wide range of uses are permitted in the 'Downtown Core' as designated on Schedule 'B'. Primary uses include those establishments essentially engaged in the buying and selling of goods and the offering of services, e.g. retail stores, banks, restaurants, offices, service shops, business and professional offices, personal service establishments, accommodation and entertainment facilities.

### **3.3.1.2 SECONDARY USES**

Secondary uses include institutional and cultural uses; parklands and recreational uses; small-scale, low impact industrial uses and residential uses catering to a wide variety of lifestyles and needs. Residential uses are encouraged in a variety of formats including mixed use developments, apartments over ground floor commercial uses, live-work space, multi-unit developments, apartment buildings, converted dwellings and non-residential buildings converted to residential use.

### **3.3.1.3 FORM AND CHARACTER OF DEVELOPMENT**

Development and expansion shall be as compact as possible, particularly in the 'inner core' to facilitate pedestrian convenience and to maintain the distinct character of the downtown core. To maintain the pedestrian-friendly nature of the 'inner core' and its traditional character, adherence to the Downtown Strathroy

Urban Design Guidelines (2018), as well as other urban design principles such as maintaining a continuous building setback at the streetline and a minimum two storey height shall be encouraged. Compactness shall be retained and strengthened and intrusions into residential areas avoided by preventing undue extensions and encouraging redevelopment, infilling and the conversion of vacant, abandoned or derelict buildings and space into more viable uses in accordance with the Downtown Strathroy Urban Design Guidelines (2018) and vision of the Downtown Strathroy Master Plan (2020).

**3.3.1.4 PUBLIC PLACE**

Efforts shall be made to enhance and strengthen the ‘Downtown Core’ as a public gathering place where the community comes together to shop and dine, to be entertained, to appreciate arts and culture, to socialize and to engage in civic activities and special events. The Downtown Strathroy Master Plan (2020) shall be used to guide and inspire efforts to achieve this vision.

**3.3.1.5 PARKING**

Both on-street and off-street parking shall be provided for the convenience of patrons and businesses. Off-street parking and entrances that would interrupt the street line particularly in the ‘inner core’ shall be discouraged.

**3.3.1.6 COMPATIBILITY**

Screening, adequate separation distances, and other effective attenuation measures shall be provided between non-residential uses and adjacent residential areas to maintain compatibility and reduce adverse impacts.

**3.3.1.7 DOWNTOWN STRATHROY MASTER PLAN (2020)**

While the ‘Downtown Core’ (see Schedule ‘C’) has suffered from changing consumer trends and the development of competing commercial areas, it has been able to maintain a significant retail and service function. Nevertheless, the importance of revitalizing and re-positioning the core in terms of fulfilling a new multi-functional role is recognized. To enhance the vitality of the core and to secure its significance as the ‘centre piece’ and defining element of the town, a focus on

economic regeneration, multiple use, physical enhancement and redevelopment, historic preservation, and arts and culture is considered crucial. To this end, Council has provided for the preparation and adoption of the Downtown Strathroy Master Plan (2020) in order to provide a collective vision for the future of the Downtown Core. The Master Plan offers inspiration and guidance for achieving the community's vision for the Downtown through a number of strategies and initiatives associated with, but not limited to:

- a) Streetscaping improvements, particularly along Front & Frank Streets, to improve walkability and the pedestrian experience;
- b) Increasing the depth of the pedestrian right-of-way to increase business "spill-out" spaces;
- c) Undertaking the development of a parking master plan to provide direction for a coordinated approach to parking;
- d) Integrating new uses into the CN Rail corridor lands, including creative light industrial and enterprise business, public spaces, and residential development;
- e) Identifying underutilized buildings and sites based on potential for redevelopment, infill, and transition into new uses;
- f) Increasing the vitality and use of public spaces through new landscape designs and transitioning of underutilized spaces;
- g) Increasing mixed-use activities and more development fronting onto the Sydenham River waterfront edge, and reorienting existing sites along the river towards the shoreline;
- h) Introduce a mix of new housing types and densities throughout the Downtown, including more options for affordable/attainable housing;
- i) Increase the potential for cycling using safe street designs to introduce bike corridors/lanes that connect the Downtown with greater Strathroy;

- j) Improve existing/create new connections to and across the Sydenham River;
- k) Evaluate and prioritize the redesign of major intersections in the Downtown to improve safety, accessibility, and experience for all users;
- l) Creation of distinctive and attractive entrances to the Downtown;
- m) Restoring and maintaining distinctive and attractive building facades, frontages, and streetscapes;
- n) Improve green streetscaping along Caradoc Street North and Frank Street to develop green connections to naturalized areas;
- o) Formulation of an implementation strategy.

### **3.3.2 COMMERCIAL**

*The major concentration of commercial development outside the Downtown Core in Strathroy lies along Caradoc Street in the south end of the town. Elsewhere, commercial development has been more limited, occurring at various locations along Albert Street, Metcalfe Street and at the corner of Victoria Street and Pannell Lane in the north end of the town. A significant corridor of commercial development has and continues to develop along Centre Road between Pannell Lane and Highway No. 402 north of the municipal boundary in the neighbouring Township of Adelaide–Metcalfe. Development of this area owes its existence to the proximity of Strathroy. Areas designated for new, large scale commercial development lie south of Carroll Street and along Adelaide Road. This area includes a recently approved ‘big box’ commercial development known ‘Strathroy Crossing’, now under construction. Other areas designated for commercial development not previously designated (in its entirety) include Metcalfe Street between the Downtown Core to just east of McNab Street and the east side of Frances Street, previously designated ‘Industrial’.*

#### **3.3.2.1 PRIMARY USES**

The primary purpose of areas designated 'Commercial' on Schedule 'B' shall be for commercial uses which depend on, or cater to, patrons arriving by motor vehicle for their existence. Commercial uses are often large in scale with generous on-site parking. Automotive-related uses are commonplace as well as commercial uses offering drive-through service. In existing developed commercial areas and in areas along corridors undergoing a conversion to commercial uses; smaller scale commercial uses may be appropriate. The actual uses permitted will be set out in various zones in the Zoning By-law.

### **3.3.2.2 SECONDARY USES**

Although commercial uses are expected to dominate areas designated 'Commercial', multi-use shopping centres/malls, residential uses, institutional uses and small scale industrial uses may also be permitted.

### **3.3.2.3 FORM AND CHARACTER OF DEVELOPMENT**

Areas designated 'Commercial' have traditionally developed in a linear fashion along certain stretches of arterial roads. New development may occur as individual outlets, as multi-unit developments or complexes under single or multiple ownership with common parking, entrances and other features. More recently, development in depth characterized by so-called, new format (or big box) retailers in free-standing buildings with a shared internal circulation system and on-site parking is increasingly evident. In some instances, the areas constitute 'greenfield' sites whereas in others they constitute a conversion of previously developed sites. A minimum size for free-standing retail outlets in areas designated 'Commercial' south of Carroll Street may be established in the Zoning By-law to discourage small retail, specialty outlets -- directing them instead to the 'Downtown Core'.

### **3.3.2.4 CRITERIA FOR DEVELOPMENT**

New development and redevelopment in designated 'Commercial' areas shall be guided by the following principles:

- a) attractive building and creative site design;

- b) limited and where appropriate, signalized or otherwise controlled entrances to minimize turning movements off major roads and to minimize interference with traffic flow;
- c) provision of adequate, well designed and convenient off-street parking and loading dock facilities;
- d) landscaping to enhance the appearance of the development or redevelopment and the streetscape;
- e) provision of adequate buffering and other mitigating measures to ensure compatibility between the development or redevelopment and adjacent residential areas;
- f) controls on the number, size and character of signs to reduce adverse visual impacts;
- g) stormwater management measures to accommodate increased runoff.

### **3.3.2.5 CORRIDOR PLANS – SPECIAL STUDY AREAS**

Existing commercial corridors along Caradoc Street south of the ‘Downtown Core’ and along Metcalfe Street east of the ‘Downtown Core’ have developed, in a more or less incremental manner, in the absence of comprehensive design standards or guidelines. As a result, deficiencies and variations are apparent with respect to internal traffic flow and pedestrian connections, entrances, parking, signage, setbacks, landscaping and maintenance. Amenities and features within the road allowance such as sidewalks, tree planting, street lighting, and signage have been generally uncoordinated, inconsistent or otherwise neglected. On the other hand, these corridors function as major points of entry or gateways into Strathroy and, as such, provide visitors with their first impressions of the town. Enhancement of the visual character and functioning of these corridors is considered warranted and design standards established for both new development and redevelopment. Improvement plans for Caradoc Street and Metcalfe Street as shown on Schedule ‘C’ may, therefore, be prepared for these corridors taking into consideration:

- a) creation of a distinctive and attractive streetscape;
- b) improvements to accommodate traffic flow and turning movements;
- c) provision of pedestrian amenities and conveniences;

- d) burying of overhead power lines;
- e) public signage and business signage;
- f) protection of adjacent residential areas;
- g) gateway entrance features;
- h) standards/guidelines for new development and redevelopment;
- i) storm drainage.

### **3.3.3 INDUSTRIAL**

Lands designated for industrial purposes comprise essentially the High Street Industrial Area lying east of the Downtown Core and the Molnar Industrial Park lying in the north end of town adjacent to Highway No. 402. A secondary industrial area lies along the south side of Albert Street. The High Street Industrial Area is essentially 'built-out' while the Molnar Industrial Park, being considerably more recent in its origins, is only partially developed. It is expected to be the primary location for new industrial development in the 'Settlement Area of Strathroy'. Lands previously designated 'Industrial' lying east of Frances Street have been designated 'Commercial' which more readily reflects existing development, while lands previously designated 'Industrial' lying on both sides of Ellor Street have been designated 'Residential' which more readily reflects the predominant and desired long term use of this area.

#### **3.3.3.1 PRIMARY USES**

The predominant use of land within areas designated 'Industrial' on Schedule 'B' shall be for industrial uses including manufacturing, assembling and processing of goods or materials; repairing and recycling; warehousing and distribution of goods; truck terminals and building/construction contractors. The actual uses permitted shall be set out in various zones in the Zoning By-law.

#### **3.3.3.2 SECONDARY USES**

Secondary uses shall also be permitted provided they would not undermine the viability of the area for industrial purposes or conflict with industrial uses. They include;

- a) commercial uses which are not generally suited to designated 'Commercial' areas;
- b) commercial uses which have characteristics or functional requirements similar to industrial uses or which are otherwise considered suited to 'Industrial' areas;
- c) commercial uses which serve the needs of industrial uses or those employed in the 'Industrial' area;
- d) uses accessory or incidental to industrial uses;
- e) certain recreational and institutional uses.

Such uses may include automobile-oriented uses, fitness clubs and other uses that make use of existing industrial space no longer suited or required for the purposes for that it was designed. Retail uses and office uses, other than as accessory uses, that would otherwise be appropriate to the 'Downtown Core' or 'Commercial' areas shall not be permitted. The actual uses permitted shall be set out in various zones in the Zoning By-law.

### **3.3.3.3 CRITERIA FOR DEVELOPMENT**

Development in areas designated 'Industrial' shall be guided by the following principles:

- a) connection to the municipal water supply and sanitary sewage systems;
- b) provision of adequate off-street parking for employees and visitors;
- c) provision of adequate loading and unloading facilities;
- d) provision of suitably located, designed and constructed entrances which minimize any adverse traffic or safety issues;
- e) provision of buffering and other measures to mitigate any adverse effects on neighbouring land uses resulting from the emission of noise, odour, smoke or similar nuisances;
- f) landscaping, lighting and tree planting to enhance the appearance of the development, particularly from main roads and thoroughfares;



- g) adequate grading and drainage measures, including stormwater management.

#### **3.3.3.4 MOLNAR INDUSTRIAL PARK SECONDARY PLAN – SPECIAL STUDY AREA**

Preparation of a secondary plan for undeveloped lands in the Molnar Industrial Park as shown on Schedule 'C' may be undertaken, in consultation with land owners, to ensure orderly and environmentally sound development and to identify servicing requirements and road extensions. The Environmental Surface Water Management Plan for the Strathroy Annexed Area (CH2M Gore & Storrie Ltd., 2000) shall be considered. Among the matters to be addressed by the secondary plan shall be:

- a) extension of municipal services i.e. water, sanitary sewers, roads;
- b) stormwater management;
- c) delineation of flood-prone and other lands subject to natural hazards;
- d) protection/enhancement of natural habitat, natural vegetation and water quality;
- e) delineation of lands for service commercial purposes along Second Street;
- f) creation of an attractive and distinctive visual character along Highway No. 402;
- g) existing non-industrial uses;
- h) site plan guidelines for new development;
- i) design guidelines/standards for road corridors.

#### **3.3.3.5 ZONING BY-LAW**

The Zoning By-law shall establish the permitted uses and development standards which apply to areas designated 'Industrial'. At least two industrial zones are contemplated. A prestige-type industrial zone would apply to those parcels which, due to the nature of uses permitted and/or the location of the lands affected, a restriction on the range of uses permitted and the adoption of higher standards applying to them is considered warranted. A less restrictive, general-type industrial zone would have a greater range of permitted uses and less restrictive standards.

**3.3.3.6 SPECIAL POLICY AREA NO. 2 – 779 WRIGHT STREET**

The lands identified as 'Special Policy Area No. 2' as shown on Schedule 'B' notwithstanding the Industrial designation may also be used for purposes permitted within the Commercial designation of this Plan.

**3.3.3.7 SPECIAL POLICY AREA NO. 3 – SECOND STREET AT ADAIR BOULEVARD**

The lands identified as 'Special Policy Area No. 3' as shown on Schedule 'B' notwithstanding the Industrial designation may also be used for purposes permitted within the Commercial designation of this Plan.

**3.3.4 RESIDENTIAL**

Areas designated for continued and future residential purposes represent, in size, the largest designation in the 'Settlement Area of Strathroy'. They virtually surround the Downtown Core and include existing residential development as well as lands to accommodate future expansion. Large, undeveloped areas lie west of Dominion Street and north of Saulsbury Street, north of the Sydenham River, east of Queen Street adjacent to the CN railway and south of Carroll Street. Opportunities for residential intensification occur primarily in and adjacent to the Downtown Core.

**3.3.4.1 PRIMARY USES**

Lands designated 'Residential' on Schedule 'B' shall be pre-dominantly used for residential purposes including a range of housing types and densities from single unit dwellings to high-rise apartment buildings. The Zoning By-law shall establish a number of zones and regulations for the various housing types.

### **3.3.4.2 SECONDARY USES**

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.

### **3.3.4.3 LOW DENSITY DEVELOPMENT**

Low density development (e.g. single unit dwellings, two unit dwellings) shall continue to be the dominant form of residential development. Development proposals shall be encouraged which:

- a) create a sense of neighbourhood identity;
- b) result in attractive and distinctive streetscapes;
- c) incorporate public amenities and safety measures;
- d) utilize traffic calming measures;
- e) preserve and enhance natural features;
- f) provide a mix of housing types;
- g) ensure appropriate and effective buffering from neighbouring non-residential uses;
- h) minimize total road length and road surface within practical considerations for snowplowing, surface drainage and on-street parking;
- i) maximize energy saving criteria such as southern exposure for solar gain and landscaping and to minimize the adverse effects of winds.

### **3.3.4.4 SMALL LOT DEVELOPMENT**

Proposals for development of single unit dwellings on small lots shall be permitted provided adequate spacing is maintained between neighbouring dwellings and

neighbouring driveways, on-street parking and road maintenance is not unduly compromised, private garages and driveways do not dominate the lot and significant front yard greenspace is maintained. The minimum lot size and frontage for small lot development shall be prescribed in the Zoning By-law.

#### **3.3.4.5 MEDIUM DENSITY DEVELOPMENT**

Medium density development (e.g. walk-up apartments and townhouses) shall be encouraged on lands that have access onto an arterial or collector road. Development on local streets shall be permitted within close proximity to intersections with arterial or collector roads and providing vehicular conflicts are minimized. The height, density, arrangement and design of buildings and structures shall complement and not adversely impact neighbouring lower density residential development.

#### **3.3.4.6 HIGH DENSITY DEVELOPMENT**

High density development (i.e. >3 storeys) in keeping with the general scale and character of the town shall be considered based on the following criteria:

- a) adequate buffering and separation from low density development by an intervening area of medium density development or other suitable or comparable design features and site improvements;
- b) proximity to areas designated 'Downtown Core', 'Community Facilities' and/or 'Open Space';
- c) vehicular access to an arterial or collector road or from a local street designed to minimize the conflict between apartment generated traffic and any neighbouring low or medium density residential development;
- d) adequacy of municipal infrastructure (water supply, sanitary sewage, drainage, roads and sidewalks). If inadequate, an agreement shall be entered into with the proponent as to the design and cost of any improvements required to bring such services up to the required standards;
- e) maximum height and density as specified in the Zoning By-law;

- f) site design to minimize the shadow effect on surrounding buildings and the adverse effects of winter winds while maximizing exposure for solar gain;
- g) energy-efficiency through innovative site orientation and landscaping.

#### **3.3.4.7 RESIDENTIAL INTENSIFICATION**

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

##### **3.3.4.7.1 SECONDARY DWELLING UNITS**

The establishment of a secondary dwelling unit in a main residential use in the form of a single unit dwelling, semi-detached dwelling or a townhouse dwelling, or located in a building accessory to a main residential use, shall be permitted and subject to standards prescribed by the Zoning By-law with respect to such matters including but not limited to floor area, exterior alterations, servicing, outdoor amenity area and parking.

#### **3.3.4.8 CONVERSION OF EXISTING DWELLINGS**

The conversion of single unit dwellings into multiple unit residential dwellings shall be evaluated in accordance with the following:

- a) number and size of dwelling units in relation to the size of the dwelling and the lot on which it is situated;
- b) adequate provision of outdoor, landscaped open space and on-site parking;
- c) compatibility with neighbouring dwellings types and residential character;
- d) maintenance of the architectural character of the dwelling;

- e) maintenance of the character and quality of the streetscape;
- f) compliance with the Ontario Building Code and the Zoning By-law.

#### **3.3.4.9 LIFESTYLE COMMUNITIES**

- a) Lifestyle communities (sometimes referred to as adult communities, 'gated' communities, land lease communities, mobile home parks, modular home parks, retirement communities) shall be considered in accordance with the following criteria and subject to an amendment to the Zoning By-law.
- b) The 'community' shall be directly accessible to an arterial or collector road with individual dwelling units serviced internally by a system of private roads designed and constructed to the standards prescribed by the Municipality.
- c) The 'community' shall be serviced by the municipal water supply system and sanitary sewage disposal system.
- d) Utilities and services shall be provided to individual units in accordance with the standards prescribed by the Municipality.
- e) Suitable buffering shall be provided to minimize any adverse impacts from adjacent or neighbouring uses.
- f) The design and construction of individual dwelling units shall be in compliance with the Ontario Building Code and suitable for year round occupancy.
- g) Creative site design in terms of treatment of entrances, the layout of building sites and circulation systems, parking, landscaping and open space, recreational facilities shall be expected.
- h) Naming of streets and municipal addressing shall be to the satisfaction of the Municipality.

- i) Review and approval by the Municipality of ownership/leasehold structure and responsibilities to ensure protection of the Municipality's interests.

#### **3.3.4.10 GROUP HOMES**

Group Homes comprise living arrangements whereby persons by reason of their emotional, mental, social or physical condition require or benefit by a group living arrangement reside under responsible supervision. In order to prevent an undue impact of group homes in residential areas, standards governing their type, size and location (including minimum separation distances between them) shall be established in the Zoning By-law. Locations on arterial or collector roads in mixed use areas shall be preferred.

#### **3.3.4.11 LOCAL COMMERCIAL USES**

Small scale neighbourhood type commercial uses of a convenience nature shall be permitted subject to being located on an arterial or collector road. Site and building design shall complement and be compatible with the character of neighbouring development. An amendment to the Zoning By-law shall be required.

#### **3.3.4.12 HOME OCCUPATIONS**

Home occupations or businesses conducted within the home shall be permitted provided they are clearly secondary to the main residential use. Such activity is to be conducted entirely within the dwelling by those residing in the dwelling plus not more than one person who is not a resident thereof and provided it does not create a nuisance or potential nuisance or detract in any way from the character, peace and enjoyment of the residential area within which it is situated. The range or type of home occupations or businesses permitted and the standards applying to them shall be set out in the Zoning By-law.

#### **3.3.4.13 SAULSBURY AND QUEENS SECONDARY PLANS – SPECIAL STUDY AREAS**

For the special study areas identified as Saulsbury and Queens Secondary Plans on Schedule 'C', the preparation of secondary plans shall be undertaken to establish a framework or concept for subsequent planning approvals such as plans of subdivision, plans of condominium, road patterns and public land acquisitions.

Innovative design concepts (e.g. new urbanism, fused grid, mixed use, alternative development standards) shall be encouraged and supported where they are demonstrated to be clearly beneficial over traditional development concepts. Prior to preparing the plan, an overall statement shall be prepared and approved which describes the intended community/neighbourhood character and design principles to guide the preparation of the secondary plan. Among the matters to be considered in the preparation of an actual secondary plan shall be:

- 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.

#### **3.3.4.14 NORTH OF THE SYDENHAM RIVER – THE ‘ISLAND’**

North of the Sydenham River and south of Second Street in Part Lot 24, Concession II (as shown on Schedule ‘C’), constitutes an area of cleared land virtually surrounded by significant woodlands and comprising 7 hectares in size. The feasibility of regeneration of all, or part of, the area as a natural area shall be considered prior to any approval being given to development the lands for residential purposes.

#### **3.3.4.15 ZONING BY-LAW**

A number of residential zones shall be established to regulate the type, form and density of residential development within specific areas. The Zoning By-law shall prescribe standards with respect to such matters as lot frontage, lot area, setback, coverage, height, density and home occupations. Large undeveloped areas



designated 'Residential' may be placed in a 'future residential' type zone until such time as the nature of development has been determined. Alternatively, where the nature of development has been determined but conditions governing development have yet to be satisfied, the lands may be zoned for a specific purpose in accordance with the holding provisions of the Planning Act and this Plan until such time conditions are appropriate to permit development are satisfied.

**3.3.4.16 Special Policy Area No. 4 – York Street**

The lands identified as 'Special Policy Area No. 4', as shown on Schedule 'B', and notwithstanding the 'Residential' designation in which it is located, may also be used for a 'contractor's yard and shop' and 'self-service storage warehouse'.

**3.3.4.17 Special Policy Area No. 5 – Kafko Lands (39T-SC1303)**

The lands identified as 'Special Policy Area No. 5', as shown on Schedule 'B', and notwithstanding the 'Residential' designation in which it is located and Section 3.3.4.13 of the Official Plan, are exempted from the requirement to prepare a Secondary Plan prior to development.

**3.3.4.18 Special Policy Area No. 6 – Bluewater Trailers Lands**

The lands identified as 'Special Policy Area No. 6', as shown on Schedule 'B', and notwithstanding the 'Industrial' designation may also be used for retail sales and storage of utility trailers.

**3.3.4.19 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:

**3.3.4.19.1 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.

### **3.3.4.19.2 General**

#### **3.3.4.19.2.1 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.

#### **3.3.4.19.2.2 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.

#### **3.3.4.19.2.3 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.

#### **3.3.4.19.3      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.

#### **3.3.4.19.4 Community Structure**

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

##### **3.3.4.19.4.1 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.

##### **3.3.4.19.4.2 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.

#### **3.3.4.19.4.3 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.

#### **3.3.4.19.4.4 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.

### **3.3.4.19.5 Strategic Policies**

#### **3.3.4.19.5.1 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.

#### **3.3.4.19.5.2 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.

#### **3.3.4.19.5.3 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.

#### **3.3.4.19.5.3.1 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.

#### **3.3.4.19.5.3.2 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.

#### **3.3.4.19.5.3.3 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.

#### **3.3.4.19.5.3.4 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.

#### **3.3.4.19.5.4 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.

##### **3.3.4.19.5.4.1 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

#### **3.3.4.19.5.4.2 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.

#### **3.3.4.19.5.4.3 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.

#### **3.3.4.19.5.4.4 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.

#### **3.3.4.19.5.4.5 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.

#### **3.3.4.19.5.4.6 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. 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.

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.

#### **3.3.4.19.5.4.7 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.

#### **3.3.4.19.5.4.8 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

#### **3.3.4.19.5.4.10 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.

#### **3.3.4.19.5.5 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.

##### **3.3.4.19.5.5.1 General**

- i. Full municipal services shall be required for all development within the North Meadows Secondary Plan.
- ii. 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.
- iii. 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.

##### **3.3.4.19.5.5.2 Public Water System**

- i. The public water system within the North Meadows Secondary Plan shall be developed in conformity with Sections 3.4.2 of this Plan.

- ii. 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.
- iii. 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.
- iv. 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 Municipalities density and flow values

#### **3.3.4.19.5.5.3 Public Sanitary Sewage System**

- i. The public sanitary sewage system within the North Meadows Secondary Plan shall be developed in conformity with Sections 3.4.3 of this Plan.
- ii. All development within the 'Settlement Area of Strathroy' shall be connected to and serviced by the municipal sanitary sewage system.
- iii. 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.

#### **3.3.4.19.5.5.4 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.

#### **3.3.4.19.5.6 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.

#### **3.3.4.19.5.6.2 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.

#### **3.3.4.19.5.7 Land Use Compatibility**

##### **3.3.4.19.5.7.1 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.

##### **3.3.4.19.5.7.2 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.

#### **3.3.4.19.6 Adjacent Future Industrial Land Uses**

##### **3.3.4.19.6.1 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

### 3.3.4.19.6.1.1 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.

#### **3.3.4.19.6.1.2 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.

#### **3.3.4.19.6.1.3 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.

#### **3.3.4.19.6.1.4 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.

#### **3.3.4.19.6.1.5 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.

#### **3.3.4.19.6.2 Commercial**

The following policies shall apply to the land designated as “commercial on Schedule M1 in addition 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.

#### **3.3.4.19.6.3 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.



#### **3.3.4.19.6.3.1 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.

#### **3.3.4.19.6.3.2 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.

#### **3.3.4.19.6.4 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

##### **3.3.4.19.6.4.1 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.

#### **3.3.4.19.6.5 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.

##### **3.3.4.19.6.5.1 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.

#### **3.3.4.19.7 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.

##### **3.3.4.19.7.1 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.

#### **3.3.4.19.7.2 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 absolute. The figure included in the Official Plan are provided for information purposes only.

#### **3.3.4.20 Special Policy Area No. 7 – Darcy Drive**

In alignment with section 3.2(j) of this Official Plan, compatibility studies will be required prior to development of the lands identified as ‘Special Policy Area No. 7’, as shown on Schedule ‘B’, to ensure land-use compatibility between the new development and the adjacent existing commercial uses along County Road 81 in the Township of Adelaide Metcalfe. The exact nature of these compatibility studies will be determined at the time of development, and may include Noise and Vibration Impact Assessments, among others.

#### **3.3.4.21 Special Policy Area No. 8 – Saulsbury Development Lands (39T-SC1601)**

The lands identified as ‘Special Policy Area No. 8’ as shown on Schedule ‘B’, and notwithstanding the ‘Residential’ designation in which it is located and Section 3.3.4.13 of the Official Plan, are exempted from the requirement to prepare a Secondary Plan prior to development of the lands.

#### **3.3.4.22 Special Policy Area No. 11 – Buchanan Crossings Development Lands (39T-SC2302)**

The lands identified as ‘Special Policy Area No. 11’ as shown on Schedule ‘B’, and notwithstanding the ‘Residential’ designation in which it is located and Section 3.3.4.13 of the Official Plan, are exempted from the requirement to prepare a

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Secondary Plan prior to development of the lands.

**3.3.4.23 Special Policy Area No. 12 – Jaslo Properties Ltd. (OPA 3-2023 and ZBA 19-2023)**

The lands identified as ‘Special Policy Area No. 12’ as shown on Schedule ‘A’, and notwithstanding the ‘Residential’ designation in which it is located and Section 3.3.4.13 of the Official Plan, are exempted from the requirement to prepare a Servicing Study for the area prior to development.

**3.3.5 COMMUNITY FACILITIES AND INSTITUTIONAL USES**

Large scale community facilities and institutional uses serving the ‘Settlement Area of Strathroy’ as-a-whole as well as the surrounding area (e.g. Strathroy Middlesex General Hospital, Strathroy District Collegiate Institute – Holy Cross Catholic Secondary School, Yorkview Community Park) are designated ‘Community Facilities’ on the Land Use and Transportation Plan. As a result of the scale of these facilities and the traffic volumes they are capable of generating, these types of facilities warrant careful consideration in terms of their location and neighbouring uses. Smaller scale community facilities and institutional uses do not have the same potential impacts and are more readily accommodated in a number of different land use designations.

**3.3.5.1 PRIMARY USES**

Areas designated 'Community Facilities' on Schedule 'B' are intended for those uses of an educational, recreational or institutional nature which serve the entire community as well as the surrounding area. They are generally large in scale with the potential to generate significant vehicular traffic. As such, they are best suited to sites that have direct access to arterial or collector roads and where the impact on adjacent land uses is capable of being minimized.

**3.3.5.2 SECONDARY USES**

Smaller scale uses of an institutional or recreational nature and similar uses characterized by a smaller service area or population such as elementary and private schools, churches and neighbourhood parks are permitted in all areas designated on Schedule 'B' provided that such uses can be used safely and are compatible or capable of being made compatible with the primary uses of that designation. Secondary uses which are functionally associated with or intended to serve the needs of the primary uses are also permitted.

**3.3.5.3 CRITERIA FOR DEVELOPMENT**

The designation of lands for new 'Community Facilities' shall be guided by the following criteria:

- a) readily visible and easily accessible sites,
- b) proximate access to an arterial or collector road,
- c) adequate on-site parking,
- d) compatibility with adjacent land uses.

**3.3.5.4 ZONING BY-LAW**

Community facilities, institutional uses and recreational uses shall be zoned in a separate zone or zones in the Zoning By-law.

**3.3.6 OPEN SPACE**

The 'Settlement Area of Strathroy' has a number of parks (both large and small) and areas of open space. While some are designed and used for active recreation

purposes others are intended to remain relatively undisturbed due to the potential for degradation to their natural heritage features and their plant and animal life. The most significant area of continuous open space within Strathroy are the lands associated with the Sydenham River Valley and its tributaries. This area includes public parkland and recreation facilities (e.g. Alexandra Park), private recreation facilities (Bear Creek Golf and Country Club), a cemetery and wetlands.

### 3.3.6.1 PRIMARY USES

Areas designated 'Open Space' on Schedule 'B' include large areas developed or used for outdoor recreation purposes, compatible with wetlands and fish habitat, lands preserved in their natural state and other lands intended to be maintained essentially free and clear of buildings and structures. Such uses include major parks, golf courses, conservation lands, wetlands, woodlands and cemeteries.

### 3.3.6.2 PARKS AND OPEN SPACE STANDARDS

A standard of 8 hectares of open space per 1,000 population shall be used as a guide governing land acquisitions in accordance with Table 1.

TABLE 1  
**PARKS & OPEN SPACE STANDARDS**  
**STRATHROY**  
Municipality of Strathroy-Caradoc

<b>Classification</b>	<b>hectares (acres) / capita</b>
Neighbourhood Parks	0.5 (1.5) / 1000
Community Parks	1.0 (2.5) / 1000
Open Space	6.5 (16) / 1000
<b>TOTAL</b>	<b>8.0 (20) / 1000</b>

### 3.3.6.3 ACQUISITION OF PARKLAND

Lands for park purposes shall primarily be acquired through dedications as a condition of lands being subdivided or otherwise developed, or through purchase using monies received from cash-in-lieu of providing parkland in areas where parkland is not considered necessary or appropriate. Lands proposed to be

dedicated to the Municipality shall be evaluated on the basis of the following criteria:

- a) proximity and access to existing recreation facilities and parks;
- b) proximity and access to users;
- c) size, shape, topography and drainage;
- d) development and maintenance costs;
- e) potential for expansion.

#### **3.3.6.4 CASH-IN-LIEU OF PARKLAND**

Where adequate parkland is available in the area or where more suitable sites exist elsewhere, a cash payment in lieu of a conveyance of land for park purposes may be accepted which shall be used to purchase land elsewhere for park purposes or for other public recreational purposes.

#### **3.3.7 NATURAL HERITAGE**

Natural heritage features in the 'Settlement Area of Strathroy are primarily associated with the Sydenham River and its tributaries. They include wetlands, woodlands and valleylands. Areas designated as 'Wetlands' may also include adjacent lands that do not constitute wetlands as defined; yet are considered an integral part of the wetland complex. Natural heritage features warrant protection on account of their ecological and social value as well as their contribution to the natural landscape and the character of Strathroy. It is intended that they be protected, wherever possible, from incompatible development, site alteration, and other activities that would undermine their integrity. It is also intended that such features shall be left in their natural or undisturbed state and that any adjacent land use or land use activity be controlled so as not to adversely impact on the natural and ecological integrity of the feature.

##### **3.3.7.1 SYDENHAM RIVER VALLEY – SPECIAL STUDY AREA**

The Sydenham River Valley, as shown on Schedule 'C', is a significant natural area and significant recreational asset. Upstream of Head Street, the corridor is



largely an uninterrupted valley rich in natural features and a significant migration route for wildlife and fish. Rare, native species in the river valley have been identified as endangered under the federal Species at Risk Act and the provincial Endangered Species Act. These plants and animals rely on a healthy, natural river corridor for their existence. Downstream of Head Street, the valley accommodates some of Strathroy's major outdoor recreation facilities including Alexander Park. In order to realize the recreational opportunities afforded by the Sydenham River Valley while at the same time protecting and enhancing the valley's natural characteristics and features, the Municipality may undertake the preparation of a master plan. In preparing the plan, the valuable natural features of the Sydenham River valley and its tributaries shall be taken into account in determining the appropriateness and locational/design parameters for outdoor recreational activities (e.g. walking, jogging, cycling, canoeing) and provision for public access. The St. Clair Region Conservation Authority shall be consulted and requested to participate in the preparation of the master plan.

#### **3.3.7.2 WETLANDS**

Areas designated as 'wetlands' on Schedule 'D' 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. On adjacent lands (generally lands being within 120 metres of the wetland or wetland complex) development and site alteration 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. These areas are regulated by Conservation Authorities. Uses permitted shall be restricted to existing agricultural uses, conservation, outdoor education, and passive recreation uses. Buildings or structures shall not be permitted. Other activities permitted may include hunting, trapping and fishing.

#### **3.3.7.3 WOODLANDS**

Areas designated as 'Woodlands' on Schedule 'D' have been identified by the Middlesex Natural Heritage Study, 2003 as meeting one or more landscape criteria established by the study. They are generally four hectares or greater in size and are considered to be significant as a result of their contribution to the ecology,

quality and natural diversity of the Municipality. It is intended that these woodlands be protected and enhanced wherever possible. They shall be maintained in their natural state wherever possible and protected from incompatible development.

#### **3.3.7.4 DEVELOPMENT AND SITE ALTERATION AFFECTING WOODLANDS**

Development and site alteration may be permitted within a “woodland” designated on Schedule ‘D’ and on adjacent land (generally the lands being within 50 metres of the woodland) where it is demonstrated that there will be no negative impacts on the woodlands or the ecological functions for which it was identified.

#### **3.3.7.5 EVALUATION OF DEVELOPMENT PROPOSALS**

Where development is proposed on land lying adjacent to a ‘Wetland’ or lying within or adjacent to an area designated as a ‘Woodland’, the proponent shall submit a Development Assessment Report (or DAR) in accordance with Section 7.5.3.2 of this Plan.

#### **3.3.7.6 OWNERSHIP AND PUBLIC ACCESS**

The designation of ‘Wetlands’ and ‘Woodlands’ and the policies applying to them shall not be construed that these lands shall ultimately be purchased by the Municipality or any other public body, or that they are freely and openly accessible to the public.

#### **3.3.8 URBAN RESERVE**

The ‘Urban Reserve’ designation applies where the desired and ultimate use of undeveloped or underutilized lands lying within a ‘Settlement Area’ is uncertain. When a proposal has been submitted to the Municipality, an evaluation will be undertaken to determine, amongst other matters, the suitability of the lands for the purposes being proposed. The evaluation will address whether the lands should be designated for such purposes or be left in the ‘Urban Reserve’ designation pending receipt of a more suitable development proposal. Consideration shall be given at that time to amending the Official Plan to change the designation from ‘Urban Reserve’ to a specific land use designation or to maintaining the ‘Urban

Reserve' designation. In the interim, new uses will be strictly controlled and only permitted where such uses do not ultimately compromise the future use of the lands.

### **3.4 INFRASTRUCTURE**

#### **3.4.1 ROADS**

##### **3.4.1.1 NETWORK**

Strathroy is serviced by a transportation network of 'Arterial Roads', 'Collector Roads' and 'Local Streets'. From Provincial Highway No. 402, two grade-separated interchanges provide direct access into and out of Strathroy and link Strathroy to southwestern Ontario and the U.S. Interstate Highway System at Port Huron. County Roads No's 9, 39 and 81 provide access into and out of Strathroy from the surrounding area. The Municipality shall mutually plan, design and co-ordinate any changes or improvements to its road system with changes or improvements to the roads system of the County and the Province to ensure the functioning of an efficient transportation network.

##### **3.4.1.2 ARTERIAL ROADS**

The primary function of 'Arterial Roads' as shown on Schedule 'B' is to carry relatively high volumes of vehicular traffic over relatively long distances within the settlement area. Speed limits shall generally be higher than lower order roads and streets and maintaining traffic flow rather than access to abutting properties shall generally have priority. Access to abutting properties shall be limited and traffic control features including signalization and the location of stop signs shall, wherever possible, favour the arterial roads over intersecting lower order roads and streets.

##### **3.4.1.3 COLLECTOR ROADS**

The primary function of 'Collector Roads' as shown on Schedule 'B' is to provide a link between 'Arterial Roads' and 'Local Streets'. Maintaining traffic flow and access to abutting properties are generally of equal importance. 'Primary Collectors' are distinguished from 'Secondary Collectors' by traffic volume and length, the former typically carrying heavier volumes between 3000 and 10000

vehicles per day and the latter typically carrying between 1000 and 1500 vehicles per day. 'Industrial Collectors', while not always carrying large volumes of traffic, warrant special attention to accommodate truck traffic in terms of pavement width, corner radii and the configuration of intersections.

#### **3.4.1.4 LOCAL STREETS**

The primary function of 'Local Streets' is to provide direct access to abutting properties, typically carrying less than 1500 vehicles per day. Streets with only one access (i.e. cul-de-sacs) typically should have a maximum volume of 200 vehicles per day. Lower speed limits and traffic control devices may be necessary to ensure public safety and the enjoyment of adjacent residential properties.

#### **3.4.1.5 PRIVATE STREETS**

Private streets shall only be considered in developments registered under the Condominium Act or as otherwise may be permitted by this Plan.

#### **3.4.1.6 IMPROVEMENTS AND EXTENSIONS**

Improvements and extensions to the road network will be undertaken as financial resources permit and in accordance with other priorities of the Municipality. The Strathroy Area Transportation Study, 2003 will be used as a basis for determining improvements and priorities.

#### **3.4.1.7 MAJOR INTERSECTION IMPROVEMENTS**

Major intersection and other improvements in areas shown on Schedule 'B' may be undertaken to improve traffic flow and the overall functioning of the road network. In order to maintain the option of undertaking these improvements in the future and so as not to compromise their possible realization, the Municipality may acquire land as the opportunities are presented and may require development proposals in the vicinity of these areas be modified as need be.

#### **3.4.1.8 ROAD ALLOWANCES**

The following design widths as shown in Table 2 shall be used as a basis for determining land acquisitions and land dedications in new development and redevelopment.

TABLE 2  
**ARTERIAL & COLLECTOR ROADS - DESIGN WIDTHS**  
**STRATHROY**  
Municipality of Strathroy-Caradoc

Classification & Name	Design Width	Limits
<b>ARTERIAL</b>	30 m	
Victoria St.– Caradoc St. Adelaide St. (C.R. No. 81)	30 m	Pannell Lane and Walker Dr.
Metcalf St. (C.R. No. 9)	30 m	
Albert St. (C.R. No. 39)	30 m	Metcalf St. and municipal boundary
Victoria St. (C.R. No. 44)	30 m	Caradoc St. and Metcalf St.
Second St. (C.R. No. 33)	30 m	Centre Rd. and municipal boundary
Carroll St.	30 m	
<b>PRIMARY COLLECTOR</b>	26 m	
Front St.	26 m	Albert St. and Metcalf St.
Head St.	26 m	Second St. and CN railway
Queen St.	26 m	Tanton St. and Carroll St.
Saxton Rd.	26 m	Carroll Street to settlement boundary
York Ave.	26 m	Second St. and Carroll St.
<b>SECONDARY COLLECTOR</b>	20 m	
Park St.	20 m	Metcalf St. and Carroll St.
Pannell Lane	20 m	Victoria St. and Head St.
Thorn Drive	20 m	Head St. and Adair Dr. extended (possible)
<b>INDUSTRIAL COLLECTOR</b>	26 m	
Wright St.	26 m	Second St. and Adair Dr.
Adair Dr.	26 m	Wright St. and Second St.
High St.	26 m	Queen St. and York Ave.
MacNab St.	26 m	Metcalf St. and High St.

Where a land dedication for road widening is being considered as a condition of development or the subdividing or severing of land, the amount of land to be taken shall be taken in equal amounts from both sides of the subject road measured from the centreline of the road except where physiographic conditions, utility lines or other features dictate otherwise.

#### **3.4.1.9 ENTRANCES**

Where access is available from both a higher order road and a lower order road (e.g.. County Road and Municipal Road, arterial road and a collector road), access shall generally be restricted to the lower order road.

#### **3.4.2 PUBLIC WATER SUPPLY SYSTEM**

*Strathroy is serviced by a network of watermains connected to a pumping station, situated on the north side of Second Street (County Road 32) at Head Street. This station receives its water from the Lake Huron Primary Water Supply System. A storage tower is located at Head Street and Tanton Street. The current water supply system not only serves Strathroy but also portions of neighbouring Township of Adelaide-Metcalf generally along the Centre Road (County Road 81) corridor.*

##### **3.4.2.1 MONITORING**

The municipal water supply system shall be continuously monitored to ensure an adequate, secure and potable water supply to meet the full range of needs of the settlement area. Improvements shall be undertaken and measures adopted as necessary to ensure the supply remains adequate and secure, and water quality standards are met.

##### **3.4.2.2 EXPANSION**

As the need arises and resources permit, expansions will be undertaken to the system to service undeveloped areas designated for development on Schedule 'B'. The cost of such expansions shall be borne by the development itself, development charges, front-end agreements, and grants and loans from senior levels of government.

#### **3.4.3 PUBLIC SANITARY SEWAGE SYSTEM**

The municipal sanitary sewage system serving Strathroy comprises a network of trunk sewers, local sewers, pumping stations and a mechanical treatment plant with lagoon sludge storage. The main components of the

system are shown on Schedule 'E'. The sewage treatment plant is located south of the CN railway west of the municipal boundary in the neighbouring Township of Adelaide-Metcalfe. The plant has a rated capacity of 10,000 m<sup>3</sup>/day and the average daily flow in 2013 amounted to approximately 58% of its design capacity.

#### **3.4.3.1 CONNECTION TO THE SYSTEM**

All development within the 'Settlement Area of Strathroy' shall be connected to and serviced by the municipal sanitary sewage system. As the need arises and resources permit, the system will be extended to existing developed areas not presently serviced.

#### **3.4.3.2 IMPROVEMENTS**

Improvements will be made to the system as the need arises to replace antiquated or inadequate sewers and to facilitate redevelopment. A sanitary sewer master plan of the collection system, commissioned by the Municipality in 2005 provides a template for required improvements to the collection system to address current and future servicing needs.

#### **3.4.3.3 PLANT EXPANSION**

When 90% of the design capacity of the sewage treatment plant is reached, the process of expanding the sewage treatment plant to meet future needs shall be initiated. Until such time as a commitment is made to expand the plant and the necessary regulatory approvals have been obtained, no further approvals shall be given to developments which require connection to or which otherwise increase the load on the system. The cost of any required expansion shall be borne primarily by development charges, front-end agreements, and grants and loans from senior levels of government.

### **3.4.4 STORMWATER MANAGEMENT**

#### **3.4.4.1 STORM SEWERS**

Storm sewer systems shall include stormwater management facilities and/or measures for both water quality and quantity in accordance with accepted practices.

### **3.4.4.2 STORMWATER MANAGEMENT PLANS**

Stormwater Management Plans shall be prepared for undeveloped areas prior to development to effectively control stormwater runoff. Such plans shall be prepared, where appropriate to do so, on a sub-watershed basis as opposed to a land ownership basis and shall be required under the Secondary Plan process as required in Sections 3.3.3.4, 3.3.4.13, and 3.3.8. In the preparation and evaluation of such plans, the St. Clair Region Conservation Authority shall be consulted. Plans shall be approved by the Municipality, the Conservation Authority and, where required, the Ministry of the Environment.

### **3.4.4.3 WATERSHED PLANNING AND DEVELOPMENT**

Wherever possible, land use planning and development shall take place on a watershed or sub-watershed basis. In the absence of such an approach, the specific characteristics of the lands affected and the following principles shall be considered in determining surface and groundwater water quality and quantity criteria:

- a) where there is a potential flood hazard immediately downstream of the subject lands, water quantity control measures shall be required;
- b) where the subject lands are located in the headwater area of a receiving watercourse, post development peak flows shall be controlled to pre-development peak flows;
- c) where source protection and the health of native communities (and, in particular, fish habitat) may be at risk, water quantity control and water quality enhancement measures shall be considered. Best management practices for stormwater management indicate that stormwater runoff should not impact the natural /existing hydrograph of the receiving stream.

### **3.4.4.4 APPROVALS REQUIRED**

All design parameters for stormwater management shall be approved by the Municipality, the St. Clair Region Conservation Authority and the Ministry of Environment. An Environmental Compliance Approval shall only be issued after all Environmental Assessment Act requirements have been met.



**3.4.5 SPECIAL STUDY AREAS**

**3.4.5.1 SOUTH OF CARROLL STREET – SPECIAL STUDY AREA**

Except where a development commitment has been made and servicing approved by the Municipality, a preliminary servicing study, satisfactory to the Municipality shall be undertaken of the undeveloped lands lying south of Carroll Street (as shown on Schedule 'C') to determine overall servicing requirements including the location and sizing of trunk service mains, pumping stations and related facilities.

## **4.0 MOUNT BRYDGES**

### **4.1 CHARACTER AND IMAGE**

*The second largest settlement in the Municipality of Strathroy-Caradoc is Mount Brydges with a population of approximately 2,200 persons (Figure: 3). It is located near the geographic centre of the Municipality approximately 12 kilometres south of Strathroy. The City of London lies 25 kilometres to the east.*

*The Village has developed historically in a linear fashion along County Road No. 81 between Falconbridge Drive on the north and Parkhouse Drive on the south. It is dissected in an east-west direction by the main line of the CN railway serving the Windsor-Quebec City corridor. Major roads include Adelaide Road (County Road No. 81) and Glendon Drive (County Road No. 14).*

*The village core is located along Adelaide Road between Regent Street in the north and King Street in the south. Opportunities, nevertheless, exist in the core for redevelopment, infilling and conversion of residential uses to commercial uses. Industrial development is limited to a few remnant establishments lying west of the core. Single unit dwellings comprise the predominant housing type in the Village. While residential development has taken place on both sides of the CN railway, most of the activity over the past 10 years has occurred south of the railway.*

*Mount Brydges is primarily a residential community. It is also a local business and recreation centre serving the needs of its residents and the surrounding area. Due to its proximity to Strathroy and London, it has increasingly become a 'bedroom community'. While the main CN rail line passes through the Village, there are no scheduled stops in the Village.*

*The Village is serviced by a municipal water supply through a connection to the Lake Huron Primary Water Supply System via Middlesex Centre. It is also serviced by a municipal sanitary sewage system with a treatment plant situated on the closed municipal landfill site located on Part of Lot 20, Concession I (geographic Township of Caradoc), southeast of Mount Brydges. The effect of full municipal services increases the ability of the village to accommodate future development opportunities.*

*Although Mount Brydges is the site of a few small industrial establishments, it is not a highly attractive location for industry given the lack of highly accessible and visible industrial sites. New industrial development is better located outside the Village where impacts on residential development are capable of being minimized and more accessible and visible sites may be found.*

## **4.2 GOALS AND OBJECTIVES**

The following goals and objectives shall guide the planning, development, redevelopment and improvement of the 'Settlement Area of Mount Brydges':

- a) To support development without compromising the ability of the Municipality to provide appropriate services and facilities to accommodate such development;
- b) To encourage the development and maintenance of a strong, viable commercial core with its own sense of identity and character;
- c) To maintain the essential qualities of privacy, quiet enjoyment, public health and safety and land use compatibility in residential areas;
- d) To retain and strengthen the existing character and quality of the Village;
- e) To undertake improvements in services, facilities and amenities where required or otherwise considered desirable.

## **4.3 LAND USE**

### **4.3.1 RESIDENTIAL**

Areas designated for continued and future residential purposes in the 'Settlement Area of Mount Brydges' include existing residential development as well as lands to accommodate future expansion.

#### **4.3.1.1 PRIMARY USES**

Within areas designated 'Residential' on Schedule 'F', the primary use of land shall be for single unit detached dwellings. Other dwelling types may also be permitted including accessory apartments, semi-detached dwellings, duplex dwellings,

converted dwellings, townhouses and low rise, small scale apartment buildings. A range of dwelling types is encouraged to meet the diverse needs and preferences of existing and future residents as well as providing opportunities for more affordable housing.

#### **4.3.1.2 SECONDARY USES**

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 include churches, schools, neighbourhood parks, nursing and rest homes, day care centres and home occupations.

#### **4.3.1.3 DENSITY AND FORM**

The density and form of new residential development shall complement and re-enforce the 'small' village character of Mount Brydges. To ensure compatibility with the existing and desired character of the Village, the density and height of new residential development shall be strictly controlled and recognize existing servicing constraints.

#### **4.3.1.4 INTENSIFICATION**

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

##### **4.3.1.4.1 SECONDARY DWELLING UNITS**

The establishment of a secondary dwelling unit in a main residential use in the form of a single unit dwelling, semi-detached dwelling or a townhouse dwelling, or located in a building accessory to a main residential use, shall be permitted and subject to standards prescribed by the Zoning By-law with respect to such matters including but not limited to floor area, exterior alterations, servicing, outdoor

amenity area and parking.

**4.3.1.5 MEDIUM DENSITY HOUSING**

Medium density residential development in the form of townhouses, low-rise apartments or variations thereof shall be encouraged to locate where direct or nearby access is available to major roads, and where commercial areas and/or parks and open space are close-by. Intrusions into areas predominantly characterized by single unit dwellings shall not be permitted.

**4.3.1.6 INNOVATIVE HOUSING**

Innovative forms of housing and creative site design shall be encouraged where natural amenities and landscaped open space are retained and enhanced, and the amenity and character of neighbouring residential areas is protected.

**4.3.1.7 HOUSING MIX**

Development proposals for large undeveloped blocks shall be required to incorporate a range of housing types and densities unless it is capable of being demonstrated that market, servicing or site conditions dictate otherwise.

**4.3.1.8 DEVELOPMENT PROPOSALS**

Proposals for large scale residential development shall only be permitted on full municipal services in those areas designated on Schedule 'F'. The following criteria shall be considered by the Municipality:

- a) design population and conceptual layout including lot size and shape,
- b) housing form, mix and density,
- c) stormwater management,
- d) parkland dedication or cash-in-lieu,
- e) protection and enhancement of natural features,
- f) buffering/screening provisions where desirable or necessary,
- g) impact on off-site municipal facilities and services;

- h) financial impact (benefits and costs) on the Municipality.

**4.3.1.9 HOME OCCUPATIONS**

Home occupations or businesses conducted within the home shall be permitted provided they are clearly secondary to the main residential use. Such activity is to be conducted entirely within the dwelling by those residing in the dwelling plus not more than one person who is not a resident thereof and provided it does not create a nuisance or potential nuisance or detract in any way from the character, peace and enjoyment of the residential area within which it is situated. The range or type of home occupations or businesses permitted and the standards applying to them shall be set out in the Zoning By-law.

**4.3.1.10 RAILWAY SAFETY, NOISE AND VIBRATION ISSUES**

Residential development of lands lying within 300 metres of the railway which passes through the Village shall be subject to the requirements set out in Section 6.3.

**4.3.1.11 ZONING BY-LAW**

A number of residential zones shall be established to regulate the type, form and density of residential development within specific areas. The Zoning By-law shall prescribe standards with respect to such matters as lot frontage, lot area, setback, coverage, height, density and home occupations. Large undeveloped areas designated 'Residential' may be placed in a 'future residential' type zone until such time as the nature of development has been determined and conditions governing development have been satisfied.

**4.3.2 COMMERCIAL**

*Areas designated for continued and future commercial uses comprise the established commercial core of Mount Brydges lying generally along Adelaide Road (County Road No. 81) between Regent Street in the north and King Street in the south and undeveloped lands lying on the westerly side of Adelaide Road south of Parkhouse Drive. These areas include existing commercial development as well as lands considered suited to accommodate future commercial needs.*

**4.3.2.1 PRIMARY USES**

Within the commercial core designated 'Commercial' on Schedule 'F', a full range of commercial uses shall be permitted including general merchandise, specialty merchandise, food, auto-related uses, offices and service uses. Institutional uses, residential uses integrated with commercial uses and other non-commercial uses considered compatible with commercial development may also be permitted. In peripheral areas designated 'Commercial', development that requires large building 'footprints', large areas for parking or outside storage or display, or customer drive-through facilities shall be encouraged. Small scale retail outlets suitable to the commercial core shall be discouraged from locating in peripheral areas and instead directed to the commercial core.

**4.3.2.2 COMMERCIAL CORE**

New commercial development shall be encouraged, wherever feasible and appropriate, to locate in the established commercial core. Compactness of the core area shall be retained and strengthened and intrusions into residential areas avoided by preventing undue extensions and encouraging redevelopment, infilling, and the conversion of vacant, abandoned or derelict buildings and space into more viable uses. Enhancement of the commercial core by improvements to its visual character, public amenities and customer parking may be undertaken by the Municipality contingent upon support from property owners and business operators and financial resources being available.

**4.3.2.3 PERIPHERAL COMMERCIAL**

In view of the location of these areas at the main entrances to Mount Brydges and the tendency of highway commercial development to exhibit a non-distinctive appearance, a high standard of site design, creativity and amenities shall be expected. Efforts shall be encouraged to internally link adjacent development to minimize vehicle entrances and facilitate multi-purpose trips.

**4.3.2.4 ZONING BY-LAW**

The Zoning By-law shall prescribe standards with respect to such matters as permitted uses, lot frontage, lot area, setbacks, coverage, height and off-street parking. Commercial zones shall be established to regulate the location of

permitted uses and the type and form of commercial development within areas designated for commercial purposes. Undeveloped sites may be placed in a 'holding' type zone or zoned for commercial purposes in accordance with the holding provisions of the Planning Act and this Plan until such time as conditions are appropriate to permit development.

#### **4.3.3 INDUSTRIAL**

*Lands designated for industrial purposes are limited to a small industrial area situated west of the commercial core and south of the railway. This area is virtually developed and opportunities for expansion are limited. Limitations with respect to access, visibility and potential conflicts with existing and future residential development serve to discourage future industrial development in the 'Settlement Area of Mount Brydges'.*

##### **4.3.3.1 PRIMARY USES**

Within areas designated 'Industrial' on Schedule 'F', small scale industrial uses and uses having requirements or exhibiting characteristics similar to industrial uses shall be permitted. These uses include activities engaged in the manufacturing, fabrication, assembling, processing of raw materials or partially processed materials, goods or products; warehousing and the storage of bulk commodities; repair, servicing and maintenance operations; and transportation facilities.

##### **4.3.3.2 SECONDARY USES**

Lands designated 'Industrial' may be used for other non-residential purposes provided that such other uses would not, in any way, be detrimental, offensive or conflict with the primary uses or with neighbouring residential uses. Where these uses are more appropriately located in the commercial core and sites are available for these purposes, they will be discouraged from locating in areas designated 'Industrial'. These uses may include automobile-oriented uses, fitness clubs and other uses that make use of existing industrial space no longer suited or required for the purposes for that it was designed.



#### **4.3.3.3 ZONING BY-LAW**

The Zoning By-law shall specify the permitted uses and prescribe standards with respect to such matters as, lot frontage, lot area, setbacks, coverage and off-street parking requirements. Undeveloped sites may be placed in a 'holding' type zone or zoned for a specific industrial purpose in accordance with the holding provisions of the Planning Act and this Plan until such time as conditions are appropriate to permit development.

#### **4.3.4 OPEN SPACE**

*Major areas of 'Open Space' in the 'Settlement Area of Mount Brydges' comprise Lions Park situated in the north end of the Village and woodlands in both the north and south ends of the Village. A community park situated in the centre of the Village, a number of small neighbourhood parks, two cemeteries and contributes to the amount of 'greenspace' within the settlement boundary.*

*Mount Brydges has considerably more parkland than what appears to be required. Additional active parkland is not evidently required based on the total area of existing parkland (i.e. 21 ha or 53 ac.), its characteristics and the design population. In the event that large undeveloped parcels of land are developed for residential purposes, however, there is likely to be a need for the establishment of new neighbourhood parks and a larger community park in the south end of the Village in the event of significant new development taking place. Linear recreation facilities such as nature trails and fitness trails are generally lacking.*

##### **4.3.4.1 PRIMARY USES**

Within areas designated 'Open Space' on Schedule 'F', the primary use of land shall be for major public parks, similar outdoor recreation areas and recreation facilities. The Zoning By-law shall specify the range of uses permitted in these designated areas, as well as the standards that shall apply to related buildings and structures.

#### **4.3.4.2 NEIGHBOURHOOD PARKS AND PLAYGROUNDS**

Neighbourhood parks and playgrounds may be established in any land use designation. They may, however, be zoned as 'Open Space' in the Zoning By-law.

#### **4.3.4.3 ACQUISITION OF PARKLAND**

Lands for park purposes shall primarily be acquired through dedications as a condition of lands being subdivided or otherwise developed, or through purchase using monies received from cash-in-lieu of providing parkland in areas where parkland is not considered necessary or desirable. Lands proposed to be dedicated to the Municipality shall be evaluated on the basis of the following criteria:

- a) proximity and access to existing recreation facilities and parks;
- b) proximity and access to users;
- c) size, shape, topography and drainage;
- d) development and maintenance costs;
- e) potential for expansion.

#### **4.3.5 COMMUNITY FACILITIES AND INSTITUTIONAL USES**

Community facilities and institutional uses include public and quasi-public uses such as churches, schools (including private schools and special training schools), nursing or rest homes, community centres and indoor recreation facilities, quarters of community organizations and community clubs, government buildings and offices, and major recreation facilities. Funeral homes may also be considered an institutional use. Major facilities in the 'Settlement Area of Mount Brydges' include the Community Centre and the Tri-Township Arena.

##### **4.3.5.1 LARGE SCALE**

Large scale institutional uses and major recreation facilities which serve the entire community as well as the surrounding area are designated 'Community Facilities' on Schedule 'F'. The following criteria shall guide the designation of lands for new community facilities:

- a) readily visible and easily accessible sites;
- b) proximate access to an arterial or collector road;
- c) adequate on-site parking;
- d) compatibility with adjacent land uses;
- e) adequate servicing shall be available.

#### **4.3.5.2 SMALL SCALE**

Small scale institutional uses which do not generally serve the entire community (e.g. churches, quarters of community organizations and community clubs) shall be permitted in all areas designated on Schedule 'F'. New institutional uses shall be permitted subject to rezoning upon due consideration of:

- a) compatibility of the proposed use with neighbouring uses;
- b) availability and adequacy of municipal services;
- c) lot frontage, depth, and size;
- d) adequate off-street parking;
- e) adequate buffering and landscaping between the proposed institutional use and neighbouring uses where adverse conflicts or impacts could result.

#### **4.3.5.3 ZONING BY-LAW**

Community facilities, institutional uses and recreational uses shall be zoned in a separate zone or zones in the Zoning By-law.

#### **4.3.6 NATURAL HERITAGE**

Natural heritage features in the 'Settlement Area of Mount Brydges' are limited and include woodlands and two wetlands lying generally towards the periphery of the built-up area. Areas designated as 'Wetlands' may also include adjacent lands that do not constitute wetlands as defined; yet are considered an integral part of the wetland complex. These areas are regulated by Conservation Authorities. Natural

heritage features warrant protection on account of their ecological and social value as well as their contribution to the natural landscape and the character of Mount Brydges. It is intended that they be protected, wherever possible, from incompatible development, site alteration, and other activities that would undermine their integrity. It is also intended that such features shall be left in their natural or undisturbed state and that any adjacent land use or land use activity be controlled so as not to adversely impact on the natural and ecological integrity of the feature.

#### **4.3.6.1 WETLANDS**

Areas designated as 'Wetlands' on Schedule 'F' shall be maintained in their natural state and protected from development which would threaten their ecological integrity. Development shall not be permitted within the wetland while on *adjacent lands* (generally the lands being within 120 metres of the wetland) development and site alteration may only be permitted where it is capable of being demonstrated that there will be no negative impacts on the natural features or on the ecological functions for which the wetland has been designated. Uses permitted shall be restricted to existing agricultural uses, conservation, outdoor education and passive recreation uses. Buildings or structures shall not be permitted.

#### **4.3.6.2 WOODLANDS**

Areas designated as 'Woodlands' on Schedule 'F' have been identified by the Middlesex Natural Heritage Study, 2003 as meeting one or more landscape criteria established by the study. They are generally four hectares or greater in size and are considered to be significant as a result of their contribution to the ecology, quality and natural characteristics of Mount Brydges. It is intended that these woodlands be protected and enhanced wherever possible. They shall be maintained in their natural state wherever possible and protected from incompatible development.

#### **4.3.6.3 DEVELOPMENT AND SITE ALTERATION AFFECTING WOODLANDS**

Development and site alteration may be permitted within a 'Woodland' designated on Schedule 'F' and on *adjacent lands* (generally the lands being within 50 metres of the woodland) where it is capable of being demonstrated there will be no

negative impacts on the woodland or on the ecological functions for which it was identified.

#### **4.3.6.4 EVALUATION OF DEVELOPMENT PROPOSALS**

Where development is proposed on land lying adjacent to a 'Wetland' or lying within or adjacent to an area designated as a 'Woodland', the proponent shall submit a Development Assessment Report (or DAR) in accordance with Section 7.5.3.2 of this Plan.

#### **4.3.6.5 OWNERSHIP AND PUBLIC ACCESS**

The designation of 'Wetlands' and 'Woodlands' and the policies applying to them shall not be construed that these lands shall ultimately be purchased by the Municipality or any other public body, or that they are freely and openly accessible to the public.

### **4.4 TRANSPORTATION AND SERVICES**

#### **4.4.1 STREETS**

##### **4.4.1.1 NETWORK**

The road network serving the 'Settlement Area of Mount Brydges' comprises a system of arterial roads and local streets. Arterial roads are limited to Adelaide Road (County Road No. 81) and Glendon Drive (County Road No. 14). Both roads are under the jurisdiction of the County of Middlesex.

##### **4.4.1.2 ARTERIAL ROADS**

The primary function of 'Arterial Roads' is intended for the purposes of carrying large to medium volumes of all types of traffic at medium speeds through and throughout the Village. The location of 'Arterial Roads' are shown on Schedule 'F'.

##### **4.4.1.3 LOCAL STREETS**

All other streets in the 'Settlement Area of Mount Brydges' are designated 'Local Streets'. The primary function of local streets is to provide direct access to abutting properties, to serve destination as opposed to through traffic, and to act as feeders to arterial roads. Most local streets will either have an origin or destination along

their length. All new entrances shall be located, designed and constructed to the satisfaction of the Municipality.

#### **4.4.1.4 ROAD ALLOWANCES**

The required street allowance shall be determined by the authority having jurisdiction. Generally, all 'Local Streets' shall have a minimum road allowance width of 20 metres.

#### **4.4.1.5 DESIGN AND CONSTRUCTION**

New streets created as a result of a plan of subdivision shall be designed and constructed to the standards of the Municipality prior to being assumed by the Municipality. Where new streets intersect County Road No.14 or County Road No. 81, the location and design of these intersections shall be subject to the approval of the County of Middlesex. All new or up-graded entrances to roads under the jurisdiction of the County shall require the approval of the County.

#### **4.4.1.6 NEW STREETS**

For large contiguous blocks of undeveloped land, the Municipality may require that new streets and their connection to the existing network be determined prior to approving the development of a portion of the lands.

#### **4.4.2 PUBLIC WATER SUPPLY SYSTEM**

*Mount Brydges is serviced by a network of watermains connected to a pumping station on the south side of Glendon Drive (County Road 14) east of Adelaide Road (County Road 81). This station receives its water from the Lake Huron Primary Water Supply via Middlesex Centre.*

##### **4.4.2.1 REQUIREMENT**

All development within the 'Settlement Area of Mount Brydges' shall be connected to and serviced by the municipal water supply system.

##### **4.4.2.2 MONITORING**

The municipal water supply system shall be continuously monitored to ensure an adequate, secure and potable water supply to meet the full range of the needs to

the village. Improvements shall be undertaken and measures adopted as necessary to ensure the supply remains adequate and secure, and water quality standards are met.

#### **4.4.2.3 EXPANSION**

As the need arises and resources permit, expansions will be undertaken to the system to service undeveloped areas for development on Schedule 'F'. The cost of such expansions shall be borne by the development itself, development charges, front-end agreements, and grants and loans from senior levels of government.

#### **4.4.3 PUBLIC SANITARY SEWAGE SYSTEM**

*Mount Brydges is generally serviced by a municipal sewage treatment plant and related collection system. The plant lies in Lot 20, Concession I (geographic Township of Caradoc) on a property which contains a closed municipal landfill site. The plant has a rated capacity of 825 m<sup>3</sup>/day and the average daily flow in 2013 amounted to approximately 8% of its design capacity. The existing collection system is generally limited to areas along the Adelaide Road (County Road 81) and Glendon Drive (County Road 14) corridors in conjunction with recently approved residential subdivisions. Although other areas of the village remain serviced by private on-site sewage disposal systems, it is the intent of the Municipality that these areas be fully serviced.*

##### **4.4.3.1 CONNECTION TO THE SYSTEM**

All development within areas shown on Schedule 'F' shall be connected to and serviced by the municipal sanitary sewage system. As the need arises and resources permit, the system may be extended to existing developed areas not presently serviced.

##### **4.4.3.2 PLANT EXPANSION**

When 90% of the design capacity of the sewage treatment plant is reached, the process of expanding the sewage treatment plant to meet future needs shall be initiated. Until such time as a commitment is made to expand the plant and the necessary regulatory approvals have been obtained, no further approvals shall be given to developments which require connection to or which otherwise increase

the load on the system. The cost of any required expansion shall be borne primarily by development charges, front-end agreements, and grants and loans from senior levels of government.



## 5.0 RURAL AREA

### 5.1 CHARACTER AND IMAGE

*The rural area of the Municipality of Strathroy-Caradoc is generally flat to gently undulating and, although significant woodlands and wetlands remain, has been extensively cleared for agricultural purposes. The greatest relief in topography is found towards the Thames River which also forms a portion of the southerly and easterly boundary of the Municipality.*

*The Caradoc Sand Plain and the Ekfrid Clay Plain comprise the two dominant soil regions of the Municipality. The Caradoc Sand Plain represents the larger of the two, and features well drained, sandy soils while the Ekfrid Clay Plain features hardier, less well drained clay soils. Soils in both instances exhibit a high capability for agriculture.*

*A long standing commitment to preventing random urbanization of the countryside has been successful in maintaining the character of the rural area, in minimizing conflicts with agriculture and in curbing the demand for higher levels of service. Pressure for rural residential development, while considerable, has been resisted in favour of a development policy focused on directing growth to settlements and other designated development areas.*

### 5.2 GOALS AND OBJECTIVES

The following goals and objectives shall guide the use of land and maintain the character of the rural area:

- a) To preserve and protect *prime agricultural land*;
- b) To maintain agriculture as the predominant use of land;
- c) To enable those engaged in agriculture the freedom and flexibility to operate their farms effectively and efficiently without undue interference from the intrusion of non-agricultural, conflicting uses;

- d) To ensure livestock operations are properly managed to minimize the potential for adverse environmental impacts;
- e) To recognize the legitimate needs and requirements of certain non-farm related uses to establish in the rural area;
- f) To protect and, wherever possible, enhance natural heritage features and areas to minimize any adverse impact on such features;
- g) To retain and enhance significant wetlands, woodlands, and valleys of the Thames River and the Sydenham River and their tributaries in their natural state in terms of their ecological function, and natural and scenic quality;
- h) To promote and encourage the retention of woodlands, corridors and linkages;
- i) To direct non-agricultural uses to locate in settlement areas wherever feasible and possible.

## **5.3 LAND USE**

### **5.3.1 AGRICULTURAL**

*The 'Agricultural' land use designation encompasses the largest portion of the Municipality of Strathroy-Caradoc. It constitutes a primary agricultural area within the meaning of the Provincial Policy Statement. It reflects the existence of high capability soils for agriculture and the large portion of the Municipality's land area classified as improved land. Soils vary considerably from sandy soils in the north to heavy clays in the south. An extensive drainage network comprising natural tributaries and municipal drains has been developed. Livestock farming (principally poultry, beef cattle and hogs) and cash crops (principally corn and soya beans) are the predominant farming types. Sandy soils at one time were used predominantly for the growing of tobacco in the Municipality.*

*The policies of the 'Agricultural' designation which follow are intended to ensure the continuation of farming as the predominant use of this area --*

*free in its ability to function and expand in accordance with sound farm management techniques and conservation practices and without the constraints imposed by potentially conflicting land uses. While land uses in addition to farming are permitted under certain circumstances, they are strictly controlled in terms of their type, scale and location so as not to be detrimental to farming.*

*The nature of farming in the rural area requires that large contiguous areas of productive land be reserved for farming purposes and activities that are either supportive of, or complementary to, the practice of farming. The intrusion of incompatible or conflicting land uses, singularly or cumulatively, are considered potentially detrimental to farming.*

#### **5.3.1.1 PRIMARY USES**

Within areas designated 'Agricultural' on Schedule 'H', the primary use of land shall be for the cultivation of land, the raising of livestock and the growing of trees. A full range of agricultural activity shall be *permitted* including general farming, livestock farming, cash crop farming, market gardening, tobacco farming, specialty crops, horticulture and forestry. The actual uses permitted shall be specified in, and regulated by, the provisions of the Zoning By-law.

#### **5.3.1.2 SECONDARY USES**

Lands designated as Agricultural may be used for purposes which are secondary to the principle use of the property, including but not limited to, home occupations, secondary farm occupation and uses that produce value-added agricultural products from the farm operations on the property. Secondary uses may also include farm-related commercial and farm-related industrial uses that are small scale and directly related to the operation, and are required in close proximity to the farm operation. Also permitted in the Agricultural designation are additional uses such as sustainable forestry uses, conservation, kennels and bed & breakfast establishments. The extraction of aggregate, mineral or petroleum resources shall be permitted in accordance with the Aggregate Resources Act, the Mining Act, or the Oil, Gas and Salt Resources Act as appropriate subject to the policies of this Plan.

### **5.3.1.3 PRESERVATION OF PRIME AGRICULTURAL LAND**

Preservation of Prime Agricultural Areas within areas designated 'Agricultural' on Schedule 'H' shall be preserved for farming. Prime Agricultural Areas are areas where prime agricultural land predominates and shall include specialty crop areas and/or Canada Land Inventory Classes 1, 2, and 3 soils.

### **5.3.1.4 RIGHT-TO-FARM**

The principle of normal farm practice shall be upheld when addressing complaints with respect to noise, odours and dust and similar nuisances brought against farmers in the Municipality. The Municipality may support any farmer acting in accordance with normal farm practices at any hearing called to resolve such complaints under the Farming and Food Production Protection Act.

### **5.3.1.5 MINIMUM DISTANCE SEPARATION**

To avoid land use conflicts within the 'Agricultural' designation, the Minimum Distance Separation Formula (referred to as MDS I and MDS II) implemented through the Zoning By-law are used to establish appropriate standards. MDS I applies to the siting of new non-farm uses in proximity to existing livestock facilities whereas MDS II applies to the siting of new or expanding livestock facilities in proximity to existing non-farm uses including lands designated for such purposes.

The following policies shall assist in the implementation of Minimum Distance Separation:

- a) MDS I shall apply to all existing lots of record designated 'Agricultural'.
- b) MDS I shall not apply if a catastrophe destroys part or all of an existing non-farm development provided the resulting new non-agricultural building or dwelling is built no closer to a livestock facility than prior to the catastrophe.
- c) MDS I shall not apply where a livestock facility is located in designated 'Settlement Areas'.
- d) Regarding dwellings surplus to a farming operation, MDS I shall not apply to an existing dwelling resulting from a surplus dwelling severance in respect of any livestock facility situated on a separate lot. MDS I shall

however apply to a surplus dwelling severance if there is any livestock facility situated on the remnant farm.

- e) MDS II shall not apply if a catastrophe destroys part or all of a livestock facility provided the resulting livestock facility is constructed no closer to surrounding development than prior to the catastrophe. If however the reconstruction results in higher values in respect of nutrient units, odour potential, and/or manure form than before the catastrophe, then MDS II shall apply.
- f) A cemetery shall only be recognized as a Type A land use when there is no place of worship located on the same lot as the cemetery.

#### 5.3.1.6 DIVISION OF FARM PARCELS

The splitting of *prime agricultural land* into smaller parcels shall generally be discouraged. Where the splitting of *prime agricultural land* is proposed, the owner shall demonstrate that the resulting smaller parcels would have no detrimental impact on agricultural productivity, operating efficiency and future farming *options*. In considering such applications, the Municipality shall also have regard to:

- a) the need to discourage the unwarranted fragmentation of farmland;
- b) the agricultural capability of the land;
- c) the type of agricultural activity engaged in and proposed to be engaged in;
- d) whether both the severed and retained parcels are sufficiently large to permit flexibility in farming in order to meet changing market conditions;
- e) whether both the severed and retained parcels are suitable for the type of agriculture in the *Municipality* and the size of both parcels is appropriate to the type of agriculture proposed;
- f) the requirements of the Planning Act;
- g) the minimum farm parcel size as established in the Zoning By-law;
- h) the criteria for the division of farm parcels in the County Official Plan.

### 5.3.1.7 MINIMUM FARM PARCEL SIZE

In establishing the *minimum* size in the Zoning By-law for new agricultural parcels created in accordance with this Plan, the following criteria shall be taken into account:

- a) the policies of the County of Middlesex Official Plan which discourage the creation of new agricultural parcels less than 40 ha.
- b) the need to discourage the unwarranted fragmentation of farmland;
- c) the size of agricultural parcels common in the *Municipality*;
- d) the parcel size established in the original survey of the rural area of the *Municipality*;
- e) the type of agricultural activity common in the *Municipality* and its relationship to parcel size;
- f) the viability of cultivating parcels given modern farm machinery and equipment;
- g) the need to discourage the creation of new parcels to be used for residential purposes unrelated to farming;

### 5.3.1.8 DWELLINGS SURPLUS TO A FARMING OPERATION

Dwellings considered surplus to a farming operation as a result of *farm consolidation* may be severed from the *balance* of the farm provided the residential dwelling was built prior to January 1, 1999. The following matters shall be considered:

- a) new dwellings: The remaining farmland shall be zoned for agricultural and related or compatible purposes in the Zoning By-law. New dwellings shall be prohibited.
- b) water supply: An adequate and potable water supply shall be available on the proposed lot. The availability of an adequate water supply shall be demonstrated to the satisfaction of the Municipality.

- c) sanitary waste disposal: The existing sanitary waste disposal system serving the dwelling shall be up-graded to current standards, if necessary, and wholly contained along with the required setbacks of the proposed lot subject to the approval of the Municipality.
- d) vehicular access: Vehicular access shall be available or made available from a public highway or public road of reasonable construction and maintenance, subject to the approval of the authority having jurisdiction. Access shall not be permitted where safety hazards could result due to poor sight lines; proximity to a traffic intersection or railway crossing; or the traffic flow characteristics of the highway or road. Where the proposed lot has, or would require, access to a County Road, compliance with the policies and requirements of the County of Middlesex shall be required.
- e) proximity to livestock operations: the proposed lot shall satisfy the Minimum Distance Separation (MDS) Formula in accordance with Section 5.3.1.5.
- f) lot frontage, depth and size: The frontage, depth and size of the proposed lot shall be suitable for the purpose intended and shall comply with the requirements of the Zoning By-law. The loss of productive agricultural land shall be minimized to the greatest extent possible taking into account the location of the dwelling, accessory buildings, driveway, on-site water supply and sanitary waste disposal system.
- g) farm buildings: Farm buildings deemed to be surplus to the needs of the farm or which may be incompatible with the disposal of a surplus dwelling may be required to be demolished or removed as a condition of consent. Proximity to the surplus dwelling and proposed lot lines, compliance with the Minimum Distance Separation (MDS) Formula and the heritage quality, structural condition and proposed use of the farm buildings shall be governing factors as to whether demolition or removal will be required. Where such buildings are structurally sound, have potential for alternative and compatible uses and/or are more likely to be maintained, they may be severed along with the surplus dwelling. A rezoning shall be required and site plan control may apply.

**5.3.1.9 SECONDARY FARM OCCUPATIONS**

Secondary farm occupations conducted within a building other than a dwelling may be permitted on a farm *provided* they remain clearly secondary to the agricultural use being engaged in on the farm; provided they are agriculturally-related or do not adversely affect neighbouring agricultural operations or the rural character; provided they are operated only by those residing on the property on which the secondary farm occupation is located including not more than one assistant; and provided the building is located in close proximity to existing buildings on the farm. Standards applying to secondary farm occupations shall be prescribed in the Zoning By-law.

**5.3.1.10 TEMPORARY DWELLINGS ON FARMS**

The placement of a second dwelling on a farm parcel shall be generally prohibited and considered only in specific instances. In such instances, consideration shall be given to situations where the parcel is large and the nature of the operation warrants, to the satisfaction of the Municipality, that such accommodation is required for the purposes of farm help or farm family members engaged full time in the operation of the farm. Seasonal living quarters for migrant farm workers and other farm help to meet the needs of agriculture or agriculturally-related industries may also be considered. The dwelling or living quarters shall be located within close proximity to the existing cluster of farm buildings and in compliance with the Minimum Distance Separation (MDS) Formula relative to any neighbouring livestock facility. A Temporary Use By-law shall be required in accordance with the Planning Act along with an agreement with the Municipality which addresses occupancy of the dwelling or living quarters and their removal or conversion to other uses at the end of the temporary period.

**5.3.1.11 ANIMAL KENNELS**

Animal kennels shall be permitted subject to appropriate measures being taken to minimize or eliminate any adverse impacts on neighbouring land uses, to ensure the safety of neighbouring residents and to ensure the proper dispose of animal waste. Sites shall be sufficiently large to provide adequate space for outdoor exercise as well as buffering from neighbouring properties. A minimum lot size, along with minimum separation distances from Settlement Areas and neighbouring



dwellings shall be prescribed in the Zoning By-law. Site plan control shall apply to ensure adequate buffering measures, sound attenuation, security fencing and other site improvements are undertaken and satisfactorily maintained. A license shall be obtained from the Municipality.

#### **5.3.1.12 GRANNY FLATS**

The placement of a granny flat, garden suite (as defined by the Planning Act) or similar accommodation on a lot may be permitted for next-of-kin provided such units are designed to be portable and removed from the lot, or readily converted to non-residential use, upon no longer being required for the intended occupancy. The lot shall be sufficiently large to accommodate the dwelling and its required services and compatible with adjacent uses. A Temporary Use By-law shall be required in accordance with the Planning Act along with an agreement with the Municipality that addresses occupancy of the dwelling and its removal or conversion to other uses at the end of the temporary period.

#### **5.3.1.12.1 SECONDARY DWELLING UNITS**

The establishment of a secondary dwelling unit in an existing single unit dwelling or located in a building accessory to a single unit dwelling, shall be permitted and subject to standards prescribed by the Zoning By-law with respect to such matters including but not limited to floor area, exterior alterations, servicing, outdoor amenity area and parking.

#### **5.3.1.13 MUNICIPAL DRAINS, PRIVATE DRAINS AND SEVERANCES**

Where any portion of lands being severed into smaller parcels lies within a watershed of a municipal drain, the owner shall be required, as a condition of a consent being granted, to initiate and assume all engineering costs associated with the preparation of a revised assessment schedule for the subject drain in accordance with the Drainage Act.

#### **5.3.1.14 AGRICULTURALLY RELATED COMMERCIAL AND INDUSTRIAL USES**

Commercial and industrial uses that are directly and primarily related to serving the needs of the farm community, benefit by being located in close proximity to farm operations or are not well suited to being located in a settlement area (e.g.

grain drying facilities, livestock marketing yards, fertilizer plants, farm product storage, animal husbandry services, farm implement dealers) may be permitted subject to the following criteria being satisfied.

- a) location: The use is required to be in close proximity to farming operations. Alternatively, suitable sites in designated 'Settlement Areas' and in areas designated 'Industrial' or 'Commercial' outside 'Settlement Areas' are unavailable or the use has a potential to create conflicts with adjacent or neighbouring uses within these designated areas which are not capable of being readily overcome by adequate buffering.
- b) adjacent and surrounding land use: The proposed use shall be located and developed in a manner to ensure compatibility with existing or proposed land uses designated or zoned for development. Where necessary or desirable, the proposed use shall be adequately buffered from neighbouring land uses by the provision of adequate setbacks, landscaping and/or screening.
- c) water supply: An adequate water supply capable of meeting the needs of the proposed use shall be demonstrated to exist.
- d) soils and drainage: Soils and drainage shall be suitable or made suitable to enable the proper installation and functioning of an independent, on-site sanitary waste disposal system, to enable the proper siting of buildings and structures, and to eliminate or minimize surface drainage onto *adjacent lands*.
- e) vehicular access: Vehicular access shall be available or made available from a hard surfaced public road subject to the approval of the authority having jurisdiction. Access shall not be permitted where safety hazards could result due to poor sight lines, proximity to a traffic intersection or a railway crossing, or the traffic flow characteristics of the road.
- f) lot frontage, depth and size: The lot frontage, depth, and size of any lot proposed to be used or created shall be adequate for the use proposed and shall comply with the requirements of the Zoning By-law.

- g) services and facilities: The requirements, and where necessary the approval of the Ministry of Environment, with respect to water supply, waste water disposal and emissions to the atmosphere including noise and vibration shall be complied with.
- h) zoning: The type, location, and scale of farm related commercial and industrial uses shall be controlled by means of a separate zone classification in the Zoning By-law. All new uses may require an amendment to the Zoning By-law.

#### **5.3.1.15 NEW RESIDENTIAL LOTS**

The creation of new residential building lots shall not be permitted for purposes of farm family members (whether or not they are engaged in the farm operation), farm workers, rural or estate residential *purposes*, or for any other non-farm residential purposes with the exception of lots created for the purposes of disposing a *surplus farm dwelling*.

#### **5.3.1.16 EXISTING VACANT LOTS**

Existing vacant lots (i.e. lot of record) may be used for residential use in the form of a single unit dwelling provided they are capable of being serviced by an adequate water supply and an approved on-site sanitary waste disposal system, and provided the location of the proposed dwelling complies with the Minimum Distance Separation (MDS) Formula in accordance with Section 5.3.1.5.

#### **5.3.1.17 HOME OCCUPATIONS**

Home occupations or businesses conducted within a dwelling shall be permitted provided they are clearly secondary to the main residential use of the dwelling. Such activity is to be conducted entirely within the dwelling by those residing in the dwelling plus not more than one person who is not a resident thereof and provided it does not create a nuisance or potential nuisance or detract in any way from the character, peace and enjoyment of the residential area within which it is situated. The range or type of home occupations or businesses permitted and the standards applying to them shall be set out in the Zoning By-law.

**5.3.1.18 COMMERCIAL PITS AND QUARRIES**

While there is no evidence of commercially viable deposits of mineral aggregate in the Municipality, any application to open a commercial pit or quarry shall require an amendment to the Zoning By-law and a license from the Ministry of Natural Resources pursuant to the Aggregate Resources Act

**5.3.1.19 WAYSIDE PITS AND QUARRIES**

The establishment of a wayside pit or quarry, being a temporary pit or quarry solely for the purposes of a particular road construction project or contract and not located within a public road allowance, shall be permitted in all areas except those areas of existing development or of particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities and in accordance with the following:

- a) a license being obtained from the Ministry of Natural Resources pursuant to the Aggregate Resources Act;
- b) restoration of the agricultural capability of the lands affected.

**5.3.1.20 REMOVAL OF TOPSOIL**

To prevent the unwarranted *removal* of topsoil, the Municipality may adopt a by-law pursuant to the Municipal Act to set out the conditions governing the removal of topsoil in the *Municipality*.

**5.3.2 NATURAL HERITAGE**

*Natural heritage features in the rural area of the Municipality comprise wetlands, woodlands, valleylands, fish habitat, wildlife habitat and habitat of endangered or threatened species. Areas designated as 'Wetlands' may also include adjacent lands and small isolated pockets which do not constitute wetlands as defined; yet are considered an integral part of the wetland complex. These areas are regulated by Conservation Authorities. Natural heritage features warrant protection on account of their ecological and social value as well as their contribution to the natural landscape and the rural character of the Municipality. It is intended that they be protected, wherever possible, from incompatible development, site*

*alteration, and other activities that would undermine their integrity. It is also intended that such features shall be left in their natural or undisturbed state and that any adjacent land use or land use activity be controlled so as not to adversely impact on the natural and ecological integrity of the feature.*

#### **5.3.2.1 WETLANDS**

Areas designated as 'Wetlands' on Schedule 'I' shall be maintained in their natural state and protected from development and site alterations which would threaten their ecological integrity. Within a wetland or wetland complex, development shall not be permitted. On *adjacent lands* (generally the lands being within 120 metres of the wetland or wetland complex) development and site alteration may only be permitted where it is capable of being demonstrated that there will be no negative impacts on the natural features or on the ecological functions for which the wetland has been designated. Uses permitted shall be restricted to existing agricultural uses, conservation, outdoor education and passive recreation uses. Buildings or structures shall not be permitted. Other activities permitted may include hunting, trapping and fishing.

#### **5.3.2.2 WOODLANDS**

Woodlands identified by the Middlesex Natural Heritage Study, 2003 as meeting one or more landscape criteria established by the study are considered significant and are designated on Schedules 'D', 'G' and 'I'. They are generally four hectares or greater in size and are considered to be significant by virtue of their contribution to the ecology, quality and natural diversity of the Municipality. It is intended that these woodlands be protected and enhanced wherever possible. The Municipality supports efforts to improve the amount, quality and effectiveness of woodlands and to protect significant woodlands from land uses and activities that threaten their sustainability. Increasing the coverage of woodlands in the Municipality shall be encouraged, particularly on low capability agricultural land, small agricultural parcels which are inefficient or unproductive to cultivate and oversized rural residential lots.

### **5.3.2.3 DEVELOPMENT AND SITE ALTERATION AFFECTING WOODLANDS**

Development and site alteration may be permitted within a ‘Woodland’ designated on Schedule ‘D’, ‘G’ and ‘I’ and on adjacent lands (generally the lands being within 50 metres of the woodland) where it is capable of being demonstrated there will be no negative impacts on the woodland or on the ecological functions for which it was identified. Applications to cut down or otherwise remove trees under the County of Middlesex Woodlands Conservation By-law shall have regard to the impact of such requests on the integrity of the woodland. Planting of an equivalent, or greater, amount of woodlands elsewhere may not always be considered equivalent to the area of woodlands being removed. Where considered appropriate, such planting may, however, be imposed as a condition of approval by the County.

### **5.3.2.4 EVALUATION OF DEVELOPMENT PROPOSALS**

Where development is proposed on land lying adjacent to a ‘Wetland’ or lying within or adjacent to an area designated as a ‘Woodland’, the proponent shall submit a Development Assessment Report (or DAR) in accordance with Section 7.5.3.2 of this Plan. . Approval of the Development Assessment Report shall rest with the County in consultation with the Municipality, the Ministry of Natural Resources and the conservation authority having jurisdiction.

### **5.3.2.5 OWNERSHIP AND PUBLIC ACCESS**

The designation of ‘Wetlands’ and ‘Woodlands’ and the policies applying to them shall not be construed that these lands shall ultimately be purchased by the Municipality or any other public body, or that they are freely and openly accessible to the public.

### **5.3.3 HAMLETS**

*The only settlement area in the Municipality of Strathroy-Caradoc which performs the traditional and multi-purposes role and function of a hamlet is Melbourne situated on the boundary of the Municipality of Strathroy-Caradoc and the Municipality of Southwest Middlesex (Figure: 5). By comparison, Campbellvale and Delaware West are strictly residential communities (Figure: 6). Melbourne has an estimated population of 300 persons, of which*

*just over half reside on the 'Strathroy-Caradoc side'. Although serviced by a municipal water supply system, growth has and continues to be limited in Melbourne in the absence of a sanitary sewage treatment plant. Soils are generally not well suited to private sanitary sewage systems.*

#### **5.3.3.1 PRIMARY USES**

Within areas designated 'Hamlet' on Schedule 'G', the primary use of land shall be for low density residential purposes. Single unit detached dwellings on lots suitably sized to allow for the proper siting and functioning of a private sanitary waste disposal system, shall be the predominant housing type. Other forms of low density residential development may also be permitted. The actual uses permitted shall be specified in, and regulated by, the provisions of the Zoning By-law.

#### **5.3.3.2 SECONDARY USES**

Secondary uses shall also be permitted provided they are compatible with the scale and function of the 'Hamlet'. These uses include small scale commercial and industrial uses, institutional and recreational uses such as parks, schools and churches and home occupations.

#### **5.3.3.3 DEVELOPMENT CRITERIA FOR RESIDENTIAL USES**

The following criteria shall be satisfied:

- a) compatibility with the existing scale and character of neighbouring development;
- b) access to a public road;
- c) cash-in-lieu of parkland dedication;
- d) compliance with the Zoning By-law.

#### **5.3.3.4 DEVELOPMENT CRITERIA FOR NON-RESIDENTIAL USES**

Commercial and industrial uses shall be grouped with existing non-residential uses, wherever possible, to strengthen the existing core and to avoid scattered development within the 'Hamlet' and compatibility issues with residential uses. The following criteria shall be satisfied:

- a) the use shall be small in scale in terms of building size and number of employees;
- b) the use shall have direct access to a County Road or a proximate access to such road via a local street;
- c) the use shall be compatible with neighbouring uses and adequate buffering provided where necessary to protect adjacent uses;
- d) adequate off-street parking;
- e) storm water management;
- f) on-site landscaping;
- g) compliance with the Zoning By-law;
- h) a site plan agreement with the Municipality.

#### **5.3.3.5 WATER SUPPLY AND SANITARY WASTE DISPOSAL**

All uses shall be serviced by the public water supply system and private sanitary waste disposal systems. Prior to obtaining approval for private sanitary waste disposal, soil studies may be required. Soil and groundwater conditions shall not be impaired.

#### **5.3.3.6 HOME OCCUPATIONS**

Home occupations or businesses conducted within the home shall be permitted provided they are clearly secondary to the main residential use. Such activity is to be conducted entirely within the dwelling by those residing in the dwelling plus not more than one person who is not a resident thereof and provided it does not create a nuisance or potential nuisance or detract in any way from the character, peace and enjoyment of the residential area within which it is situated. The range or type of home occupations or businesses permitted and the standards applying to them shall be set out in the Zoning By-law.



### **5.3.4 COMMERCIAL**

The 'Commercial' designation applies to areas which, due to their location and/or the nature of existing and surrounding development, are considered suitable for certain types of commercial uses. The policies which follow describe the type of uses permitted in these areas and the criteria which will be used to evaluate proposals for development and redevelopment in these areas.

#### **5.3.4.1 PRIMARY USES**

Within areas designated 'Commercial' on Schedule 'H' and, in some instances, more precisely delineated on Figure 4, the primary use of land shall be for commercial uses which depend on being accessed by vehicular traffic for their existence and/or which require or benefit by large land areas for building coverage, outside storage, selling space and/or parking. Typical uses include automobile-oriented uses and services, service centres, truck stops, motels, restaurants and certain types of retail, office and service outlets. The actual uses permitted shall be specified in, and regulated by, the provisions of the Zoning By-law.

#### **5.3.4.2 SERVICING REQUIREMENTS**

Lands designated 'Commercial' shall be serviced by an adequate water supply and sanitary waste disposal facilities. Consideration shall be given first to the feasibility of extending municipal services to the lands before consideration is given to on-site services. Supporting technical studies which addresses the nature and capability of proposed methods to adequately service the development, impact on groundwater resources and on-going maintenance requirements shall be required to the satisfaction of the Municipality and, where required, the Ministry of Environment. To minimize the potential impact on the groundwater resource, commercial uses that generates high volumes of sanitary waste water with a peak daily loading of more than 10,000 L/day shall be discouraged.

#### **5.3.4.3 CRITERIA FOR DEVELOPMENT**

Proposals for development and redevelopment shall satisfy the following criteria:

- a) services and facilities: Existing or proposed services (including water supply, sanitary waste disposal, storm water management, roads) shall be adequate or made adequate to accommodate the proposed development.
- b) vehicular access: Vehicular access shall be available or made available from a hard surfaced public road or public highway subject to the approval of the authority having jurisdiction. Access shall not be permitted where safety hazards could result due to poor sight lines; proximity to a traffic intersection or railway crossing; or the traffic flow characteristics of the highway or road. Individual access points for a specific development shall be limited in number and restricted in width. Shared access with similar adjacent development shall be encouraged.
- c) off-street parking: Adequate off-street parking shall be provided in accordance with the provisions of the Zoning By-law.
- d) adjacent and surrounding land use: The proposed use shall be located and developed in a manner which ensures compatibility with existing or planned neighbouring uses. Buffering shall be provided to reduce or eliminate any potential conflicts with adjacent or neighbouring land uses.
- e) building and site design: Attractive and creative building and site design which takes into account the location of the site, retention of natural amenities and features (if any), on-site landscaping, buffering of parking areas and adjoining lands, external lighting and signage shall be encouraged.
- f) zoning: All development, redevelopment and expansions to existing development shall comply with the provisions of the Zoning By-law.

#### **5.3.4.4 CASH-IN-LIEU**

As a condition of commercial development and re-development, the Municipality may require a cash-in-lieu payment for park or other public recreational purposes equivalent to two percent of the lands proposed to be developed or redeveloped in accordance with the provisions of the Planning Act.

#### **5.3.4.5 CREATION OF LOTS**

Development shall normally take place on lots created by consent in accordance with the provisions of the Planning Act and the relevant policies of this Plan.

#### **5.3.4.6 ZONING BY-LAW**

The Zoning By-law shall prescribe standards with respect to such matters as lot frontage, lot area, setback, coverage, and height. Undeveloped areas designated 'Commercial' may be placed in a 'holding' type zone in accordance with the holding provisions of the Planning Act and this Plan until such time as conditions are appropriate to permit development.

#### **5.3.5 INDUSTRIAL**

The 'Industrial' designation applies to areas which, as a result of their location and site characteristics, are developed or planned to be developed for industrial purposes. The areas considered most suited for these purposes are those with ready and convenient access to County Road No.81 and County Road No.14. The policies which follow describe the type of uses permitted and the criteria which will be used as a basis for evaluating development and redevelopment in these areas.

##### **5.3.5.1 PRIMARY USES**

Within areas designated 'Industrial' on Schedule 'H' and, in some instances, more precisely delineated on Figure 4, the primary use of land shall be for the manufacturing, fabrication, assembling and processing of materials, goods or products; warehousing and the storage of bulk goods; repair, servicing and maintenance operations; truck terminals and similar type uses. The uses permitted shall be specified in, and regulated by, the provisions of the Zoning By-law.

##### **5.3.5.2 SECONDARY USES**

Lands designated 'Industrial' may also be used for other purposes provided that such other uses primarily serve or are related to the primary uses or would not, in any way, be detrimental, offensive or conflict with the primary uses or the overall development of the area for the primary uses. An amendment to the Zoning By-law shall be required. These secondary uses include:

- a) commercial uses which directly serve primary uses and their employees;
- b) open space, parks and recreational facilities.

#### **5.3.5.3 SERVICING REQUIREMENTS**

Lands designated 'Industrial' shall be serviced by an adequate water supply and sanitary waste disposal facilities. Consideration shall be given first to the feasibility of extending municipal services to the lands before consideration is given to on-site services. To minimize the potential impact on the groundwater resource, industrial uses that generate waste water with a peak daily loading of more than 10,000 L/day shall be discouraged. Supporting technical studies which addresses the nature and capability of proposed methods to adequately service the development, impact on groundwater resources and on-going maintenance requirements shall be required to the satisfaction of the Municipality and, where required, the Ministry of Environment.

#### **5.3.5.4 CRITERIA FOR DEVELOPMENT**

Proposals for development and redevelopment shall meet the following criteria:

- a) services and facilities: Existing or proposed services (including water supply, sanitary waste disposal, stormwater management, roads) shall be adequate or made adequate.
- b) vehicular access: Vehicular access shall be available or made available from a public road or public highway of reasonable construction and maintenance subject to the approval of the authority having jurisdiction. Access shall not be permitted where safety hazards could result due to poor sight lines, proximity to a traffic intersection or railway crossing; or the traffic flow characteristic of the highway or road. Individual access points for a specific development shall be limited in number and restricted in width. Shared access with similar, adjacent development shall be encouraged.
- c) off-street parking and loading: Adequate off-street parking and loading facilities shall be provided.

- d) adjacent and surrounding land use: The proposed use shall be located and developed in a manner which ensures compatibility with existing or planned neighbouring uses. Adequate separation distances, buffering (including controls on exterior lighting), shall be provided to minimize any potential conflicts with adjacent or neighbouring land uses, particularly residential uses.
- e) zoning: All development, redevelopment and expansions to existing development shall comply with the provisions of the Zoning By-law.

#### **5.3.5.5 CASH-IN-LIEU**

As a condition of industrial development and re-development, the Municipality may require a cash-in-lieu payment for park or other public recreational purposes equivalent to two percent of the lands proposed to be developed or redeveloped in accordance with the provisions of the Planning Act.

#### **5.3.5.6 CREATION OF LOTS**

Industrial development shall take place on existing lots or on lots created by consent. The creation of multiple lots by plan of subdivision for industrial purposes is not considered appropriate in the rural area and shall be discouraged.

#### **5.3.5.7 DEVELOPMENT ALONG MAJOR ROADS**

Within areas designated 'Industrial' which are visible from a County Road or Provincial Highway, a high standard of site development, appearance and maintenance through the use of site plan control and in accordance with the relevant policies of this Plan shall be encouraged.

#### **5.3.6 RURAL RESIDENTIAL**

*Areas designated 'Rural Residential' are intended for the purposes of low density residential development. The designation also applies to existing clusters or concentrations of residential development (e.g. Campbellvale, Delaware West, Pauline Crescent Estates) and undeveloped areas designated 'Rural Residential' in the Official Plan of the former Township of Caradoc. The designation of new areas are strictly limited by the Provincial*

*Policy Statement which prohibits such development in prime agricultural areas and by the policies of the County of Middlesex Official Plan.*

#### **5.3.6.1 PRIMARY USES**

Within areas designated 'Rural Residential' on Schedule 'H' and more precisely delineated on Figure 4 and Figure 6, the primary use of land shall be for low density, single unit detached dwellings on relatively large lots through infilling and rounding out. Uses accessory to residential uses such as home occupations shall also be permitted. The actual uses permitted and the regulations applying to them shall be established in the Zoning By-law.

#### **5.3.6.2 CRITERIA FOR DEVELOPMENT**

Residential development shall be permitted subject to the following criteria:

- a) water supply: An adequate water supply shall be available. Where connection to the municipal water supply system is being proposed, an engineering study may be required which determines the feasibility of such connection and any potential adverse impact on the System. Where an on-site well is being proposed, the Municipality shall be provided with a letter from a qualified well driller or engineer confirming that an adequate and potable water supply is available. Communal water supply systems may only be given consideration for developments under the Condominium Act.
- b) sanitary waste disposal: Lots shall be sufficiently large and soils shall be suitable to enable the proper functioning of private, independent sanitary sewage systems. The submission of a soils report may be required. Communal sanitary sewage systems may only be given consideration for developments under the Condominium Act.
- c) soils and drainage: Soils and drainage shall be suitable or made suitable to enable the proper siting of dwellings and to eliminate or minimize surface drainage onto adjacent lands.
- d) vehicular access: Vehicular access shall be available or made available from a public road of suitable construction and year-round maintenance. Where deemed appropriate, access may be provided to an internal road

where circumstances permit. New entrances to County Roads for residential purposes shall be discouraged.

- e) natural amenity and scenic quality: The natural amenity and scenic quality of the lands being developed shall be maintained and, wherever feasible, enhanced. Topography shall not be adversely altered and mature healthy trees shall be preserved and adequate safeguards taken during the construction process.
- f) environmental sensitivity: where lands proposed for development lie within or in close proximity to natural heritage features, submission of a Development Assessment Report (DAR) in accordance with Section 5.3.2.4 may be required.
- g) lot frontage, depth and size: The lot frontage, depth, and size of any lot proposed to be created shall be sufficient to ensure compatibility with existing lots in the vicinity, sufficient to accommodate on-site services, maintenance of the low density residential character of the area and compliance with the requirements of the Zoning By-law.

#### **5.3.6.3 HOME OCCUPATIONS**

Home occupations or businesses conducted within the home shall be permitted provided they are clearly secondary to the main residential use. Such activity is to be conducted entirely within the dwelling by those residing in the dwelling plus not more than one person who is not a resident thereof and provided it does not create a nuisance or potential nuisance or detract in any way from the character, peace and enjoyment of the residential area within which it is situated. The range or type of home occupations or businesses permitted and the standards applying to them shall be set out in the Zoning By-law.

#### **5.3.6.4 ZONING BY-LAW**

The Zoning By-law shall establish a rural residential zone to regulate the type and form of residential development and prescribe standards with respect to such matters as lot frontage, lot area, setback, coverage and minimum setbacks from livestock buildings and structures. Undeveloped areas designated 'Rural

Residential' may be placed in a 'holding' type zone in accordance with the holding provisions of the Planning Act and this Plan until such time as conditions are appropriate to permit development. Alternatively, these lands may remain in an agricultural zone until such time as a specific development proposal has been submitted and approved by the Municipality.

### **5.3.7 RECREATION AND OPEN SPACE**

*While outdoor recreational facilities in the rural area are limited and while such uses have the potential to conflict with agriculture, result in a loss of prime agricultural land and be disruptive to rural residents, the rural area is the only viable location for many of these uses and activities. Examples of such uses and activities include golf courses, campgrounds, conservation areas, 'paint-ball' parks and moto-cross facilities. The 'Recreation and Open Space' designation recognizes large existing facilities and areas used primarily for these purposes and establishes criteria for considering new proposals. While the rural area particularly lends itself to the establishment of various forms of recreational trails, which there appears to be a growing interest in, it is not intended that such facilities be designated as 'Recreation and Open Space' but rather permitted in all land use designations except where a potential exists for adverse impacts on neighbouring land uses.*

#### **5.3.7.1 PRIMARY USES**

Within areas designated 'Recreation and Open Space' on Schedule 'H', the primary use of land shall be for outdoor recreation uses and facilities. Only those uses and activities which involve site alteration and the use of buildings and structures shall be designated 'Recreation and Open Space' and zoned accordingly. The actual uses permitted and the regulations applying to them will be established in the Zoning By-law.

#### **5.3.7.2 PRIVATELY OWNED LANDS**

Where lands designated 'Recreation and Open Space' are in private ownership, such designation does not imply that these lands are free and open to the general public or that these lands will be acquired or assumed by the Municipality or any other public authority.



### 5.3.7.3 CRITERIA FOR DEVELOPMENT

Lands designated for new outdoor recreation uses and facilities shall be based on the following criteria:

- a) non-agricultural land: low capability, non-agricultural land characterized by rolling topography, rough terrain, forest cover, and rivers or streams shall be preferred;
- b) natural heritage features: outdoor recreation uses shall be directed away from natural heritage features;
- c) water supply: where required, an adequate on-site water supply shall be demonstrated to exist. The Municipality shall be provided with a letter from a qualified well driller or engineer confirming that an adequate water supply exists for uses requiring large volumes of ground and surface water for irrigation and other purposes.
- d) soils and drainage: soils and drainage shall be appropriate for the recreational activity being proposed. Where required, soils and drainage shall be suitable or made suitable to enable the proper installation and functioning of a private, on-site sanitary waste disposal system and to enable the proper siting of buildings.
- e) impact on groundwater resources: In the case of golf courses, best management practices shall be required to ensure there is no adverse impact on groundwater resources.
- f) vehicular access: Vehicular access shall be available or made available from a hard surface public road or public highway of reasonable construction and maintenance subject to the approval of the authority having jurisdiction. Access shall not be permitted where safety hazards could result due to poor sight lines, proximity to a traffic intersection or a railway crossing, or the traffic flow characteristic of the highway or road. Where access is proposed to a gravel-surfaced road, up-grading to a hard-surfaced road may be required.

- g) adjacent and surrounding land use: The proposed use shall be located and developed in a manner to ensure compatibility or avoid potential conflicts with neighbouring land uses, particularly nearby residents and livestock operations. Sites with natural buffers shall be preferred. Where neighbouring livestock operations exist, the location of the proposed use shall comply with the Minimum Distance Separation Formula. Where necessary or desirable, the proposed use shall also be adequately buffered from neighbouring land uses by the provision of adequate setbacks, landscaping and/or berms.
- h) zoning: An amendment to the Zoning By-law shall be required. Consideration shall be given to a temporary use by-law depending on the nature of the proposal and the potential for adverse impact on neighbouring uses.

#### **5.3.7.4 HAZARD LANDS**

Lands designated 'Recreation and Open Space' may, in some instances, be subject to flooding, erosion, slumping and other physical hazards. The policies of Section 6.1.1 and the regulations of the Zoning By-law shall apply to the erection of buildings and structures in these areas.

#### **5.3.8 SPECIAL POLICY AREAS**

*'Special Policy Areas' refer to specific locations or developments that, as a result of their history, previous commitments or their unique or otherwise special characteristics, are instances where specific policies are deemed necessary.*

##### **5.3.8.1 STRATHROY GATEWAY-HICKORY DRIVE**

The use of the lands designated as a 'Special Policy Area' along Hickory Drive on Schedule 'H' shall be restricted to existing single unit detached dwellings, agriculture, forestry and open space designed to preserve the rural and open space character along this major corridor between Strathroy and Highway No. 402. Commercial, industrial and similar development which would serve to undermine this character shall be discouraged.

### **5.3.8.2 Special Policy Area No. 13 – 9054 Skinner Drive**

The lands identified as 'Special Policy Area No. 13' as shown on Schedule 'H', and notwithstanding the 'Agricultural' designation in which it is located and Section 5.3.1.8 of the Official Plan, are exempt from the construction date of 'January 1, 1999' for dwellings surplus to a farming operation and may permit one severance of a dwelling provided the dwelling is constructed at least 10-years prior to the severance. All other surplus farm dwelling criteria continue to apply."

## **5.4 HIGHWAYS AND ROADS**

*The road network within the rural area comprises a system of County Roads and Municipal Roads. The County of Middlesex Official Plan designates County Roads as either 'Arterial Roads' or 'Collector Roads' and establishes policies governing minimum rights-of-way widths, minimum setbacks and access. Municipal Roads are designated as 'Local Roads'. The only Provincial Highway in the rural area (and the Municipality as-a-whole for that matter) is Highway No. 402, a controlled access, four lane highway linking the Canada/U.S border at Sarnia to Highway No. 401. The road network is shown on Schedule 'H'.*

### **5.4.1 FUNCTION**

The primary function of 'County Roads' is to move large volumes of traffic at relatively high speeds through and within the Municipality while the primary function of 'Local Roads' is to provide direct access to abutting properties and to minimize through traffic. Development along 'County Roads' which would diminish their primary traffic function shall be discouraged.

### **5.4.2 PROVINCIAL HIGHWAYS AND COUNTY ROADS**

Development of lands adjacent to Provincial Highways and County Roads shall satisfy the requirements and obtain all the necessary approvals of the Ministry of Transportation and County of Middlesex. The Municipality shall solicit input from the Ministry and the County, as the case may be, prior to approval of development with respect to such matters as entrances, setbacks, land dedications for road widening, signage and drainage.

### **5.4.3 ROAD ALLOWANCES**

The design width of a particular road allowance shall be in accordance with Table 3. Land dedications may be required as a condition of approval of a subdivision, land severance or site plan approval to widen an existing road allowances up to its design width.

**TABLE 3**  
**ARTERIAL, COLLECTOR & LOCAL ROADS - DESIGN WIDTHS**  
**RURAL AREA**

Municipality of Strathroy-Caradoc	
Classification & Name	Design Width
<b>ARTERIAL</b>	36 m
Longwoods Rd. (C.R. No. 2)	36 m
Melbourne Rd. (C.R. No. 9)	36 m
Glendon Dr. (C.R. No. 14)	36 m
Hickory Dr. (C.R. No. 39)	36 m
Adelaide Rd. (C.R. No. 81)	36 m
<b>COLLECTOR</b>	
Muncey Rd. (C.R. No. 11)	30 m
<b>LOCAL</b>	
All	20-26 m

#### 5.4.4 DESIGN AND CONSTRUCTION

New roads created for dedication to the Municipality as public roads shall be designed and constructed to the standards of the Municipality prior to assumption. Where new roads are proposed to intersect with a 'County Road', the location, design, and construction of these roads at their point of intersection shall be subject to the approval of the County of Middlesex. No new entrances to an existing road shall be permitted within the controlled access zone of the Ministry of Transportation surrounding an interchange or 'flyover' of Highway No. 402.

#### 5.4.5 MINIMUM SETBACKS

Minimum setbacks for buildings and structures from 'County Roads' and 'Local Roads' shall be specified in the Zoning By-law.

## **6.0 LAND USE AND DEVELOPMENT SENSITIVITY AREAS**

### **6.1 HAZARD LANDS**

*Lands associated with the Thames River and Sydenham River and their tributaries are hazardous or potentially hazardous to development and 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. These lands may be more specifically delineated as comprising the 'Floodway' or 'Flood Fringe'. In the Municipality of Strathroy-Caradoc, the 'Floodway' and the 'Flood Fringe' have only been mapped along the Sydenham River and along portions of its tributaries in Strathroy. Other lands in the Municipality characterized by poor drainage, organic soils and other inherent physical limitations to development may also constitute hazard lands. Such lands are regulated by Conservation Authorities.*

#### **6.1.1 HAZARD LANDS, FLOODWAY AND THE FLOOD FRINGE**

##### **6.1.1.1 LANDS AFFECTED**

Lands shown as 'Hazard Land' on Schedule 'J' and Schedule 'K' are based on mapping provided by the St. Clair Region Conservation Authority, the Lower Thames Valley Conservation Authority and the Upper Thames River Conservation Authority and include lands that may be further differentiated as 'floodway or 'flood fringe'. The actual limits of lands considered hazardous shall be more precisely determined at the time of development or, on an 'as required' basis using the most recent mapping of the conservation authority having jurisdiction, a site inspection, more detailed mapping and supporting technical studies.

##### **6.1.1.2 USES PERMITTED**

While the use of land within 'Hazard Land' areas shall be governed by the policies applying to the applicable under-lying land use designation, it is intended that these lands be maintained in their natural state and managed in such a fashion as to complement adjacent land uses and to protect such uses from any physical hazards and their effects. Buildings and structures shall generally be prohibited.

### **6.1.1.3 EVALUATION OF DEVELOPMENT PROPOSALS**

Where development is proposed in 'Hazard Land' areas, the proponent may be required to undertake, at his expense, the appropriate floodline, hydro-geotechnical and geotechnical studies; field work; and mapping necessary to provide the technical information necessary to evaluate the proposal in accordance with the following:

- a) the degree of existing or potential physical hazard;
- b) the potential impact of these hazards on proposed buildings, structures or additions thereto;
- c) the proposed methods by which these impacts may be overcome in a manner consistent with accepted resource management practices and engineering techniques;
- d) minimum building setbacks in relation to the kind, extent, and severity of both the existing and potential hazard.

The approval of the conservation authority having jurisdiction shall be required and may only be given where the control of flooding, erosion, pollution or the conservation of land will not be affected by the development.

### **6.1.1.4 ZONING BY-LAW**

The Zoning By-law shall further regulate development in 'Hazard Land' areas by prohibiting buildings and structures on lands exhibiting hazardous characteristics and incorporating such measures as appropriate setbacks from municipal drains and natural watercourses.

### **6.1.2 FLOODWAY**

The limit of the floodway is defined by the extent of flooding under the regulatory storm as established by the conservation authority having jurisdiction. In a specific instance and prior to site alteration and/or the erection or alteration of any buildings or structures or any other construction which may require flood-proofing or other similar measures, technical studies and surveys may be required to more precisely determine the limits of the 'Floodway'. Within the regulatory floodline, buildings and

structures are generally prohibited with the exception of those buildings and structures associated with and necessarily located in, or adjacent to, the floodplain (such as flood and erosion control works, bridgeworks and other essential works and facilities). Any development below the regulatory floodline requires a permit from the conservation authority having jurisdiction. Lands shown as 'Floodway' on Schedule 'J' within the 'Settlement Area of Strathroy' are based on a hydrologic calculation used to develop a two zone flood concept and is defined as the greater of the 100 year flood elevation plus 0.5 metres, or the regulatory flood elevation minus 1.2 metres.

#### **6.1.2.1 USES, BUILDINGS AND STRUCTURES**

Uses, buildings and structures that may be permitted within the 'Floodway' shall be restricted to:

- a) open space for recreation purposes but excluding permanent buildings and structures;
- b) open space for water-oriented recreational uses and related structures;
- c) agricultural uses for crops excluding buildings and structures;
- d) temporary storage yards and parking areas with the exception of any material materials which are explosive, buoyant, corrosive, flammable or a potential pollutant;
- e) roads, bridges, railways, docks and other public infrastructure and utilities of approved hydrologic design;
- f) appurtenances which would not obstruct the passage of flood waters or debris;
- g) approved structural works used for flood and erosion-sediment control.

#### **6.1.2.2 ADDITIONS OR EXTENSIONS TO EXISTING BUILDINGS AND STRUCTURES**

Minor additions or extensions to existing buildings and structures may be approved by the conservation authority having jurisdiction and the Municipality subject to appropriate flood-proofing elevations and measures and compliance with the



Zoning By-law. The conservation authority shall determine whether the proposed addition is minor in nature and specify the level of flood-proofing required.

**6.1.2.3 DESTRUCTION BY NATURAL CAUSES**

If partial or total destruction occurs to a building or structure in the 'Floodway' due to fire, flood or other natural disaster, such building or structure may be reconstructed to its former basic dimensions and used for the same purposes as existed before its destruction subject to the approval of the conservation authority having jurisdiction regarding acceptable flood-proofing measures.

**6.1.3 FLOOD FRINGE**

Lands shown as 'Flood Fringe' on Schedule 'J' within the 'Settlement Area of Strathroy' are based on the regulatory flood elevation. The 'Flood Fringe' defines the upper limit of flooding and applies to the area(s) between the 'Floodway' and the Regulatory Flood elevation. Within this portion of the flood plain, the depth of flooding and velocity are generally less severe.

**6.1.3.1 NEW BUILDINGS AND STRUCTURES**

Buildings and structures shall be permitted in the 'Flood Fringe' subject to floodproofing to the Regulatory Flood elevation and any other special flood protection measures specified by the conservation authority having jurisdiction. Institutional uses and essential emergency services should not be permitted where access is required at all reasonable times. Consideration shall be given to ingress/egress such that vehicular and pedestrian movement is not restricted during times of flooding. The lands requiring flood proofing for buildings and structures shall be addressed in the Zoning By-law.

**6.1.3.2 EXISTING BUILDINGS AND STRUCTURES**

The enlargement and reconstruction of existing buildings and structures shall be permitted in the 'Flood Fringe' subject to the approval of the conservation authority having jurisdiction regarding acceptable floodproofing elevations and related measures and conformity with the Zoning By-law.

**6.1.3.3 DESTRUCTION BY NATURAL CAUSES**

If partial or total destruction of a building or structure occurs in the 'Flood Fringe' due to flood, fire or other natural disaster, such building or structure may be rebuilt subject to the approval of the conservation authority regarding acceptable floodproofing elevations and measures and compliance with the Zoning By-law.

**6.1.4 OTHER****6.1.4.1 CHANGES TO AREAS DELINEATED**

In the event flood control or other works are undertaken or more detailed surveys and mapping are available which result in significant changes to the areas shown as 'Hazard Land', 'Floodway' or 'Flood Fringe' on Schedule 'I' or Schedule 'J', such changes shall be incorporated by way of an amendment to this Plan.

**6.1.4.2 PLACEMENT OR REMOVAL OF FILL**

The placing or removal of fill of any kind, whether originating on the site or elsewhere, within the fill lines established by the conservation authority having jurisdiction shall only be permitted in accordance with the approval of the authority.

**6.2 SOURCE WATER PROTECTION**

*Although dependency on groundwater resources to supply the needs of Strathroy and Mount Brydges ceased when connections were made to the Lake Huron Primary Supply System, the protection of these resources is significant due to the number of existing residents and businesses in the rural areas of the Municipality that rely on these resources to satisfy their drinking water needs. The protection, improvement and restoration of ground and surface water features remains a priority for the Municipality.*

**6.2.1 PROTECTION OF WATER RESOURCES**

The Municipality shall discourage development and site alteration on or adjacent to surface water and ground water features which poses any adverse impact from a water quality and/or quantity standpoint. Any use or activity that is, or would be, a significant drinking water threat may be prohibited or restricted.

## **6.2.2 SOURCE WATER PROTECTION PLAN**

Upon the approval of the Source Water Protection Plan (SPP) for watersheds under the jurisdiction of the St. Clair Region Conservation Authority, the Lower Thames Valley Conservation Authority and the Upper Thames River Conservation Authority having application in the Municipality, this Official Plan may be amended by refinements to existing policies which may include mapping schedules.

The Clean Water Act stipulates that once the SPP is approved and in effect, all land use planning decisions shall be in conformity with the policies of the SPP that address significant drinking water threats and have regard to those policies that address low and moderate drinking water threats.

## **6.3 LANDS ADJACENT TO RAILWAYS**

*Three railway lines pass through the Municipality of Strathroy-Caradoc, two under the jurisdiction of CN Rail and one under the jurisdiction of the CPR. The lines owned and operated by CN Rail are classified as 'Principal Main Lines', a classification assigned by CN to its railway lines which carry its heaviest trains and where train speeds and frequency are highest. Noise, vibration and safety measures are necessary to minimize potential safety hazards and land use conflicts between residential development and railway operations. These measures may include minimum setbacks, berms, fencing and building design features or combination thereof.*

### **6.3.1 SAFETY MEASURES**

Setbacks, intervening berms, walls and security fencing may be required as a condition of development where residential development is proposed within 300 metres of a railway. They may also be required for non-residential development where a need for safety measures is considered appropriate. Generally, dwellings shall not be constructed within 30 metres of a railway where an intervening noise/safety berm is erected and 120 metres of a railway in all other cases.

### **6.3.2 VIBRATION SENSITIVITY AREAS**

Lands lying within 75 metres of a railway constitute a 'Vibration Sensitivity Area' as shown on Schedule 'K' and Schedule 'L'.

**6.3.2.1 VIBRATION ANALYSIS**

Prior to approving residential development and sensitive non-residential development within a 'Vibration Sensitivity Area', the Municipality shall request the input of the railway company, and may require that the proponent engage the services of an engineer knowledgeable in monitoring ground-borne vibration levels to undertake a study in accordance with Section 7.5.3.7 of this Plan. Such measures shall be applied as a condition of development.

**6.3.2.2 VIBRATION REDUCTION MEASURES**

Where the study identifies a need, attenuation measures shall be provided for in any site plan, subdivision or similar agreement. The required attenuation measures shall be designed and implemented to the satisfaction of the Municipality and the owner/operator of the railway.

**6.3.3 NOISE SENSITIVITY AREAS**

Lands lying within 300 metres of a railway constitute a 'Noise Sensitivity Area' as shown on Schedule 'K' and Schedule 'L'.

**6.3.3.1 NOISE ANALYSIS**

Prior to approving residential development and sensitive non-residential development within a 'Noise Sensitivity Area', the Municipality shall request the input of the railway company, and may require that the proponent engage the services of an engineer knowledgeable in acoustics to undertake a noise study in accordance with Section 7.5.3.7 of this Plan.

**6.3.3.2 NOISE REDUCTION MEASURES**

Where a need is determined, noise reduction measures shall be designed and implemented to the satisfaction of the Municipality in consultation with the Ministry of Environment and the railway company.

**6.3.4 OTHER****6.3.4.1 WARNINGS**

Where residential development is proposed within 300 metres of a railway, an agreement between the Municipality and the owner/developer shall specify that

future purchasers be advised that, despite the inclusion of noise and vibration control measures within the development, alterations to rail operations may occur which may adversely affect the living environment and enjoyment of neighbouring residents. Where appropriate, such agreements shall provide for a warning clause to be registered on title.

#### **6.3.4.2 ZONING BY-LAW**

The Zoning By-law shall specify minimum setbacks for dwellings from railways and may include construction measures designed to minimize vibration and noise impacts associated with railway operations.

### **6.4 LANDS ADJACENT TO EXPRESSWAYS**

*The Municipality of Strathroy-Caradoc is traversed by Highway No. 402, a four lane, divided expressway. As a result of the potential for adverse noise impacts, the Ministry of Environment has established guidelines with respect to new residential development adjacent to expressways. Between 55 dBA and 70 dBA, noise attenuation measures are generally necessary and effective. Beyond 70 dBA, residential development is generally not advisable.*

#### **6.4.1.1 NEW DEVELOPMENT**

Prior to approving any new residential development within one kilometre of Highway No. 402 as shown on Schedule 'K' and Schedule 'L', the Municipality may require that the proponent engage the services of an engineer knowledgeable in acoustics to undertake a noise study in accordance with Section 7.5.3.7 of this Plan.

#### **6.4.1.2 NOISE ABATEMENT MEASURES**

Where a need for noise abatement measures is determined, the recommended noise reduction measures shall be designed and implemented to the satisfaction of the Municipality. Abatement measures may include noise barriers, increased setbacks and building design features.

## **6.5 LANDFILL SITES AND OTHER CONTAMINATED SITES**

*Due to the potential for methane gas, leachate migration, soil degradation and instability in soils on and adjacent to operating and closed and landfill sites and other contaminated sites (often referred to as 'brownfield' sites) measures are required to ensure public health and safety. While there are presently no operating landfill sites in the Municipality of Strathroy-Caradoc, there is a closed municipal landfill site situated in the north half of Lot 20, Concession 1, southeast of Mount Brydges and a number of former dump sites on private lands. There is no documented listing of other contaminated sites in the Municipality.*

### **6.5.1.1 LANDFILL SITES**

No use shall be made of any closed landfill site for a period of 25 years from which such land ceased to be used as a landfill site without the approval of the Minister of Environment as stipulated by the Environmental Protection Act.

### **6.5.1.2 LANDS ADJACENT TO LANDFILL SITES**

Within 500 metres of the perimeter of the fill area of an operating or closed landfill site as shown on Schedule 'L' or any other known landfill site, soil and groundwater testing in accordance with the guidelines of the Ministry of Environment may be required prior to the approval of any development proposal or the issuance of a building permit.

The foregoing requirement shall not apply to lands legally described as Part of Lot 20, Concession 1 (geographic Township of Caradoc) designated as Part 1 on Reference Plan 34R1400 in the Municipality of Strathroy-Caradoc.

### **6.5.1.3 BROWNFIELD SITES**

Prior to any approval being given for the use or development of lands which may result in health or safety risks to the public or future occupants as a result of previous uses or activities, the necessary soils studies shall be submitted to determine the appropriateness of such use or development including any required remedial measures. Such studies shall follow the Ministry of Environment's Guidelines for Use at Contaminated Sites in Ontario to the satisfaction of the

Municipality and the Ministry. Decommissioning and/or remediation of the site may be required. Where a change in land use is proposed from a prior commercial, industrial or community use to a more sensitive use (such as residential), the necessary Record of Site Conditions (RSC) shall be prepared and submitted to the Ministry of Environment and the Municipality.

## **6.6 LANDS ADJACENT TO SEWAGE TREATMENT PLANTS**

*Both Strathroy and Mount Brydges are serviced by their own individual sewage treatment plants. In the case of Strathroy, its plant lies adjacent to the Municipality in Lot 19, Concession V, SER (geographic Township of Adelaide) in the Township of Adelaide-Metcalf. In the case of Mount Brydges, its plant lies in Lot 20, Concession I (geographic Township of Caradoc) on a property which contains a closed municipal landfill site. Based on guidelines established by the Ministry of Environment, sensitive land uses such as residential and institutional are not appropriate in close proximity to sewage treatment facilities.*

### **6.6.1 ODOUR IMPACT ZONE**

For the Municipality's existing sewage treatments plants, a minimum separation distance of 100 metres surrounding the plants shall be considered an 'odour impact zone'.

### **6.6.2 SENSITIVE USES**

Proposals for residential, institutional or other sensitive land uses shall be discouraged within the 'odour impact zone' around the Strathroy sewage treatment plant as shown on Schedule "K" and around the Mount Brydges sewage treatment plant as shown on Schedule "L" .

## **7.0 IMPLEMENTATION AND INTERPRETATION**

Any decision of the Municipality's Council, the Committee of Adjustment, a local board or a planning board shall be consistent with the Provincial Policy Statement and Provincial Plans issued under the Planning Act.

### **7.1 PUBLIC UTILITIES AND INFRASTRUCTURE**

The use of land for the provision and maintenance of public utilities and infrastructure (e.g. water supply, sanitary sewage disposal, roads, electricity, natural gas, telecommunications) and any buildings, structures or appurtenances thereto shall be permitted in all land use designations in accordance with any and all environmental requirements and approvals without an amendment to this Plan or the Zoning By-law.

### **7.2 INTERPRETATION**

#### **7.2.1 UNEXPECTED SITUATIONS**

Where a situation arises not specifically addressed by the policies of this Plan, the general intent and spirit of the Plan shall be determining factors establishing conformity with the Plan.

#### **7.2.2 LAND USE BOUNDARIES**

The boundaries of land use and settlement areas are shown on the Schedules and are considered to be 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. In accordance with the Provincial Policy Statement, expansion of a Settlement Area boundary may only be considered at the time of a comprehensive review of the Official Plan and where the requirements of the PPS have been satisfied.



### **7.2.3 NUMERICS**

Numerical figures in this Plan are considered approximate. Minor deviations from these figures may be acceptable without the need for an amendment to the Plan provided the general intent and spirit of the Plan are maintained.

### **7.2.4 REFERENCES TO STATUTES**

Where any Act or portion of any Act is referred to in this Plan, such references shall be interpreted as referring to any and all subsequent amendments or revisions to the Act.

### **7.2.5 GLOSSARY**

To assist in the understanding of the policies of this Plan, terms appearing in italics are defined in Section 8. It is intended that such definitions be applied with the degree of generality and flexibility to which official plans are accustomed except where such terms are derived directly from statutes.

## **7.3 AMENDMENTS AND REVIEW**

### **7.3.1 WHEN CONSIDERED**

Amendments to the Plan shall be considered in response to changing circumstances within or affecting the Municipality; changes in policy, legislation and guidelines of other levels of government which may have a bearing on existing uses or the future development of the Municipality and in response to specific applications by landowners and developers. In addition, the conversion of lands within Employment Areas to non-employment uses may be permitted through comprehensive review.

### **7.3.2 WHEN NOT REQUIRED**

Amendments to the Plan will not be required in order to make minor adjustments to the boundaries of land use designations and the location of roads provided the general intent and spirit of the Plan is maintained. Such adjustments need not be reflected on the schedules.

### **7.3.3 OFFICIAL PLAN REVIEW**

The Municipality shall, not less frequently than every five years after the Official Plan comes into effect, undertake a review of the Official Plan, hold a special meeting open to the public and revise the plan, as required, in accordance with the requirements of the Planning Act. The revisions shall ensure that the Official Plan conforms with Provincial Plans, has regard to matters of provincial interests, and is consistent with the Provincial Policy Statement.

## **7.4 IMPLEMENTATION**

This Plan shall be implemented by means of the powers conferred upon the Municipality by the Planning Act, the Municipal Act, the Heritage Act and such other statutes as may be applicable from time to time. More particularly, the Plan shall be implemented by the enactment of zoning by-laws, sign by-laws, the application of site plan control, the granting of consents and minor variances and the approval of plans of subdivision and condominium, and the undertaking of community improvement projects and public works.

### **7.4.1 REVIEW OF EXISTING BY-LAWS**

Upon adoption of this Plan, the Municipality shall review all existing by-laws governing or affecting the use of land and the erection, alteration and demolition of buildings and structures. Where necessary, the Municipality shall amend these by-laws or adopt new by-laws as may be required to ensure they are in conformity with the Plan.

### **7.4.2 PLANS OF SUBDIVISION/CONDOMINIUM**

#### **7.4.2.1 GENERAL CRITERIA**

Consideration of a plan of subdivision or condominium by the Municipality shall be subject to the following criteria being satisfied:

- a) consistency with the Provincial Policy Statement and regard for matters of provincial interest as prescribed by the Planning Act;

- b) conformity with the County of Middlesex Official Plan and submission of all required information/studies;
- c) the applicable goals, objectives, policies and land use designation of this Plan,
- d) the requirements of the Planning Act,
- e) the entering into of a subdivider's agreement with the Municipality,
- f) the posting of sufficient financial security to ensure due performance and the protection of the Municipality.

#### **7.4.2.2 PART LOT CONTROL**

Where land lies within a registered plan of subdivision, the Municipality may consider the adoption of a part lot control by-law to create new lots in accordance with the Planning Act where it is satisfied that any conditions appropriate to the creation and development of such lots are capable of being addressed.

#### **7.4.2.3 DEEMING**

The Municipality may deem plans of subdivision (or parts thereof) more than eight years of age not to be plans of subdivision within the meaning of the Planning Act where development of such plans would not be in conformity with this Plan or the Zoning By-law and where development would be detrimental to the Municipality or neighbouring uses.

#### **7.4.3 CONSENTS**

##### **7.4.3.1 LOT CREATION**

The creation of lots by land severance or consent shall be considered in accordance with the following:

- a) lots shall be created by severance where the number of new lots being created does not exceed three and may be considered where the number of lots being created does not exceed five provided a plan of subdivision is not considered necessary to ensure the proper

and orderly development of the Municipality. Proposals to create more than five lots shall only be permitted by plan of subdivision. Generally, a plan of subdivision shall not be considered necessary where the lots being created front on an open public road, no undue extension or improvement of services is required, and there exists no other lands under the same ownership abutting to the lots proposed to be created and designated for the same type of development;

- b) whether the proposed use and severance is in conformity with the policies and land use designations of this Plan and the Official Plan of the County of Middlesex;
- c) whether the requirements of the Planning Act are satisfied;
- d) the effect of any relevant matters of provincial interest as declared by the Planning Act;
- e) the input received from the County of Middlesex and other public bodies and agencies;
- f) input received from neighbouring property owners and residents;
- g) resolution of issues arising out of the above evaluation through conditions imposed to the granting of the severance, including entering into an agreement between the Municipality and the owner pursuant to the Planning Act.

#### **7.4.3.2 CASH-IN-LIEU OF PARKLAND**

As the amount of land the Municipality is entitled to as parkland arising out of a consent for residential, commercial or industrial purposes would, in virtually all cases, be impractical for park purposes, the Municipality shall require cash-in-lieu as a condition of consent being granted in accordance with the provisions of the Planning Act.

#### **7.4.3.3 ADJUSTING AND CORRECTING LOT BOUNDARIES**

The granting of a severance for purposes of adjusting or correcting lot boundaries or to convey a relatively modest amount of land to an abutting lot shall be permitted provided:

- a) the conveyance does not lead to the creation of an undersized, irregularly shaped lot(s) unsuited to the purpose for which it is being used or proposed to be used, or contrary to the provisions of the Zoning By-law unless the By-law is otherwise amended or a variance granted;
- b) the lands being conveyed are registered in the same name and title as the lands to which they are being added;
- c) it is stipulated in the granting of the severance that any subsequent conveyance or transaction shall require a future severance.

#### **7.4.3.4 CONSENTS FOR MORTGAGE PURPOSES**

A consent shall only be granted for mortgage purposes where it is capable of satisfying the appropriate policies of this Plan and the appropriate provisions of the Zoning By-law with respect to the use to which the lands would be put and the dimensions and size of the parcel if the mortgage is foreclosed and a separate lot created.

#### **7.4.3.5 CONSENTS FOR EASEMENTS**

Consents may be granted for easement purposes where the use of land is being conveyed for periods in excess of 21 years subject to whatever conditions may be deemed to be appropriate.

#### **7.4.4 ZONING**

##### **7.4.4.1 ADOPTION**

The Municipality shall prepare and maintain a comprehensive zoning by-law, which may be amended at the Municipality's discretion. The Municipality will refuse amendments to the Zoning By-law that do not conform to this Official Plan. Where

this Official Plan has been amended pursuant to Section 26 (1) or (8) of the Planning Act, as amended, the Municipality's comprehensive zoning by-law shall be amended, within three years, to ensure it conforms with this Official Plan.

#### **7.4.4.2 USES DEEMED TO CONFORM**

Some existing uses of land may not satisfy the land use designations and policies of this Plan. To prevent undue hardship, these uses may be zoned as conforming uses in the Zoning By-law provided:

- a) The use does not constitute a danger, nuisance, or a blight with respect to neighbouring uses by virtue of its characteristics or the traffic which it generates;
- b) Any extension or enlargement of the use shall not be permitted if such extension or enlargement would be detrimental to neighbouring uses;
- c) Any change of use is compatible with the quality and character of neighbouring uses;
- d) Where any building or structure associated with such use is situated in a 'Hazard Land' area, any reconstruction, extension or enlargement of such use shall comply with policies of this Plan governing such areas and the requirements of the conservation authority having jurisdiction.

#### **7.4.4.3 NON-CONFORMING USES**

Existing uses of land which do not satisfy the requirements of Section 7.4.4.2 shall not be recognized as conforming uses in the Zoning By-law. While it is the intent of this Plan that such uses cease to exist in the long run, it may be desirable to permit their extension or enlargement. In these circumstances, permission to extend or enlarge these non-conforming uses shall be based on the following considerations:

- a) The proposed extension or enlargement shall not unduly aggravate the situation created by the existence of the use particularly in regard to

neighbouring uses, the policies of this Plan and the regulations of the Zoning By-law;

- b) The proposed extension or enlargement is in appropriate proportion to the size of the non-conforming use as it existed on the date of passing of the Zoning By-law;
- c) The characteristics of the non-conforming use and the proposed extension or enlargement with regard to noise, vibration, fumes, smoke, dust, odour, lighting or traffic generation shall not add significantly to the incompatibility of the use with the surrounding area;
- d) Neighbouring uses shall be protected, where deemed necessary, by landscaping; buffering or screening; appropriate setbacks for buildings and structures; devices and measures to reduce nuisances; and by regulations for alleviating adverse impacts caused by outside storage, lighting, signs and other similar devices. Such provisions and regulations shall be applied as conditions to the proposed extension or enlargement and may also be extended to the established use in order to improve its compatibility with the surrounding area;
- e) Traffic and parking conditions in the vicinity shall not be adversely affected by the extension or enlargement. Traffic hazards shall be kept a minimum by the appropriate design or re-design of ingress and egress points to and from the site. Improvement of sight conditions especially in proximity to traffic intersections may be required;
- f) Adequate provisions shall be made for parking and loading facilities where deemed necessary or desirable;
- g) Existing or proposed services and utilities shall be adequate or be made adequate to service the proposed extension or enlargement.

#### **7.4.4.4 PREVENTING PREMATURE USES OR DEVELOPMENT**

In order to prevent the use or development of large areas of undeveloped land before a demand exists, or before the necessary requirements are in place to

adequately accommodate the proposed use or development, or before the specific nature of development has been ascertained, lands may be restricted to their existing use by the Zoning By-law until such time as conditions and circumstances are appropriate for development to take place.

#### **7.4.4.5 USE OF THE HOLDING (H) SYMBOL**

The use of a holding symbol ('H') may be applied in conjunction with any land use zone of the Zoning By-law. The 'H' symbol shall generally be used to prevent or limit the use of land in order to achieve orderly, phased development and to ensure that the servicing and other requirements of this Plan have been met. Removal of the 'H' symbol shall not take place until the following conditions have been satisfied:

- a) a specific proposal has been submitted to and approved by the Municipality;
- b) the relevant policies of this Plan are satisfied with respect to the use or development being proposed;
- c) services and utilities have been demonstrated to have sufficient capacity and are available to service the proposed development;
- d) a plan of subdivision, where appropriate, has been submitted and has received draft plan approval;
- e) a satisfactory agreement, where deemed necessary, has been entered into with the Municipality;
- f) all other conditions which may have been imposed by the Municipality with respect to any related approval under the Planning Act.

In the interim and until such time as the 'H' symbol is removed, the Zoning By-law may permit uses, buildings and structures which are compatible with neighbouring uses, which would not compromise the ultimate and desirable development of the lands and which are in conformity with this Plan. The Zoning By-law may also



prescribe regulations allowing enlargement of existing buildings and the erection or extension of accessory buildings and structures.

#### **7.4.4.6 AMENDMENTS**

Applications for amendments to the Zoning By-law shall be evaluated in accordance with the following:

- a) consistency with the Provincial Policy Statement and regard for matters of provincial interest as prescribed by the Planning Act;
- b) conformity with the County of Middlesex Official Plan and submission of all required information/studies;
- c) the applicable goals, objectives, policies and land use designations of this Plan;
- d) submission of an acceptable concept and drawings to determine the nature, scale, intensity/density and design of the proposed development or redevelopment and to ensure compatibility with, and sensitivity to, neighbouring development and uses.

#### **7.4.4.7 MINOR VARIANCES**

Applications for minor variances to the Zoning By-law shall be evaluated in accordance with the following:

- a) whether the variance is “minor”;
- b) whether the general intent and purpose of this Plan and the County Official Plan is maintained;
- c) whether the general intent and purpose of the Zoning By-law are maintained;
- d) whether the variance is desirable for the appropriate use and development of the lands and neighbouring lands.

In granting applications for minor variances, conditions may be imposed where necessary to ensure the intent of the above-noted criteria are satisfied or will be satisfied.

#### **7.4.4.8 CASH IN LIEU OF PARKING**

All development shall be required to provide parking in accordance with the zoning by-law provisions. Parking may be permitted on a reduced basis in combination with cash-in-lieu of parking as set out in Section 40 of the Planning Act.

#### **7.4.5 TEMPORARY USES**

##### **7.4.5.1 USE AND SCOPE**

The temporary use of land, buildings and structures may be authorized by the Municipality through the passing of a temporary use by-law in accordance with the Planning Act. Such uses may be permitted in all land use designations with the exception of lands designated as 'Natural Heritage Features' without an amendment to this Plan. The temporary use by-law shall describe the area affected and specify the duration for which the use permitted by the by-law would be allowed.

##### **7.4.5.2 CRITERIA**

In consideration of a by-law to permit the temporary use of land, the Municipality shall have regard to the following:

- a) compatibility with adjacent and surrounding uses;
- b) effect on possible and probable future uses in the area;
- c) land use and development sensitivity areas as set out in Section 6 of this Plan;
- d) availability of adequate and approved services where required;
- e) satisfactory and approved vehicular access to a public road of reasonable construction and maintenance;

- f) satisfactory assurances that the land will be returned to its previous state and all buildings and structures removed (where deemed appropriate) upon the lapsing of the period stipulated in the by-law or upon the lapsing of any extension period that may be granted.

#### **7.4.5.3 GARDEN SUITES**

Where the zoning by-law permits a dwelling, a Garden Suite may only be permitted subject to a rezoning as a temporary use. A Garden Suite as defined by the Planning Act, means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable. The Council may require an agreement to be entered into between the land owner and the Municipality, including the posting of financial security to ensure the Garden Suite is removed upon expiry of the temporary zoning.

#### **7.4.6 INTERIM CONTROL**

Where the Municipality has authorized that a review or study be undertaken in respect of the land use planning policies or regulations for any area in the Municipality, the Municipality may adopt an interim control by-law to prevent the potentially inappropriate development or use of land pursuant to the Planning Act. The by-law shall specify a time period (not to exceed one year) for prohibiting the use of land, buildings or structures for, or except for, such purposes as are set out in the by-law.

#### **7.4.7 SITE PLAN CONTROL**

##### **7.4.7.1 SCOPE**

To ensure a high standard of development and to provide compatibility with, and protection of, neighbouring uses; new development and significant expansions to existing development shall be subject to the site plan control provisions of the Planning Act. Site plan control shall generally not be applied to low density residential and agricultural uses, however, specific instances may warrant site plan control to reduce impacts and ensure compatibility with the use and character of neighbouring lands. A site plan control by-law shall be adopted by the Municipality

specifying the lands and type of development where site plan approval shall be required.

#### **7.4.7.2 SITE PLAN**

A site plan, satisfactory to the Municipality, shall be submitted describing the proposed development and, as applicable, the location of all buildings and structures, ingress and egress, parking areas and loading areas, landscaping, grading and drainage, external lighting, buffering and matters relating to exterior design including, without limitation the character, scale, appearance and design features of buildings, sustainable design and facilities designed for persons with disabilities and other measures to protect neighbouring lands. The location of any required well site, private sanitary waste disposal system (if applicable) and storm drainage provisions shall be identified on the plan.

#### **7.4.7.3 ELEVATION DRAWINGS**

Drawings showing plan, elevation and cross-section views may be required for buildings to be used for residential purposes in areas designated 'Downtown Core', 'Residential' and 'Hamlet' in this Plan where such buildings are permitted in accordance with Section 41(5) of the Planning Act.

#### **7.4.7.4 LAND DEDICATIONS FOR ROAD WIDENING**

As a condition of site plan approval, the owner may be required to dedicate lands to the County of Middlesex or the Municipality, as the case may be, for road widening purposes in accordance with Table 2 and Table 3.

#### **7.4.7.5 PUBLIC INPUT**

Where considerable interest or concern has been expressed by the public as to the nature and form of a proposed development and its potential impact on neighbouring uses which are capable of being addressed through the site plan approval process, the Municipality shall convene a public meeting with the proponent to consider such concerns and the manner in which they are capable of being resolved.

#### **7.4.7.6 SITE PLAN AGREEMENT**

A site plan agreement pursuant to the provisions of the Planning Act shall be required in most instances. Where development is proposed adjacent to a County Road or Provincial Highway, the Municipality shall request the comments of the County of Middlesex and the Ministry of Transportation, as the case may be, during the course of preparing the site plan agreement.

#### **7.4.7.7 SITE PLAN GUIDELINES**

The Municipality may prepare and adopt guidelines to assist in the preparation of site plans for submission and approval by the Municipality.

#### **7.4.8 DEVELOPMENT CHARGES**

As a contribution towards the growth-related capital costs incurred or likely to be incurred by the Municipality as a result of new development taking place, the Municipality may levy a development charge against such development. The amount of the levy, the type of development it applies to, the method of calculation, and the scheduling of payments shall be prescribed in a by-law adopted in accordance with the Development Charges Act.

#### **7.4.9 PROPERTY MAINTENANCE AND OCCUPANCY STANDARDS**

The Municipality may prepare and adopt bylaws to ensure minimum standards of property maintenance and occupancy to protect public health, safety and welfare; to eliminate or avoid unsightly conditions and appearances with respect to buildings, lands and neighbourhoods; and to ensure adequate enjoyment of property. These by-laws may take the form of property maintenance and occupancy standards adopted under the Building Code Act or the clearing and cleaning of land adopted under the Municipal Act.

#### **7.5 COMPLETE APPLICATIONS**

The Planning Act permits a Municipal Council or a delegated approval authority to require that a person, public body or applicant who apply, submit or make requests or applications for amendments to the Official Plan, amendments to the Zoning By-law, approval of plans of subdivision (including condominiums), and consents,

provide any “other information or material” that Municipal Council or the approval authority considers it may need to provide a basis for sound land use planning decisions in addition to the requirements of the policies of the Official Plan and the Provincial Policy Statement.

#### **7.5.1 COMPLETE APPLICATION PROVISIONS**

To ensure that all relevant and required information pertaining to a planning application is available at the time of submission of the application to enable Municipal Council and its delegated approval authorities to make informed decisions within the prescribed period of time and to ensure that the public and other stakeholders have access to all the relevant information earlier in the planning process; any or all of the studies outlined below may be requested from applicants who apply, submit or make requests or applications for consents, amendments to the Official Plan, amendments to the Zoning By-law, site plan approval and approvals of plans of subdivision, including condominiums.

In all instances the number and the scope of the studies to be required for the submission of a complete application should be appropriate and in keeping with the scope and complexity of the application. For applications that may be considered minor in nature, little, if any additional information may be required.

#### **7.5.2 REPORTS AND STUDIES**

Support studies may be required as part of development and infrastructure approval process, or as a part of a more detailed planning study. The reports and studies are intended to provide additional information pertaining to a subject site and the areas adjacent to it to assist Municipal Council and its delegated approval authorities to evaluate an application. The need and the timing of the support studies will be determined by the Municipality on a site or area specific basis having regard to the other provisions of this Plan and provincial legislation, policies and appropriate guidelines.

Support studies shall be prepared having regard to relevant federal and provincial legislation, policies and appropriate guidelines.

Support studies shall be prepared by qualified professionals to the satisfaction of the Municipality and, where applicable, in consultation with relevant public agencies and affected parties.

A public participation program may be established as part of the preparation of a support study to allow interested or affected parties to participate in the process.

All relevant mitigation recommendations included in a support study shall be considered as a condition to approval to be implemented by the proponent of development.

Where support studies are subject to a peer view as required by the Municipality, costs associated thereto shall be borne by the applicant.

### **7.5.3 TYPES OF REPORTS AND STUDIES**

Municipal Council and its delegated approval authorities may require that a person, public body or applicant who apply, submit or make requests or applications for amendments to the Official Plan, amendments to the Zoning By-law, approval of plans of subdivision (including condominiums), and consents, provide any “other information or material” that Municipal Council or the approval authority considers it may need. Therefore, the following broad categories of reports and studies are not intended to preclude Municipal Council and its delegated approval authorities from requiring additional reports and studies that may be identified during the planning process if circumstances necessitate the need for such information as part of the decision making process.

#### **7.5.3.1 REPORTS/STUDIES TO ADDRESS PLANNING MATTERS**

The submission of reports and studies related to local and provincial planning matters is to ensure that a proposed development and/or change in land use is consistent with Municipal policies and the Provincial Policy Statement and provides an integrated approach to land-use planning. The required reports/studies are to specifically address how a proposed development and/or a change in land use is consistent with the Provincial Policy Statement. The reports/studies must also demonstrate that the proposed development and/or a change in land use is consistent with Official Plan policies. Where applicable, the reports/studies will

also address consistency with an Area Plan and/or Guideline Documents that have been adopted by Municipal Council.

#### **7.5.3.2 REPORTS/STUDIES RELATING TO ENVIRONMENTAL AND NATURAL MATTERS**

The required reports/studies are to identify the environmental and natural features which may be affected by the proposed development and/or change in land use; identify the areas that are to be employed as a buffer between the environmental and/or natural features and the proposed development and/or change in land use; and identify any other mitigative measures to be undertaken to protect the environmental and natural features from any adverse impacts associated with the proposed development and/or change in land use. These studies may include, but not be limited to Development Assessment Reports as outlined in Sections 3.4.7.5, 4.4.6.4 and 5.4.2.4 of the Official Plan. Study components may be determined in consultation with the applicable Conservation Authority or other agency.

#### **7.5.3.3 REPORTS/STUDIES TO ADDRESS TRANSPORTATION MATTERS**

The required reports/studies are to ensure that a proposed development and/or change in land use will not have a negative impact on the transportation network or on its surrounding land uses. Where new transportation infrastructure is required or an expansion of the existing transportation infrastructure is necessary to accommodate a proposed development and/or change in land use, the transportation reports/studies will demonstrate that the improved transportation infrastructure will be adequate to accommodate all modes of transportation in an efficient manner with minimal adverse impact on surrounding uses. Study components may include but not be limited to:

- a) the collection and projection of traffic related data;
- b) trip generation, assignment and distribution;
- c) street and intersection capacity; and
- d) recommended measures required to achieve the transportation goals, objectives and policies of this Plan.



#### **7.5.3.4 REPORTS/STUDIES TO ADDRESS SERVICING AND INFRASTRUCTURE MATTERS**

The required reports/studies are to ensure that a proposed development and/or change in land use can be supported by adequate municipal water, sanitary sewer, and stormwater management services. Where new infrastructure is required or an expansion of the existing infrastructure is necessary, the servicing and infrastructure reports/studies will demonstrate that the improved infrastructure will be adequate to accommodate the proposed development and/or change in land use as well as any anticipated users of the infrastructure. Study components may include but not be limited to:

- a) identifying the routing of services;
- b) identifying the sizing of services;
- c) providing for the cost of sharing of services;
- d) identifying the timing of services;
- e) describing any interim servicing measure; and
- f) detailing any implementation requirements, including how the disturbed area will be rehabilitated.

#### **7.5.3.5 REPORTS/STUDIES TO ADDRESS FINANCIAL IMPACT ASSESSMENT MATTERS**

The submission of reports and studies related to financial matters is to demonstrate that a proposed development and/or change in land use will not have an undesirable or unanticipated financial impact on the Municipality. The required reports/studies are to identify the short-term and long-term costs to the Municipality for the provision of municipal infrastructure and services required to support a proposed development and/or change in land use. Study components may include but not be limited to:

- a) describing the proposal in detail, including any expected benefits to the Municipality;

- b) identifying municipal costs associated with the proposal;
- c) recommending a proposed financing and timing scheme; and
- d) indicating how and why the proposal may contribute to the economic viability of the Municipality.

#### **7.5.3.6 REPORTS/STUDIES TO ADDRESS URBAN DESIGN AND CULTURAL MATTERS**

The required reports/studies are to demonstrate how a proposed development and/or change in land use will have a positive impact on neighbouring built heritage, is sensitive to archaeological issues, and is designed in a manner that enhances the local built form and/or natural environment. Study components may include but not be limited to:

- a) documenting the area's character on a street and block pattern basis showing the size, orientation and lotting of each block;
- b) providing a three dimensional profile for each street and block within the area;
- c) identifying the existing urban design elements, such as nodes, landmarks, districts, paths and edges, which contribute to the character of the area and to its physical form and development pattern;
- d) identifying potential urban design elements that would enhance the future physical form, development pattern and character of the area such as streetscape treatments, significant views and vistas and locations for the provision of gateways and art; and
- e) establishing guidelines for the area which would assist in evaluating any proposed development or infrastructure undertaking.

### **7.5.3.7 REPORTS/STUDIES TO ADDRESS NUISANCE AND HAZARD MATTERS**

The submission of reports and studies related to nuisance and hazard matters is to demonstrate that inhabitants or users of a proposed development and/or change in land use are buffered from nuisances related to noise, dust, odour, and vibration, and to reduce the potential for public cost or risk to future inhabitants resulting from natural and human-made hazards. The required reports/studies are to identify all of the potential nuisance issues and natural/human-made hazards which may impact the proposed development and/or change in land use; identify the areas that are to be employed as a buffer between the nuisance issues and natural/human-made hazards and the proposed development and/or change in land use; and identify any other measures to be undertaken to mitigate the impacts associated with the nuisance issues and natural/human-made hazards from the proposed development and/or change in land use.

Where a Noise and/or Vibration Study is required by Sections 6.3.3.1, 6.3.2.1 and 6.4.1.1 of this Plan, study components may include but not be limited to:

- a) Assessing the existing and predicted noise and/or vibration levels on the site, identifying and recommending various abatement measures, warning clauses, and/or other appropriate measures, which can be implemented and secured by way of zoning, site plan agreement, subdivision agreement and/or development agreement; and
- b) Having regard to relevant provincial legislation, policies and appropriate guidelines.

## **7.6 PUBLIC CONSULTATION**

While the Municipality shall at all times comply with the minimum requirements of the Planning Act to informing the public of matters requiring approval under the Act, the Municipality may take extra measures to inform the public of emerging planning issues, to facilitate access to planning-related information and to convene non-statutory public meetings/forums when considerable public interest or concern is apparent.

## GLOSSARY

### TERMS

*The following definitions are designed to assist in the interpretation of certain terms used in the Official Plan.*

**Adjacent Lands:** means those lands, contiguous to a specific natural heritage feature or area, where it is likely that development or site alteration would have a negative impact on the feature or area.

**Archeological Resources:** means the remains of prehistoric and historic habitation being most likely to be found in proximity to water including current and ancient shorelines, rolling topography, unusual landforms, portage routes and other features or sites of past human settlement.

**Best Management Practices (BMPs)** means structural, non-structural and managerial techniques that are recognized to be the most effective and practical means to control non-point source pollutants yet are compatible with the productive use of the resource to which they are applied.

**Environmental Management System (EMS)** means a combination of tools used to minimize any adverse impact on groundwater resources and may include hydrogeological and surface water evaluation; leak detection monitors; property boundary monitors; inspection programs; performance monitoring and reporting systems; auditing programs; and design criteria for manure, fertilizer and fuel storage.

**Farm Consolidation** means the acquisition of additional farm parcels, not necessarily contiguous, to be operated as one farm operation.

**Granny Flat** means a secondary single detached dwelling that is accessory to a main single detached dwelling and that is intended to be occupied by the next of kin of the owners of the main dwelling as a place of residence for a limited period of time and designed to be portable and, thereafter, removed from its site or converted to non-residential uses.

**Heritage Resources:** means one or more buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic, or military history and identified as being significant to the Municipality and sometimes referred to as built *heritage*

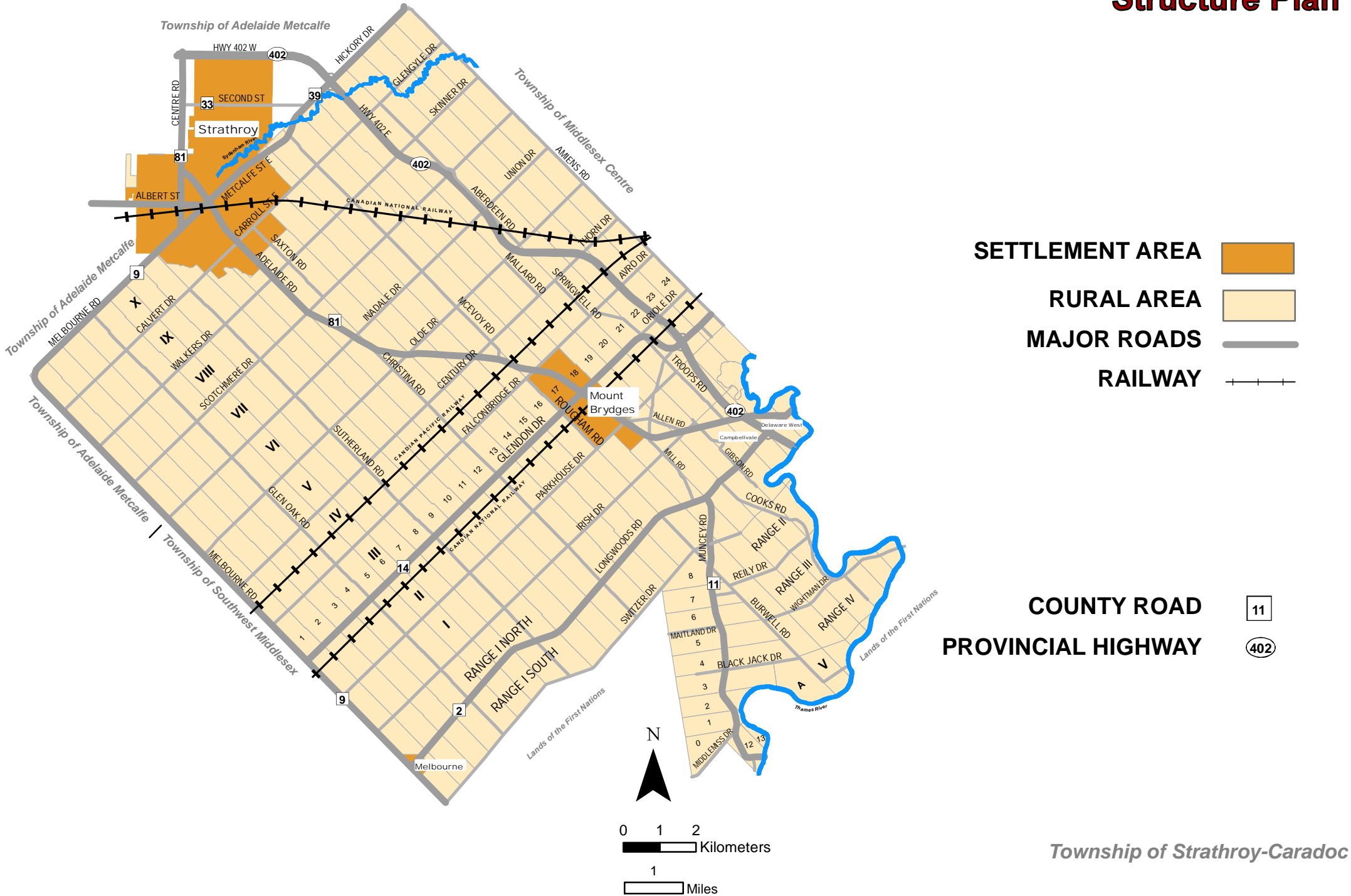
*resources. Heritage resources* may include cultural heritage landscapes being areas of heritage significance as a result of their being modified by human activities and considered to be of value by the community.

**Natural Heritage Features and Areas:** means wetlands, fish habitat, woodlands, valleylands habitat of endangered and threatened species, wildlife habitat, and areas of natural and scientific interest, and similar features and areas which are significant for their environmental and social values as a legacy of the natural heritage of the Municipality.

**Prime Agricultural Area:** means areas where *prime agricultural lands* predominate. This includes: areas of *prime agricultural lands* and associated Canada Land Inventory Class 4-7 soils; and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture.

**Surplus Farm Dwelling:** means an existing farm residence that is rendered surplus as a result of *farm consolidation* and surplus to the needs of the farm,

**SCHEDULE 'A'**  
**Structure Plan**



# 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**

- MAJOR ROADS**
- ARTERIAL**
- PRIMARY COLLECTOR**
- SECONDARY COLLECTOR**
- INDUSTRIAL COLLECTOR**
- POSSIBLE FUTURE EXTENSION**
- POSSIBLE INTERSECTION IMPROVEMENT**

- SETTLEMENT AREA**
- MUNICIPAL BOUNDARY**
- PROVINCIAL HIGHWAY**
- COUNTY ROAD**

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

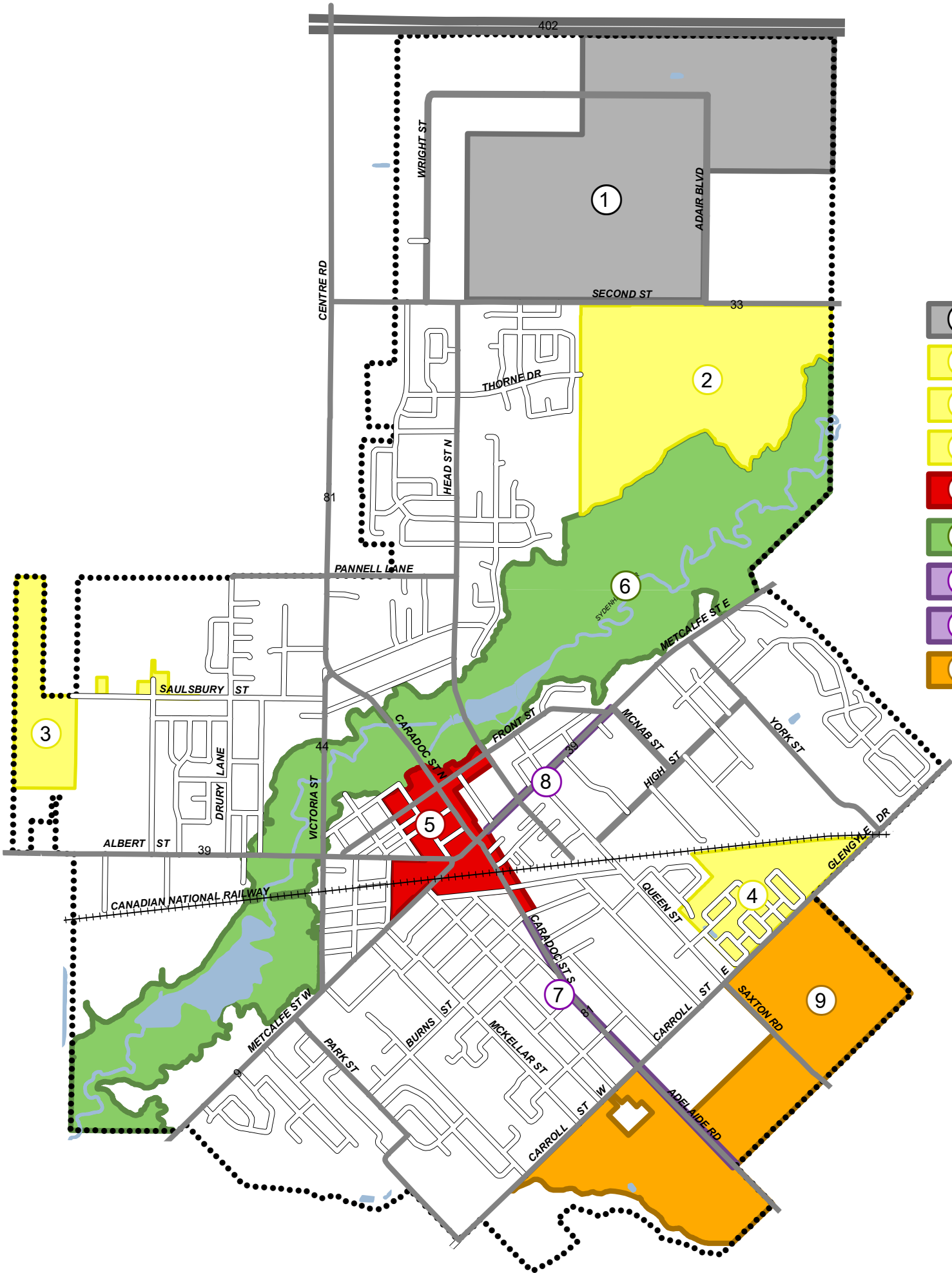
Municipality of Strathroy-Caradoc  
August 2024

0 1,000 2,000 Meters




**SCHEDULE 'C'**  
**SPECIAL STUDY AREAS**


Settlement Area of Strathroy

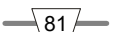


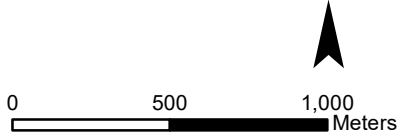
- ① MOLNAR INDUSTRIAL PARK - SECONDARY PLAN
- ② NORTH MEADOWS - SECONDARY PLAN
- ③ SAULSBURY - SECONDARY PLAN
- ④ QUEENS - SECONDARY PLAN
- ⑤ DOWNTOWN CORE - MASTER PLAN
- ⑥ SYDENHAM RIVER VALLEY - MASTER PLAN
- ⑦ CARADOC STREET - CORRIDOR PLAN
- ⑧ METCALFE STREET - CORRIDOR PLAN
- ⑨ SOUTH OF CARROLL - SERVICING PLAN

Section 3.3.3.4
Section 3.4.4.12
Section 3.5.5.13
Section 3.3.4.13
Section 3.3.1.7
Section 3.3.7.1
Section 3.3.2.5
Section 3.4.5.1
Section 3.3.4.14

SETTLEMENT AREA 

PROVINCIAL HIGHWAY 

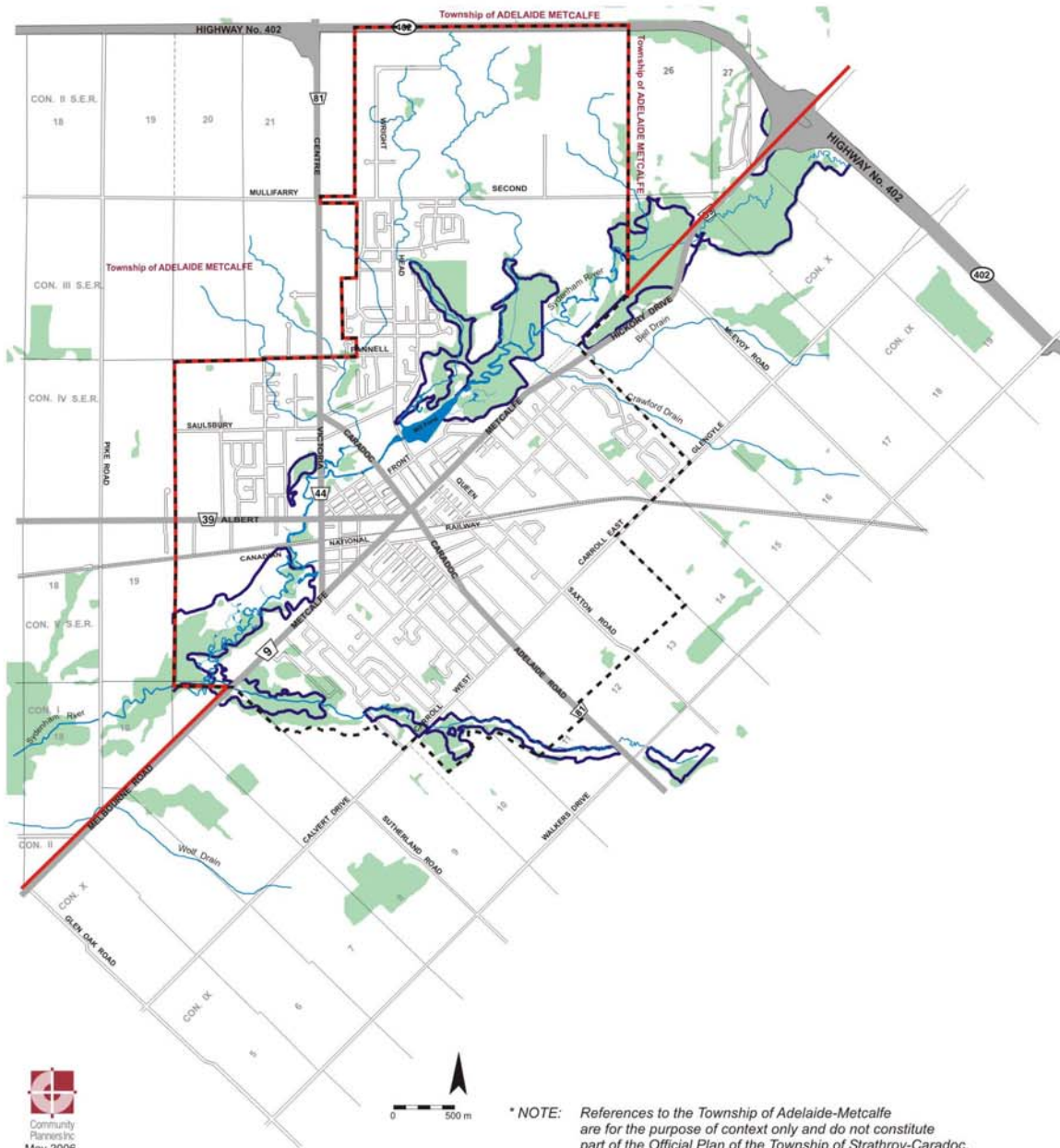
COUNTY ROAD 





# **SCHEDULE 'D'** **Natural Heritage Features**

**Strathroy**



**WETLAND**



**WOODLAND**



**NATURAL WATERCOURSE**



**MUNICIPAL BOUNDARY**



**SETTLEMENT AREA BOUNDARY**



**COUNTY ROAD**  
**PROVINCIAL HIGHWAY**



*Township of Strathroy-Caradoc*

# **SCHEDULE 'E'** **Water Supply & Sanitary Sewage Disposal** **Settlement Area of Strathroy**



## **WATER SUPPLY SYSTEM**

TRUNK MAIN

MAIN RESERVOIR

## **SANITARY SEWAGE SYSTEM**

TRUNK MAIN

MAIN PUMPING STATION  
SEWAGE TREATMENT PLANT

MUNICIPAL BOUNDARY

SETTLEMENT AREA BOUNDARY

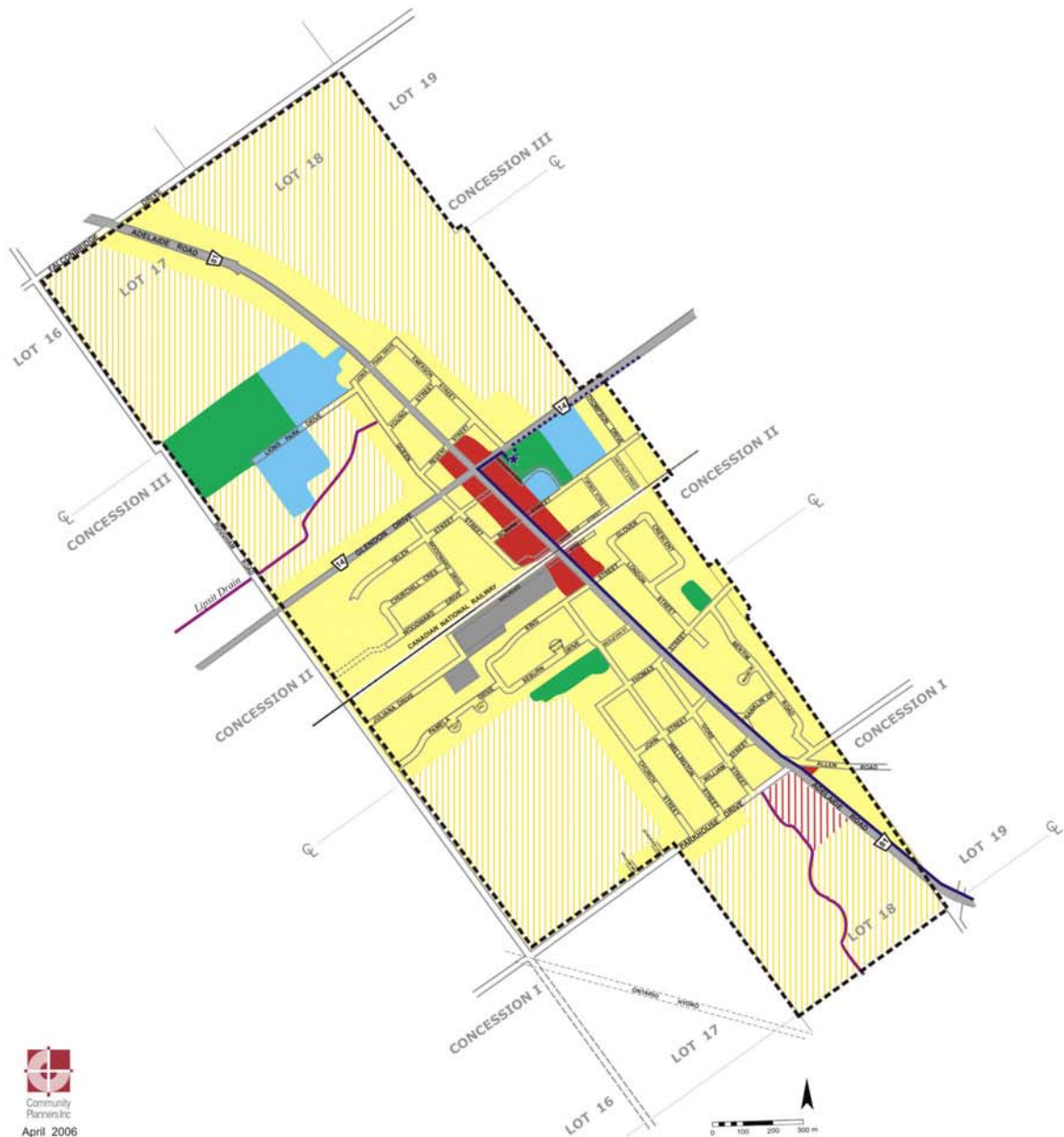
COUNTY ROAD   
 PROVINCIAL HIGHWAY

*Township of Strathroy-Caradoc*

# SCHEDULE 'F'

## Land Use & Transportation Plan

Mount Brydges



### LAND USE

COMMERCIAL

INDUSTRIAL

RESIDENTIAL

COMMUNITY FACILITY

OPEN SPACE

development permitted only  
on the basis of full municipal  
services (i.e. water supply and  
sanitary sewage disposal)

ARTERIAL ROAD

DRAIN/WATERCOURSE

### WATER SUPPLY SYSTEM

MAIN PUMPING STATION

TRUNK WATER MAIN

LOW PRESSURE

HIGH PRESSURE

SETTLEMENT AREA BOUNDARY

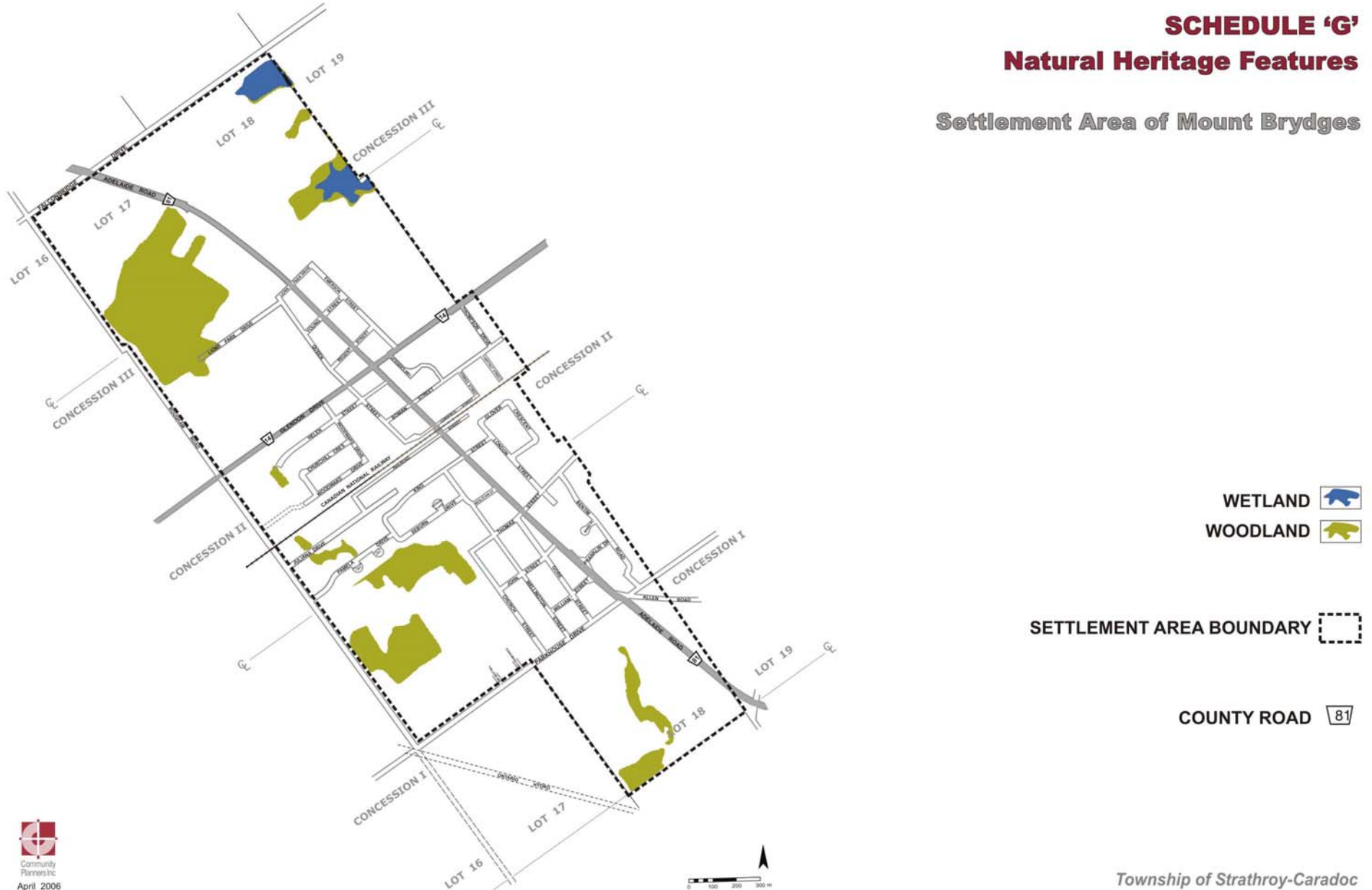
COUNTY ROAD

Township of Strathroy-Caradoc



## SCHEDULE 'G' Natural Heritage Features

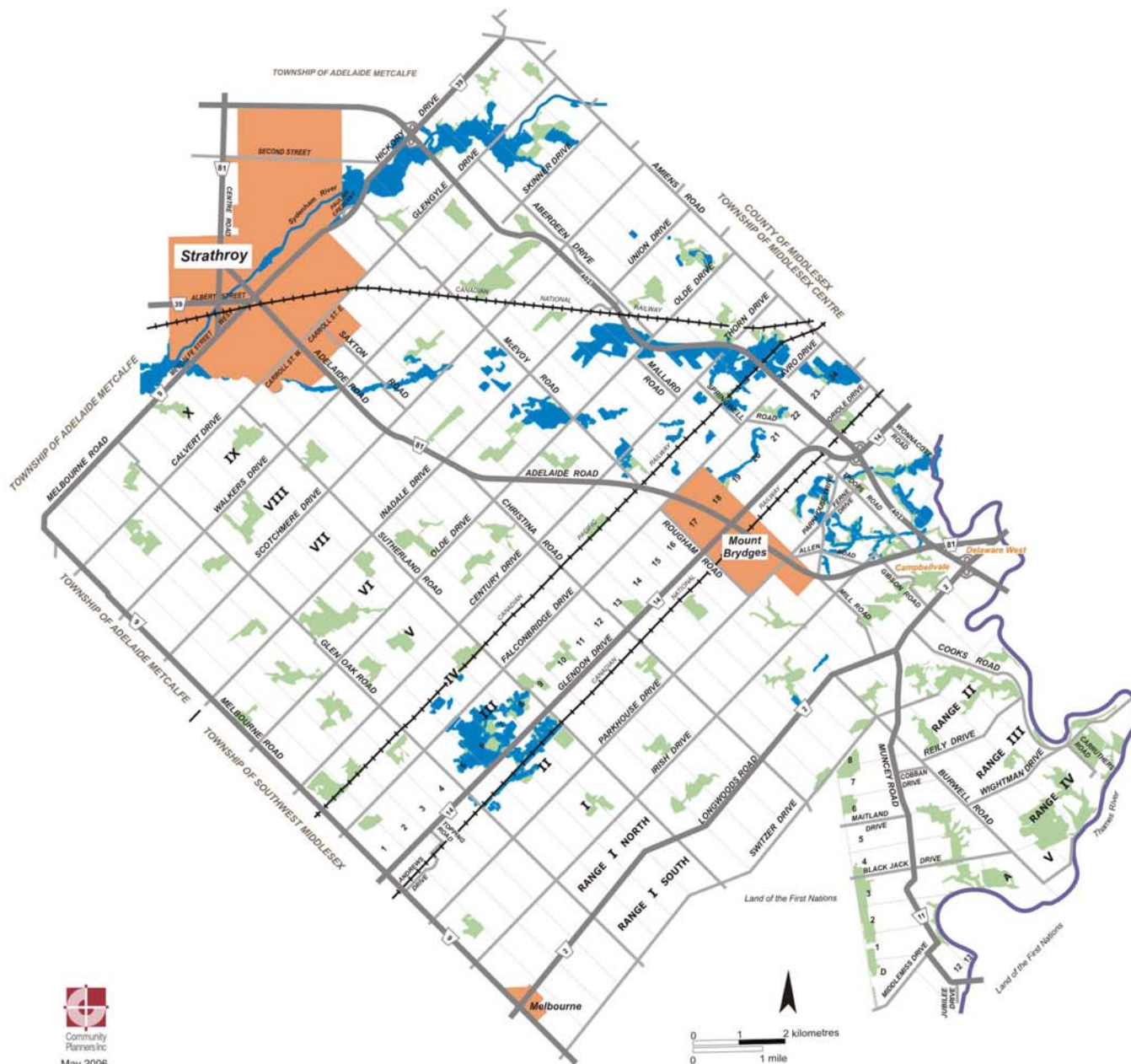
### Settlement Area of Mount Brydges







# SCHEDULE 'I' Natural Heritage Features

Rural Area



WETLAND   
WOODLAND 

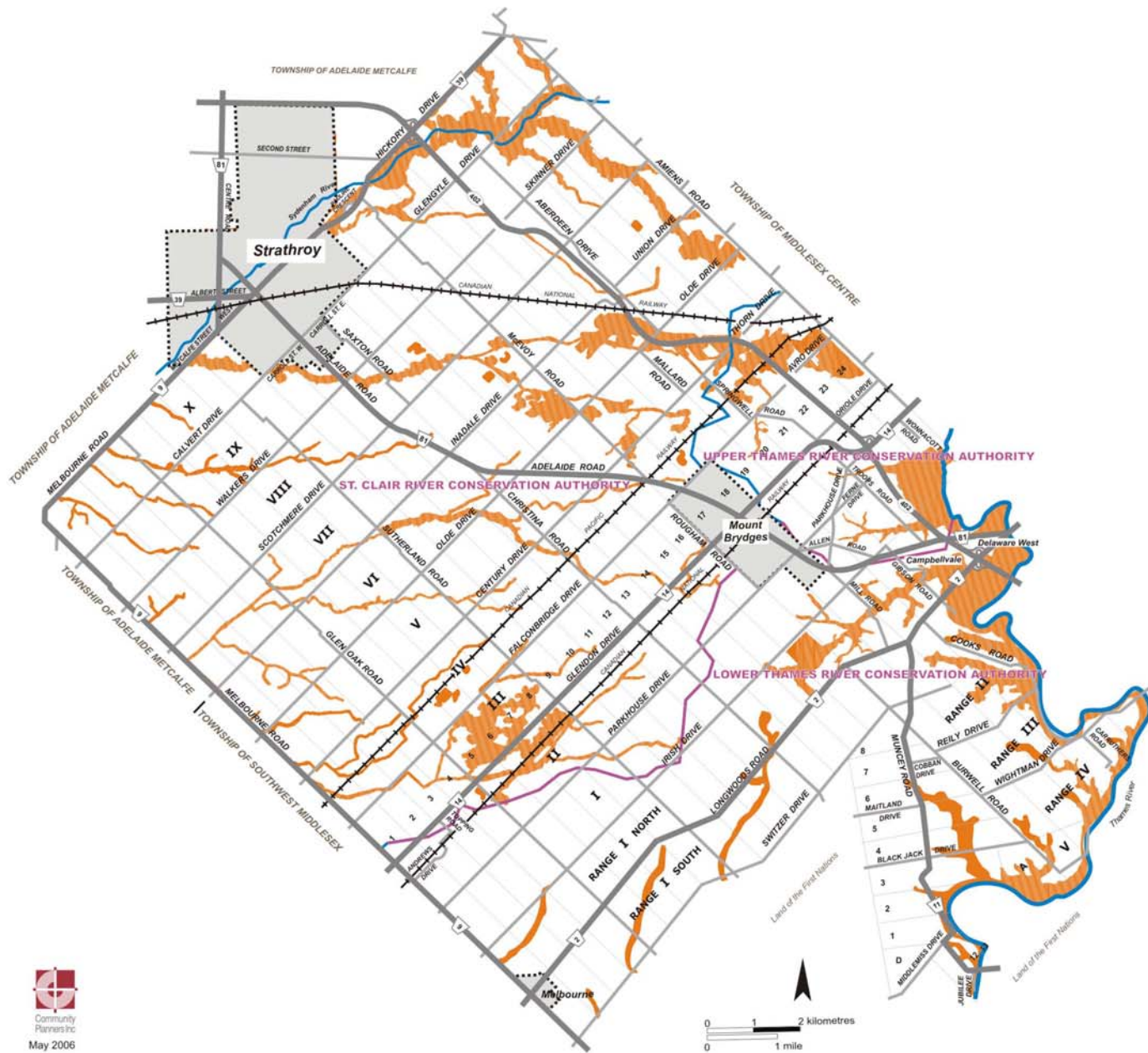
SETTLEMENT AREA BOUNDARY 

COUNTY ROAD   
PROVINCIAL HIGHWAY 







# SCHEDULE 'J' Hazard Lands

Rural Area



HAZARD LANDS 

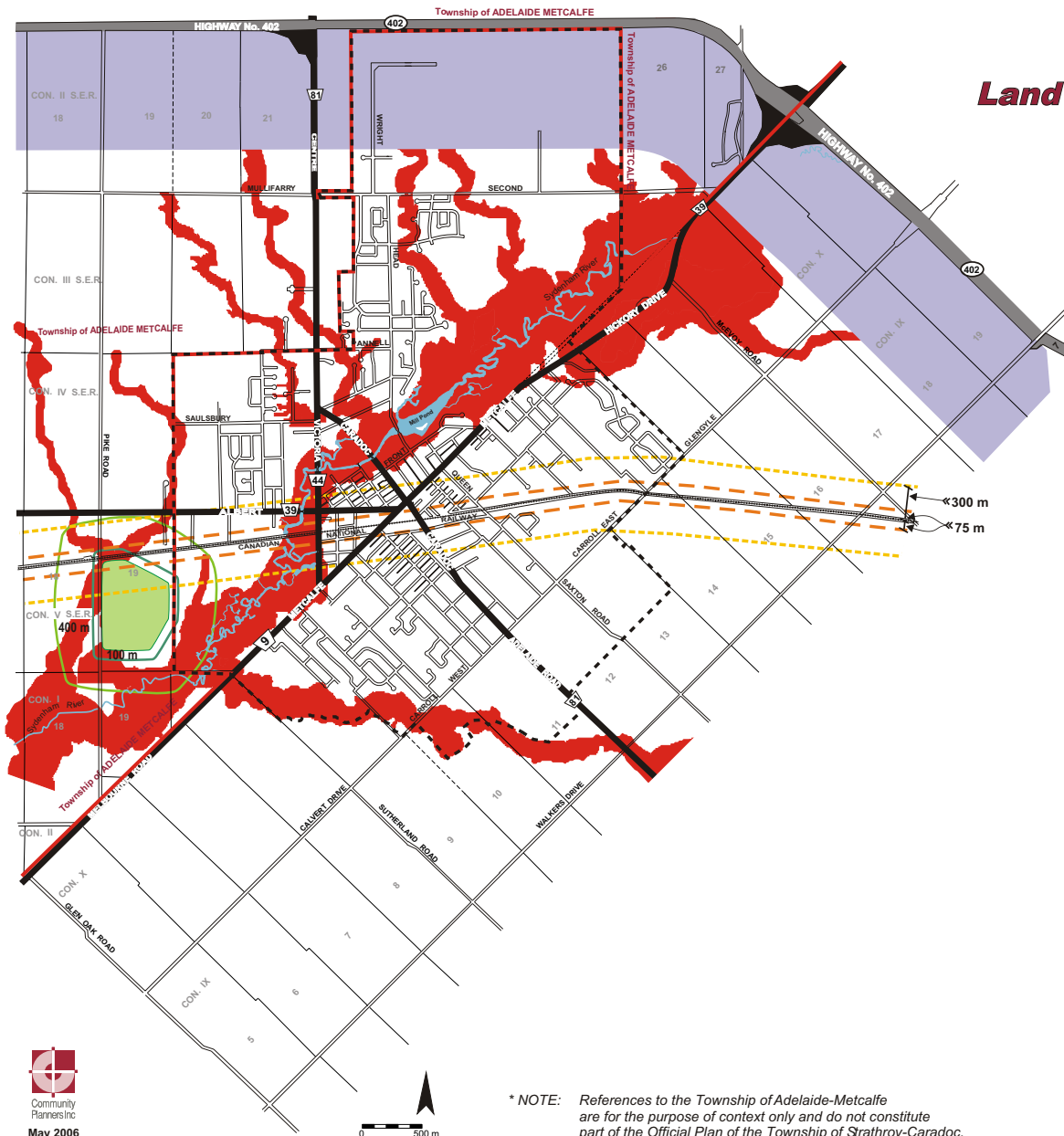
WATERSHED BOUNDARY   
SETTLEMENT AREA BOUNDARY 

COUNTY ROAD   
PROVINCIAL HIGHWAY 

Township of Strathroy-Caradoc

# **SCHEDULE 'K'** **Land Use & Development Sensitivity Areas**

## **Settlement Area of Strathroy**



**HAZARD LAND**

**RAILWAY**

**30 m - NOISE / SAFETY BERM**

**75 m - VIBRATION SENSITIVITY AREA**

**300 m - NOISE SENSITIVITY AREA**

**FREEWAY**

**1 km NOISE SENSITIVITY AREA**

**SEWAGE TREATMENT PLANT**

**100 m ODOUR SENSITIVITY AREA**

**400 m ODOUR SENSITIVITY AREA**

**MUNICIPAL BOUNDARY**

**SETTLEMENT AREA BOUNDARY**

**COUNTY ROAD**   
**PROVINCIAL HIGHWAY**

\* NOTE: References to the Township of Adelaide-Metcalfe are for the purpose of context only and do not constitute part of the Official Plan of the Township of Strathroy-Caradoc.

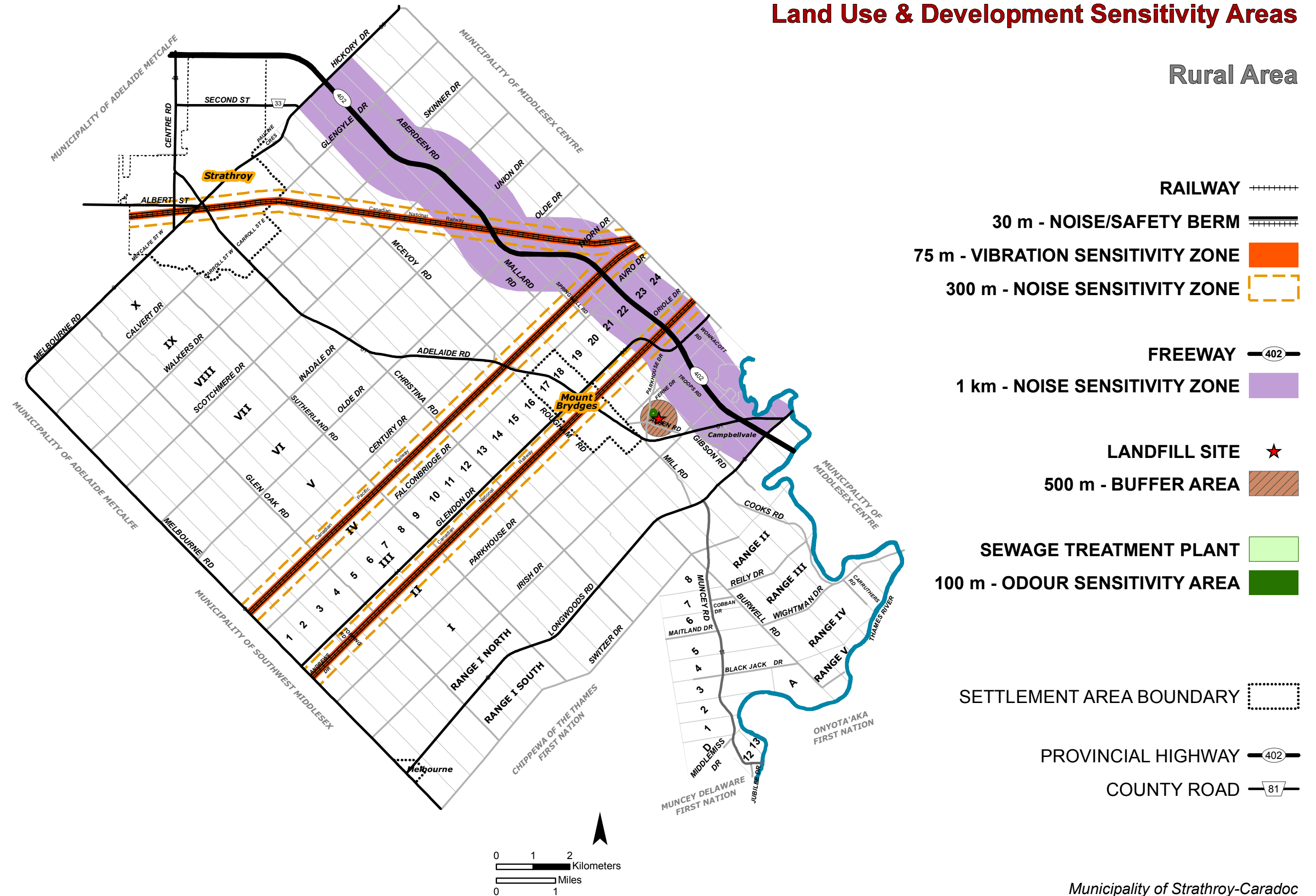
*Township of Strathroy-Caradoc*



## SCHEDULE 'L'





### Land Use & Development Sensitivity Areas

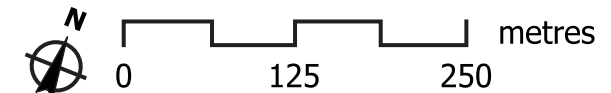
## Rural Area



# 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**  
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 mbpc@mbpc.ca





 (519) 686-1300

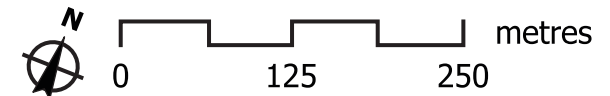
 www.mbpc.ca

 (519) 681-1690

# 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.

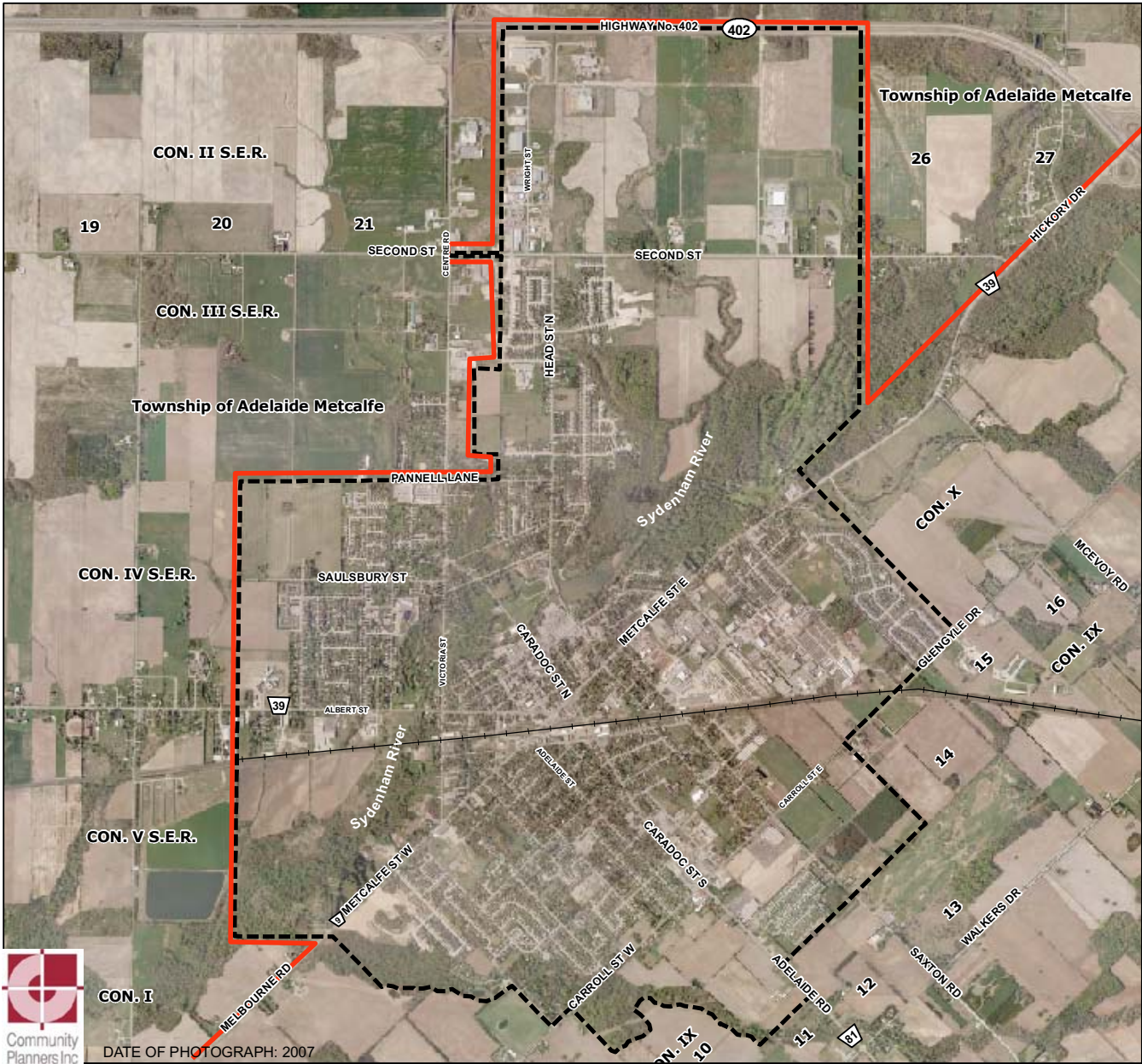



**Montelth•Brown**  
planning consultants


- |   |   |   |                |
|---|---|---|----------------|
|  | 610 Princess Ave.<br>London, Ontario<br>N6B 2B9 |  | mbpc@mbpc.ca   |
|  | (519) 686-1300                                  |  | (519) 681-1690 |
|  | www.mbpc.ca                                     |   |                |





# Settlement Area of STRATHROY

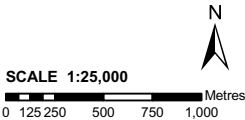


MUNICIPAL BOUNDARY 

SETTLEMENT AREA BOUNDARY 

COUNTY ROAD 

PROVINCIAL HIGHWAY 



Towship of Strathroy-Caradoc

Figure: 1



# Settlement Area of STRATHROY

## DOWNTOWN CORE



BOUNDARY 

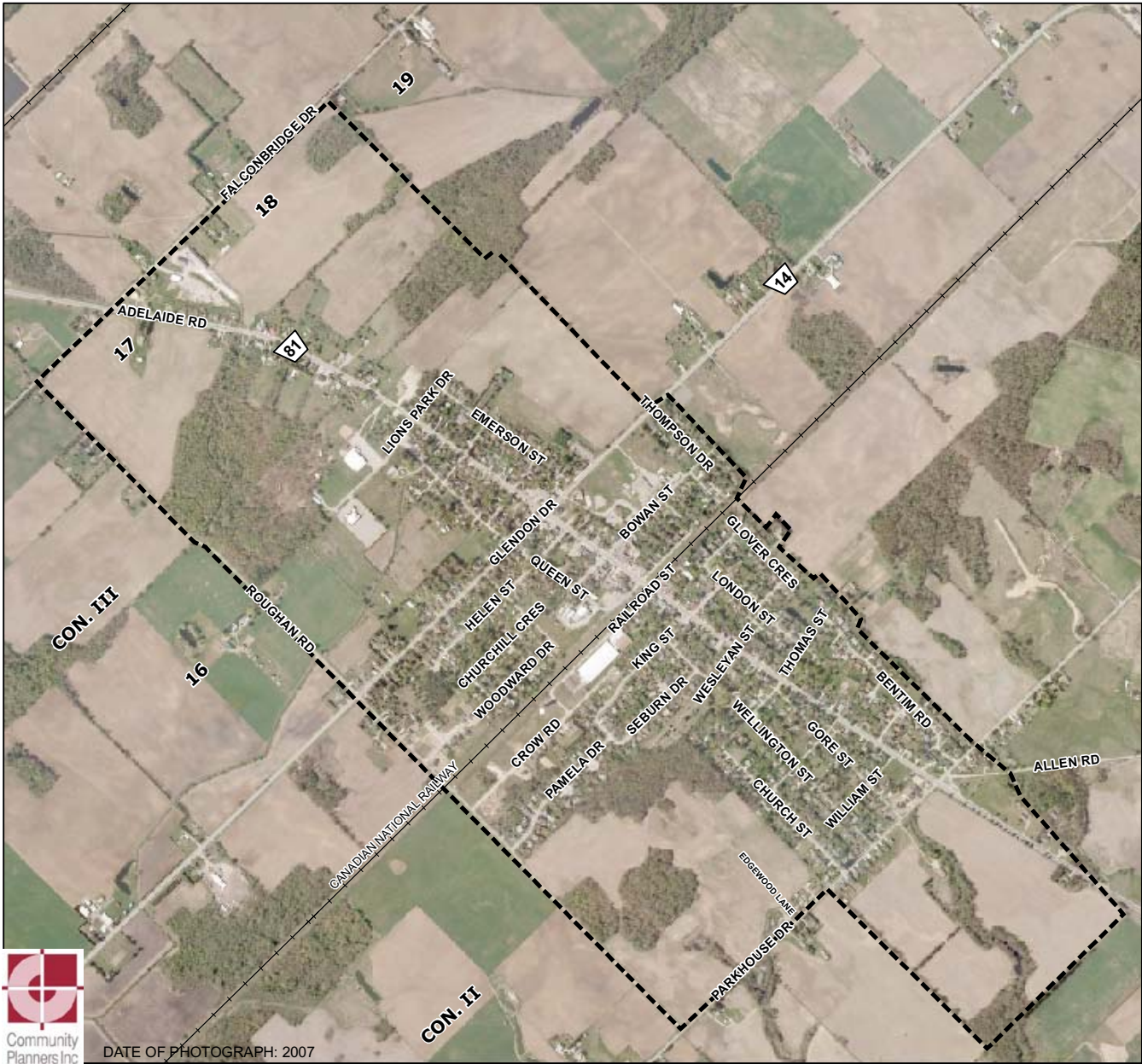
COUNTY ROAD 

Towhship of Strathroy-Caradoc

Figure: 2



Settlement Area of  
MOUNT BRYDGES



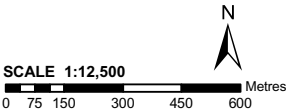
BOUNDARY

COUNTY ROAD



Community  
Planners Inc  
April 2008

DATE OF PHOTOGRAPH: 2007



Towship of Strathroy-Caradoc

Figure: 3

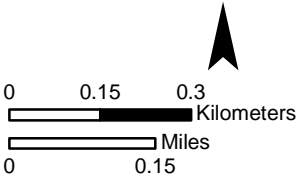


Southeast of MOUNT BRYDGES



- SETTLEMENT AREA BOUNDARY
- RURAL RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL

- PROVINCIAL HIGHWAY
- COUNTY ROAD



Township of Strathroy-Caradoc  
November 2014

Figure: 4



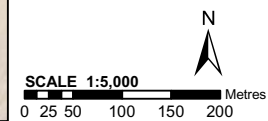
# Settlement Area of MELBOURNE



MUNICIPAL BOUNDARY

HAMLET BOUNDARY

COUNTY ROAD



Township of Strathroy-Caradoc

Figure: 5



# CAMPBELLVALE & DELAWARE WEST



MUNICIPAL BOUNDARY 

RURAL RESIDENTIAL 

PROVINCIAL HIGHWAY   
COUNTY ROAD 



Community  
Planners Inc.  
April 2008

DATE OF PHOTOGRAPH: 2007

SCALE 1:8,000

0 50 100 200 300 400 Metres



Township of Strathroy-Caradoc

Figure: 6