

**Meeting date:** April 15, 2019

**Department:** Building and Planning

**Prepared by:** Tim Williams, Senior Planner

**Reviewed by:** Matthew Stephenson, Director, Building/Waste Services  
Greg McClinchey, Chief Administrative Officer

**SUBJECT:** **Applications for Draft Plan of Subdivision & Zoning By-law Amendment Part 1 of Plan 33R-17367 Part of Lot 9, Concession 10, Municipality of Strathroy- Caradoc, County of Middlesex**

**File Numbers:** 39T-SC1801, and ZBA24-2018

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**RECOMMENDATION:** That the subject report for 39T-SC1801 and ZBA24-2018 be received for information.

## **PURPOSE**

The purpose of the subject subdivision and zoning by-law amendment applications is to facilitate the development of a 22-lot residential plan of subdivision

## **SUMMARY HIGHLIGHTS**

- **The application proposes to develop a 22 lot residential subdivision with a single public road with connections to Ridge Street and Park Street.**
- **Staff recommend the site-specific zone also include provisions that recognize any lot deficiencies indicated in the proposed application materials.**
- **An Open House was held on September 12, 2018. Neighbouring residents attended and voiced concerns regarding the proposed subdivision and rezoning.**

## **BACKGROUND:**

The subject lands are approximately 2.14 ha (5.29 ac) in size and are located west of Park Street and proposes the extension of Ridge Street to connect to Park Street within the Settlement Area of Strathroy (see location map).

The lands are currently vacant and the surrounding land uses include predominately residential uses to the north east and west. To the south is a recreational use (Trout Haven Park – Camping and Fishing). From a servicing perspective, municipal water and sanitary services are available and are intended to extended along the new public road. The adjacent roads are all local roads under the jurisdiction of the Municipality of Strathroy-Caradoc.

An application for draft Plan of Subdivision and Zoning By-law amendment applications were made on August 3, 2018 and deemed complete on August 20, 2018.

In addition to the applications, the submission included the following support documents:

- Archaeological Assessment Stage 1-2 Golder Associates
- Archaeological Assessment Stage 3 Golder Associates
- Geotechnical Investigation, Englobe
- Servicing Report, Ricor Engineering Ltd. (now Dillon Consulting Ltd.)
- Hydrogeological Assessment, JFM Environmental Limited
- Development Assessment Report – Natural Resources Solutions Inc.
- Planning Justification Report – Monteith Brown Planning Consultants
- Original Draft Plan of Subdivision, dated August 28th, 2017, Ricor Engineering Ltd.
- Revised Draft Plan of Subdivision, dated January 10, 2018, Dillon Consulting

The applicant held a public Open House on September 12, 2018 at the Strathroy Town Hall.

The draft plan of subdivision has been revised since its original configuration and it currently includes the following:

- 22 building lots for single-detached dwellings;
- One (1) block for road widening along Park Street; and;
- One Street “A”

The main revision to the draft plan since the original submission (and the open house) is an increase to the width of the Block 23 from 2.4 m to 6.0 m. As noted above, Block 23 provides for a road widening. This has resulted in a reduced frontage for Lot 9 from 20.6 to 17.0m.

In support of the draft plan of subdivision, a concurrent zone change application has been filed to rezone from ‘Future Development (FD) zone’ to site-specific ‘Medium Density Residential (R2-#) zone’ in order to facilitate the development. The applicant is proposing to develop the subject lands in a single phase.

## **POLICY AND REGULATION BACKGROUND**

The subject lands are located within a fully serviced Settlement Area as per the definitions of the Provincial Policy Statement and the County of Middlesex Official Plan. It is noted that a woodlot to the south of the subject lands is identified as a ‘Significant Woodland’ in the 2006 County Official Plan. Locally, the lands are located within the ‘Residential’ designation of the Strathroy-Caradoc Official Plan and ‘Future Development (FD) zone’ of the Strathroy-Caradoc Zoning By-law 43-08.

The Provincial Policy Statement, County and Local Official Plan all require significant development, including plans of subdivision, to occur within fully serviced settlement areas, to demonstrate efficient use of land and infrastructure subject to appropriate forms of density.

The Provincial Policy Statement and the County Official Plan provides policy direction regarding the protection of natural heritage features. The PPS does not permit development and site alteration within or on lands adjacent to a ‘Significant Woodland’ unless the ecological function of the adjacent lands

have been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

The Strathroy-Caradoc Official Plan states that development within the 'Residential' designation shall be used for residential purposes including a range of housing types and densities from single unit dwellings to high-rise apartment buildings (Section 3.3.4.1). As per Section 3.3.4.3 of the Official Plan Low Density Development proposals are to be encouraged to include the following features: create a sense of neighbourhood identity; result in attractive and distinctive streetscapes; incorporate public amenities and safety measures; utilize traffic calming measures; preserve and enhance natural features; provide a mix of housing types; ensure appropriate and effective buffering from neighbouring nonresidential uses; minimize total road length and road surface within practical considerations for snowplowing, surface drainage and on-street parking; and maximize energy saving criteria such as southern exposure for solar gain and landscaping and to minimize the adverse effects of winds.

In regards to the identification of the Significant Woodland, development within or adjacent to a 'Significant Woodland' is not permitted unless an Environmental Impact Study / Development Assessment Report has been completed which demonstrates no negative impact on the feature or its ecological function.

With respect to the Zoning By-law, the existing "Future Development (FD) Zone" permits agricultural use, existing use and forestry use. The applicant has submitted a zone change application to place the residential lots into a site-specific "Medium Residential (R2-#) Zone" which includes lot development provisions that reflect the proposed lot configuration and required building envelopes. The "Medium Density Residential (R2) Zone" permits single detached dwellings on the subject lands.

## **CONSULTATION**

The application has been circulated to agencies and the public in accordance with the requirements of the Planning Act.

At the time of writing the subject report, the following comments were received:

The Director of Engineering and Public Works had reviewed the initial application and Engineering and Public Works (EPW) department advise that following:

1. Park Street road allowance widening needed along the exterior side yard of lot 9 to "line up" with existing width south of intersection;
2. EPW department requires the through road connection for road maintenance, pedestrian continuity and watermain looping;
3. Sidewalks to be extended from Ridge & Bridle Path intersection through entire subdivision and external sidewalk linkage along Park Street to Spence Drive required to support student & pedestrian access to schools on McKellar Street
4. Curb & Gutter and Road improvements to the intersection at Park Street and southerly on Park Street for the full length of the storm sewer outlet construction will be required (to south of the north driveway entrance to Trout Haven)

5. EPW department also have a number of technical concerns related to the servicing and stormwater management including but not limited to infiltration of ground water, service connections, stormwater quantity and quality.
6. Street trees on boulevards will be required as per the tree planting policy.

The applicant has provided a second submission of materials that has been reviewed and the EPW department has advised of no concerns with the subdivision and rezoning applications, subject to the conditions of approval to address the above noted matters being included in the draft approval conditions.

Enbridge Gas Inc. requested that as a condition of final approval that the owner/developer provide to them with the necessary easements and/or agreements required for the provision of gas services for the development, in a form satisfactory to them.

The Strathroy-Caradoc Fire Chief advised that there are no concerns with the applications.

The St. Clair Region Conservation Authority advised that SCRCA is satisfied with the additional information provided in the Development Assessment Report and has no further concerns with the proposed development proceeding to Draft Plan Approval. The SCRCA recommends a number of mitigation measures as conditions of Draft Plan Approval. They also have no comment on the Zoning By-law amendment.

### Public Comments

#### Open House

As noted earlier, the applicant hosted a Public Open House on September 12, 2018. A number of area residents articulated concerns with proposed subdivision at the Open House due to the proposal to connect Park and Ridge Street. Residents were concerned that the street connection will result in it being used as a 'cut-through' bringing increased traffic and safety concerns (vehicle speed) to the area. Additionally, some concerns were raised regarding the loss of existing trees on the site as well as adjacent to the site.

In response to the Open House invitation, one letter of objection has been received relating to the proposed subdivision (attached below).

### **NEXT STEPS**

A subsequent report will be provided, which includes a full policy analysis and responses to comments received at the public meeting for the subdivision and zoning by-law amendment, as well as provide recommendations for Council's consideration.

The zoning by-law amendment application will receive final consideration by Strathroy Caradoc Council.

Upon a recommendation on the Plan of Subdivision by Strathroy Caradoc Council, the subdivision will receive final consideration by County of Middlesex Council.

**SUMMARY**

The intent of the subject report is to provide Council and the public with information regarding the proposed development, the relevant policies and regulatory context and to summarize comments received by the public and agencies to date. Staff recommend the following:

**THAT** the subject report for 39T-SC1801 and ZBA 24-2018 be received for Council's information.

**FINANCIAL IMPLICATIONS**

None

**ATTACHMENTS**

Location Map

Letter of Objection

Draft Plan of Subdivision, dated January 10, 2019

Location Map



# Letter of Objection

County of Middlesex  
Received

SEP 12 2018

Planning Department  
September 12, 2018

County of Middlesex Planning Department  
c/o Durk Vanderwerff  
399 Ridout St N  
London, ON N6A 2P1

Dear Durk Vanderwerff,

We are writing today as concerned neighbors of the proposed changes to the property considered "South of the terminus of Ridge Street... Part Lot 9, Concession 10 Part 1 RP33R17367..." We respectfully ask for no change on this parcel not because we are anti-growth but because we are concerned that the change in creating a through street will result in the following issues; increased traffic on an already busy road, increase in construction and camping trailer traffic, significant increase in safety concern for the speed in which vehicles already travel on Ridge St., as well as a decrease in property value due to what is located at the end of the road extension.

Currently, the Ridge St. neighbourhood is busy, yet vibrant with care from each homeowner about their property and surrounding areas. The extension of the road (potentially Ridge St. extension) with the proposed changes will then end directly beside Trout Haven Campground. In addition within one block of the new road/road extension where it meets Park St. there is a geared to income housing co-operative, both resulting in a significant concern for property values in the existing neighbourhood.

As previously mentioned, Ridge St. is already a busy traffic street and connecting it to Park St. will only increase the traffic, and noise, which we feel does not enhance the environment or safety of the established community.

Should the development move forward despite the concerns of the neighbourhood residents, we respectfully request the following provisions be made;

- No construction traffic use the existing Ridge Street
- Trout Haven traffic must turn right only when exiting the campground. In addition, traffic bound for the campground are not permitted to use Ridge Street as a throughway for accessing the campground.
- A 3 way stop be placed where Ridge Street and Bridle Path meet



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- Traffic calming solutions (quantity and speed) be put in place on the existing Ridge Street
  - Parking on both sides of Ridge Street remain, with signs by intersections and stop signs regarding the laws of 15 meters of space required.
  - The sidewalk and street lights currently on Ridge St. extend through the proposed development for safety of all residents.

In addition, we are requesting that we are made aware of all decisions and upcoming changes in writing in regards to the changes and proposed development.

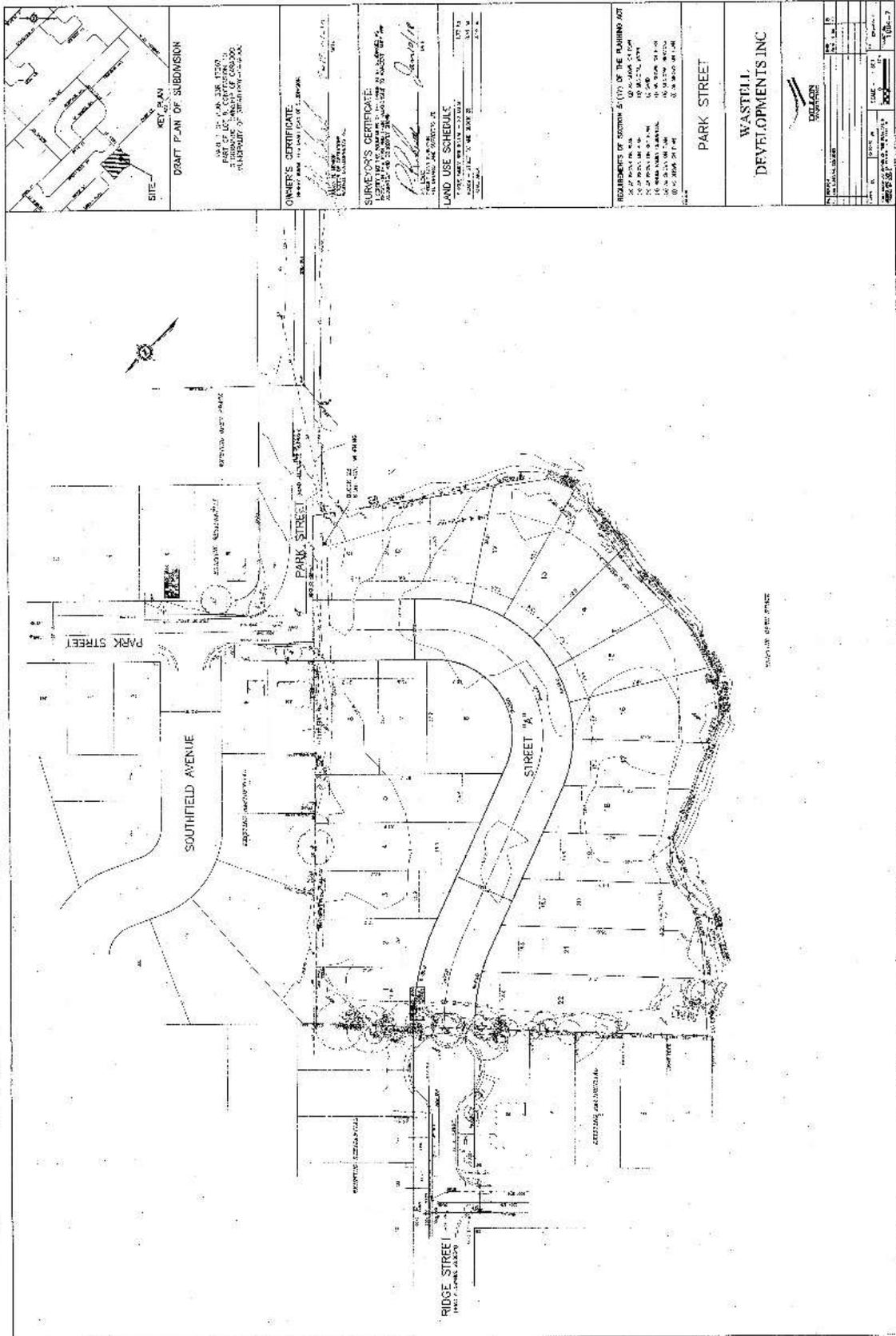
Respectfully yours,



Tammy Ellis & Family



# Plan of Subdivision



SITE  
 RETAIN  
 DRAFT PLAN OF SUBDIVISION  
 1980 J. D. PARK, TRUST  
 FIRST OF THE COUNTY OF COCONO  
 TERRITORY OF ARIZONA

OWNER'S CERTIFICATE  
 I, J. D. PARK, TRUST  
 DO HEREBY CERTIFY THAT THE  
 ABOVE IS A TRUE AND CORRECT  
 COPY OF THE ORIGINAL AS  
 FILED IN THE OFFICE OF THE  
 COUNTY CLERK OF COCONO  
 COUNTY, ARIZONA.

SURVEYOR'S CERTIFICATE  
 I, J. D. PARK, TRUST  
 DO HEREBY CERTIFY THAT THE  
 ABOVE IS A TRUE AND CORRECT  
 COPY OF THE ORIGINAL AS  
 FILED IN THE OFFICE OF THE  
 COUNTY CLERK OF COCONO  
 COUNTY, ARIZONA.

LAND USE SCHEDULE  
 1. 100' TO 150'  
 2. 150' TO 200'  
 3. 200' TO 250'  
 4. 250' TO 300'  
 5. 300' TO 350'  
 6. 350' TO 400'  
 7. 400' TO 450'  
 8. 450' TO 500'

REQUIREMENTS OF SECTION 5 (17) OF THE BUILDING ACT  
 1. 100' TO 150'  
 2. 150' TO 200'  
 3. 200' TO 250'  
 4. 250' TO 300'  
 5. 300' TO 350'  
 6. 350' TO 400'  
 7. 400' TO 450'  
 8. 450' TO 500'

PARK STREET  
 WASTELL  
 DEVELOPMENTS INC

DATE	1980
SCALE	AS SHOWN
BY	J. D. PARK, TRUST
CHECKED BY	J. D. PARK, TRUST
APPROVED BY	J. D. PARK, TRUST
DATE	1980
SCALE	AS SHOWN
BY	J. D. PARK, TRUST
CHECKED BY	J. D. PARK, TRUST
APPROVED BY	J. D. PARK, TRUST
DATE	1980