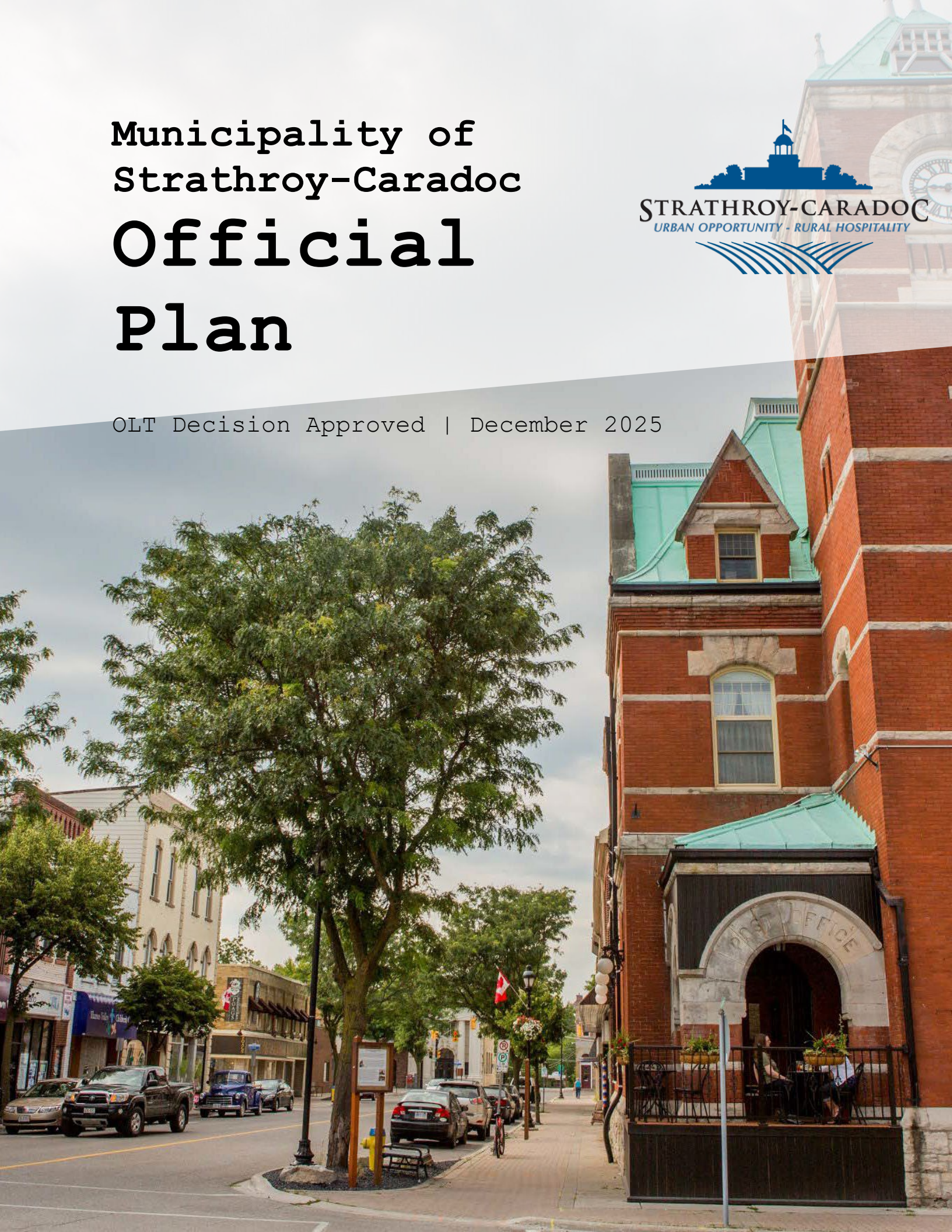


Municipality of Strathroy-Caradoc Official Plan



OLT Decision Approved | December 2025



Municipality of Strathroy-Caradoc

Official Plan

CONSOLIDATED VERSION

May 2026

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.

This document represents an office consolidation of the Official Plan, containing modifications authorized by the County of Middlesex. In 2021, the Municipality began a Five-Year Official Plan Review which culminated in two Official Plan Amendments to-date which have been consolidated into this document OPA 13 and OPA 14. OPA 14 was partially approved by the Ontario Land Tribunal on December 29, 2025. This consolidation included the sections still under appeal in orange boxes in these situations the existing Official Plan policies remain in effect.

As of February 5, 2026, 23 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 Urban Employment to Neighbourhoods
2	46-14	11AUG14	14OCT14	Roes Stairs Inc.	Part of Lot 19, Concession 1	Re-designation from Rural Industrial to Rural Residential
3	58-14	6OCT14	25NOV14	2323377 Ontario Inc,	Part of Lot 22, Concession 2 SER	Re-designation from Urban Employment to Urban Employment-Special Policy Area No. 2

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OPA NO.	BY-LAW NO.	DATE OF ADOPTION	DATE OF APPROVAL	APPLICANT	LOCATION	EFFECT
4	3-15	13JAN15	24MAR15	Bear Creek Golf Course	571 Metcalfe St. E.	Re-designation of portion from Open Space to Neighbourhoods
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 Neighbourhoods to Neighbourhoods-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	3OCT18	10DEC18	Pattyn	Part Lot 24, Concession 3, SER	Re-designation from Neighbourhoods to Neighbourhoods – Special Policy Area No. 5
10	03-19	21JAN19	12MAR19	Bluewater Trailers	Part Lot 24, Concession 2, SER being Part 2 on Plan 33R20093	Re-designation from Urban Employment to Urban Employment – Special Policy Area No. 6
11	49-20	21DEC20	16FEB21	Municipality	Downtown Core	CIP and Downtown Master Plan
12	11-21	16FEB21	11MAY21	Municipality	North Meadows Secondary Plan Area	North Meadows Secondary Plan
13	52- 2021	20SEPT21	9NOV21	Municipality	Lands situated generally southeast of Carroll St. E. and to the northeast of Saxton Rd.; lands situated generally west of Darcy Dr. and generally north of Mac Donald St. lands to the north of Albert Street and generally west of Dominion Street.	Scoped Settlement Boundary Review

Strathroy-Caradoc Official Plan – April 2018 ~~REDLINE~~ OFFICIAL PLAN (July 2022)

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TERRITORIAL ACKNOWLEDGEMENT

Strathroy-Caradoc is situated on a territory covered by the Longwoods Treaty negotiated between the Crown and ancestors of Chippewas of the Thames and the traditional territory of the Anishinaabeg and Haudenosaunee. We are grateful to the generations of people who have taken care of this land and waters, including the Chippewas of the Thames First Nation (Anishinaabeg), the Munsee-Delaware Nation (Lūnaapéewak), and the Oneida Nation of the Thames (Haudenosaunee).

We also acknowledge the many First Nations, Metis, Inuit and other global Indigenous people that now call Strathroy-Caradoc their home.

We offer our gratitude to Indigenous Peoples for their care for, and teachings about, our earth and their unique relationship with the land in their ancestral territories. May we honour those teachings.

1.0 INTRODUCTION

The Municipality of Strathroy-Caradoc encompasses roughly 27,000 hectares (67,000 acres) and lies in the south-central portion of Middlesex County approximately 25 kilometres west of the City of London in southwestern Ontario. It is an urban-rural municipality with large agricultural areas, and a few urban settlements.

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. Likewise, Mount Brydges has experienced significant residential growth due to the recent availability of infrastructure and public service facilities.

Other settlements in the Municipality include 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. Specialty farming including organic farming, market gardening and nurseries is becoming more evident.

This document constitutes the first-ever Official Plan of the Municipality of Strathroy-Caradoc. The Municipality was formed in 2001 by the amalgamation of the former Town of Strathroy and the former Township of Caradoc. The Plan replaces

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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
patterns of land use;
- b) To establish policies and procedures to ensure the wise management of resources
and the natural environment;
- c) To establish a growth management strategy;
- d) To provide a rationale and comprehensive basis for actions and decisions on all
matters relating to the use of land, development, redevelopment, and physical
improvement of the Municipality, including transportation, trails, housing, parks
and recreation, and infrastructure;
- e) To ensure the health, safety, welfare, convenience and well-being of existing and
future residents;
- f) 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;
- g) To engage with First Nations, the public, advocacy groups, local businesses and
enterprises of the intended nature and direction of the use of land, development,
redevelopment and physical improvements in the Municipality; and

- h) 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 a key employment sector with a steady shift towards service-providing sectors. 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, on-farm diversification, 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; and
- e) Directing the majority of residential development to settlements which have the public service 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 employment 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 urban settlement areas of Strathroy and Mount Brydges;
- f) To protect the predominantly agricultural character of the rural area through the preservation of prime agricultural areas and prime agricultural lands and strict controls on the 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 protect the cultural and archaeological interests of Indigenous peoples, and to improve consultation practices;
- l) To provide a diverse and affordable range of housing opportunities.;

- m) To encourage the preservation and establishment of an interconnected active transportation network;
- n) To proactively adapt to and mitigate against the impacts of climate change in land use planning and policy implementation; and
- o) To promote natural heritage resiliency practices, including green infrastructure, to complement existing infrastructure.

Planning decisions are intended to advance the achievement of these goals and objectives, including any amendments to the Official Plan.

1.4 DESIGN POPULATION

[Note: This section will be revised in the 2023 OPA following completion of the Comprehensive Review.]

The most recent census of the Municipality of Strathroy-Caradoc amounts to a population of ~~20,998~~ 23,871 (Statistics Canada: ~~2014~~ 2021). There are 9,696 total private dwellings in the Municipality. ~~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

[Note: This section will be revised in the 2023 OPA following completion of the Comprehensive Review.]

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 Official 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.

1.5.1 GENERAL SETTLEMENT AREA POLICIES

- a) Growth shall generally be directed to Strathroy and Mount Brydges as urban settlement areas.
- b) Settlement area boundary expansions shall not be permitted, except through a comprehensive review.
- c) Adjustments to settlement area boundaries may be considered outside of a comprehensive review provided there is no net increase to the settlement area, subject to the requirements of Section 1.5.2.

1.5.2 ADJUSTMENTS TO SETTLEMENT AREA BOUNDARIES

Adjustments to settlement area boundaries may be permitted outside of a comprehensive review provided that:

- a) The adjustment would not result in a net increase of land within the settlement area(s). Areas proposed to be removed from the settlement area may not include parks, employment lands, or lands with existing development;
- b) The adjustment would support the Municipality's ability to meet intensification and redevelopment targets established in this Plan;
- c) The policies related to Agricultural Areas in Section 4.2.1 are addressed; and
- d) The settlement area to which the lands would be added is capable of being serviced and there is sufficient reserve infrastructure capacity to service the lands.

1.5.3 SETTLEMENT AREA EXPANSION REQUESTS

The Middlesex County Official Plan includes policies that allow municipalities to adjust or expand settlement areas only at the time of a local Official Plan Review. Section 1.1.3.8 of the Provincial Policy Statement requires that settlement area expansions may only occur where it has been demonstrated that:

- a) Sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;
- b) The infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;
- c) In prime agricultural areas, the lands do not comprise specialty crop areas; alternative locations have been evaluated, and there are no reasonable alternatives which avoid prime agricultural areas; and there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;
- d) The new or expanding settlement area is in compliance with the minimum distance separation formulae; and
- e) Impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.

Each request for lands to be added to a settlement area must be assessed in accordance with the criteria set out in the Provincial Policy Statement and considered in the context of other policies that relate to development within settlement areas. This includes the servicing hierarchy established in Section 2.2.1.

1.5.4 MONITORING URBAN EMPLOYMENT AREAS

The supply and use of Urban Employment and Commercial Areas shall be monitored in accordance with the County of Middlesex Official Plan. The Employment Lands Study (2021), as amended or updated, will provide a baseline for data and a comprehensive

update to the study shall be undertaken at least once in every five years. Monitoring will assist with longer-term planning and land needs forecasting. The following land supply and demand attributes will be monitored:

- a) Historical land absorption on Urban Employment Area Lands by location, sector and size;
- b) Urban Employment Area land supply (i.e., serviced, serviceable and constrained); and
- c) Forecast Urban Employment Area land absorption against actual land absorption in Employment Areas.

1.6 COUNTY OF MIDDLESEX

[Note: This section will be revised in the 2023 OPA following completion of the Comprehensive Review.]

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, and all planning decisions within the County are 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 *Planning Act* establishes the basis from which planning must be undertaken within the province and provides authority to apply planning policies and use enabling tools at both provincial and municipal levels. The Strathroy-Caradoc Official Plan is the tool the Municipality is enabled to use to establish land-use planning policies. The Municipality, in carrying out its responsibilities under the *Planning Act* and within its Official Plan, is required to have regard to 'matters of provincial interest' as declared under Section 2 of

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the Act. Matters of provincial interest range from environmental, agriculture and resource protections, to the coordination of planning activities and the provision and promotion of spaces that improve the well-being of residents. These interests are those which benefit from being considered in a coordinated way and are relevant across municipal boundaries.

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 MUNICIPAL-WIDE POLICIES

2.1 TRANSPORTATION AND MOBILITY POLICIES

Successful communities are supported by planning public streets, spaces, and facilities to be safe, accessible, inclusive, to foster social interaction and health, to facilitate community connectivity, and to meet the needs of pedestrians, cyclists, transit users, and motorists.

Strathroy-Caradoc's transportation system is intended to be compatible with and supportive of the land use pattern to ensure efficient and practical accessibility through the Municipality through the efficient use of existing and planned transportation infrastructure. The transportation system in Strathroy-Caradoc is comprised of the following components:

- Active Transportation, including trails and bicycle routes
- Road Network
- Public Transportation
- Rail and Goods Movement

2.1.1 ACTIVE TRANSPORTATION

A shift towards active lifestyles and increasing demands for sustainable modes of transportation presents a need for a safe, attractive, convenient, useful and accessible walking and cycling network in the Municipality. This Plan recognizes that recreational trails and cycling facilities contribute to healthy communities and supports such sustainable modes of travel. The Municipality encourages the development and enhancement of pedestrian and shared use of non-motorized trails and bicycle routes within the Municipality and across the County. The principles established in the Municipality's Recreational Trails Master Plan (2022) and Transportation Master Plan

(2022), as revised and updated, shall be used as a guide when planning, constructing, and maintaining the active transportation network in Strathroy-Caradoc.

The following policies relate to the encouragement, preservation, and establishment of an interconnected active transportation network in Strathroy-Caradoc:

- a) The Municipality will work towards providing safe bicycle and pedestrian paths, separated from the roadway, on existing and proposed roads, on abandoned rail corridors, through land acquisition, on utility corridors, and within parks and open spaces, as appropriate.
- b) The Municipality will consider adapting roads to provide safer travel for bicycles and pedestrians, where needed, to achieve the principles of complete streets.
- c) The Municipality will promote accessible and convenient trail systems within a reasonable distance from the target neighbourhoods and major destinations.
- d) The Municipality will encourage the integration of bicycle path and walkway systems into the design of transportation facilities by including facilities such as sufficient and protected bicycle storage areas.
- e) The Municipality will support the creation of the active transportation network as identified in the Municipality's Transportation Master Plan and Recreational Trails Master Plan.
- f) All development applications shall have regard to the Municipality's Recreational Trails Master Plan and Transportation Master Plan. Where proposed routes are identified in the Recreational Trails Master Plan, Transportation Master Plan, or through subsequent review by the Municipality, development applications shall be required to include provisions for the establishment of trails and pathways and related connections.
- g) Multi-use trails shall be permitted in all land use designations. Existing and proposed multi-use trail routes are identified in the Municipality's Recreational Trails Master Plan. Actual trail locations may differ from the mapping to account for site site-specific characteristics, environmental constraints and buffers, or new opportunities that may arise. The Municipality will engage the applicable

Conservation Authority to assist in making these determinations. Additional linkages within and between future plans of subdivision are anticipated.

- h) As a condition of subdivision, condominium or site plan approval (where applicable) in accordance with the *Planning Act*, the owner/developer shall provide, to the satisfaction of the Municipality, land dedications for the purposes of establishing trails, over and above lands dedicated for parkland or cash-in lieu of parkland. Consideration and preference shall be given to land dedications which maintain the spirit and intent of the recommended trail network as described in the Municipality's Recreational Trails Master Plan.
- i) Multi-use trails and pathways that primarily serve the development in which they are located shall be installed as part of the servicing works or at the Municipality's discretion, wherever possible and in accordance with applicable Municipal standards

2.1.2 ROAD NETWORK

The Strathroy-Caradoc road network consists of arterial, collector and local roads, as well as Provincial highways and County roads, as shown on Schedule 'G'.

The community of Strathroy is served by local, collector, and arterial roads, and includes access to the Provincial Highway 402, a key connection to southwestern Ontario and the border of the United States. The community of Strathroy acts as a hub, connecting many of the surrounding rural communities and has diverse needs and functions for its road network. The community of Mount Brydges has two main corridors, Adelaide Road and Glendon Drive. Arterial roads within Mount Brydges are under the jurisdiction of the County of Middlesex.

The smaller rural communities within Strathroy-Caradoc are connected by County Roads. The County Roads are either arterial or collector roads. Municipal roads within the rural area are designated as local roads.

2.1.2.1 COUNTY ROADS

The primary function of 'County Roads' (Schedule 'G') is to provide for the efficient

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movement of traffic between Provincial Highways and municipal roads throughout the County and to surrounding municipalities. There is a need to plan the transportation system, including the County Road Network to protect rights-of-way for future improvements and to recognize that there is a strong relationship between transportation and built form. The following policies relate to development along County Roads:

- a) Direct access to County Roads will be limited where access is available by a local road.
- b) Development of lands adjacent to County Roads shall satisfy the requirements and obtain all the necessary approvals of the County of Middlesex. The Municipality shall solicit input from 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.
- c) Where development occurs along a County Road within a Settlement Boundary, the County Road may, at the discretion of the Municipality and the County, be upgraded to an urban standard if it is not already.

2.1.2.2 PROVINCIAL HIGHWAYS

Provincial Highway 402 within the Municipality (Schedule 'G') is under the jurisdiction of the Province and is a controlled access highway. It provides for inter-regional, interprovincial, and international motorized travel.

- a) The Ministry of Transportation will have jurisdiction and control over access to Provincial Highways and development within the Ministry's permit control area.
- b) Direct access to Provincial Highways shall be prohibited.
- c) All development in proximity and adjacent to a Provincial Highway will be subject to the safety and geometric requirements and permits of the Ministry of Transportation.

2.1.2.3 ARTERIAL ROADS

The primary function of 'Arterial Roads' (Schedule 'G') is to carry relatively high volumes of vehicular traffic of all types over relatively long distances within the settlement area. Speed limits shall generally be higher than lower order roads and streets and

Strathroy-Caradoc Official Plan – OLT DECISION APPROVED (January 2026) 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. Within settlement areas, arterial roads shall include sidewalks on both sides of the road and provide cycling routes. Within the rural area, buffered paved shoulders and signed routes will support active transportation.

2.1.2.4 COLLECTOR ROADS

The primary function of 'Collector Roads' 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. Within settlement areas, collector roads should include sidewalks on at least one side of the road and separated cycling facilities will be encouraged. Within the rural area, paved shoulders or signed routes will support active transportation.

2.1.2.5 LOCAL STREETS

The primary function of 'Local Streets' is to provide direct access to abutting properties, typically carrying less than 1500 average daily traffic, to serve as a destination as opposed to through traffic, and to act as feeders to arterial roads.

- a) Streets with only one access (i.e., cul-de-sacs) typically should have a maximum volume of 1000 average daily traffic. The maximum volume may be increased where a wider access is provided, and all infrastructure is located on one side of the road.
- b) All new entrances shall be located, designed and constructed to the satisfaction of the Municipality. Within urban settlement areas, local streets should include sidewalks on at least one side of the road and shared lanes or boulevard cycling facilities. Within the rural area and hamlets, paved shoulders or signed routes will support active transportation.

- c) The Municipality shall consider a reduction of speeds and lower speed design in neighbourhood areas and near schools.
- d) The Municipality shall consider all Municipal roads outside of a settlement area as part of annual half load restrictions.

2.1.2.6 PRIVATE STREETS

Private streets are streets that are not owned or maintained by the Municipality, and that service two or more properties. In contrast, a driveway provides access to only one property or legally conveyable lot, despite the length of the access. The following policies shall apply to private streets:

- e) Development on private streets and the creation of new private streets shall only occur as roads internal to a development of two or more properties;
- f) New private streets shall be directly connected to a public street or have legal access (i.e., easement) granted over an existing private street;
- g) New private streets should have a sidewalk on one side of the private street connecting to the public street; and
- h) Maintenance associated with such private streets is the responsibility of the condominium corporation or other private entity.
- i) The layout of all new residential developments shall provide a minimum of two access points to the existing road network. Exceptions to this policy may be considered if the proposed street pattern is approved by the Municipality, emergency service providers and the County Engineer, where applicable.

2.1.2.7 IMPROVEMENTS AND EXTENSIONS

Improvements and extensions to the road network will be undertaken as financial resources permit in accordance with other priorities of the Municipality. The Municipality of Strathroy-Caradoc Transportation Master Plan will be used as a basis for determining improvements and priorities.

2.1.2.8 MAJOR INTERSECTION IMPROVEMENTS

- a) Major intersection improvements shown on in the Municipality's Transportation Master Plan may be undertaken to improve safety, traffic flow and the overall functioning of the road network in accordance with the Transportation Master Plan.
- b) The Municipality will secure the granting of easements and the dedication of land for major intersection improvements, roundabouts, sidewalks, cycling infrastructure, transit stops, roads, and utilities prior to or as a condition of approval of a development application or site plan.
- c) As it relates to consent applications in accordance with Section 7.3.3, the provisions of sub-section b) shall apply to both lands to be severed and lands to be retained.

2.1.2.9 ROAD ALLOWANCES

- a) The following design widths as shown in Table 1 shall be used as a basis for determining land acquisitions and land dedications in new development and redevelopment within the settlement area of Strathroy. Within Mount Brydges, Adelaide Road (County Road No. 81) and Glendon Drive (County Road No. 14) are under the jurisdiction of the County of Middlesex.

TABLE 1(a) COUNTY ROADS – DESIGN WIDTHS

Classification & Name	Constructed to an Urban Standard within Settlement Areas	Constructed to a Rural Standard
ARTERIAL		
Victoria St. Caradoc St. Adelaide Road (C.R. No. 81)	30 m	36 m
Metcalfe St. (C.R. No. 9)	30 m	36 m
Albert St. (C.R. No. 39)	30 m	36 m
Victoria St. (C.R. No. 44)	30 m	36 m
Second St. (C.R. No. 33)	30 m	36 m
Carroll St. Glengyle Drive Calvert Dr. (C.R. No. 10)	30 m	36 m
Glendon Drive (C.R. No. 14)	30 m	36 m
Longwoods Road (C.R. No. 2)	30 m	36 m
Melbourne Rd (C.R. No. 9)	30 m	36 m

McEvoy Road (C.R. 37)	30 m	36 m
Hickory Dr. (C.R. No. 39)	30 m	36 m

Table 1(b) COLLECTOR ROADS – DESIGN WIDTHS

Classification & Name	Design Width	Limits
PRIMARY COLLECTOR		
Front St.	26 m	Albert St. and Metcalfe St.
Head St.	26 m	Second St. and CN railway
Queen St.	26 m	Metcalfe St. E. and Carroll St.
Saxton Rd.	26 m	Carroll Street to settlement boundary
York St.	26 m	Metcalfe St. E. and Carroll St.
Darcy Drive	26 m	Second Street and Head Street North
Agnes Drive	26 m	Second Street and Thorne Drive
Thorne Drive	26 m	Head St. and Adair Dr. extended (possible)
Steven St	26 m	Head St and Darcy Dr
SECONDARY COLLECTOR		
Park St.	20 m	Metcalfe St. and Carroll St.
Pannell Lane	20 m	Victoria St. and Dury Lane
McKellar St.	20 m	Metcalfe St W and Carroll St W
Saulsbury St	20 m	Victoria St and Municipal Boundary
Drury Lane	20 m	Pannell Lane and Albert St.
Saxton Rd	20 m	Carroll St and Municipal Boundary
Rougham Rd	20 m	Falconbridge Dr to Parkhouse Dr
Parkhouse Dr	20 m	Rougham Rd to Bentim Rd
INDUSTRIAL COLLECTOR		
Wright St.	26 m	Second Street and Municipal Boundary
Adair Blvd.	26 m	North of Second St. to Municipal boundary
High St.	26 m	Queen St. and York St.
McNab St.	26 m	Metcalfe St. and High St.

- b) 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.
- c) 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 constructed road except where physiographic conditions, utility lines or other features dictate otherwise.
- d) Within the rural area, the design width of a particular road allowance shall be in accordance with Table 2. Land dedications may be required as a condition of approval of a subdivision, land severance from both the severed and retained parcel, or site plan approval to widen an existing road allowance up to its design width.

TABLE 2 Local Roads – Design Widths Rural Area

Classification & Name	Design Width
LOCAL	
All	20-26 m

- e) The Municipality and County shall require road widenings from all lands contained within development applications and/or site plans, where the existing road allowance is less than the designated Design Width in Tables 1 or 2, or where an additional widening is required to:
 - i) provide for pedestrian facilities, cycling facilities, and transit infrastructure;
 - ii) at intersections to accommodate roundabouts, turning lanes, daylighting triangles, channelization and locations for traffic control devices;
 - iii) provide suitable access to major traffic generators or attractors; and
 - iv) accommodate cut and fill slopes.
- f) Any such road widenings will be obtained by dedication prior to, or as a condition of, the approval of the development application and/or site plan, in accordance with the provisions of the *Planning Act*.

2.1.2.10 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.

2.1.2.11 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 with a County Road, the location and design of these intersections shall be subject to the approval of the County of Middlesex. All new or upgraded entrances to roads under the jurisdiction of the County shall require the approval of the County of Middlesex. All new or upgraded entrances to roads under the jurisdiction of the County shall require the approval of the County. 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 and shall be subject to Ministry of Transportation permits.

- a) The installation of broadband infrastructure shall be considered during the construction/reconstruction of roads, where feasible.
- b) 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.
- c) Sidewalks shall be designed to accessible standards.
- d) Low impact development should be incorporated to respond to the impacts of climate change and reduce stormwater management costs, where feasible.

2.1.2.12 MINIMUM SETBACKS

Within the Rural Area, minimum setbacks for buildings and structures from 'County Roads' and 'Local Streets' shall be specified in the Zoning By-law.

2.1.2.13 TRAFFIC CALMING

The Municipality will encourage the use of traffic calming management techniques to reduce the impact of traffic on neighbourhoods and communities and improve road user safety and quality of life and may require their incorporation through the Draft Plan of Subdivision or Condominium process and through the retrofit or reconstruction of existing roads. This may include the use of physical road treatments such as reduced right-of-way or lane widths, textured pavements, curb extensions or medians, traffic circles, bicycle lanes or on-street parking, or other options as may be determined. The type of traffic calming technique will depend on the road characteristics and degree of required traffic flow impedance and the criteria of the Municipality's Transportation Master Plan.

2.1.3 PUBLIC TRANSPORTATION

While there is no existing comprehensive public transit system in the Municipality of Strathroy-Caradoc, the Municipality will support public transit system connections to adjacent and nearby municipalities and prepare for the introduction of future local transit service as the Municipality continues to grow. The following policies will support the provision of public transit in the Municipality:

- a) The Municipality will encourage connections with a Regional public transit system and VIA Rail.
- b) The Municipality will further study options and opportunities to provide a financially feasible and meaningful transit service to connect Strathroy-Caradoc residents to key employment, institutional, commercial, and recreational destinations both within the Municipality and surrounding municipalities.
- c) The Municipality will support mixed-use development in Strathroy and Mount Brydges. Where future transit corridors are planned, the Municipality will identify density targets for areas adjacent or in proximity to these corridors.
- d) The Municipality will promote local and regional public transit connections to major community destinations, including shopping areas, industrial areas, institutional and public services, and major recreational destinations.

2.2 SERVICING AND INFRASTRUCTURE POLICIES

2.2.1 SERVICING HIERARCHY

2.2.1.1 URBAN AREA SERVICING

- a) Municipal water and wastewater services are the preferred form of servicing for Urban Areas and full municipal services shall be provided for the Urban Areas of Strathroy and Mount Brydges. Intensification and redevelopment shall be promoted wherever feasible and available to optimize the use of the services.
- b) Development within Strathroy and Mount Brydges may only proceed provided that adequate municipal infrastructure (water supply, wastewater, stormwater, roads, and active transportation infrastructure) are available. 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.

2.2.1.2 HAMLET SERVICING

All uses within Melbourne 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.

2.2.1.3 PRIVATE COMMUNAL SERVICING

- a) Where municipal water and sewage services are not available planned or feasible, private communal sewage and private communal water services are the preferred form of servicing for multi-unit/lot development. However, private communal servicing shall be prohibited in the Urban Areas of Strathroy and Mount Brydges.
- b) At the discretion of Council, the Municipality may permit private communal servicing as an alternative to private wells and septic tanks, only where it is deemed feasible and as part of a Draft Plan of Condominium and is supported by the Province. Proponents shall fully satisfy all financial, technical, and other requirements of this Plan and other relevant approval authorities.

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- c) Any such system shall meet the requirements of the approval processes under the *Environmental Assessment Act*, the *Ontario Water Resources Act*, the *Safe Drinking Water Act*, and the *Planning Act*.
 - d) The Municipality shall require a responsibility agreement to be established between the proponent and the Municipality. In approving any private communal servicing system, the Municipality shall require financial securities to ensure that all operational, maintenance, and administration costs associated with the private communal services will not create an unacceptable financial burden for the Municipality in the event of default by the owner-operator of the services.
 - e) Pre-consultation with the Municipality is required for any proposal for a private communal services system. In reviewing proposals for development on private communal systems, the Municipality will determine the number and types of communal systems that will be deemed acceptable by the Municipality.
 - f) An application submitted on the basis of private communal servicing must demonstrate conformity with the above requirements before it will be accepted as complete.

2.2.1.4 INDIVIDUAL ON SITE SERVICING

- a) Where municipal water and sewage services, or private communal services are not available, planned or feasible, conventional private individual on-site water and sewage services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.
- b) Where new development with septic systems is proposed, it is the policy of this Plan that lots on which the new development is to occur be of sufficient size to accommodate a conventional private individual sewage disposal system and contingency area in compliance with Provincial guidelines. Minimum lot requirements will be established in the implementing zoning by-law.

2.2.1.5 PARTIAL SERVICING

Partial services shall only be permitted in the following circumstances:

- a) Within rural areas outside of urban settlement areas, where they are necessary to address failed individual on-site water and wastewater services in existing development; or
- b) Within urban settlement areas, to allow for infilling and minor rounding out of existing development on two or less lots connected to partial services, provided that:
 - i) Site conditions are suitable for the long-term provision of such partial services with no negative impacts;
 - ii) Development of the land on partial servicing shall not preclude the ultimate extension or development of full municipal service infrastructure; and
 - iii) The lands are more than 400 metres from existing municipal services.
- c) All new partial services for development or redevelopment shall require a servicing report to demonstrate the need for partial services, consider the extension of full municipal services, and to ensure environmental protection.
- d) At such time as municipal water and/or wastewater services become available, the landowner, at their expense, shall be required to connect to municipal water and/or wastewater services.

2.2.2 STORMWATER MANAGEMENT

The Municipality recognizes that rainwater and snowmelt are valuable natural resources. Within an urban environment, the runoff from rain and melting snow is referred to as stormwater. Proper management of stormwater is important for protection of life and property, surface and ground water quality and quantity, the ecological health of natural areas and habitats, and the integrity of municipal infrastructure.

The effects and impact of stormwater management, including quantity and quality control and low impact development features, form an integral and important part of development, redevelopment and public works. As such, stormwater management should be an important part of any planning and development application.

2.2.2.1 STORM SEWERS

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

2.2.2.2 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.~~

- a) Development shall provide appropriate stormwater management facilities as approved by the Municipality and Conservation Authority, and where applicable, the Province.
- b) Stormwater Management Plans shall be prepared for undeveloped areas prior to development to effectively control stormwater runoff and address best management practices and the impacts of climate change. Stormwater Management Plans shall include but are not limited to the following:
 - i) Provisions to prevent loss of life and reduce property damage and consideration of the risks associated with climate change and increasing severity of weather events;
 - ii) Provisions to mitigate the impact of proposed development on the environment and on existing overland stormwater flows;
 - iii) Provisions to control erosion, sedimentation, and pollution likely to result from development projects;
 - iv) Provisions to reduce on-site and downstream surface ponding and flooding;
 - v) Provisions to protect and enhance water quality and baseflow in

- vi) Provisions to protect groundwater recharge/discharge areas;
 - vii) Provisions for the treatment approach to minimize stormwater flows and reliance on stormwater ponds, including the incorporation of appropriate low impact development and green infrastructure;
 - viii) Provisions to reduce the total cost of a stormwater drainage system and its related works by minimizing the number of stormwater management facilities. The Municipality shall encourage the use of regional stormwater management facilities;
 - ix) Provisions to consider the integration of stormwater retention, detention or other management facilities into public park and open space areas, provided the overall function of the park or open space area is protected; and
 - x) Any other criteria or guidelines which, in the opinion of Council, may be required to regulate development in order to achieve effective stormwater management in the sub-catchment or tributary.
- c) Stormwater Management Plans shall be prepared as part of all new or updated Secondary Plans.
 - d) Areas required for stormwater management will not be considered toward the parkland dedication.

2.2.2.3 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.

3.4.4.2 2.2.2.4 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~~ Province. An Environmental Compliance Approval shall only be issued after all *Environmental Assessment Act* requirements have been met.

2.2.3 PUBLIC UTILITIES AND INFRASTRUCTURE

- a) 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.
- b) Improvements will be made to the system as the need arises to replace antiquated or inadequate services and to facilitate redevelopment based on the Municipality's Servicing Capacity and Constraints Study (2022).
- c) In planning for the provision of infrastructure, appropriate pre-consultation and engagement with Indigenous communities shall be conducted.
- d) New and planned infrastructure should consider the potential impacts of climate change and extreme weather events by identifying risks and options for enhancing resilience and ensuring infrastructure is durable, adaptive, and resilient to the current and future climate.

~~3.4.3 PUBLIC SANITARY SEWAGE SYSTEM~~ 2.2.3.2 MUNICIPAL WASTEWATER SYSTEM

The municipal ~~sanitary sewage~~ wastewater 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' 'F'. The sewage treatment plant is located south of the CN railway west of the municipal boundary in the neighbouring Township of Adelaide-Metcalf. 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. ~~The plant has a rated capacity of 10,000 m³/day and the average daily flow in 2013 amounted to approximately 58% of its design capacity.~~

~~4.4.3 PUBLIC SANITARY SEWAGE SYSTEM~~

Mount Brydges is generally serviced by a municipal ~~wastewater sewage~~ treatment plant and related collection system. The plant lies in Lot 20, Concession 1 (geographic

Township of Caradoc) on a property which contains a closed municipal landfill site. ~~The plant has a rated capacity of 825 m³/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~~ Mount Brydges remain serviced by private on-site sewage disposal systems, it is the intent of the Municipality that these areas be fully serviced.

- a) 4.4.3.1 All development within the urban settlement areas of Strathroy and Mount Brydges shall be connected to and serviced by the municipal wastewater sanitary sewage system, except in limited circumstances where partial services are permitted in accordance with Section 2.2.1.5. As the need arises and resources permit, the system will be extended to existing developed areas not presently serviced. ~~As the need arises and resources permit, the system may be extended to existing developed areas not presently serviced.~~
- b) When 80% of the design capacity of the wastewater treatment plant is reached, the process of expanding the wastewater 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.

2.2.3.3 MUNICIPAL 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-Metcalfe generally along the Centre Road (County Road 81) corridor.

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.

- a) All development within the settlement areas of Strathroy, Mount Brydges, and Melbourne shall be connected to and serviced by the municipal water supply system.
- b) 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 areas. Improvements shall be undertaken, and measures adopted as necessary to ensure the supply remains adequate and secure, and water quality standards are met.
- c) As the need arises and resources permit, expansions will be undertaken to the system to service undeveloped areas designated for development on Schedules 'B-1' and 'B-2'. 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.

2.2.3.4 PROVISION OF UTILITIES & TELECOMMUNICATIONS

- a) Broadband and telecommunications infrastructure, including lines and telecommunications towers, are encouraged to be planned for in collaboration with other major development activities, such as major subdivisions.
- b) Wherever feasible and possible, the co-location of telecommunications

- c) The Municipality will support the service providers and business community in the establishment of a modern telecommunications network.
- d) The Municipality will implement the policies of this Plan by cooperating with both private and public telecommunication companies and utilities responsible for the regulation, transmission and delivery of telecommunication and utility services within the Municipality in planning the future development and staging of networks.
- e) Public and private utilities will be permitted in all land use designations and will be installed, where possible, within public road allowances or within appropriate easements.
- f) Through the pre-consultation and development application stages, the Municipality will circulate applications to utility providers, providing the opportunity to ensure the adequate provision of utility networks that are or will be established to serve the anticipate development and that these networks can be phased in a manner that is cost-effective and efficient.
- g) The Municipality will ensure that all large, above-ground utility infrastructure is located and designed to be compatible with its environment.
- h) The Municipality will encourage, support and pursue the provision of electronic communications technology involving high capacity fibre optic networks, or other technologies, to enhance telecommunications and high-speed broadband throughout the entire Municipality. The Municipality will consider a development standard that would ensure the provision of high-speed broadband in all new developments.
- i) All utilities, telecommunications/communications facilities and other cable services shall typically be located underground and can potentially be grouped into a single utility trench as part of new development. In the case of existing built-up areas, they shall be relocated underground and grouped as part of any major road

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reconstruction, where feasible. For larger equipment, and facilities that are required to be located above grade, the Municipality shall ensure that appropriate locations are identified and/or cluster sites have been determined, which take into consideration the location requirements for larger infrastructure within public rights-of-way, as well as easements on private property.

- j) The Municipality will circulate all site plan applications to utility and telecommunication providers to ensure they are all able to provide services to support proposed development and that appropriate locations for large utility equipment and utility cluster sites have been determined.

2.3 COMPLETE & HEALTHY COMMUNITIES POLICIES

A complete and healthy community is one that meets people's needs for daily living throughout their lifetime by providing convenient access to a mix of jobs, services, housing, food, public service facilities, open space, and transportation choices. Complete communities are designed as accessible, denser and walkable places, where most amenities are in close proximity. They provide for a full range of uses including local community centres, schools, places of worship, greenspaces and other uses to increase greater human interaction and create a sense of community.

This Section contains policies that will support the evolution and development of complete communities. These policies are intended to support the growth and development of Strathroy-Caradoc as a healthy, sustainable, and complete community. Policies within this section apply across the entirety of the Municipality, to ensure that the decision-making in the context of this plan is thoroughly considerate of the need to plan for complete communities.

2.3.1 COMMERCE

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, without adversely affecting the viability of existing commercial areas, and:

2.3.1.1 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 and services;
- d) To increase the assessment base by attracting new commercial development and facilitating the expansion of existing commercial development;
- e) To allow commercial areas to evolve into mixed-use sites while protecting commercial space for the long-term;
- f) To protect designated existing and vacant commercial lands in Mount Brydges and Strathroy;
- g) To protect and enhance the function of the downtown core of Strathroy and village centre of Mount Brydges; and,
- h) To protect and direct commercial development in the established commercial nodes and corridors.

2.3.1.2 STRATEGY

The Municipality may undertake a review of its Regional Commercial Systems Study for the Municipality to consider evolving requirements for retail and commercial development within Strathroy and Mount Brydges.

2.3.1.3 COMMERCIAL REVITALIZATION

The Municipality may undertake and review a Community Improvement Plan, in accordance with the policies of Section 2.3.3, and promote the economic revitalization of established commercial areas and mixed-use corridors, as a priority.

2.3.1.4 ACCESS

Development within the Commercial, Village Commercial, and Mixed-Use Corridor

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designation are encouraged to:

- a) Provide for more pedestrian-oriented built forms, by locating buildings close to the street as much as possible and locating parking areas principally in the rear yard and to a lesser extent in an interior side yard.
- b) Provide for appropriate intensification of existing commercial sites, including commercial infill development and building expansions, while advancing the objective of providing more pedestrian-oriented character.

2.3.2 LOCAL FOOD PRODUCTION

Community gardens, urban agriculture, and farmers markets provide residents with increased access to healthy food, leisure and educational opportunities and support sustainable food practices. The Municipality acknowledges the benefits of local food and urban agriculture on the local economy, food security, sustainability, social inclusion and community building.

- a) Community Gardens for the small-scale communal cultivation of food crops and other plants shall be encouraged in all land use designations.
- b) The Municipality will encourage increased production and access to local food sources by:
 - i) Considering permissions for small-scale food processing and distribution (e.g., food co-ops, community food centres);
 - ii) Considering permissions for food-related home occupations/industries, subject to applicable policies and regulations;
 - iii) Encouraging private gardens throughout the community and roof top gardens in higher density development as part of the private outdoor amenity; and,
 - iv) Designating sufficient land for food-related industry and retail uses.

2.3.3 COMMUNITY IMPROVEMENT

Community improvement will be carried out through the designation, by the Municipality, of Community Improvement Project Areas pursuant to the *Planning Act*. In such areas, the Municipality may prepare an implementing community improvement plan which

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itemizes and prioritizes community improvement projects, potentially in co-operation
with community groups and organizations whose objectives include community
improvement.

2.3.3.1 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 upgrade, 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 support climate adaptation and mitigation; and
- k) To incorporate placemaking-focused initiatives, activities, and development as the municipality grows;

2.3.3.2 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,

Strathroy-Caradoc Official Plan – OLT DECISION APPROVED (January 2026) 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.

The Municipality shall monitor, review and update the Community Improvement Plans on a regular basis.

2.3.3.3 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.; -
- f) areas where it is of interest that older housing stock be maintained and/or renewed;
- g) areas where it is of interest to develop affordable and attainable housing;
- h) areas where it is of interest to promote intensification;
- i) rural areas where it is of interest to promote on-farm diversification or other measures to promote economic activity;

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- j) areas where it is of interest to promote energy efficiency and sound environmental design; and,
 - k) areas characterized by the presence of cultural heritage resources.

2.3.3.4 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.

2.3.3.5 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.

2.3.3.6 PLAN MONITORING AND REVIEW

Community Improvement Plans shall be developed with a plan to monitor and update them on an ongoing and regular basis, as is deemed appropriate for the Community Improvement Plan.

2.3.4 ARTS & CULTURE

2.3.4.1 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; and
- e) To capitalize on the synergies between economic development and cultural development.

2.3.4.2 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.

2.3.4.3 CULTURAL MASTER PLAN

The Strathroy-Caradoc Cultural Master Plan, as amended from time to time, 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.

2.3.4.4 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.

2.3.5 CLIMATE CHANGE, ENERGY CONSERVATION & GENERATION, AND AIR QUALITY

Strong, livable, and healthy communities are resilient to climate change. In the face of a changing climate, the Municipality recognizes the need to adopt climate change mitigation and adaptation measures to enhance the resiliency of its built and natural environments. The intent of this Plan is to support energy efficiency, improved air quality, reduced greenhouse gas emissions and climate change adaptation through sustainable land use patterns and the integration of green infrastructure.

- a) The Municipality will promote innovative subdivision and site plan designs that minimize energy consumption through road design and lot layouts which maximize passive solar energy opportunities and other alternative energy sources, and encourage individuals to make use of non-automotive modes of transportation for short trips and/or recreation and leisure activities.
- b) The Municipality will promote green building styles, designs and construction techniques which conserve energy and include high-efficiency heating/cooling and lighting systems, fixtures and appliances.

- c) The Municipality will consider implications of climate change and associated mitigation and adaptation processes. This may be achieved through the development review process with the submission of additional studies and analyses, including but not limited to Green Building Standards, low-impact development standards, and LEED certification.
- d) The Municipality will contribute to and show leadership by considering energy conservation and efficiency within its municipal decision making and operations, and energy efficiency improvements to existing facilities.
- e) The Municipality may consider adopting a Climate Action Plan to further support and identify specific actions in support of climate change adaptation and mitigation and establish greenhouse gas inventories and reduction targets.
- f) The Municipality may consider the use of Community Improvement Plans as a tool to encourage energy efficient development and the retrofitting or upgrading of existing facilities.

2.3.5.1 TREE PLANTING

Trees provide benefits to residents' quality of life and benefits to groundwater filtration, air temperatures and air quality. The Municipality's Tree By-law and Tree Planting Policy provide regulation regarding the planting, maintenance, removal, and preservation of trees.

- a) Tree planting is encouraged in new developments, new roadways, in parks, and in areas with a minimal tree cover.
- b) The Municipality may encourage tree planting through a grant program.
- c) The Municipality may implement a Tree Cutting By-law and appropriate enforcement and compensation measures to manage the removal and replacement of trees on private property.
- d) Where a development application will result in a net loss of trees, the proponent shall compensate for this loss of tree cover. In determining appropriate compensation in accordance with the Tree Cutting By-law, consideration should

be given to the significance and value of the ecological function that the existing tree inventory provides, including carbon sequestration.

- e) 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.

2.3.5.2 ALTERNATIVE AND RENEWABLE ENERGY SYSTEMS

- a) The Municipality will promote renewable energy systems and alternative energy systems, where feasible, and in accordance with provincial and federal requirements. New or expanded alternative or renewable energy systems should be designed and constructed to minimize impacts on adjacent land uses in order to prevent adverse effects from odours, noise and other contaminants and minimize risk to public health and safety. Sites for large-scale alternative or renewable energy systems should have sufficient area to provide appropriate setbacks from sensitive residential and institutional land uses to provide safety and/or minimize other potential impacts.
- b) Ground-mounted solar facilities may be permitted in prime agricultural areas, only as on-farm diversified uses. Solar facilities beyond the scale of an on-farm diversified use shall be considered a non-agricultural use in accordance with Section 4.2.1.16 of this Plan.
- c) Small-scale wind energy generation systems which produce electricity primarily for on-site domestic consumption shall be considered an accessory use of the property, and may be permitted, subject to the provisions of the Municipality's Zoning By-law.
- d) Commercial wind energy systems are a more intensive land use and typically comprise more than one generating unit and are intended to be connected to the provincial electrical transmission grid. Commercial wind energy systems shall be considered a non-agricultural use in accordance with Section 4.2.1.16 of this Plan.

2.3.5.3 ELECTRIC VEHICLE CHARGING

Electric vehicle charging infrastructure is encouraged in any location where off-street parking is provided. Charging stations and associated equipment should be positioned so as to not obstruct any sidewalk or pedestrian walkway.

2.3.6 HERITAGE AND ARCHAEOLOGICAL RESOURCES

The Municipality intends to manage cultural heritage resources within its municipal boundaries that represent 13,000 years of Indigenous Peoples and colonial settlement history, and may be of local, regional, provincial or national interest.

The archaeological remains of past human activities are non-renewable, while the heritage character of the Municipality derives primarily from a variety of tangible nineteenth and twentieth century built-forms, materials, landscapes, streetscapes and land uses, as well as the intangible cultural heritage and oral histories of its present and past inhabitants.

Cultural heritage landscapes and built heritage resources need to be identified, cultural heritage resources are interrelated with the Municipality's natural heritage resources, and significant resources need to be conserved.

2.3.6.1 GOALS AND OBJECTIVES

- a) To encourage the identification, protection, and conservation of the Municipality's cultural heritage resources and archaeological resources;
- b) To increase public awareness of the nature and importance of cultural heritage resources to the community;-
- c) To recognize the importance of cultural heritage resources within the Municipality and ensure that such resources are managed in a manner that continues their use and maintains their heritage value to the community. If such features cannot be maintained, a secondary goal is to ensure their contribution to the Municipality's understanding of its past through documentation prior to redevelopment;

- d) To encourage wherever possible, the incorporation of cultural heritage resources into any new development plan;
- e) To encourage new development to be planned in a manner that preserves and enhances the context in which cultural heritage resources are situated; and
- f) To encourage engaging and partnering with Indigenous communities to consider their interests when identifying, protecting and managing cultural heritage resources and archaeological resources.

2.3.6.2 PROTECTION OF CULTURAL 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 cultural heritage resources. Development and redevelopment which is sensitive to cultural heritage resources, which incorporates and utilizes cultural heritage resources, and which is in harmony with cultural heritage resources shall be encouraged.

2.3.6.3 AWARENESS OF CULTURAL HERITAGE RESOURCES

Measures to increase public awareness shall be encouraged through the identification of cultural 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.

2.3.6.4 INVENTORY

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

2.3.6.5 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.

2.3.6.6 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*.

2.3.6.7 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.

2.3.6.8 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.

2.3.6.9 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.

2.3.6.10 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.

2.3.6.11 ARCHEOLOGICAL RESOURCES

- a) 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 in accordance with Provincial legislation.
- b) The Municipality will advise the Indigenous community with the closest cultural affiliation and whose traditional territories are subject to a development application, following a pre-consultation, to provide the opportunity to assist in the review of Stage 1 through Stage 4 archaeological assessments and to participate through in-field representation during Stages 2 through Stage 4.
- c) The Indigenous community with the closest cultural affiliation and whose traditional territories are subject to a development application shall be notified when unknown archaeological resources or ancestral remains are discovered to determine if any resources identified continue to maintain cultural heritage value or interest to the community.
- d) The appropriate Indigenous community shall be provided notification by the consultant archaeologist in regard to the identification of burial sites and significant archaeological resources relating to the activities of their ancestors.

- e) Where previously undocumented archaeological resources are encountered during any public works or development, work will cease within a reasonable area surrounding the discovery, as determined in consultation with a provincially licensed archaeologist. A provincially licensed archaeologist shall be required to assess and/or monitor the property and recommend conservation strategies.
- f) Where archaeological resources are documented and found to be Indigenous in origin, a copy of the assessment report shall be provided by the consultant archaeologist to the appropriate Indigenous community.

2.3.7 HOME OCCUPATIONS

Home occupations conducted within a dwelling shall be permitted provided they are clearly secondary to the principal 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 change the residential character of the building and lot. Outdoor storage associated with a home occupation within a settlement area or Rural Residential designation is prohibited. Onsite parking suitable for the use shall be required in addition to the minimum required parking for the principal residential use. 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. A home occupation may include but is not limited to food-based businesses and online (curbside) retail.

2.3.8 EMPLOYMENT AND ECONOMIC DEVELOPMENT

2.3.8.1 GOALS AND OBJECTIVES

The Municipality will promote the growth of jobs and industry in accordance with the Employment Lands Study (2021), to:

- 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, public health and safety, 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;
- e) Accommodate knowledge-based sectors in addition to traditional industrial sectors in the Municipality's industrial/employment areas; and
- f) Promote and encourage the development of start-up industries, particularly related to knowledge-based sectors and other export-based emerging industry clusters.

2.3.8.2 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.

2.3.8.3 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.

2.3.8.4 INDUSTRIAL LAND BANK

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

2.1.2 2.3.8.5 ENCROACHMENT OF SENSITIVE LAND USES

The Municipality shall protect ~~industrial areas~~ lands within the 'Urban Employment' designation and industries from the ~~unwarranted~~ encroachment of land uses which have the potential to create land use incompatibilities and conflicts. 'Urban Employment' areas shall be protected for long-term employment uses, and particular consideration shall be given to locations that are in proximity to major goods movement facilities, corridors for employment uses, and those that have full municipal services. Conversion of 'Urban Employment' areas to other uses and designations, such as residential, is discouraged in accordance with the policies of Section 7.2.1.1.

2.3.8.6 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.

2.3.8.7 CANNABIS PRODUCTION AND CANNABIS PROCESSING USES

Where permitted by this Plan, Cannabis Production and Cannabis Processing Uses Facilities shall be permitted as a traditional industrial use provided the use conforms with the following policies:

- a) Cannabis Production Facilities shall only be permitted through a site-specific zoning by-law amendment;
- b) Within the Urban Employment designation, outdoor growing or storage shall be prohibited;
- c) The zoning by-law shall establish detailed lot and building requirements for the use; and
- d) Site plan control shall be required to address matters related to traffic, servicing, groundwater, lighting, odour, noise and other concerns.

Specific studies shall be required as determined in the pre-consultation stage.

2.3.9 URBAN AND RURAL CHARACTER

2.3.9.1 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, sustainable, compact development and the full utilization of urban lands; and
- e) To discourage the random urbanization of the rural area and the intrusion of urban elements.

2.3.9.2 DISTINCT FEATURES AND ELEMENTS

The Municipality may identify through the development process or through various *Planning Act* tools, 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.

2.3.9.3 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 previously built-up areas and 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, with particular consideration along corridors/gateways leading into settlements and into downtown core of Strathroy and village core of Mount Brydges;
- c) Commercial streetscapes shall be enhanced to improve their identity, function, appearance, accessibility, parking and amenities;

- d) Infill development and intensification in existing neighbourhoods is encouraged and its design shall complement existing neighbouring buildings and streetscape;
- e) Development shall be compatible with adjacent residential uses, including the location of the building with respect to shadow and privacy;
- f) Adequate outdoor and/or indoor amenity areas for multi-unit residential developments shall be provided;
- g) Adequate buffering shall be provided between potentially conflicting uses;
- h) Off-street parking areas shall be properly surfaced, graded, accessed and landscaped, and.
- i) Buildings shall be designed with a regard for environmental sustainability, energy conservation and climate change adaptation.

2.3.9.4 RURAL DESIGN PRINCIPLES

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

- j) The agricultural character shall be maintained through the protection of prime agricultural areas and the promotion of farming;
- k) Natural features and areas shall be protected and enhanced wherever possible;
- l) Urban intrusions into the rural area shall be strongly discouraged;
- m) Cultural heritage features shall be preserved and protected;
- n) Scenic vistas and roads shall be preserved wherever feasible and possible; and. -
- o) Buildings shall be designed with a regard for environmental sustainability, energy conservation, and climate change adaptation.

2.3.9.5 LOW-RISE DEVELOPMENT

Where permitted by this Plan, low-rise development shall be considered based on the

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following criteria:

- a) The maximum building height shall generally be three storeys, as defined in the Zoning By-law.
- b) The policies of Section 2.3.9.3 shall apply.

2.3.9.6 MEDIUM-RISE DEVELOPMENT

Where permitted by this Plan, medium-rise development shall be considered based on the following criteria:

- a) The density, height, and character of the development will be compatible with adjacent uses, by:
 - i) Having regard for the height and massing of the adjacent buildings;
 - ii) Providing sufficient setbacks and adequate space for tree planting and other landscaping; and
 - iii) Being oriented to maximize privacy and daylight conditions for occupants;
- b) Medium-rise development shall be no taller than the width of the abutting Collector or Arterial right-of-way. Maximum heights and storeys shall be regulated by the Zoning By-law in a manner that reflects compatibility and transition between and to adjacent land uses;
- c) Medium-rise development 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 provided vehicular conflicts are minimized;
- d) In developments incorporating walk-up apartments, stacked townhouse dwellings and similar medium profile residential buildings, on-site recreational facilities or amenities such as private open space or playground equipment may be required;

- e) Medium-rise development will be located and organized to fit its existing and planned context. It will support and frame the public realm to enhance livability through improved visual interest, safety, comfort and user experience;
- f) Sufficient parking shall be required for residents and visitors, and shall be required to be located behind or at the side of the new building to reduce the visual impact of parking areas from the public realm;
- g) Medium-rise development shall have direct access to active transportation facilities, including sidewalks and trails, and will provide secure bicycle parking spaces for residents; and
- h) Medium-rise development shall be subject to site plan control where permitted by statute.

2.3.9.7 HIGH-RISE DEVELOPMENT

Where permitted by this Plan, High-rise development shall be considered based on the following criteria:

- a) The density, height, and character of the development will be compatible with adjacent uses, by:
 - i) Having regard for the height and massing of the adjacent buildings;
 - ii) Locating high-rise development in proximity to areas designated 'Downtown Core', 'Community Facilities' and/or 'Open Space';
 - iii) Utilizing site design to minimize the shadow effect on surrounding buildings and open spaces and the adverse effects of winter winds while maximizing exposure for solar gain, where appropriate;
 - iv) Providing sufficient setbacks and adequate space for tree planting and other landscaping; and
 - v) Being oriented to maximize privacy and daylight conditions for occupants;

- b) Maximum heights and storeys shall be regulated by the Zoning By-law in a manner that reflects compatibility and transition between and to adjacent land uses;
- c) High-rise development shall be directed on lands that have access onto an arterial or collector road;
- d) High-rise development will have regard for the provision of a high-quality public realm at street level and the screening of rooftop utility equipment;
- e) High-rise development will be located and organized to fit its existing and planned context. It will support and frame the public realm to enhance livability through improved visual interest, safety, comfort and user experience;
- f) Sufficient parking shall be required for residents and visitors, and will be required to be integrated underground where possible or located behind or at the side of the new building to reduce the visual impact of parking areas from the public realm;
- g) On-site recreational facilities or amenities such as private open space or playground equipment shall be required;
- h) High-rise development shall have direct access to active transportation facilities, including sidewalks and trails, and will provide secure bicycle parking spaces for residents; and
- i) High-rise development shall be subject to site plan control.

2.3.9.8 DESIGN GUIDELINES

Urban design 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. These guidelines will include design guidance for intensification and infill development within existing neighbourhoods.

2.3.9.9 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.

2.3.10 SCHOOL FACILITIES

- a) Where closure and sale of a school is proposed by the School Board or other education institutions, the Municipality will work with the authority to determine if the school site may be retained or incorporated in a redevelopment proposal.
- b) In the event that all or part of a school site should not be required by a School Board and is within the 'Neighbourhoods' designation:
 - i) Public open space uses or compatible institutional uses or other community facilities (such as places of worship, community, recreational or cultural facilities, parks, neighbourhood facilities, day care centres) shall first be explored and invited to acquire the lands.
 - ii) If all potential public and community uses have been explored for the site, residential uses shall be permitted without need for an Official Plan Amendment provided the proposed development is consistent with that of the 'Neighbourhoods' designation and is compatible within the context of the surrounding existing development. Affordable housing will be encouraged to be provided within any residential development proposal located on a surplus school site.

2.3.11 PUBLIC SERVICE FACILITIES

- a) Public service facilities shall be permitted in all land use designations provided that such use is necessary or essential, as determined through a Master Plan, Study, or other municipally-initiated process. Uses will be required to demonstrate compatibility with adjacent properties and the surrounding community.
- b) The Municipality will encourage the co-location of public service facilities in community hubs, where appropriate, to promote cost effectiveness and to facilitate service integration, access to food, transit, and active transportation. The

shared use of community centres, schools, parks, and public open spaces will be promoted.

2.4 PARKS AND RECREATION POLICIES

The Municipality's Parks and Recreation Master Plan provides a parks classification system for the planning, development and delivery of parks and open space resources, and the connectivity of the parks system. The Municipality will carry out programs to acquire new parks, improve existing parks and facilities and provide public parks to meet the needs of the community, as well as to address existing park deficiencies. The Parks and Recreation Master Plan provides the Municipality with an incremental growth strategy to maintain the desired level of service of parks found throughout the Municipality.

2.4.1 PARKS AND RECREATION VISION

Strathroy-Caradoc will support a diverse range of accessible parks and recreation opportunities that contribute to personal health and community wellbeing, enrich quality of life for all ages, promote partnerships and volunteerism, and sustain the integrity of the natural environment.

2.4.2 GOALS AND OBJECTIVES

- a) To provide a variety of recreational facilities to meet the diverse and changing needs of community members of all ages and abilities;
- b) To maintain public parks and recreation facilities to a safe and high standard;
- c) To plan ahead in the provision of parks and recreation facilities to respond to community needs;
- d) To increase opportunities for physical activity;
- e) To sustain the integrity of the natural environment;
- f) To achieve long term sustainability and active community participation in the provision and maintenance of public parks and recreation facilities.

2.5.2 2.4.3 PROVISION OF RECREATION SERVICES

Development of parks and recreation facilities will be guided by the recommendations of the Parks and Recreation Master Plan (2021) or as updated. The Parks and Recreation Master Plan shall be reviewed from time to time to ensure its currency with respect to changing trends, inventory changes, and new development in and around Strathroy-Caradoc.

2.4.4 PROVISION OF PARKLAND

- a) The Municipality will, wherever possible, provide a continuous and accessible linked system of open space using linear parks and trails systems to connect larger blocks of parkland. The Municipality will promote, wherever practical, opportunities to link parks and open space through pedestrian pathways, sidewalks, trail systems, bicycle routes, natural heritage corridors, utility or hydro corridors and drainage systems.
- b) The Municipality will provide a public park system that provides opportunities for physical recreation, socialization, cultural pursuits, community identification, active transportation, community gardens, nature appreciation and education.
- c) 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. The Municipality will develop parkland, recreational facilities and services in consultation with local residents and in cooperation with other providers of open space such as school boards.

~~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.~~

- a) A standard of 2 hectares of active parkland per 1,000 population Municipality wide shall be used as a guide governing land acquisitions in accordance with Table 3. 'Active Parkland' includes Neighbourhood Parks, Community Parks, and Major Parks.

TABLE -43
PARKS & OPEN SPACE STANDARDS
STRATHROY

Municipality of Strathroy-Caradoc

Classification	hectares / capita
Neighbourhood Parks	0.5 / 1000
Community Parks	1.5 / 1000
Major Parks	N/A
TOTAL	2.0 / 1000

- e) The Municipality will first consider conversion and/or sale of surplus parkland to address Municipality priorities including housing and parks and recreation and in accordance with the Municipality's Parks and Recreation Master Plan.

2.4.4.1 PARKLAND DEDICATION

In accordance with Section 42 of the *Planning Act*, the Municipality shall require the conveyance of land for park or other public recreational purposes, as a condition of development, as follows:

- a) For industrial and commercial development, require a maximum of 2 percent of the land proposed for development or redevelopment be conveyed to the Municipality for public parkland purposes;
- b) For development related to all other land uses, require 5 percent of all the land proposed for development or redevelopment;

c) For residential development, the Municipality may require parkland dedication at a rate of up to 1 hectare per 300 600 dwelling units, or, where cash-in-lieu is accepted, it shall be calculated at a rate of 1 hectare per 500 1000 dwelling units;

d) For mixed-use development, the parkland calculations, in accordance with this Section of this Plan, shall be pro-rated to take into account the proportions of residential and non-residential lands within the net land area; and

e) The natural heritage system, hazard lands, and lands within the 'Open Space' designation shall not be accepted as part of the required parkland dedication.

~~3.3.6.3 & 4.3.4.3~~

2.4.4.2 ACQUISITION OF PARKLAND EVALUATION OF PARKLAND DEDICATION

~~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.

Where the *Planning Act* authority is used to require the dedication of land, that land will be intended for park or trail purposes and be free from any encumbrances such as steep slopes, natural heritage features, cultural heritage features and infrastructure and shall be fully accessible to the public.

2.4.4.3 CASH-IN-LIEU OF PARKLAND

The Municipality may accept cash-in-lieu of all or part of the required parkland dedication in accordance with the provisions of the *Planning Act*. The amount paid shall be equal to the value of the land to be conveyed as determined through an appraisal and shall be determined in accordance with the provisions of the *Planning Act* or as otherwise contemplated in the Municipality's Parkland Dedication By-law. However, the conveyance of land for park purposes is the Municipality's preferred option.

2.5 HOUSING POLICIES

2.5.1 GOALS AND OBJECTIVES

Strathroy-Caradoc will be an inclusive, safe and attractive community with a diverse range of housing options, including affordable housing, which meets the growing needs of its current and future residents. To achieve this vision for housing, the Municipality will:

- a) Encourage the provision of a full range and mix of housing types and tenures, including attainable and affordable housing, to meet community needs throughout the Municipality;
- b) Achieve a greater density of residential development in designated settlements;
- c) Encourage residential intensification and redevelopment in areas where amenities and infrastructure are available; and
- d) Improve substandard housing conditions.

2.5.2 HOUSING STOCK

The Municipality shall provide for a range of housing types, tenures, and densities to meet projected requirements of current and future residents by:

- a) Permitting and facilitating all forms of housing required to meet the social, health and well-being needs of current and future residents, including affordable, accessible and special needs housing;

- b) Supporting all forms of residential intensification, including additional residential units, and redevelopment, with an emphasis on under-utilized sites, Mixed-Use Corridors and Downtown Strathroy;
- c) Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- d) Promoting new housing at densities which efficiently use land, resources, infrastructure and public service facilities, and which support the use of active transportation in areas where it exists or is to be developed and future transit services;
- e) Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate a compact built form, while maintaining appropriate levels of public health and safety;
- f) Considering affordable housing as a priority use for surplus Municipally owned land and working with other levels of government to make surplus land available to providers of affordable or accessible housing development at little or no cost;
- g) Partnering with the private sector and other levels of government to implement housing programs that assist in the creation of affordable housing;
- h) Striving to ensure that 25% of all new residential units Municipality-wide be purpose-built rental tenure through the review of development applications; and
- i) Supporting other forms of shared housing and living arrangements, such as co-housing.

2.5.3 RENTAL HOUSING CONVERSION AND DEMOLITION

To maintain an adequate rental housing supply, the conversion or demolition of six or more existing, purpose-built rental housing units to condominium tenure or other forms of ownership tenure shall only be permitted provided the Strathroy-Caradoc rental

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vacancy rate has remained at or above 3% for the past 3 years, as determined by the
Canada Mortgage and Housing Corporation (CMHC).

2.5.4 RESIDENTIAL LAND INVENTORY

- a) The Municipality acknowledges the need to ensure the provision of an adequate supply and variety of housing, including affordable housing, with different forms, tenures and cost. In an effort to provide housing opportunities, the Municipality will strive to maintain a supply of land through residential intensification, redevelopment, and, as necessary, lands designated and available for residential development.
- b) A minimum 15-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 5-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.

2.5.5 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.

2.5.6 INTENSIFICATION

Residential intensification shall be encouraged in settlement areas where it is complementary to 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.

2.5.7 SUBSTANDARD HOUSING

The Municipality may use its legislative authority to adopt and enforce minimum

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standards for occupancy and may participate in programs designed to eradicate
substandard housing conditions.

2.5.8 HOUSING STRATEGY

The Municipality has undertaken an Attainable Housing Study (2021) to support housing affordability and diversity in Strathroy-Caradoc. The Municipality will strive to achieve the targets for the provision of affordable housing in the Study, specifically affordable housing for low- and moderate-income households and for those requiring supports.

- a) 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.
- b) Affordable housing shall be supplied in a variety of housing types, provided for a range of household sizes and encouraged in all neighbourhoods.
- c) Accessibility for persons with disabilities and designs which support aging-in place will be encouraged in all new residential developments.
- d) Alternative residential development standards may be introduced in the Zoning By-law to facilitate affordable and accessible housing and a more compact development form.

2.5.9 ADDITIONAL RESIDENTIAL UNITS

2.5.9.1 URBAN AND FULLY SERVICED ADDITIONAL RESIDENTIAL UNITS

The development of Additional Residential Units shall be permitted as a means of increasing the diversity and stock of rental and affordable housing, creating opportunities for aging in place, and providing homeowners with additional sources of income. The municipality will encourage the development of Additional Residential Units within existing residential areas and in new developments within plans of subdivision or condominium.

Additional Residential Units are permitted in all designations where single detached, semi-detached, and townhouse dwellings are permitted. The following policies shall apply:

- a. A maximum of three (3) ARUs are permitted on parcels of urban residential land, as defined by the Planning Act, where single detached, semi-detached, and

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townhouse dwellings are permitted and where full municipal sewage and water systems are provided.

- b. On parcels of Urban Residential Land, as defined by the Planning Act, one (1) ARU may be permitted within a detached accessory building or structure and up to three (3) ARUs may be permitted within the principal dwelling provided that the total number of ARUs on the parcel does not exceed three (3).
- c. ARUs within a detached accessory building or structure shall not be permitted to be severed from the principal dwelling.
- d. ARUs shall not be located within the natural heritage system, floodplain areas, or other hazardous lands.

Tiny homes, garden suites, granny flats, and mobile homes are considered temporary uses and shall be evaluated as such.

2.5.9.1.1 CRITERIA FOR NEW DEVELOPMENT

The following criteria apply to proposals for new Additional Residential Units:

- a) An ARU in a detached structure is permitted a gross floor area of 49% or less of the principal dwelling. Where a proposal does not meet the maximum size requirements established by this Official Plan, a minor variance may be granted by the local municipality, provided the application satisfies the tests set out under the Planning Act.
- b) A garden suite shall not be permitted on a parcel where an existing Additional Residential Unit is located within a detached building or structure accessory to the principal dwelling;
- c) Demonstration of adequate water and wastewater servicing capacity, where applicable, or provision of conventional private servicing;
- d) Demonstration that the Additional Residential Units is not located within the natural heritage system, floodplain areas, or other hazard lands;
- e) Demonstration that the Additional Residential Unit is subordinate in scale and function to the principal dwelling; and
- f) Demonstration that the Additional Residential Unit proposal is in full compliance with the Ontario Building Code and Fire Code.

2.5.9.1.2 ZONING BY-LAW

The Zoning By-law will establish provisions for the accommodation of Additional Residential Units to address the criteria in subsection 2.5.9.1.1 a) through f) and the following matters:

- a) Compliance with all applicable health and safety standards, including but not limited to those set out in the Ontario Building Code, Ontario Fire Code, and all other Provincial, County, and Municipal standards;
- b) The provision of adequate access including location and number of entrances, including emergency access;
- c) That the Additional Residential Unit(s) be subordinate in scale and function to the primary unit;
- d) Specific development standards for detached Additional Residential Units; and
- e) Parking requirements for Additional Residential Units.

2.5.9.2 NON OR PARTIALLY SERVICED ADDITIONAL RESIDENTIAL UNITS

The development of Additional Residential Units shall be permitted as a means of increasing the diversity and stock of rental and affordable housing, creating opportunities for aging in place, and providing homeowners with additional sources of income. The municipality will encourage the development of Additional Residential Units within existing residential areas and in new developments within plans of subdivision or condominium. Additional Residential Units are permitted in all designations where single detached, semi-detached, and townhouse dwellings are permitted. The following policies shall apply:

- a. Where full municipal sewage and water systems are not available, a maximum of two (2) ARUs are permitted where single detached, semi-detached and townhouse dwellings are permitted.
- b. Where full municipal sewage and water systems are not available, one (1) ARU may be permitted within a detached accessory building or structure and up to two (2) ARUs may be permitted within the principal dwelling, provided that the total number of ARUs on the parcel does not exceed two (2).
- c. ARUs within a detached accessory building or structure shall not be permitted

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to be severed from the principal dwelling.

- d. ARUs shall not be located within the natural heritage system, floodplain areas, or other hazardous lands.

Tiny homes, garden suites, granny flats, and mobile homes are considered temporary uses and shall be evaluated as such.

2.5.9.2.1 CRITERIA FOR NEW DEVELOPMENT

The following criteria apply to proposals for new Additional Residential Units:

- a) An ARU in a detached structure is permitted a gross floor area of 49% or less of the principal dwelling. Where a proposal does not meet the maximum size requirements established by this Official Plan, a minor variance may be granted by the local municipality, provided the application satisfies the tests set out under the Planning Act.
- b) A garden suite shall not be permitted on a parcel where an existing Additional Residential Unit is located within a detached building or structure accessory to the principal dwelling;
- c) Demonstration of adequate water and wastewater servicing capacity, where applicable, or provision of conventional private servicing;
- d) Demonstration that the Additional Residential Units is not located within the natural heritage system, floodplain areas, or other hazard lands;
- e) Specific to the Municipality's Rural Areas, demonstration that the proposed location of the Additional Residential Unit complies with the Minimum Distance Separation Formulae, where applicable;
- f) A detached Additional Residential Unit in the Rural Area shall be grouped with the primary dwelling and collocate services where possible to minimize the impact on agricultural land, and shall be prohibited from being severed from the property unless as part of the severance of the primary dwelling as a residence surplus to a farming operation;
- g) Demonstration that the Additional Residential Unit is subordinate in scale and function to the principal dwelling; and
- h) Demonstration that the Additional Residential Unit proposal is in full compliance

2.5.9.2.2 ZONING BY-LAW

The Zoning By-law will establish provisions for the accommodation of Additional Residential Units to address the criteria in subsection 2.5.9.2.1 a) through h) and the following matters:

- a) Compliance with all applicable health and safety standards, including but not limited to those set out in the Ontario Building Code, Ontario Fire Code, and all other Provincial, County, and Municipal standards;
- b) The provision of adequate access including location and number of entrances, including emergency access;
- c) That the Additional Residential Unit(s) be subordinate in scale and function to the primary unit;
- d) Specific development standards for detached Additional Residential Units; and
- e) Parking requirements for Additional Residential Units.

2.5.10 GARDEN SUITES

The placement of a garden suite (as defined by the *Planning Act*) or similar accommodation on a lot may be permitted 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 a 20-year period. Such agreement may include the posting of financial security to ensure the Garden Suite is removed upon expiry of the temporary zoning. A garden suite shall not be permitted on a lot that contains an Additional Residential Unit contained in an accessory building.

2.5.11 SHARED HOUSING

The Municipality recognizes that shared housing offers numerous social, economic and physical benefits and supports for those who seek or require these types of living arrangements. Shared housing arrangements can be both regulated and unregulated

Strathroy-Caradoc Official Plan – OLT DECISION APPROVED (January 2026) and may offer a variety of supports to those that are physically and developmentally challenged and disabled, mentally ill, youth and children with emotional difficulties, seniors seeking a transition housing option, those requiring emergency shelter, assisted housing accommodating individuals, and households with low to moderate incomes. The Municipality intends to improve access to shared housing subject to the policies of this Plan.

- a) 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.
- b) Group homes which accommodate 10 or less residents will be generally located where residential uses are permitted. Existing facilities that do not comply with the requirements will be allowed to continue but will not be permitted to expand without a minor variance or zoning by-law amendment. Group homes with any correctional purpose will be treated as an institutional use, and not a residential use by this Plan and the Zoning By-law.
- c) Long-term care facilities, residential care facilities, and special needs housing that meet the needs of the community will be encouraged within the 'Neighbourhoods' designation and shall not be permitted outside of settlement areas.
- d) Shared housing will be encouraged to provide a barrier-free environment.
- e) The Municipality will ensure, through the review of shared housing proposals, in consultation with Conservation Authorities, that it be demonstrated that the lands are outside hazard lands and that will have safe and dry access at all times.
- f) The Municipality will aim to preserve and expand the supply of housing available to single persons. Multi-tenant shared housing is one affordable form of housing by providing safe and affordable options for people. Multi-tenant shared housing shall be allowed in the 'Neighbourhoods' designation.
- g) The Zoning By-law will establish zoning regulations for shared housing (i.e., multi-tenant houses) which address appropriate zones, performance standards, and parking requirements for this use.

2.5.12 MODULAR HOUSING AND TINY DWELLINGS

The Municipality supports housing development that is innovative and compact in its design and may represent non-traditional additions to the Municipality's housing stock. Modular housing and tiny homes represent housing types that promote affordability, increased homeownership opportunities, diversity of housing stock, and availability to a broader range of demographics than traditional housing types, including young individuals and families, aging residents, and residents seeking to down-size to a smaller housing type.

Modular housing and tiny dwellings mean a dwelling structure with a permanent foundation which is or has been constructed off-site and cannot move (and was not designed to be moved) under its own power. These dwelling types do not include a mobile home or a recreational vehicle/trailer. Modular housing and tiny dwellings may be permitted subject to the following:

- a) As a principal dwelling or additional residential unit, subject to the other policies of this Plan, as applicable.
- b) Considered a detached additional residential unit for the purposes of Section 2.5.9 when it is not the principal dwelling on the lot.
- c) A maximum of one (1) shall be permitted on a lot.
- d) Regardless of dwelling size, minimum lot size requirements shall be maintained, as established in the Zoning By-law. The Zoning By-law may consider establishing reduced lot sizes for modular housing and tiny dwellings.
- e) Modular housing and tiny dwellings shall comply with the requirements of the Ontario Building Code and Fire Code, the Municipality's Zoning By-law, and other Municipal or County By-laws.

3.0 STRATHROY AND MOUNT BRYDGES

3.1 OUR VISION FOR STRATHROY

Strathroy is by far the largest settlement for both the Municipality of Strathroy-Caradoc and the County of Middlesex. 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. 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 commercial area, known as Strathroy Crossing, is found 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 Strathroy is planned for lands within the North Meadows Secondary Plan Area; west of Dominion Street in the west end of Strathroy; and east of Queen Street and south of Carroll Street in the south end of Strathroy. Infilling and redevelopment in existing neighbourhoods will be encouraged to reflect the needs of a growing community. Large scale commercial development will be directed south of Carroll Street on Adelaide Road and between Adelaide Road and Saxton Road

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while major new industrial development will be accommodated in the Molnar Industrial
Park.

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; and
- j) To maintain the public health and safety, and land use compatibility in
neighbourhoods.

3.2 OUR VISION FOR MOUNT BRYDGES

The second largest settlement in the Municipality of Strathroy-Caradoc is Mount Brydges. 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.

Mount Brydges 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 bisected 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).

Mount Brydges' core is located along Adelaide Road between Regent Street in the north and King Street in the south. Opportunities for redevelopment, infilling and conversion of residential uses to commercial uses are available in the core. Industrial development is limited to a few remnant establishments lying west of the core. New commercial development will be directed to vacant parcels east of the core. While single detached dwellings comprise the predominant housing type in Mount Brydges, new housing forms are being constructed and proposed over time to provide a range and mix of housing types and tenures. 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 commercial and recreation centre serving the needs of its residents and the surrounding rural area. While the main CN rail line passes through the Village, there are no scheduled stops in Mount Brydges.

Mount Brydges 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 1 (geographic Township of Caradoc), southeast of Mount Brydges. The effect of full municipal services increases the ability of Mount Brydges to accommodate future development opportunities.

As Mount Brydges continues to grow, new industrial development is intended to occur in appropriate locations which avoid impacts on sensitive land uses. Although Mount Brydges is the site of some urban employment uses, it is not a highly attractive location

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for industry given the lack of highly accessible and visible industrial sites.

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 village commercial core with its own sense of identity and character;
- c) To maintain the enjoyment, public health and safety and land use compatibility in neighbourhoods;
- d) To retain and strengthen the existing character and quality of the Village; and
- e) To undertake improvements in services, facilities and amenities where required or otherwise considered desirable.

3.3 LAND USE POLICIES FOR STRATHROY AND MOUNT BRYDGES

3.3.1 DOWNTOWN CORE

The Downtown Core constitutes the most historic, diverse and intensive area of land use, buildings and structures in Strathroy (Schedule ‘B-1’). It has a multi-functional role and a distinct identity including a significant role as the centre of local government, and the Downtown Core supports cultural events, festivals, and flexible outdoor spaces that leverage Main Street as a destination. Its centrality, diversity and nature of uses and activities attracts residents from the entire community, the surrounding area and beyond. The Downtown Master Plan recognizes that the Downtown is comprised of a mixture of character areas, including mixed-use areas along Front St. W., a central core and main street near the intersection of Front St. and Frank St., residential areas along Caradoc St., and existing commercial and industrial clusters along Metcalfe, Albert, and Caradoc Streets. The Master Plan offers recommendations for each of these distinct character areas to create streetscapes, public spaces, building forms, and natural areas which connect and compliment each experience.

The need for revitalization and regeneration is recognized through the Downtown Master Plan and Urban Design Guidelines and opportunities exist for

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redevelopment, infilling and conversion of residential uses to commercial and other
purposes.

3.3.1.1 PERMITTED USES

To maintain and enhance its multi-functional role and diversity, a wide range of uses are permitted in the 'Downtown Core' as designated on Schedule 'B-1'. Permitted uses include retail uses; restaurants; office uses; entertainment, recreational, and cultural facilities; service commercial uses; personal care establishments; hotels and other tourism facilities; day care facilities; parks and open space; places of worship; and medium- and high-rise residential uses, including live-work units and home occupations.

3.3.1.2 FORM 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 Downtown 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 street line 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 of Downtown 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).

This Plan does not require all buildings or developments be mixed-use but rather permits a mix of different building types and typologies on different lots, provided that any proposed development achieves the built form and design objectives of this Plan and applicable design guidelines. However, over time, this Plan envisions the continued revitalization of the Downtown Core to support active building frontages, where the ground floor facing the street is occupied by commercial uses, and where upper storeys are occupied by residential, office, or community uses.

- a) 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

Strathroy-Caradoc Official Plan – OLT DECISION APPROVED (January 2026) 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.

- b) More intense building forms are encouraged to be directed to the mixed-use and core areas of Downtown, as identified in the Downtown Master Plan (2020).
- c) Development will ensure compatibility with neighbouring land uses, including suitable transition with adjacent residential areas and sensitive uses, through the use of setbacks, buffers, and locations of windows and balconies, as detailed in the Zoning By-law.
- d) 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. New off-street parking will be directed to the rear of buildings or in underground structures.
- e) The Zoning By-law will establish requirements for shared parking amongst residential and non-residential uses to provide for a more efficient use of fewer parking spaces.
- f) As an alternative to providing on-site parking for non-residential uses, the Municipality may accept cash-in-lieu of parking, in accordance with Section 7.3.4.9, to improve parking conditions in particular location within the Downtown Core.
- g) Within mixed-use buildings, retail and service uses shall be located at-grade with frontage along the street, with residential and non-service office uses that do not serve a walk-in clientele directed to the rear of buildings and upper floors. Appropriate ground floor heights at the ground floor of proposed residential uses facing public streets will be encouraged to enable future conversion to commercial uses.
- h) Buildings shall be designed to address the adjacent streets and street corners through a combination of design, façade articulation and uses.
- i) Screening, adequate separation distances, and other effective attenuation measures shall be provided between non-residential uses and adjacent residential

- j) All development and redevelopment within the Downtown Core shall be accompanied by an Urban Design Brief to address the policies of this section, prepared in accordance with Section 7.4.3.6.

3.3.1.3 DOWNTOWN STRATHROY MASTER PLAN (2020)

While the 'Downtown Core' (see Schedule 'B-1') 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 focal point and defining element of the community, a focus on economic regeneration, mixed-uses, 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

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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. Areas designated for new, large scale commercial development lie south of Carroll Street and along Adelaide Road.

A significant corridor of commercial development has developed and continues to evolve 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, and water and wastewater servicing provided by the Municipality. The corridor accommodates a cluster of commercial uses that are oriented to the highway and are not intended to be competitive

Areas designated for continued and future commercial uses in Mount Brydges comprise the undeveloped lands lying on the western and eastern side of Adelaide Road south of Parkhouse Drive.

3.3.2.1 PERMITTED USES

- a) The primary purpose of areas designated 'Commercial' on Schedule 'B-1' and 'B-2' shall be for a full range of commercial uses including major retail, multi-use shopping centres/malls, auto-related uses, restaurants, financial establishments, offices, cultural, entertainment, and recreation uses, daycare centres, agriculture-related commercial uses, and personal care establishments.
- b) Although commercial uses are expected to dominate areas designated 'Commercial', institutional uses, and small-scale and low-impact employment uses may also be permitted.

3.3.2.2 FORM OF DEVELOPMENT

- a) All development within the 'Commercial' designation shall be in accordance with the policies of Section 2.3.9.
- b) New development and redevelopment in designated 'Commercial' areas shall be guided by the following principles:
 - i) Attractive building and creative site design;
 - ii) Limited and where appropriate, signalized or otherwise controlled entrances to minimize turning movements off major roads and to minimize interference with traffic flow;
 - iii) Provision of adequate, well designed and convenient off-street parking and loading facilities;
 - iv) Comprehensive planning and coordination of development phases where multiple development blocks are proposed;
 - v) Landscaping to enhance the appearance of the development or redevelopment and the streetscape;
 - vi) Linking adjacent development to minimize vehicle entrances and facilitate

- vii) Provision of adequate buffering and other mitigating measures to ensure compatibility between the development or redevelopment and adjacent residential areas;
- viii) Controls on the number, size and character of signs to reduce adverse visual impacts; and
- ix) Stormwater management measures to accommodate increased runoff.

3.3.2.3 CRITERIA FOR CONVERSION

The conversion of lands within the 'Commercial' designation to a non-commercial designation may be permitted by way of an amendment to the Official Plan provided that:

- a) The conversion would not undermine the commercial structure identified in the Regional Commercial Systems Study (2021), or as updated, and the broader urban structure;
- b) The introduction of residential uses is required to meet the Municipality's population and housing growth targets;
- c) Any proposed new residential or other sensitive land use does not impede commercial development on adjacent properties;
- d) The compatibility of the proposed residential or other sensitive land use to adjacent Urban Employment Areas can be addressed; and
- e) The subject site offers limited opportunity for commercial uses based on site characteristics (e.g., site configuration and size and access).

3.3.2.4 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.

3.3.3 VILLAGE COMMERCIAL

The 'Village Commercial' designation applies to 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. It reflects the unique function and role of the Mount Brydges core area in supporting a complete community. To encourage ease of access to the core area through multiple travel options, including pedestrian and cycling traffic, and to encourage compatible integration of residential uses, including residences above shops, a mix and range of uses are permitted, subject to criteria. The Village Commercial core area is planned to function as a traditional village main street that provides for daily and weekly convenience and general retail and service needs of Mount Brydges.

3.3.3.1 PERMITTED USES

- a) The primary purpose of areas designated 'Village Commercial' on Schedule 'B2' shall include retail uses; restaurants; office uses; entertainment, recreational, and cultural facilities; service commercial uses; personal care establishments; hotels and other tourism facilities; day care facilities; parks and open space; places of worship; and medium-rise residential uses, including live-work units and home occupations. Major retail, outdoor storage, and new auto-oriented commercial such as gas stations, automotive sales and service establishments, and drive-throughs shall not be permitted.
- b) Institutional uses and other non-commercial uses considered compatible with sensitive land uses may also be permitted. Limited expansions and reconstruction or alteration of existing automobile-related uses may be permitted.
- c) Residential uses integrated with commercial uses shall be permitted in mixed use buildings.

3.3.3.2 FORM OF DEVELOPMENT

- a) All development within the 'Village Commercial' designation shall be in accordance with the policies of Section 2.3.9
- b) Compactness of the Village Commercial core area shall be retained and strengthened and intrusions into residential areas avoided by preventing undue

Strathroy-Caradoc Official Plan – OLT DECISION APPROVED (January 2026) 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.

- c) The maximum height of buildings within the 'Village Commercial' designation shall be four (4) storeys.

3.3.3.3 CRITERIA FOR DEVELOPMENT

- a) The provisions of appropriate and adequate landscaping and/or other forms of buffering shall be provided to enhance all parking areas, and outdoor loading and service areas. Development and redevelopment will occur in such a manner to ensure screening of outdoor storage areas from Adelaide Road.
- b) Within mixed-use buildings, retail and service uses shall be located at-grade with frontage along the street, with residential and non-service office uses that do not serve a walk-in clientele directed to the rear of buildings and upper floors.

3.3.4 URBAN EMPLOYMENT

Lands designated for 'Urban Employment' purposes comprise essentially the High Street Employment 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 Urban Employment 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'. The 'Urban Employment' designation is intended for employment uses. Employment-related uses which are nonindustrial and non-office uses should be limited in scale and focused on serving the businesses and workers in 'Urban Employment' areas. Such uses should also be carefully considered so as to avoid and minimize potential land-use conflicts and to support a viable mix of commercial and industrial land uses.

3.3.4.1 PERMITTED USES

- a) The predominant use of land within areas designated 'Urban Employment' on Schedule 'B-1' and 'B-2' shall be for industrial uses including manufacturing, assembling and processing of goods or materials; repairing and recycling; research and development; storage uses; warehousing and distribution of goods; agriculture-related industrial uses; truck terminals and contractor's yards. Cannabis processing facilities may only be permitted through a site-specific zoning by-law amendment and where facilities are entirely indoors. Major retail uses shall be prohibited.
- b) Complementary or accessory uses, which may include restaurants, fitness clubs, automobile-oriented uses, open space and recreation facilities, and daycare facilities, along the periphery of Urban Employment Areas, which do not detract from and are compatible with the development and operation of industrial uses may be permitted.
- c) Commercial and office uses associated with and clearly ancillary to the main employment use are permitted.
- d) Cannabis production facilities accessory to a cannabis processing facility may be permitted.
- e) Uses accessory to any of the permitted uses in the 'Urban Employment' designation will be permitted. Specific accessory uses and appropriate lot and building requirements shall be set out in the Zoning By-law.
- f) The specific uses permitted shall be set out in the Zoning By-law.

3.3.4.2 FORM OF DEVELOPMENT

- a) All development within the 'Urban Employment' designation shall be in accordance with the policies of Section 2.3.9.
- b) Development in areas designated 'Urban Employment' shall be guided by the following principles:

- i) Connection to the municipal water supply and sanitary sewage systems;
- ii) Provision of adequate off-street parking and bicycle parking for employees and visitors;
- iii) Provision of adequate loading and unloading facilities;
- iv) Provision of suitably located, designed and constructed entrances which minimize any adverse traffic or safety issues;
- v) 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;
- vi) Landscaping, lighting and tree planting to enhance the appearance of the development, particularly from main roads and thoroughfares;
- vii) Green development practices incorporated into the design of buildings and sites including:
 - Rainwater harvesting and greywater usage for irrigation and other non-consumable purposes;
 - Electric vehicle charging stations, secure and covered bicycle lock-up facilities, showers, and lockers;
 - Pervious paving treatments, where appropriate;
 - Re-use of heat within the same building that produces this heat; and
 - White roofs and green roofs.
- viii) Adequate grading and drainage measures, including stormwater management; and
- ix) Intensification of 'Urban Employment' areas, through infill or redevelopment of vacant or underused brownfield sites is encouraged.

3.3.4.3 OUTDOOR STORAGE

Outside storage or display areas may only be permitted provided that they are properly

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screened from public view, and shall be subject to the following:

- a) All storage areas shall be located away from any adjacent existing residential and/or open space uses, or have adequate buffers that will visually screen the storage area from adjacent lands;
- b) All buffers, fencing and screening shall visually enhance the site, and shall be of permanent construction; and
- c) Where natural landscaping is utilized, it shall be of adequate size to appropriately screen the storage area when it is installed.

3.3.4.4 ZONING BY-LAW

The Zoning By-law shall establish the permitted uses and development standards with respect to such matters as lot frontage, lot area, setbacks, coverage, and off-street parking requirements-which apply to areas designated 'Urban Employment'. 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. 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.

3.3.5 NEIGHBOURHOODS

Areas designated for continued and future residential purposes represent, in size, the largest designation in Strathroy and Mount Brydges. The 'Neighbourhoods' designation is expected to continue to accommodate attractive neighbourhoods and foster the creation of complete communities which provide for neighbourhood facilities and services such as elementary schools, parks, places of worship and local neighbourhood oriented commercial uses which are integral to and supportive of a residential environment.

3.3.5.1 PRIMARY PERMITTED USES

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Lands designated 'Neighbourhoods' on Schedule 'B-1' and 'B-2' shall be predominantly used for residential purposes including a range of housing types and densities from single unit dwellings to multi-unit 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. The Zoning By-law shall establish a number of zones and regulations for the various housing types.

The permitted uses in areas designated 'Neighbourhoods' include:

- a) Low-Rise Residential – single detached, semi-detached, duplex, triplex dwellings, four-plex, row or block townhouse, and converted dwellings;
- b) Medium-Rise Residential – row or block townhouse, six-plex, stacked townhouse dwellings, walk-up apartments, subject to criteria;
- c) High-Rise Residential – multi-unit and apartment dwellings, subject to criteria;

3.3.5.2 SECONDARY PERMITTED USES

Secondary uses may also be permitted in areas designated 'Neighbourhoods' 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 places- of worship, elementary schools, neighbourhood parks, local commercial uses, personal service uses, residential care facilities, day care centres, Additional Residential Units in accordance with Section 2.5.9 of this Plan, and home occupations. The Zoning By-law shall set out appropriate standards for secondary uses within the Neighbourhoods designation.

3.3.5.3 DENSITY TARGETS

- a) 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. The Municipality has set targets ranges for the net density of new development.
 - i) Low-Rise Residential – 15-30 units per hectare

- ii) Medium-Rise Residential – 31-75 units per hectare
 - iii) High-Rise Residential – 76-150 units per hectare
- b) A minimum of 45% of new residential units within Strathroy and 20% of new residential units within Mount Brydges, excluding additional residential units, will be planned as medium- and/or high-rise residential units on all sites containing two hectares or greater of developable land.

3.3.5.4 FORM OF DEVELOPMENT

- a) All development within the 'Neighbourhoods' designation shall be in accordance with the policies of Section 2.3.9.
- b) Through the review of development applications within the 'Neighbourhoods' designation, including plans of subdivision, site plans, and other development proposals, development will be designed to:
 - i) Create a sense of neighbourhood identity;
 - ii) Result in attractive and distinctive streetscapes;
 - iii) Incorporate public amenities and safety measures;
 - iv) Utilize traffic calming measures;
 - v) Require new development to demonstrate connectivity to an existing or proposed trail network and extend the network through new development as required;
 - vi) Preserve and enhance natural features;
 - vii) Provide a mix and range of housing types and tenures;
 - viii) Consider climate change mitigation and adaptation, pursuant to any available Provincial, County, or Municipal studies, when reviewing applications for future land use and for public works and capital expenditures in order to decrease community energy consumption and improve resiliency to climate change;

- ix) Promote the integration and accessibility of community uses including schools, municipal facilities, institutional uses, parks and open spaces and recreational uses through pedestrian, cycling and trail linkages;
- x) Ensure appropriate and effective buffering from neighbouring non-residential uses;
- xi) Minimize total road length and road surface within practical considerations for snowplowing, surface drainage and on-street parking; and
- xii) Maximize energy saving criteria such as southern exposure for solar gain and landscaping and to minimize the adverse effects of winds.

3.3.5.5 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.

3.3.5.6 RESIDENTIAL INTENSIFICATION

Residential intensification including infilling in existing developed areas is considered desirable to make more efficient use of underutilized lands and infrastructure. The Municipality shall support opportunities to increase the supply of housing through intensification, while considering issues of municipal service capacity and transportation. The Municipality will require that 15% of development in urban settlement areas occur by way of intensification annually. Residential development including intensification should allow for a full range and mix of housing options throughout the Municipality. Appropriate services shall be capable of being provided. Lot consolidation that facilitates intensification and the development of higher density forms of developments is encouraged.

3.3.5.7 CONVERSION OF EXISTING DWELLINGS

The conversion of single unit dwellings into multiple unit residential dwellings shall be permitted in Mount Brydges and Strathroy and 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 dwelling types;
- d) Compliance with the Ontario Building Code and the Zoning By-law.

3.3.5.8 LIFESTYLE COMMUNITIES

Lifestyle communities (sometimes referred to as adult communities, 'gated' communities, land lease communities, modular home parks, or retirement communities) shall be considered within the 'Neighbourhoods' designation in accordance with the following criteria and subject to an amendment to the Zoning By-law.

- a) 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.
- b) The 'community' shall be serviced by the municipal water supply system and wastewater system.
- c) Utilities and services shall be provided to individual units in accordance with the standards prescribed by the Municipality.
- d) Suitable buffering shall be provided to minimize any adverse impacts from adjacent or neighbouring uses.
- e) The design and construction of individual dwelling units shall be in compliance with the Ontario Building Code and suitable for year-round occupancy.
- f) Creative site design in terms of treatment of entrances, the layout of

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building sites and circulation systems, parking, landscaping and open
space, recreational facilities shall be expected.

- g) Naming of streets and municipal addressing shall be to the satisfaction of the Municipality.
- h) Review and approval by the Municipality of ownership/leasehold structure and responsibilities to ensure protection of the Municipality's interests.

3.3.5.9 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, provided the use has a minimal impact on the function of the Municipality's overall commercial structure. Site and building design shall complement and be compatible with the character of neighbouring development and be designed to prioritize pedestrian and bicycle access. An amendment to the Zoning By-law shall be required.

3.3.5.10 [PLACEHOLDER SECTION]

3.3.5.11 ZONING BY-LAW

A number of residential zones shall be established to regulate the type, form and density of 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, and local commercial uses. Large undeveloped areas designated 'Neighbourhoods' may be placed in a 'future development' 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.

3.3.5.12 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-

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Caradoc to the contrary, all development within the North Meadows Secondary Plan shall be consistent with the following:

3.3.5.12.1 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 . 5 . 1 2 . 2 General

3.3.5.12.2.1 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.

3.3.5.12.2.2 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.

3.3.5.12.2.3 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

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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.

3.3.5.12.3 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

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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;

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- 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.

3.3.5.12.4 Community Structure

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

3.3.5.12.4.1 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.

3.3.5.12.4.2 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.

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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.

3.3.5.12.4.3 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.

3.3.5.12.4.4 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.

3.3.5.12.5 Strategic Policies

3.3.5.12.5.1 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 5.2 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 5.2 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 7.4.3.2 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 7.4.3.2 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.

3.3.5.12.5.2 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 5.5 Hazard Lands of the Official Plan.

3.3.5.12.5.3 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.

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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 2.4 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.

3.3.5.12.5.3.1 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.

3.3.5.12.5.3.2 Neighbourhood Park

- i. A Neighbourhood Park is intended to serve the needs of future develop within northern Strathroy as identified in Section 3.3 of the Recreation, Trails and Open Space Plan completed in support of this Secondary Plan as well as in Section 4.2 of the Municipality's Parks and Recreation Master Plan.
- ii. A Neighbourhood Park, approximately 1.5 hectares in size, is proposed to be centrally located within the planned residential areas east of the DeGroot Watercourse to primarily serve the local residents within the North Meadows Secondary Plan.
- iii. The Neighbourhood Park is proposed to provide space for playgrounds, and other active and passive recreational amenities.
- iv. The Neighbourhood park should have frontage on Thorn Drive, be located adjacent to the planned elementary school and natural environment areas and be integrated with the proposed recreational use trail system.

3.3.5.12.5.3.3 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 3.3.9.5 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.

3.3.5.12.5.3.4 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 2.4 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.

3.3.5.12.5.4 Mobility Policies

Development within North Meadows shall be consistent with the following policies in addition to the policies of Section 2.1 of the Official Plan.

3.3.5.12.5.4.1 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

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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 3.3.5.17.2.1 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.

3.3.5.12.5.4.2 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.

3.3.5.12.5.4.3 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.

3.3.5.12.5.4.4 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.

3.3.5.12.5.4.5 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

- 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

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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.

3.3.5.12.5.4.6 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.

3.3.5.12.5.4.7 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, though, 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.

3.3.5.12.5.4.8 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.

3.3.5.12.5.4.9 Second Street & Head Street Intersection

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

3.3.5.12.5.4.10 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.

3.3.5.12.5.5 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 2.2 of the Official Plan.

3.3.5.12.5.5.1 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.

3.3.5.12.5.5.2 Public Water System

- i. The public water system within the North Meadows Secondary Plan shall be developed in conformity with Sections 2.2 of this Plan.
- ii. All new construction for the water distribution system must adhere to the current

Strathroy-Caradoc Official Plan – OLT DECISION APPROVED (January 2026) 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.

3.3.5.12.5.5.3 Public Sanitary Sewage System

- i. The public sanitary sewage system within the North Meadows Secondary Plan shall be developed in conformity with Sections 2.2 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

3.3.5.12.5.4 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;
- ix. Low Impact Development (LID) techniques are encouraged to promote greater infiltration, filtration, and evaporation of rain water and reduce stormwater runoff.

3.3.5.12.5.6 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.

3.3.5.12.5.6.2 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.

3.3.5.12.5.7 Land Use Compatibility

3.3.5.12.5.7.1 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.

3.3.5.12.5.7.2 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.

3.3.5.12.6 Land Use Policies

3.3.5.12.6.1 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 3.3.5 of the Official Plan

3.3.5.12.6.1.1 Residential Density

- i. For the purposes of the North Meadows Secondary Plan, net density is defined as

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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

Designation	Target Proportion of Dwellings	Net Density (Units/ha)
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.

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- 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.

3.3.5.12.6.1.2 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.

3.3.5.12.6.1.3 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

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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.

3.3.5.12.6.1.4 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 3.3.5.17.5.6.2.
- 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.
- x. Development within the High Density Residential Designation shall be consistent with the North Meadows Urban Design Guidelines, including Section 4. Multiple Attached Residential Dwellings.

3.3.5.12.6.1.5 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 times 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

- Single, Semi, Duplex, and Townhouse dwellings shall be permitted in this location.
- The minimum density target of the Medium Density Designation shall not apply to the site-specific policy area due to the constraints to development from the adjacent natural areas which may significantly limit the development potential of lands within SSPA #2.
- A Development Assessment Report (“DAR”) shall be required as part of a complete application consistent with the policies of Section 3.3.5.17.5.1 which is acceptable to the Municipality, Conservation Authority and other commenting agencies.

3.3.5.12.6.2 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 3.3.5.17.5.6.2.
- 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

- 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.

3.3.5.12.6.3 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.

3.3.5.12.6.3.1 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

Strathroy-Caradoc Official Plan – OLT DECISION APPROVED (January 2026) 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.

3.3.5.12.6.3.2 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.

3.3.5.12.6.4 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 3.3.8 of the Official Plan

3.3.5.12.6.4.1 Permitted Uses

- v. 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.
- vi. 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.

3.3.5.12.6.5 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 5.2 of the Official Plan.

3.3.5.12.6.5.1 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 7.4.3.2 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.

3.3.5.12.7 Implementation

Development within the North Meadows Secondary Plan area shall be consistent with the following policies in addition to the policies of Section 7.3 of the Official Plan.

3.3.5.12.7.1 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.

3.3.5.12.7.2 Interpretation

Development within the North Meadows Secondary Plan shall be consistent with the following policies in addition to the policies of Section 7.3 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.

3.3.6 MIXED-USE CORRIDOR

Mixed-Use Corridors have the potential to accommodate growth within Strathroy in an intensified built form, with medium and high-rise buildings, as well as community or regionally scaled commercial uses, institutional facilities, and office uses. The 'Mixed Use Corridor' designation will support the establishment of transit services and active transportation corridors. Mixed-Use Corridors are intended to be responsive to changes in land use patterns and densities and permit a broad range of uses over time.

3.3.6.1 PERMITTED USES

Areas designated as 'Mixed-Use Corridor' on Schedule 'B-1' are intended for those uses which support a mixed-use environment such as retail, including food stores, health related uses, personal care establishments, restaurants, service commercial, and office uses (subject to the policies of this section), and medium and high-rise residential uses (subject to the policies of this section). Other uses which would negatively affect the

3.3.6.2 FORM OF DEVELOPMENT

- a) All development within the 'Mixed-Use Corridor' designation shall be in accordance with the policies of Section 2.3.9.
- b) Residential uses shall be of a medium or high-rise built form and may be either integrated above the ground floor of a mixed-use building or located within a separate building on a mixed-use site. Standalone residential buildings may be permitted when demonstrated that they form part of an overall mixed-use site that can be built in phases.
- c) Active commercial uses will be located at-grade, with office and residential uses encouraged to be located in the upper storeys of a mixed-use development.
- d) Within the 'Mixed-Use Corridor' designation, medium- and high-rise development will:
 - i) Be a minimum of 2 storeys in height.
 - ii) Be designed in accordance with the policies of Section 2.3.9.6 and 2.3.9.7, as applicable.
 - iii) Be generally proportionate in height to the width of the right-of-way.
 - iv) Be oriented to maximize privacy and daylight conditions for people living and/or working within them.
- e) Streetscape patterns, including block lengths, setbacks and building separations are maintained, except where deviating from existing patterns will make a positive contribution to the built form of the Municipality.
- f) Development in the 'Mixed-Use Corridor' designation shall generally be part of a comprehensively planned project with some common parking and/or loading facilities and shared driveways. Standalone commercial buildings are also permitted on individual sites, provided they do not adversely affect access or traffic circulation within the broader Mixed-Use Corridor and are directed to the interior of the lot.
- g) Where a development in the 'Mixed-Use Corridor' designation abuts lands within

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the 'Neighbourhoods' Designation, the Municipality shall ensure an appropriate transition between built forms and uses and shall moderate the height of new development through the application of setbacks, step backs and/or landscape buffering requirements.

- h) Adequate parking, loading and waste collection/storage facilities for all permitted land uses shall be provided on the site. Front yard parking will not be permitted for non-residential uses and residential uses. Parking and loading areas shall be located at the rear or side of the building, with suitable landscaping to buffer these areas from the street. The parking and servicing areas must further be set back and appropriately buffered from existing or planned residential areas.
- i) Development will address the street. Where a development intersects a paralleling street, development will address both street frontages with added emphasis for the frontage addressing the Arterial street.
- j) Where the 'Mixed-Use Corridor' designation abuts an 'Urban Employment' designation, applications will be required to address land use compatibility concerns related noise, odour, vibration, traffic, and other such nuisances related to nearby uses within the 'Urban Employment' designation.
- k) The height and massing of nearby buildings shall be considered, and buffers and/or transitions in height and density to adjacent properties shall be implemented, where necessary.
- l) Development shall connect to the active transportation network and support the use of active transportation through the installation of bicycle parking.
- m) On-site amenity space shall be provided in conjunction with residential uses.
- n) Development in the 'Mixed-Use Corridor' designation shall be subject to Site Plan Approval.
- o) The Municipality may undertake the preparation of urban design guidelines to achieve the policies of the 'Mixed-Use Corridor' designation and to be used as a basis for the evaluation of development applications.

3.3.6.3 COMMERCIAL FUNCTION STUDIES

Commercial function studies shall be required as part of a complete application for development proposals within the 'Mixed-Use Corridor' designation that propose to introduce residential uses on the site. A commercial function study shall address:

- a) Phasing of development including the timing of commercial development component;
- b) A rationale for commercial floor space that establishes an appropriate commercial space allocation and ensures a prominent share of the development as commercial, including ground-floor retail with frontage on a public street;
- c) The potential impact of the development on the function of the surrounding commercial area and broader commercial structure;
- d) The availability of commercial floor space on the site to complement the daily and weekly needs of the surrounding community;
- e) Opportunities for additional commercial floor space to be provided nearby;
- f) How the commercial component of the development creates a community focal point and provides the ability for residents and employees in the area to use active transportation options to access the commercial space;
- g) How, if applicable, the redevelopment of a commercial site will retain at least the same number of employees; and
- h) There is a need for residential uses.

3.3.7 COMMUNITY FACILITIES

The 'Community Facilities' designation on Schedules 'B-1' and 'B-2' is intended to recognize those major public institutions that benefit the residents of the entire Municipality and occupy large and prominent sites. These major institutional uses are important sources of both specialized services and employment for the entire Municipality, and include uses such as hospitals, secondary schools, community centres and indoor recreational facilities, nursing or rest homes, and government buildings and offices, and major recreation facilities. These institutional uses tend to be intensely built and attract high traffic volumes, and consequently require an independent land use designation. Smaller scale community facilities and institutional uses do not have the same potential

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impacts and are more readily accommodated in a number of different land use designations.

3.3.7.1 PERMITTED USES

- a) The primary purpose of areas designated 'Community Facilities' on Schedules 'B-1' and 'B-2' shall include major institutional uses, such as hospitals, clinics and treatment facilities, secondary schools, post-secondary educational facilities, government offices, cemeteries, and government-operated institutions.
- b) 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, places of worship and neighbourhood parks are permitted in all land use designations on Schedules 'B-1' and 'B-2', except the 'Open Space' designation provided that such uses can be used safely and are compatible or capable of being made compatible with the primary uses of that designation.
- c) Ancillary uses which are of an appropriate scale and intended to service the main permitted use, such as a variety store, gift shop, restaurant/cafeteria, financial institution, pharmacy, or residence will also be permitted.
- d) Uses accessory to any of the permitted uses in the 'Community Facilities' designation are permitted.

3.3.7.2 FORM OF DEVELOPMENT

- b) All development within the 'Community Facilities' designation shall be in accordance with the policies of Section 2.3.9.
- c) The designation of lands 'Community Facilities' shall be guided by the following criteria:
 - i) Readily visible and easily accessible sites;
 - ii) Proximate access to an arterial or collector road;
 - iii) Adequate on-site parking;

v) Adequate servicing shall be available;

vi) Adequate buffering and landscaping between the proposed institutional use and neighbouring uses where adverse conflicts or impacts could result; and

vii) Appropriate lot frontage, depth, and size.

3.3.7.3 ZONING BY-LAW

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

3.3.8 OPEN SPACE

There are a number of parks (both large and small) and areas of open space in the settlement areas. 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. In Mount Brydges, the most significant Open Space areas include 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, and two cemeteries contribute to the amount of 'greenspace' within the settlement boundary.

3.3.8.1 PERMITTED USES

Areas designated 'Open Space' on Schedules 'B-1' and 'B-2' 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. Within areas designated 'Open Space', the primary use of land shall be for major public parks, similar outdoor recreation areas and recreation facilities. The Zoning By-law shall

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specify the range of uses permitted in these designated areas, as well as the standards
that shall apply to related buildings and structures.

3.3.8.2 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.

3.3.9 SPECIAL STUDY AREAS

3.3.9.1 SOUTH OF CARROLL STREET

Development within the underdeveloped lands lying south of Carroll Street (as shown on Schedule 'C') shall be required to provide appropriate stormwater management facilities and provide access to a storm drain. The Municipality's Transportation Master Plan shows conceptual transportation linkages which shall be refined and provided through development applications.

3.3.9.2 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.

3.3.9.3 MOLNAR INDUSTRIAL PARK

- a) Development applications within the undeveloped lands in the Molnar Industrial Park as shown on Schedule 'C' shall be subject to the following additional policies to ensure orderly, coordinated, and environmentally sound development, and to identify servicing requirements and road extensions. Among the matters to be addressed through the development application process shall be:
 - i) Extension of municipal services (i.e. water, sanitary sewers, roads);
 - ii) Urban design principles;
 - iii) Opportunities for consolidated stormwater management facilities;
 - iv) Protection/enhancement of natural habitat, natural vegetation and water quality;
 - v) Delineation of lands for service commercial purposes along Second Street;
 - vi) Creation of an attractive and distinctive visual character along Highway No. 402;
 - vii) Existing non-industrial uses;
 - viii) Site plan guidelines for new development;
 - ix) Design guidelines/standards for road corridors.
- b) Development applications shall be required to provide appropriate stormwater

Strathroy-Caradoc Official Plan – OLT DECISION APPROVED (January 2026) management facilities and provide access to a storm drain. The Municipality's Transportation Master Plan shows conceptual transportation linkages which shall be refined and provided through development applications.

3.3.9.4 SAULSBURY SPECIAL STUDY AREAS

For the Saulsbury Special Study Areas identified on Schedule 'C', development applications shall be required to provide appropriate stormwater management facilities and provide access to a storm drain. The Municipality's Transportation Master Plan shows conceptual transportation linkages which shall be refined and provided through development applications.

3.3.9.5 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.

3.3.10 STRATHROY AND MOUNT BRYDGES 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.

3.3.10.1 SPECIAL POLICY AREA NO. 2 – 779 WRIGHT STREET

The lands identified as 'Special Policy Area No. 2' as shown on Schedule 'B-1' notwithstanding the 'Urban Employment' designation may also be used for purposes permitted within the 'Commercial' designation of this Plan.

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

The lands identified as 'Special Policy Area No. 3' as shown on Schedule 'B-1' notwithstanding the 'Urban Employment' designation may also be used for purposes permitted within the 'Commercial' designation of this Plan.

3.3.10.3

The lands identified as 'Special Policy Area No. 4', as shown on Schedule 'B-1', and notwithstanding the 'Neighbourhood' designation in which it is located, may also be used for a contractor's yard and shop and 'self-service storage warehouse.

3.3.10.4 SPECIAL POLICY AREA NO. 5 – KAFKO LANDS

The lands identified as 'Special Policy Area No. 5', as shown on Schedule 'B-1', and notwithstanding the 'Neighbourhoods' designation in which it is located in Section 3.3.9.4 of the Official Plan, are exempted from the requirement to prepare a Secondary Plan prior to development.

3.3.10.5 SPECIAL POLICY AREA NO. 6 – BLUEWATER TRAILERS LANDS

The lands identified as 'Special Policy Area No. 6', as shown on Schedule 'B-1', and notwithstanding the Urban Employment designation may also be used for retail sales and storage of utility trailers.

3.3.10.6 SPECIAL POLICY AREA NO. 7 – DARCY DRIVE

In alignment with section 3.1(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-1', 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.

3.3.10.7 SPECIAL POLICY AREA NO. 8 – SAULSBURY DEVELOPMENT LANDS

The lands identified as 'Special Policy Area No. 8' as shown on Schedule 'B', and notwithstanding the 'Neighbourhoods' designation in which it is located and Section 3.3.9.4 of the Official Plan, are exempted from the requirement to prepare a Secondary Plan prior to development.

3.3.10.8 SPECIAL POLICY AREA NO. 9 – SHOPS AT SYDENHAM (FORMERLY “KENWICK MALL”)

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The Downtown Master Plan, 2020, considers the Shops at Sydenham (the “Shops”) (formerly “Kenwick Mall”) site as the largest opportunity for redevelopment, infill, and placemaking in the Downtown Core and envisions the redevelopment of the Shops site as a focus for intensive mixed-use development containing residential uses. More intense built-forms shall be permitted that allow for a gradual transition of existing uses that complement the Downtown Core, and which provide the opportunity to increase people and jobs density on site and allow for greater intensity of residential uses.

- a) Mixed-use buildings are the preferred form of development with active ground floor commercial uses and multi-residential uses above.
- b) New stand-alone, single-tenant commercial buildings are strongly discouraged, and shall not be permitted fronting onto Head Street and Front Street. These buildings will be required to achieve a high standard of design excellence.
- c) The height and massing of the buildings at the edge of the Special Policy Area will have regard to the height and massing of the buildings in any adjacent low-rise Neighbourhood and may be subject to additional setbacks, or landscaping to provide an appropriate transition.
- d) New surface parking lots shall be screened from view along Head Street and Front Street to support a vibrant and pedestrian-first public realm.
- e) New buildings and main entrances shall be oriented toward and front onto public and private streets, public parks and open spaces. New main building entrances are encouraged to not front onto surface parking lots.
- f) An application for major development or redevelopment which introduces non-commercial uses within Special Policy Area No. 9 shall be accompanied by an Urban Design Brief which applies to the entire Special Policy Area and implements the recommendations of the Downtown Master Plan.

3.3.10.9 SPECIAL POLICY AREA NO. 10 – ALBERT STREET INDUSTRIAL PARK

The lands identified as ‘Special Policy Area No. 10’ as shown on Schedule ‘B-1’, notwithstanding the policies of the ‘Urban Employment’ designation, may only be developed provided that:

- a) A Development Assessment Report is completed to study and confirm the

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boundary of natural features including adequate vegetation protection zones and
mitigation measures.

- b) Adequate access is provided in terms of location, emergency services, and
number of accesses relative to the proposed use of the lands.
- c) Adequate servicing (i.e., water, wastewater, stormwater) is available and
provided.

3.3.10.10 SPECIAL POLICY AREA NO. 11 – SLD GROUP (OPA1-2023 and ZBA3-2023)

The lands identified as 'Special Policy Area No. 11' as shown on Schedule 'B-1', and
notwithstanding the 'Neighbourhoods' designation in which it is located and Section
3.3.9.4 of the Official Plan, are exempted from the requirement to prepare a Secondary
Plan prior to development.

**3.3.10.11 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 'B-1',
notwithstanding the 'Neighbourhoods' designation in which it is located and Section
3.3.9.4 of the Official Plan, are exempted from the requirement to prepare a Servicing
Study for the area prior to development.

**3.3.10.12 SPECIAL POLICY AREA NO. 14 – 1000585742 Ontario Inc. (OPA 1-2024 and
ZBA 2-2024)**

The lands identified as 'Special Policy Area No. 14' as shown on Schedule 'B-1', and
notwithstanding the 'Neighbourhoods' designation in which it is located, are also
exempted from Section 3.3.9.4 of the Official Plan, which requires the preparation of a
Servicing Study for the area prior to development.

4.0 RURAL AREA

4.1 OUR VISION FOR THE RURAL AREA

The rural area of the Municipality of Strathroy-Caradoc is generally flat to gently undulating and, although significant woodlands and wetlands remain, many have 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 longstanding 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 and development to settlement areas.

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 to sustain the agricultural industry and promote local food production;
- 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 and climate change impacts;
- e) To recognize the legitimate needs and requirements of certain non-farm

- 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; and
- i) To direct non-agricultural uses to locate in settlement areas wherever feasible and possible.

4.2 LAND USE

4.2.1 AGRICULTURAL

The 'Agricultural' land use designation encompasses the largest portion of the Municipality of Strathroy-Caradoc. It constitutes a prime 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 and have now been converted to growing specialty crops such as ginseng and melons.

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.

The following goals and objectives shall guide the planning within the 'Agricultural' designation, all of which contribute to the agricultural system in Strathroy-Caradoc:

- 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 non-agricultural activities which potentially limit or conflict with these operations;
- a) To recognize 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.;
- b) To protect prime agricultural areas for agricultural purposes except as may be otherwise permitted by this Plan.; and -
- c) To ensure that the impacts from new or expanding non-agricultural uses on surrounding agricultural uses/operations and lands is mitigated to the extent feasible.

4.2.1.1 PERMITTED USES

Within areas designated 'Agricultural' on Schedule 'B-3', 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, cannabis production and agro-forestry. The actual uses permitted shall be specified in, and regulated by, the provisions of the Zoning By-law.

Other permitted uses within the 'Agricultural' designation include the following:

- a) On-farm diversified uses, subject to Section 4.2.1.9;
- b) Agriculture-related uses, subject to Section 4.2.1.13;
- c) Agriculture research and training;
- d) Conservation uses;
- e) Additional residential unit, subject to Section 2.5.9;
- f) Animal kennel, subject to Section 4.2.1.11;
- g) Farm help dwelling, subject to Section 4.2.1.10;
- h) Home occupation, subject to Section 2.3.7; and
- i) Mineral aggregate and petroleum extraction, subject to Section 5.4.

4.2.1.2 PRESERVATION OF PRIME AGRICULTURAL LAND

Preservation of Prime Agricultural Areas within areas designated 'Agricultural' on Schedule 'B-3' shall be preserved for farming. Prime Agricultural Areas are areas where prime agricultural lands predominate. This includes areas of prime agricultural lands and associated Canada Land Inventory Class 4 through 7 lands, and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by the Ontario Ministry of Agriculture, Food and Rural Affairs using guidelines developed by the Province as amended from time to time. A prime agricultural area may also be identified through an alternative agricultural land evaluation system approved by the Province.

4.2.1.3 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*.

4.2.1.4 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 apply to on-farm diversified use that propose food-service, accommodation, agri-tourism uses, and retail operations.
- c) 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.
- d) MDS I shall not apply where a livestock facility is located in designated 'Settlement Areas'.
- e) 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.
- f) 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.
- g) 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.

- h) An application which triggers MDS setback requirements shall be required to demonstrate compliance with MDS standards, as part of a complete application, as determined by the Municipality and applicable agencies.

4.2.1.5 DIVISION OF FARM PARCELS

The splitting of prime agricultural land into smaller parcels is 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) Whether the severance is for an agriculture-related use, which may be permitted. Applicants must demonstrate that the proposed lot area for a new Agriculture-Related Use is the minimum size required to accommodate the use and appropriate sewage and water services can be provided;
- i) Whether the severance is related to infrastructure, which may be permitted. Applicants must demonstrate that the facility or corridor cannot be accommodate through easements or rights-of-way; and

4.2.1.6 MINIMUM FARM PARCEL SIZE

To discourage the unwarranted fragmentation of farmland, the minimum lot size established in the Zoning By-law for new agricultural parcels created in accordance with this Plan, shall consider the following criteria:

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

4.2.1.7 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 10 years prior to the date of the application. 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

- 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 4.2.1.4.
- 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. The zoning by-law shall prohibit livestock on the severed residential lot.

4.2.1.8 RURAL COMMERCIAL AND RURAL INDUSTRIAL USES

- a) Certain rural commercial and rural industrial uses outside of Municipal settlement area boundaries are permitted due to previous designations in the former Official Plan.

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Existing commercial and industrial uses within the 'Agricultural' designation are permitted to continue. It is not intended that new commercial uses or industrial uses will be permitted outside of settlement areas except in accordance with the policies for agriculture-related uses. Applications to expand or change the use of existing rural commercial or rural industrial uses shall be reviewed in the context of policies for legal non-conforming uses and the following:

- i) Uses that would meet the definition of Agriculture-Related will be preferred.
 - ii) Such applications will require site plan approval in accordance with Section 7.3.7 of this Plan.
 - iii) Such applications will be considered based on justification, as well as issues relating to adjacent land uses.
 - iv) Proposals of this type that result in intermittent locations of industrial and commercial lands along rural corridors, will be discouraged.
- b) When considering expansions to existing rural commercial and rural industrial uses, the following policies shall apply:
- i) Proposed uses shall meet requirements and obtain necessary approvals, with respect to water supply, conventional wastewater disposal, and solid waste disposal. Certain uses or expansions to existing uses may be restricted as a result of their servicing requirements.
 - ii) The lands do not comprise specialty crop areas and alternative locations have been evaluated, and there are no reasonable alternatives which avoid prime agricultural areas; and there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas.
 - iii) 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.
 - iv) 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

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signage shall be encouraged.

- v) Adequate off-street parking and loading shall be provided in accordance with the provisions of the Zoning By-law.
- vi) 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.
- vii) 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.

4.2.1.9 ON-FARM DIVERSIFIED USES

On-farm diversified uses are intended to provide reasonable opportunities for farm owners to diversify their farming operation and/or supplement their income from farming, by allowing for certain small scale business activities to be established as a secondary use on their farm in accordance with Provincial guidelines.

- a) On-farm diversified uses include the following uses, provided the criteria set out below are met:
 - Home industries;
 - Value-added agricultural uses;
 - Farm winery, cidery, brewery, or distillery;
 - Farm market;
 - Ground mounted solar facilities, less than 10 kilowatts;
 - Agri-tourism uses such as bed and breakfast establishments and seasonal agricultural attractions (e.g., corn maze, pick-your-own, hay rides), but not including permanent event facilities; and
 - Small-scale retail, café, or bakery.
- b) Special event facilities, recreational uses, and clinics which attract large numbers

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of patrons or employees onto a farm and/or create compatibility or enforcement issues, or any use having high water or wastewater needs or that generate significant traffic shall not be permitted. Examples of uses that would not be considered on-farm diversified uses may include: equipment or vehicle dealerships, hotels, landscape businesses, manufacturing plants, trucking yards, full-scale restaurants, banquet halls, recurring events with permanent structures, such as wedding venues, large scale active-recreational uses or spectator sports facilities, among others.

- c) On-farm diversified uses that propose food-service, accommodation, agritourism uses, and retail operations shall be setback from existing livestock facilities, manure storage and anaerobic digesters on lots in the surrounding area that are expected to be impacted by the proposed application, in accordance with the Minimum Distance Separation (MDS) I formula.
- d) A proposed on-farm diversified use shall be subject to the following criteria:
 - i) The use shall be secondary to the principal agricultural use of the property and not prevent or preclude the on-going agricultural use of the property;
 - ii) The on-farm diversified use shall be limited in area to a maximum of 2% of the property on which the uses are located, to a maximum of 1 hectare;
 - iii) Existing farm buildings may be discounted from the calculation of the area of operation for an on-farm diversified use; and
 - iv) The gross floor area of buildings which accommodate a on-farm diversified uses shall be limited to 20% of the 2% area of operation set out in clause ii).
- e) On-farm diversified uses shall:
 - i) Be compatible with and not hinder surrounding agricultural operations;
 - ii) Be located within the limits of a farm operation;
 - iii) Minimum potential adverse impacts to adjacent residential or other sensitive uses;

- iv) Maintain the agricultural/rural character of the area; and
- v) Be appropriate to available rural services and infrastructure.
- f) All on-farm diversified uses shall be subject to site plan control.
- g) The Zoning By-law shall set out detailed permitted uses and provisions for on-farm diversified uses.

4.2.1.10 FARM HELP DWELLINGS

Additional farm help dwelling units may be permitted in the 'Agricultural' designation in the form of temporary dwellings, such as mobile homes or modular dwellings, and permanent detached dwellings, such to the following criteria:

- a) Farm help dwellings shall be considered as part of the agricultural use and consent to sever any farm help dwelling shall not be permitted.
- b) The size and nature of the farm operation requires an additional dwelling unit to house farm labour needed for the day-to-day operation of the farm on a full-time year-round basis, or full-time seasonal basis over an extended growing season, and such labour needs to be located on the same property as the farm operation.
- c) The farm help dwelling is located so as to be in close proximity to the existing cluster of farm buildings and minimizes the area of agricultural land used for the dwelling and associated amenity areas and services.
- d) The farm help dwelling shall not be permitted to be located on hazard lands.
- e) The Zoning By-law shall establish standards for farm help dwellings.
- f) The farm help dwelling shall comply with the Minimum Distance Separation (MDS) formula relative to any neighbouring livestock facility.

4.2.1.11 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,

Strathroy-Caradoc Official Plan – OLT DECISION APPROVED (January 2026) 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.

4.2.1.12 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*.

4.2.1.13 AGRICULTURE-RELATED USES

Agriculture-related 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 conventional wastewater 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.
- i) site plan: New agriculture-related uses shall be subject to site plan control.
- j) compatibility: Compliance with minimum distance separation shall be required where a proposed agriculture-related use is in proximity to livestock and/or poultry operations. The Municipality may exercise discretion, through the consideration of minor variance applications, based on the proposed type of commercial or industrial use, and the extent of its sensitivity to agricultural activities.

4.2.1.14 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

Strathroy-Caradoc Official Plan – OLT DECISION APPROVED (January 2026) 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.

4.2.1.15 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 conventional sanitary waste system, and provided the location of the proposed dwelling complies with the Minimum Distance Separation (MDS) Formula in accordance with Section 4.2.1.4.

4.2.1.16 NON-AGRICULTURAL USES IN AGRICULTURAL AREAS

Limited non-agricultural uses, including new or expanding recreational uses, may only be permitted in the 'Agricultural' designation subject to the submission of appropriate studies, including an Agricultural Impact Assessment, provided that all of the following are demonstrated:

- a) There is a need within the planning horizon of this Plan for the proposed use; the lands do not comprise a specialty crop area;
- b) Alternative locations have been evaluated and there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands;
- c) The proposed use will not be located in an area that may have an impact on the efficient and logical future expansion of nearby settlement areas;
- d) The proposed use complies with the required MDS I setback distances; and
- e) Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands will be minimized to the extent feasible.

An amendment to this Plan will be required to permit a non-agricultural use within the 'Agricultural' designation.

4.2.1.17 MANURE AND BIOSOLIDS

- a) Land application of manure, biosolids and septage is regulated by the Province in accordance with the *Nutrient Management Act* and the *Environmental Protection*

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Act. Land application of manure, biosolids and septage will follow the requirements of the above noted legislation, and the regulations made under those Acts.

- b) The storage of biosolids, similar to traditional fertilizer, shall be stored in a manner that ensures the protection of surrounding properties, watercourses and the environment while mitigating conflicts with adjacent land uses.

4.2.2 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 (Schedule 'B-3'). By comparison, Campbellvale and Delaware West are strictly residential communities (Schedule 'B-3'). 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.

4.2.2.1 PRIMARY USES

- a) Within areas designated 'Hamlet' on Schedule 'B-3', the primary use of land shall be for low-rise residential purposes. Single detached dwellings on lots suitably sized to allow for the proper siting and functioning of a private conventional sanitary waste system, shall be the predominant housing type. Other forms of low-rise residential development may also be permitted. The actual uses permitted shall be specified in, and regulated by, the provisions of the Zoning By-law.
- b) Secondary uses which are compatible with the scale and function of the 'Hamlet' shall also be permitted. These uses include small-scale commercial and industrial uses, institutional and recreational uses such as parks, schools and places of worship and home occupations.

4.2.2.2 DEVELOPMENT CRITERIA FOR RESIDENTIAL USES

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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) Provision of adequate servicing; and
- e) Compliance with the Zoning By-law.

4.2.2.3 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.

4.2.3 RURAL RESIDENTIAL

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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.

4.2.3.1 PRIMARY USES

Within areas designated 'Rural Residential' on Schedule 'B-3', 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 in accordance with policies of Section 2.3.7. The actual uses permitted and the regulations applying to them shall be established in the Zoning By-law.

4.2.3.2 CRITERIA FOR DEVELOPMENT

Rural 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 conventional sanitary waste 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

- 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 7.4.3.2 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-rise residential character of the area and compliance with the requirements of the Zoning By-law.

4.2.3.3 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.

4.2.4 MAJOR RECREATION

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.

4.2.4.1 PRIMARY USES

Within areas designated 'Major Recreation' on Schedule 'B-3', 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.

4.2.4.2 PRIVATELY OWNED LANDS

Where lands designated 'Major Recreation' 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.

4.2.4.3 CRITERIA FOR DEVELOPMENT

Lands designated for new 'Major 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 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

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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.

- g) 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.
- h) hazards: Lands designated Major Recreation may, in some instances, be subject to flooding, erosion, slumping and other physical hazards. The policies of Section 5.5 and the regulations of the Zoning By-law shall apply to the erection of buildings and structures in these areas.

4.2.5 RURAL 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.

4.2.5.1 SPECIAL POLICY AREA NO. 1 – STRATHROY GATEWAY-HICKORY DRIVE

The use of the lands designated as a 'Special Policy Area No.1' along Hickory Drive on Schedule 'B-3' 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.

4.2.5.2 SPECIAL POLICY AREA NO. 13 – 9054 SKINNER DRIVE

The lands identified as 'Special Policy Area No. 13' as shown on Schedule 'B-3', and notwithstanding the 'Agricultural' designation in which it is located and Section 4.2.1.7 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.

5.0 PROTECTING NATURAL RESOURCES

5.1 THE NATURAL ENVIRONMENT

5.1.1 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.
- e) To encourage partnerships with private and public landowners, public groups, the Conservation Authorities and the governments of Ontario and Canada for the continued stewardship and enhancement of the Municipality's Natural Heritage System;
- f) To encourage improvements to water quality, base flow and peak flow conditions and general aquatic habitat conditions in all watercourses located within the Municipality. This involves consideration of natural heritage values, the agricultural needs for agricultural lands drainage, the protection of groundwater resources and the avoidance of potential natural hazards associated with watercourses;
- g) To be consistent with the Provincial Policy Statement and the County of Middlesex Official Plan, and the requirements and policies of Conservation Authorities;
- h) To encourage continued stewardship and conservation of natural heritage areas and water resources;

- i) To reduce the risk to life and the risk of property damage and social disruption from flooding and unstable slopes; and,
- j) To identify natural hazard areas and regulate development within these areas.

5.1.2 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 including natural heritage features and areas when exercising its authority under the *Planning Act*.

5.1.3 ENVIRONMENTAL IMPACT

- a) The Municipality shall undertake the environmental impact studies required by, and in accordance with, the *Environmental Assessment Act* before commencing any major capital project.
- b) The Municipality shall consult with Indigenous communities to determine potential impacts on resources, utilization, interests, and other cultural values through the Environmental Assessment process.

5.3.2 5.2 NATURAL HERITAGE SYSTEM

The Natural Heritage System of the municipality has been identified through the Middlesex Natural Heritage System Study (MNHSS, 2014) and is shown on schedule 'D-1' and in further detail on schedule 'D-2'. The Natural heritage system features in the rural area of the Municipality comprise wetlands, woodlands, valleylands, fish habitat, wildlife habitat and habitat of endangered or threatened species. The MNHSS also identifies thickets, meadows, watercourses, and waterbodies and connecting vegetation features which may represent significant wildlife habitat or habitat of endangered or threatened species and may require additional supporting studies.

The areas designated shown as 'Wetlands' may also include adjacent lands and small isolated pockets which 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 system warrants 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

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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.

5.2.1 DEVELOPMENT AND SITE ALTERATION

- a) Where an application for development within a Natural Heritage Feature or on the adjacent lands located within 120 metres of a Natural Heritage Feature shown on Schedule 'D-2', the applicable Conservation Authority or agency shall be consulted.
- b) Development and site alteration shall not be permitted within the following Natural Heritage Features:
 - i) Wetlands (shown on Schedule 'D-2');
 - ii) Fish Habitat, except in accordance with Provincial and Federal requirements; and
 - iii) Habitat of Endangered and Threatened Species, except in accordance with Provincial and Federal requirements.
- c) Development and site alteration shall not be permitted within the following Natural Heritage Features unless it has been demonstrated through a Development Assessment Report (DAR) that there will be no negative impacts on the features or their ecological functions:
 - i) Woodlands (shown on Schedule 'D-2');
 - ii) Significant Valleylands;
 - iii) Significant Wildlife Habitat; and
 - iv) Significant Vegetation Groups and significant vegetation patches as defined in the MNHSS.

- d) Development and site alteration may be permitted on lands adjacent, within 120 metres to the Natural Heritage System shown on Schedule 'D-1' if it does not result in any of the following:
- i) A loss of ecological function;
 - ii) Subsequent demand for future development which will negatively impact on existing ecological functions; or
 - iii) Negatively impact ecological linkage functions which exist within adjacent lands.

5.3.2.1 5.2.2 WETLANDS

- a) Areas designated shown as 'Wetlands' on Schedule 'D-2' shall be maintained in their natural state and protected from development and site alterations which would threaten their ecological integrity.
- b) Wetlands and adjacent lands are regulated by Conservation Authorities. Additional review and permitting may be required for any site alteration or development within these areas.-

~~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 5.2.3 WOODLAND

- a) Woodlands identified by the Middlesex Natural Heritage Study, 2003 (2014) as meeting one or more landscape criteria established by the study are considered significant and are shown on Schedules 'D', 'G' and 'D-2'. They are generally four hectares or greater in size and are considered to be significant by virtue of their contribution to the ecology,

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

- b) The Municipality supports efforts to improve the amount, quality, and function 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~~ lower priority agricultural land, small agricultural parcels which are inefficient or unproductive to cultivate, and oversized rural residential lots.
- c) Where woodland removal is permitted through the development process and is to be replaced as a condition of a DAR, restoration work should be required at a rate of twice the area of woodland cover that was removed. Preference will be given to replacing the trees at the same site and/or within the same section of the Natural Heritage System. The replacement tree stock should consist of native species and maintained by the proponent to the free to grow stage. Long-term management of these replacement trees will comply with the County Woodlands Conservation By-law. Where considered appropriate, such planting will be imposed as a condition of approval by the County.

2.7.2 5.2.4 HABITAT OF ENDANGERED AND THREATENED SPECIES

Habitat of Endangered and Threatened Species, as identified by the Province in accordance with the *Endangered Species Act* or the Federal Government in accordance with the *Species at Risk Act*, is not included on Schedule 'D-1', as this is treated as sensitive data. However, the Province should be consulted regarding these habitats, as required, in consultation with the Municipality and the Conservation Authority. 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

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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.

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 5.2.5 EVALUATION OF DEVELOPMENT PROPOSALS

~~Where development is proposed on land lying within the adjacent lands to a 'Wetland' or lying within or adjacent to an area designated as a 'Woodland' of the Natural Heritage System on Schedule 'D-1', the proponent shall submit a Development Assessment Report (or DAR) in accordance with Section ~~7.5.3.2~~ 7.4.3.2 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. Further study and confirmation of the boundary of features prior to the approval of development applications and site alterations may be required, but does not prevent existing agriculture and farm uses from continuing. Mitigation recommendation of the DAR~~

to demonstrate no negative impact may include designating areas found to be natural linkages and enhancement areas.

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 [MOVED AND REVISED TO SECTION 4.2.2]~~

~~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.~~

5.2.6 PERMITTED USES WITHIN THE NATURAL HERITAGE SYSTEM

Within or adjacent to lands within the Natural Heritage System shown on Schedule ‘D-1’ or within natural heritage features shown on Schedule ‘D-2’ of this Plan, the following uses may be permitted, within the preparation of a DAR:

- a) Forest, woodlot, or wildlife management (exclusive of aggregate extraction) or harvesting activities consistent with the County of Middlesex Woodlands Conservation bylaw or supported by a woodlands management plan, a farm management plan or other appropriate resource management plan.
- b) Natural heritage appreciation supported by small scale interpretative facilities such as nature trails and outdoor displays.

- c) Maple syrup production.
- d) Recreational trails existing as of the date of approval of this Plan or as otherwise identified through the Municipality's Recreational Trails Master Plan.
- e) Existing agricultural uses may continue, although expansions of farming operations or practices would be subject to a DAR and all other policies of this Plan.
- f) In the case of watercourses, crossings or farm culverts approved under the *Conservation Authorities Act*; flood and erosion control works; fisheries habitat improvement projects; and other projects undertaken by the Conservation Authorities.

5.2.7 MANAGEMENT AND RESTORATION

- a) The designation of Natural Heritage Features 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.
- b) Management efforts should focus on establishing, restoring and enhancing self-sustaining native forest ecosystems by infilling forest gaps, reconnecting fragmented woodlands, re-establishing forest understorey and by broadening the forest edge or ecotone.
- c) Management and restoration of woodlands will adhere to the principles, goal, objectives, policies and performance measures, as well as any relevant policies or guidelines established by the Province and/or the Conservation Authorities, where applicable.
- d) Natural heritage features which are to be dedicated to the Municipality will be assessed and remediated as necessary prior to their dedication, such that there will be no adverse effects including the removal of humanmade material such as garbage, debris and fences, but not including considerations related to invasive species unless in accordance with a DAR.

- e) The Municipality supports a wide variety of stewardship options to assist and encourage landowners to manage their natural resources. These programs should be established in partnership with land owners, to meet their needs. These programs may include land owner contacts, conservation easements, land trusts, tax incentives and rights of way to preserve, enhance and access natural areas, and to preserve and enhance the interconnecting natural linkages and corridors among and between natural areas.
- f) The Municipality encourages stewardship and farm management initiatives that strive to protect and enhance natural features, improve water quality, mitigate climate change, reduce soil erosion and increase the amount and variety of natural vegetation species.

5.2.8 INFRASTRUCTURE

The Municipality will ensure the protection of the Natural Heritage System from public infrastructure project impacts wherever possible. Infrastructure projects within Natural Heritage Systems will be primarily limited to crossings (i.e., trails, gas line, electricity lines, etc.) provided impacts are minimized and sensitive features are avoided to the extent possible.

3.3.7.1 5.2.9 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.

5.3 WATER RESOURCES

Surface water resources, including the Thames River, streams, lakes, ponds and wetlands are normally protected through their inclusion within the Natural Heritage System. Groundwater sources occur throughout Strathroy-Caradoc and are an essential resource for residents and inhabitants. 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.

5.3.1 PROTECTION OF WATER RESOURCES

It is the intent of this Plan that all development shall be subject to the following policies to ensure that water quality and quantity are not adversely affected. Specifically, it is the Municipality's intent that the development of public and private uses will not significantly alter groundwater recharge or discharge; impair the groundwater or surface water quality, or negatively impact municipal groundwater supply. The Municipality recognizes a relationship between groundwater and surface water in terms of recharge and discharge functions. The policies of this Plan are intended to address both ground water and surface water protection.

With respect to water resources, the Municipality shall endeavor to:

- a) Ensure land use decisions advance water conservation efforts and support the efficient use of water resources;
- b) Promote efficient and sustainable use of water resources that maintain and

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enhance water quantity and quality through the retention of vegetation or
through re-naturalizations;

- c) Encourage agricultural practices that protect water resources;
- d) Promote sustainable stormwater management practices that protect for, or
where feasible, enhance water quality and water quantity control;
- e) Identify water resource systems consisting of groundwater features, hydrologic
functions, natural heritage features and areas, and surface water features;
- f) Protect or enhance the function of sensitive groundwater recharge areas,
discharge areas, aquifers and headwaters;
- g) Work cooperatively with the County, Conservation Authorities and Provincial
Ministries regarding land management issues within the watersheds of the
Municipality;
- h) Ensure that land use planning contributes to the protection, maintenance, and
enhancement of water and related resources and aquatic systems on an
integrated watershed management basis;
- i) Ensure that development meets provincial water quality objectives;
- j) Ensure levels of wastewater treatment that are appropriate for the size, location
and scale of development anticipated;
- k) Protect wetlands and areas that make significant contributions to groundwater
recharge; and
- l) Ensure the base flow needed to protect streams, fisheries and wetlands are
maintained.

5.4 MINERAL, PETROLEUM, AND MINERAL AGGREGATE RESOURCES

5.4.1.1 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

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an amendment to the Zoning By-law and a license from the Province pursuant to
the *Aggregate Resources Act*.

5.4.1.2_ 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 Northern Development, Mines, Natural Resources and Forestry pursuant to the *Aggregate Resources Act*;
- b) Restoration of the agricultural capability of the lands affected.

5.4.1.3 SITE ALTERATION

The Municipality's Site Alteration By-law shall be used to prevent the premature alteration of the natural state of land, including with respect to grading, drainage, excess soil and fill, prior to an approach plan for development.

5.5 HAZARDS

Hazard lands include steep slopes, unstable soils, watercourses, and associated floodplains. Other lands in the Municipality characterized by poor drainage, organic soils, and other inherent physical limitations to development may also constitute hazard lands. Hazard lands are often associated with Natural Heritage Features. Development and site alteration is generally directed outside of Hazard Lands to reduce potential risks to public safety and damage to property.

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

5.5.1 HAZARDOUS LANDS,

6.1.1.1 ~~5.5.1.1~~ LANDS AFFECTED GENERAL POLICIES

~~Lands shown as 'Hazard Land' 'Conservation Authority Regulated Area' on Schedule 'J' and Schedule 'K' 'E' are based on mapping provided by the within the Regulation Limit of the applicable Conservation Authority. The Regulation Limit represents the greatest physical extent of the combined natural hazards and natural features plus a prescribed allowance as set out in the Conservation Authority Regulations. The St. Clair Region Conservation Authority, the Lower Thames Valley Conservation Authority, and/or the Upper Thames River Conservation Authority, as applicable, shall be contacted to confirm the presence of natural features, natural hazards, and the extent of the Regulation Limit 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.~~

- a) Development and site alteration within the flood plain and hazardous lands is prohibited, as determined by the Conservation Authority, in accordance with technical guidelines developed by the Province. The text of the Regulations prevails over any mapping, and the Regulation Limit does not represent a development limit.
- b) The precise limits of lands considered hazardous shall be 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, and/or supporting technical studies which include more detailed mapping.

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

5.5.1.2 EVALUATION OF DEVELOPMENT PROPOSALS

- a) Where development is proposed in ~~'Hazard Land' areas~~ within the Conservation Authority Regulated Area on Schedule 'E', the proponent may be required to undertake, at his expense, the appropriate floodline, ~~hydrogeotechnical~~ hydrogeological and geotechnical studies; field work; and mapping necessary to provide the technical information necessary to evaluate the proposal in accordance with the following:
- i) The degree of existing or potential physical hazard and demonstrate that the proposed development does not create any new hazards or worsen existing hazards;
 - ii) The potential impact of these hazards on proposed buildings, structures or additions thereto;
 - iii) The proposed methods by which these impacts may be overcome in a manner consistent with accepted resource management practices and engineering techniques; and
 - iv) Minimum building setbacks in relation to the kind, extent, and severity of both the existing and potential hazard.
- b) The approval of the ~~e~~Conservation ~~a~~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.
- c) When reviewing an application for development or site alteration, the Municipality and Conservation Authority shall consider potential impacts of climate change that may increase the risk associated with natural hazards.

5.5.1.3

ZONING BY-LAW

The Zoning By-law shall further regulate development in hazardous lands by prohibiting buildings and structures on lands exhibiting hazardous characteristics and incorporating such measures as standard setbacks from municipal drains and natural watercourses. The standard setback included in the Zoning By-law can be refined in accordance with Section 5.5.1.2 without the need to amend this Plan.

5.5.1.4 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.

5.5.1.5 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.

5.5.2 FLOODPLAINS

Floodplains are the areas, usually lowlands adjoining a watercourse that have been or may be subject to flooding hazards. The Municipality is located within the jurisdiction of three Conservation Authorities. Each Conservation Authority, in co-operation with the Municipality, has designated a regulatory floodplain standard that is appropriate for the physical condition of their respective watershed.

5.5.2.1 ONE-ZONE FLOODPLAIN CONCEPT

- a) Where the one-zone floodplain concept is applied, the floodway is the entire contiguous floodplain. 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 mitigation measures, technical studies and surveys may be required to determine the limits of the floodway more precisely.
- b) Within the regulatory floodline, buildings and structures are generally prohibited with the exception of those buildings and structures associated with and

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necessarily located in, or adjacent to, the floodplain (such as flood and erosion
control works, bridgeworks and other essential works and facilities).

- c) Any development below the regulatory floodline requires a permit from the Conservation Authority having jurisdiction.

5.5.2.2 TWO-ZONE FLOODPLAIN CONCEPT

- a) The two-zone floodplain concept is an approach to floodplain management where the floodplain is differentiated into two parts: the floodway and the flood fringe. Where the two-zone concept is applied, the floodway is the contiguous inner portion of the floodplain, representing that area required for the safe passage of flood flow and/or that area where flood depths and/or velocities are considered to be such that they pose a potential threat to life and/or property damage. The floodway should be appropriately zoned to reflect its prohibitive or restrictive use.
- b) Where the two-zone concept applies, the outer portion of the floodplain is called the flood fringe. Depths and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway.
- c) In the Municipality of Strathroy-Caradoc, the 'Floodway' and the 'Flood Fringe' have been mapped by the Conservation Authority along the Sydenham River and along portions of its tributaries in the settlement area of Strathroy. The two zone concept is based on a hydrologic calculation which defines the floodway as the greater of the 100-year flood elevation plus 0.5 metres, or the regulatory flood elevation minus 1.2 metres. The outer portion of the floodplain, between the Floodway and the regulation flood elevation, is defined as the Flood Fringe.

5.5.2.3 PERMITTED USES

- a) Uses, buildings and structures that may be permitted within the 'Floodway' shall be restricted to:
 - i) Open space for recreation purposes but excluding permanent buildings and structures;
 - ii) Open space for water-oriented recreational uses and related structures;
 - iii) Agricultural uses for crops excluding buildings and structures;
 - iv) Temporary storage yards and parking areas with the exception of any

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materials which are explosive, buoyant, corrosive, flammable or a
potential pollutant;

- v) Roads, bridges, railways, docks and other public infrastructure and utilities of approved hydrologic design;
 - vi) Appurtenances which would not obstruct the passage of flood waters or debris; and,
 - vii) Approved structural works used for flood and erosion-sediment control.
- b) 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.
- c) Within the 'Floodway' and 'Flood Fringe', institutional uses associated with hospitals, long-term care homes, retirement homes, pre-school, school nurseries, day care and schools; and essential emergency services such as that provided by fire, police and ambulance stations and electrical substations shall not be permitted.

5.5.3 UNSTABLE SLOPES

Erosion is a natural process in all rivers and streams. The rate of erosion may be accelerated by flooding and increased runoff associated with changing land uses in the watershed. Slope failures pose a threat to life and property. In most cases, damage is exacerbated by human modification to the slope.

The erosion hazard limit is determined using considerations that include an allowance for long-term erosion, an allowance for slope stability, and an erosion access allowance. The required development setback will reflect the degree, severity and extent of the erosion hazard. A standard setback may be included in the implementing Zoning By-Law. Where slope stabilization, development or redevelopment is proposed near the top of bank of a major watercourse or significant slope a Development Assessment Report may be required in accordance with Section 5.2.

5.5.4 PLACEMENT OR REMOVAL OF FILL

In addition to the policies Section 5.4.1.3, the placing or removal of fill of any kind,

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whether originating on the site or elsewhere, within the regulated area established by
the Conservation Authority having jurisdiction shall only be permitted in accordance with
the approval of the authority.

5.5.5 HUMAN-MADE HAZARDS

5.5.5.1 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 I, 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.

5.5.5.2 LANDFILL SITES

- a) 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.
- b) The establishment of new landfill sites within the Municipality, or the expansion of existing landfill sites, will require an amendment to this Plan.

5.5.5.3 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 'F' 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.

5.5.5.4 BROWNFIELD SITES

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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 Province'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) may be prepared and submitted to the Province and the Municipality.

5.5.5.5 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.

- a) 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'.
- b) 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 'E' and around the Mount Brydges sewage treatment plant as shown on Schedule 'E'.

6.0 LAND USE AND DEVELOPMENT SENSITIVITY AREAS

6.1 GENERAL

Noise, vibration, odour and other contaminants resulting from industrial activity can impact adjacent land uses, and the residents, businesses and visitors of the Municipality. Managing noise, vibration and odour levels in the Municipality is important to ensuring the health and wellbeing of the Municipality, and in managing appropriate relationships between sensitive land uses, land uses that emit noise, vibration and/or odour, and certain elements of the transportation network:

- a) For any proposed development of a sensitive land use in proximity to a Provincial, County Road and/or Municipal road, a noise and vibration study may be required to be prepared by a proponent through a qualified acoustical consultant in accordance with the appropriate Provincial guideline to the satisfaction of the Municipality, and/or other jurisdiction prior to development approval. The requirement for a noise and vibration study will be identified at the pre-consultation meeting.
- b) The recommendations of the approved noise and vibration report will be incorporated in the development agreement for implementation, as approved. The cost of noise and vibration studies and any other required supporting documentation will be borne by the proponent. Costs incurred by the Municipality in engaging peer review consultants to evaluate the proposal and supporting submissions will be reimbursed by the proponent.

6.2 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 have been developed by the Federation of Canadian Municipalities and the Railway Association of Canada (FCM/RAC Guidelines) to minimize potential safety hazards and land use conflicts between residential development and railway

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6.2.1 MITIGATION MEASURES

- a) All proposed development within 300 metres of an active railway right-of-way as shown as a 'Noise Sensitivity Area' on Schedule 'F' may be required to undertake noise studies, prepared in accordance with Section 7.4.3.7 of this Plan, to the satisfaction of the Municipality and appropriate agencies in consultation with the appropriate railway, and shall undertake appropriate measures, such as setbacks, intervening berms, walls, or fencing, to mitigate any adverse effects from noise identified.
- b) The implementation and maintenance of any required railway noise, vibration and safety impact mitigation measures, along with any required notices on title such as warning clauses and/or environmental easements, will be secured through appropriate legal mechanisms, to the satisfaction of the Municipality in consultation with the appropriate railway company.

6.2.2 VIBRATION SENSITIVITY AREAS

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

6.2.2.1 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 7.4.3.7 of this Plan as part of this application. The implementation of such mitigation measures shall be applied as a condition of development approval or agreement. Where reference is made to Provincial legislation, policy statements, or guideline documents; it shall be read 'as amended or updated' in each case. Where a Provincial ministry name changes, such changes may also occur to the Official Plan without an amendment to this Plan.

6.2.2.2 VIBRATION REDUCTION MEASURES

Where the study identifies a need, attenuation measures shall be provided for in

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any site plan, subdivision or similar agreement. The required attenuation measures shall be designed, implemented, and maintained to the satisfaction of the Municipality and the owner/operator of the railway.

6.2.3 OTHER

6.2.3.1 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.

6.2.3.2 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.

6.2.3.3 GRADE SEPARATIONS

The Municipality may work with other orders of government and railway companies to undertake a detailed feasibility study for a grade separated crossing of railways.

6.3 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. Where required by the Guidelines, a noise impact study shall be carried out to the satisfaction of the Municipality and relevant agencies.

6.3.1.1 NEW DEVELOPMENT

Prior to approving any new residential development within one kilometre of Highway No. 402 as shown on 'Schedule 'F', the Municipality may require that

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the proponent engage the services of an engineer knowledgeable in acoustics to undertake a noise study in accordance with Section 7.4.3.7 of this Plan.

6.3.1.2 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.

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 INTERPRETATION

7.1.1 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.

7.1.2 LAND USE BOUNDARIES

The boundaries of land use designations 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, or as otherwise provided for in Section 1.5.1.

7.1.3 REFERENCES TO STATUTES

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

7.1.4 GLOSSARY

To assist in the understanding of the policies of this Plan, certain terms 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.

7.2 AMENDMENTS AND REVIEW

7.2.1 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.

7.2.1.1 CONVERSION OF EMPLOYMENT AREAS

Municipal Council will support the protection of designated 'Urban Employment' areas in the Municipality. The conversion of lands within the 'Urban Employment' designation to non-employment uses may only be permitted through a Comprehensive Review, subject to the following criteria:

- a) The area has not been identified as provincially significant through a provincial plan exercise or as regionally significant by a regional economic development corporation;
- b) There is a demonstrated need for the proposed uses(s);
- c) There is an identified need for the conversion and the land is not required for employment purposes over the long term;
- d) The conversion will not create a land use conflict and/or assists the Municipality in resolving an existing, defined land use conflict;
- e) The proposed uses would not adversely affect the overall viability of the Municipality's overall supply of employment sites;
- f) Existing or planned infrastructure and public service facilities are available to accommodate the proposed uses; and
- g) The proposed conversion supports the objectives of the County and Municipal Official Plans.

It is expected that the evaluation will also consider factors such as location, site size, configuration, marketability and future expansion potential.

7.2.2 WHEN NOT REQUIRED

- a) 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. Changes to the text, tables, figures or schedules to this Plan to correct grammatical, spelling or reference errors or updates, punctuation, formatting, numbering or sequencing, or locations of roads may be made without an amendment to this Plan.
- b) 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.

7.2.3 OFFICIAL PLAN REVIEW

The Municipality shall review the Official Plan, not less frequently than ten years after the Official Plan comes into effect as a new official plan and every five years thereafter, unless the plan has been replaced by another new official plan. These reviews shall be completed 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.

7.3 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 functional master plans, community improvement projects and public works.

7.3.1 REVIEW OF EXISTING BY-LAWS

The Municipality may pass by-laws under the authority of the *Planning Act* or *Municipal Act* or other provincial legislation which will apply to designated areas of

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the Municipality to assist in, or facilitate, the implementation of the Plan. Upon adoption of this Plan, the Municipality shall review all existing by-laws. 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.

7.3.2 PLANS OF SUBDIVISION/CONDOMINIUM

7.3.2.1 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; and
- f) The posting of sufficient financial security to ensure due performance and the protection of the Municipality.

7.3.2.2 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.

7.3.2.3 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

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Zoning By-law and where development would be detrimental to the Municipality or
neighbouring uses.

7.3.3 CONSENTS

7.3.3.1 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; and
- f) 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*.

7.3.3.2 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; and
- c) it is stipulated in the granting of the severance that any subsequent conveyance or transaction shall require a future severance.

7.3.3.3 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.

7.3.3.4 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.

7.3.3.5 CONDITIONS FOR APPROVAL

The Municipality may require conditions of approval of a consent application for the severed lot and/or retained lot through a severance agreement where such a condition is appropriate, which include but are not limited to:

- a) Payment of taxes;
- b) Payment of development charges;
- c) Payment of drainage and local improvement charges;
- d) Provisions for connection to the municipal water or sanitary sewage systems;
- e) Relocation of utilities to avoid wires crossing severed lots;
- f) Provisions for stormwater management;
- g) The requirement for easements;
- h) Road dedications and improvements and access permits;
- i) Parkland dedications or payment-in-lieu;
- j) Approval of Zoning By-law amendment;
- k) Approval of a Site Plan; and
- l) Other technical matters deemed appropriate by the Municipality under the specific circumstances of the Consent.

7.3.4 ZONING

7.3.4.1 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.

7.3.4.2 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; and
- 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.

7.3.4.3 NON-CONFORMING USES

Existing uses of land which do not satisfy the requirements of Section 7.3.4.2 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

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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; and
- g) Existing or proposed services and utilities shall be adequate or be made adequate to service the proposed extension or enlargement.

7.3.4.4 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.

7.3.4.5 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 technical matters are completed to the satisfaction of the Municipality, as may be appropriate; and/or
- g) 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.

7.3.4.6 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

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nature, scale, intensity/density and design of the proposed
development or redevelopment and to ensure compatibility with, and
sensitivity to, neighbouring development and uses.

7.3.4.7 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.

7.3.4.8 POWER TO DELEGATE MINOR BY-LAWS

The Municipality may, by by-law, delegate the authority to pass by-laws that are of a minor nature to a committee of council or an individual who is an officer, employee or agent of the municipality. The types of by-laws that may be delegated include:

- a) A by-law to remove a holding “H” symbol;
- b) A by-law to authorize the temporary use of land, buildings, or structures; and
- c) A housekeeping by-law for the purpose of making clerical or other changes to assist in the interpretation of the Zoning By-law.

7.3.4.9 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

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with cash-in-lieu of parking as set out in Section 40 of the *Planning Act* where a
cash-in-lieu of parking by-law is in place.

7.3.5 TEMPORARY USES

7.3.4.8 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 except for lands designated as 'Natural Heritage Systems' and 'Natural Hazards' 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.

7.3.4.9 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.

7.3.6 INTERIM CONTROL

Where the Municipality has authorized that a review or study be undertaken in

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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.

7.3.7 SITE PLAN CONTROL

7.3.7.1 SCOPE

To ensure a high standard of development and to provide compatibility and integration with neighbouring uses, new development, unless exempt by statute shall be subject to the site plan control provision of the *Planning Act*.

Developments that are generally excluded from site plan control requirements include the following:

- a) Development related to farm operations, farm buildings, and the residence of a farm operator, except where an agriculture-related use, on-farm diversified use, and/or indoor cannabis production and processing facilities are proposed.
- b) Single detached dwellings, semi-detached dwellings and duplexes.

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.

7.3.7.2 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.

7.3.7.3

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

7.3.7.4

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, turn lanes, and daylight triangles at intersections ~~purposes~~ in accordance with Table 2 and Table 3 of this Plan.

7.3.7.5

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 appropriate, and the applicable Conservation Authority, railway operator, and other agencies in preparing the site plan agreement. The Municipality may delegate approval authority to Municipal Administration in order to assist in timely approvals.

7.3.7.6

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.

7.3.8

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*.

7.3.9

PROPERTY MAINTENANCE AND OCCUPANCY STANDARDS

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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*.

7.3.10 COMMUNITY BENEFITS

Community Benefits Charges are a financial contribution that is required to be paid when land is developed to contribute to the capital costs of facilities, services and matters incurred from development and population growth.

- a) The Municipality may prepare a background study and enact a By-law under the provisions of the *Planning Act*, to ensure that the capital cost of defined Community Benefits can be collected. The Municipality may enact a Community Benefits Charge By-law that applies to the Municipality as a whole, and/or to specific geographic areas within Strathroy-Caradoc.
- b) The Municipality may exempt some or all of the Community Benefits Charge or exempt certain development or redevelopment from the Community Benefits Charge as a means to promote specific development, redevelopment or revitalization objectives in accordance with this Plan.

7.4 7.4 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, site plan approval, approval of plans of subdivision (including condominiums), and consents, provide any “other information or material”. This information and materials may be used by Municipal Council or the approval authority 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.

- a) Consultation with the Municipality prior to the submission of an application requiring a *Planning Act* approval is encouraged and shall be required for applications for official plan amendment, zoning by-law amendment, draft plan of

Strathroy-Caradoc Official Plan – OLT DECISION APPROVED (January 2026) subdivision, draft plan of condominium, site plan approval, and all applications for on-farm diversified uses, agriculture-related uses, and surplus farm dwelling severances. The County shall be encouraged to participate in the Municipality's pre-consultation process. Other affected agencies such as Conservation Authorities shall be encouraged to participate, where appropriate.

7.4.1 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 as part of the pre-consultation process 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 as determined through pre-consultation, little, if any additional information may be required.

7.4.2 7.4.2 REPORTS AND STUDIES

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

- c) 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.
- d) Where multiple studies are submitted in support of a development application, all approved reports, studies, plans and applications must be submitted at one time and provided electronically using a consistent naming convention. The recommendations and conclusions of all support studies must be consistent and coordinated to facilitate a thorough and timely review of an application.
- e) 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.
- f) 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.
- g) Support studies may be subject to a peer review completed prior to submitting a development application as part of a complete application. Where support studies are subject to a peer review as required by the Municipality or other agencies, costs associated thereto, and administrative fees shall be borne by the applicant.

7.4.3

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, site plan approval, 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 at the pre-consultation stage or during the planning process if circumstances necessitate the need for such information as part of the decision

- a) Unless an exemption is granted under sub-section b) the following information and materials shall be required to be submitted as part of any application for official plan amendment, zoning by-law amendment, draft plan of subdivision, draft plan of condominium, or site plan approval, and shall be requested as applicable for other applications:

Description of Site and Proposal

- i) aerial photograph
- ii) survey plan
- iii) draft plot or concept plan
- iv) draft plan of subdivision, draft plan of condominium, draft official plan amendment, or draft zoning by-law amendment, as applicable
- v) planning justification report (in accordance with Section 7.4.3.1)

Engineering Considerations (in accordance with Section 7.4.3.4)

- vi) functional servicing study
- vii) fire flow demand calculations, where applicable
- viii) site servicing, grading and drainage plan
- ix) stormwater management study/report
- x) hydrogeology, soils and/or geotechnical study
- xi) hydraulic analysis for floodplain
- xii) erosion and sediment control plan
- xiii) noise and vibration study (in accordance with Section 7.4.3.7)

Urban Design Considerations (in accordance with Section 7.4.3.6)

- xiv) urban design brief
- xv) streetscape design study

xvi) shadow analysis

xvii) park/open space concept plan

xviii) building elevations, in accordance with applicable urban design policies and any applicable guidelines

xix) 3-D computer model

xx) landscape plan

xxi) wind study

xxii) lighting study

Environmental Considerations (in accordance with Section 7.4.3.2)

xxiii) environmental site screening and *Environmental Protection Act* assessments

xxiv) Development Assessment Report (DAR)

xxv) tree vegetation study and tree protection plan

xxvi) demarcation of the limits of natural heritage systems, wetlands, natural hazards and/or areas regulated by a Conservation Authority

xxvii) fish habitat assessment

xxviii) air quality report

xxix) natural features restoration

Transportation Considerations (in accordance with Section 7.4.3.3)

xxx) transportation impact analysis

xxxi) pedestrian and cyclist circulation plan

xxxii) transportation demand management (TDM) strategy

xxxiii) parking study

Financial Considerations (in accordance with Section 7.4.3.5)

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xxxiv) market impact study

xxxv) financial impact study

xxxvi) commercial function study (in accordance with Section 7.4.3.8)

Cultural Considerations (in accordance with Section 7.4.3.6)

xxxvii) heritage impact assessment

xxxviii) archaeological assessment

- b) Exemptions to the requirements of sub-section a) and any additional requirements pursuant to Section 7.4.3, shall be determined and specified in writing by the Municipality during the pre-consultation process.

7.4.3.1 REPORTS/STUDIES TO ADDRESS PLANNING MATTERS

The submission of reports and studies related to local and provincial planning matters prepared by a Registered Professional Planner, or equivalent qualified professional 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, including Minimum Distances Separation (MDS) where applicable. Where applicable, the reports/studies will also address consistency with an Area Plan and/or Guideline Documents that have been adopted by Municipal Council.

The reports/studies must also include a summary of the findings and recommendations of all other reports submitted in support of a complete application. The application will be considered incomplete until such time as this requirement has been satisfied.

7.4.3.2 REPORTS/STUDIES RELATING TO ENVIRONMENTAL AND NATURAL MATTERS

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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; management practices; 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 Section 5.2 of the Official Plan. Study components may be determined in consultation with the applicable Conservation Authority or other agency. Terms of reference for the studies should be discussed with the Municipality and the agencies in advance of the commencement of the studies. In considering the loss of functions or features, particularly with regard to wetlands and fish habitat, the proponent is also advised to consult with Indigenous communities to determine potential impacts on resources, utilization, interests, and other cultural values.

7.4.3.3 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) Emergency vehicle access;
- d) Active transportation improvements;
- e) Vehicle turning movements and sightlines;

- f) Street and intersection capacity; and
- g) Recommended measures required to achieve the transportation goals, objectives and policies of this Plan.

7.4.3.4 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, wastewater, 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.

7.4.3.5 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

Strathroy-Caradoc Official Plan – OLT DECISION APPROVED (January 2026)
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.

7.4.3.6 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

7.4.3.7 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 Section 6.0 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.

7.4.3.8 REPORTS/STUDIES TO ADDRESS COMMERCIAL MATTERS

The submission of reports and studies related to commercial matters is to ensure that mixed-use developments on designated Mixed-Use Corridor sites support complete community principles and maintain an adequate mix of non-residential uses. A Commercial Function Study, prepared in accordance with the policies of Section 3.3.5, shall be required where an applicant proposes to introduce residential uses as part of a development within the 'Mixed-Use Corridor' designation. The Municipality may require

7.5 CONSULTATION

The Municipality will provide the opportunity for residents, property owners, and Indigenous communities to become involved and participate in the planning process related to the implementation of this Plan in accordance with the policies of this Plan and the requirements of the *Planning Act*. This will include such *Planning Act* approvals related to Official Plan Amendments, Zoning By-law Amendments, Draft Plans of Subdivision/Condominium, minor variances, and consent applications, in accordance with the *Planning Act*.

7.5.1 CONSULTATION REQUIREMENTS

- a) The Municipality will actively seek the views and participation of Indigenous communities and the general public prior to making any decisions regarding amendments to this Plan or the Zoning By-law. In each case involving such planning matters, at least one public meeting will be called, and the public and Indigenous communities will be encouraged to offer their opinions and suggestions.
- b) The Municipality may use a variety of communication methods to seek input on planning matters or to provide information to the general public. Depending on the issues and in accordance with the *Planning Act*, the Municipality will choose the most appropriate method of communication. Communication may be in the form of:
 - i) direct mail outs;
 - ii) public notice signs;
 - iii) newspaper advertisement
 - iv) electronic or mail out surveys;
 - v) public information open houses
 - vi) workshops/charettes
 - vii) public meetings; and/or
 - viii) the Municipal website and/or other forms of social media.

- c) The Municipality shall provide notification of any amendment to this Plan in accordance with the requirements of the *Planning Act*, and may consider additional notice to ensure that the potentially affected residents in the Municipality are aware of the amendment.
- d) The Municipality shall engage with Indigenous communities to determine their interest and preferred level of consultation regarding different types of development and land use planning decisions.
- e) The Municipality shall engage, consult and partner, as appropriate, with Indigenous communities when considering planning matters and decisions that may affect their interests.
- f) The Municipality shall engage and partner with Indigenous communities when identifying, protecting, and managing cultural heritage and archaeological resources, as well as environmental protections.

7.5.2 MINISTERIAL ZONING ORDERS

Section 47 of the *Planning Act* permits the Minister of Municipal Affairs and Housing to enact, by order, zoning and Site Plan Approval without the need for public consultation or Council support. The Municipality shall provide notice and seek public input in accordance with the public consultation requirements of a Zoning By-law Amendment prior to making a decision on whether to endorse a proposed Minister's Zoning Order.

8.0 GLOSSARY

TERMS

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

Additional Residential Unit: means a self-contained dwelling unit that is subordinate to the principal dwelling unit and is situated in the principal dwelling, or in a building ancillary to a principal dwelling on the same lot.

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.

Affordable Housing: means

a) in the case of ownership housing, the least expensive of:

1. Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or
2. Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;

b) in the case of rental housing, the least expensive of:

1. A unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
2. a unit for which the rent is at or below the average market rent of a unit in the regional market area.

Agriculture-related uses: means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations and provide direct products and/or services to farm operations as a primary activity.

Agri-Tourism: means those farm-related tourism uses, including limited accommodation such as a bed and breakfast, that promote the enjoyment, education or activities related to the farm operation.

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.

Attainable Housing means housing that fills a gap in the housing continuum and helps provide a full range housing forms and types in the community.

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.

Cannabis Processing means lands, buildings or structures used for processing of cannabis which is authorized by license issued by the Federal Minister of Health, pursuant to the previous Access to Cannabis for Medical Purposes Regulations, SOR/2016-230, to the *Controlled Drugs and Substances Act*, SC 1996, c 19, as amended from time to time, or any successor thereto.

Cannabis Production means lands, buildings or structures used for producing, cultivating, or destroying of cannabis which is authorized by license issued by the Federal Minister of Health, pursuant to the previous Access to Cannabis for Medical Purposes Regulations, SOR/2016-230, to the *Controlled Drugs and Substances Act*, SC 1996, c 19, as amended from time to time, or any successor thereto. This includes micro-cultivation, standard cultivation and nursery licenses issued under the current Government of Canada Cannabis Regulations (SOR/2018-144) that are enabled by the *Controlled Drugs and Substances Act*, the Food and Drugs Act and the Cannabis Act.

Cultural 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 cultural heritage resources. Cultural 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.

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.

Flood Fringe means the outer portion of the floodplain between the floodway and the flooding hazard limit. Depth and velocities of flooding are generally less severe in the flood fringe than those experienced in the floodway. The flood fringe is the area where development or site alteration may be permitted, subject to appropriate flood proofing to the flooding hazard elevation or other flooding hazard standard approved by the Province.

Floodplain means the area, usually low lands, adjoining a water course, which has been or may be subject to flooding hazards. This includes both the flood fringe and the floodway.

Floodway means the inner portion of the floodplain between the watercourse and the edge of the flood fringe. Depth and velocities of flooding are generally more severe in the floodway than experienced in the flood fringe. It is this portion of the floodplain that is more strictly regulated by appropriate agencies.

Garden Suite 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. A garden suite is considered a temporary use and may be occupied as a place of residence for a limited period of time and, thereafter, removed from its site or converted to non-residential uses.

Group Home means a licensed or approved or federally or Provincially-funded single housekeeping unit in a detached dwelling in which three to ten residents (excluding staff), by reason of their emotional, mental, social or physical condition or legal status are required to live as a unit under responsible supervision, but does not include a place maintained and operated primarily for the care of or occupation by inmates or persons placed on probation or released on parole or for any other correctional purpose.

Home Industry: means an industry that is carried out in the home or in a building that is

accessory to the home or if the home is located on a farm, to the agricultural operation and:

- a) If the home is not located on a farm, the use is carried on as a small-scale use that is secondary to the principal use of the home as a single dwelling; provides a service such as carpentry, metalworking, welding, electrical work or blacksmithing, primarily to the farming community; and does not include uses such as auto repair or paint shop or furniture stripping; or
- b) If the home is located on a farm, the use is carried on as a small-scale use that is secondary to the principal use of the farm as an agricultural operation, and may include but is not limited to a sawmill, welding or woodworking shop, manufacturing or fabrication shop, equipment repair and seasonal storage of boats or trailers.

Infrastructure: means physical structures (facilities and corridors) that form the foundation for development. Infrastructure includes: sewage and water systems, septage treatment systems, stormwater management systems, waste management systems, electricity generation facilities, electricity transmission and distribution systems, communications/telecommunications, transit and transportation corridors and facilities, oil and gas pipelines and associated facilities.

Major Retail: means a large-scale or large-format stand-alone retail store or retail centre, having a gross leasable area of 2,000 square metres or greater, that have the primary purpose of commercial activities.

Multi-Tenant Shared Housing: commonly known as a rooming house, boarding house or lodging home, means where people rent individual rooms as their main living accommodation and share a kitchen and/or washroom.

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.

On-Farm Diversified Uses: means uses that are secondary to the principal agricultural use of the property and are limited in are. On-Farm Diversified Uses include, but are not limited to, home occupations, home industries, agri-tourism uses, and uses that produce value-added agricultural products. Ground-mounted solar facilities are permitted in prime agricultural areas, including specialty crop areas, only as on-farm diversified uses.

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.

Public Service Facilities: means land, buildings and structures for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health and educational programs, long-term care services and cultural services. Public service facilities do not include infrastructure.

Service Commercial Uses: A building or structure or part thereof where clerical, business, professional and administrative services such as banking, accounting, insurance, investment and financial planning, consulting, engineering or architectural services or the services of other consultants are provided.

Shared Housing: means any housing, including dedicated facilities, in whole or in part, that is used by people who have specific needs beyond economic needs, including but not limited to, needs such as mobility requirements or support functions required for daily living. Examples of Special Needs Housing may include, but are not limited to long-term care homes, group homes, adaptable and accessible housing, and housing for persons with disabilities such as physical, sensory or mental health disabilities, and housing for older persons.

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.

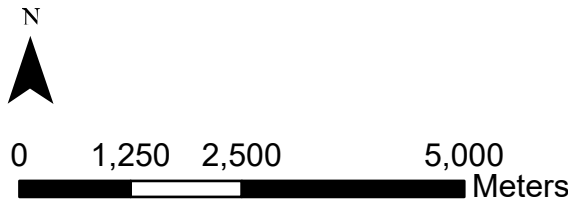
Schedule A

Structure Plan

Legend

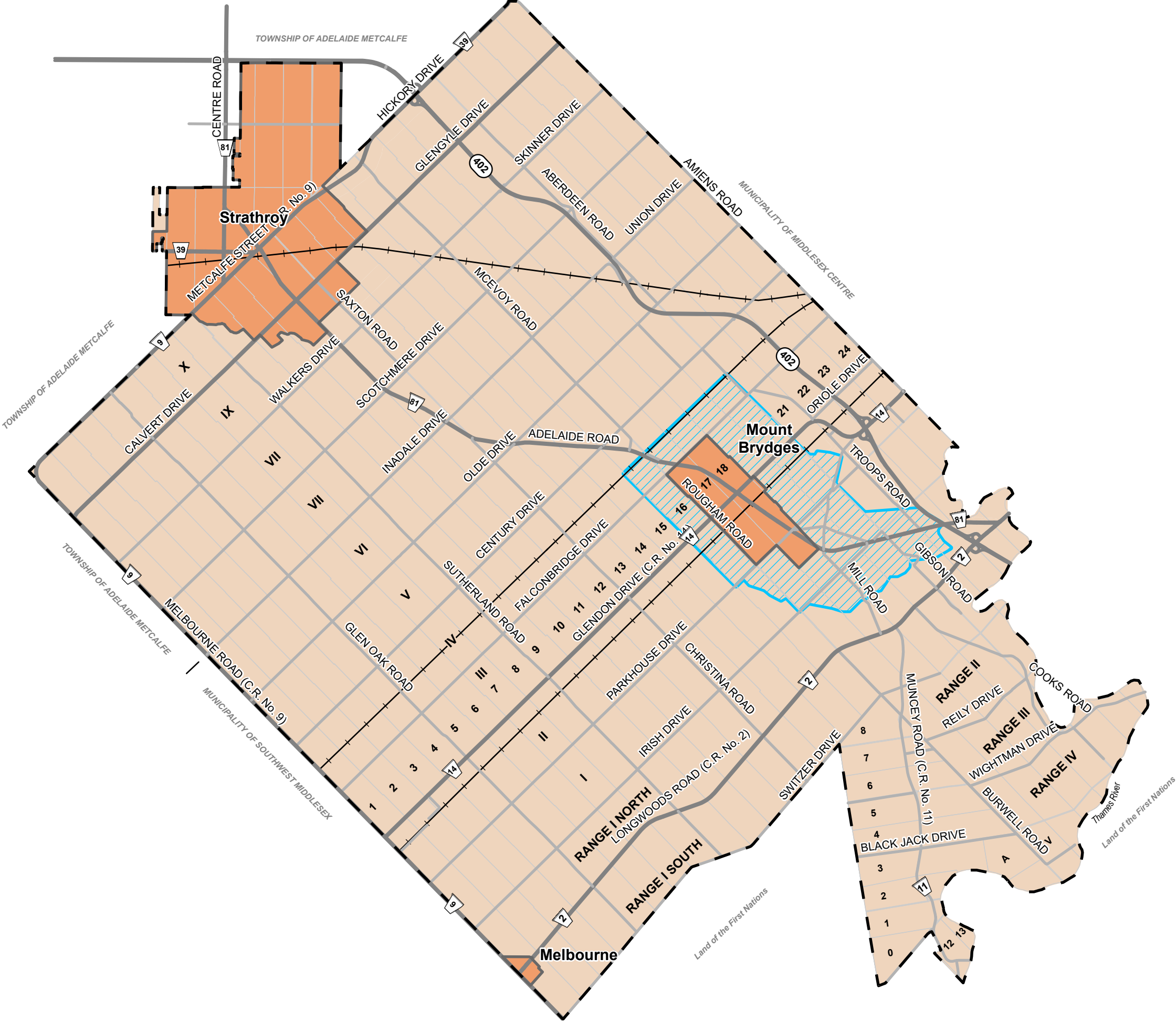
- Settlement Area
- Rural Area
- Municipal Boundary
- Area Under Appeal

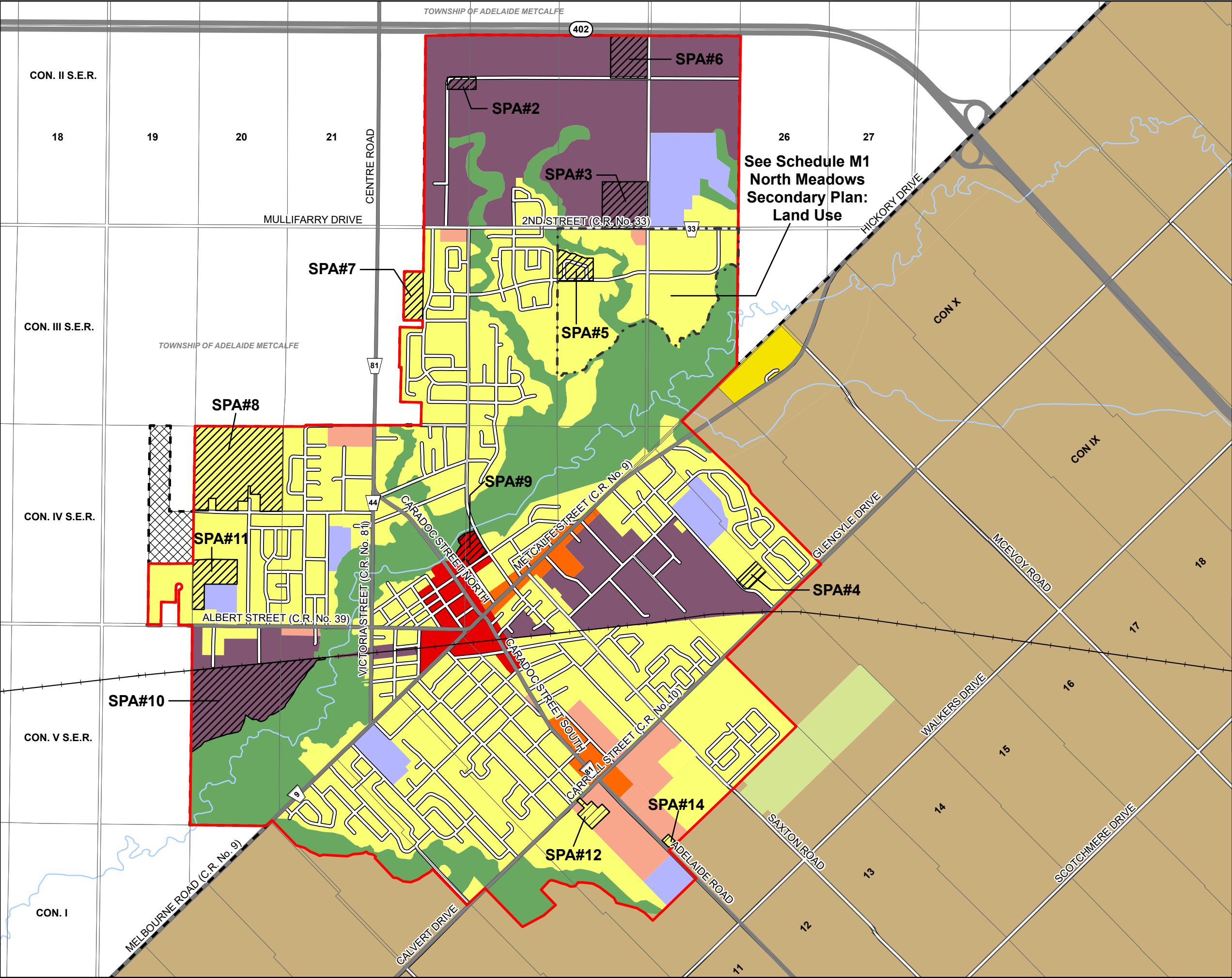
- Major Roads
- Railway
- County Road
- Provincial Highway



Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety.

Date: May 2026





Schedule B-1

Strathroy Land Use Plan

Legend

Settlement Area Land Use Designations

	Commercial		Settlement Area Boundary
	Mixed-Use Corridor		Municipal Boundary
	Community Facilities		North Meadows Secondary Plan
	Downtown Core		County Road
	Urban Employment		Provincial Highway
	Open Space		
	Neighbourhoods		
	Subject to the Township of Adelaide Metcalfe Official Plan		
	Special Policy Area		

Rural Area Land Use Designations

	Agricultural
	Major Recreation
	Rural Residential

0 400 800 1,600 Meters

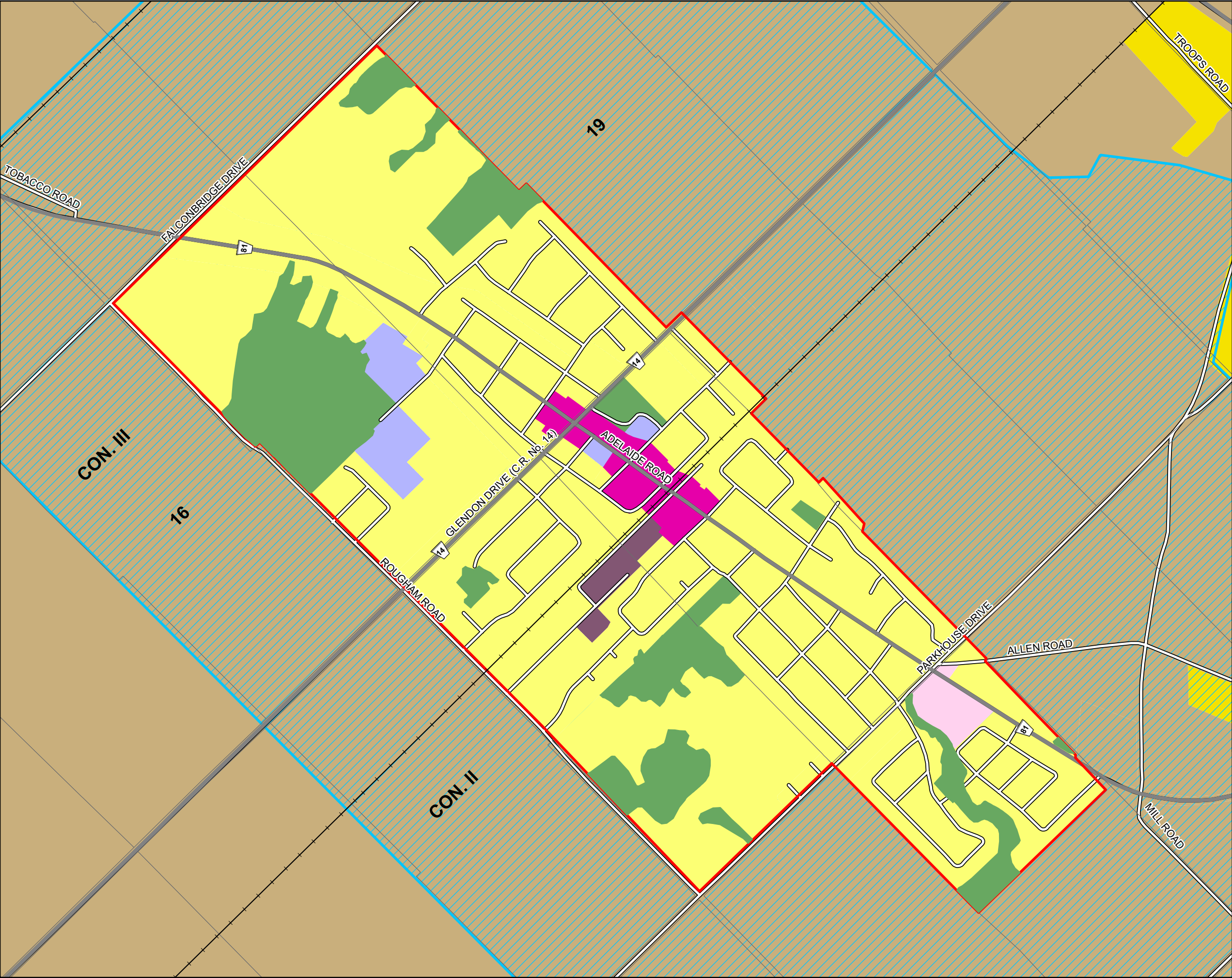
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STRATHROY-CARADOC
URBAN OPPORTUNITY - RURAL HOSPITALITY

Municipality of Strathroy-Caradoc Official Plan

Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety.

Date: May 2026



Schedule B-2 Mount Brydges Land Use Plan

Legend

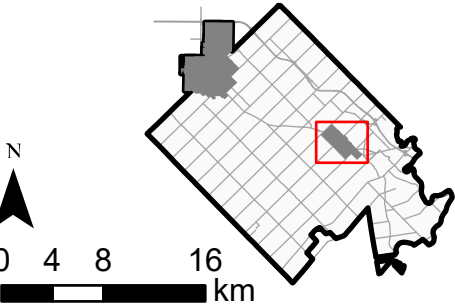
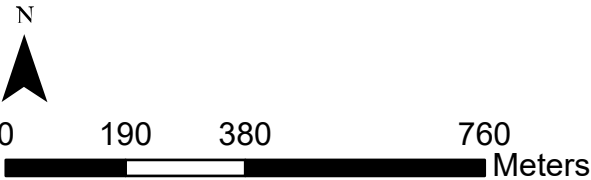
Settlement Area Land Use Designations

- Commercial
- Village Commercial
- Community Facilities
- Urban Employment
- Open Space
- Neighbourhoods

Rural Area Land Use Designations

- Agricultural
- Rural Residential

- Settlement Area Boundary
- Municipal Boundary
- Area Under Appeal
- County Road



**Municipality of
Strathroy-Caradoc
Official Plan**

Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety.

Date: May 2026

Schedule B-3
Rural Area
Land Use Plan

Legend

Land Use Designations

- Agricultural
- Major Recreation
- Rural Residential
- Special Policy Area
- Hamlet
- Watercourse
- Urban Settlement Area Boundary
- Municipal Boundary
- Area Under Appeal

- Major Roads
- Railway
- County Road
- Provincial Highway



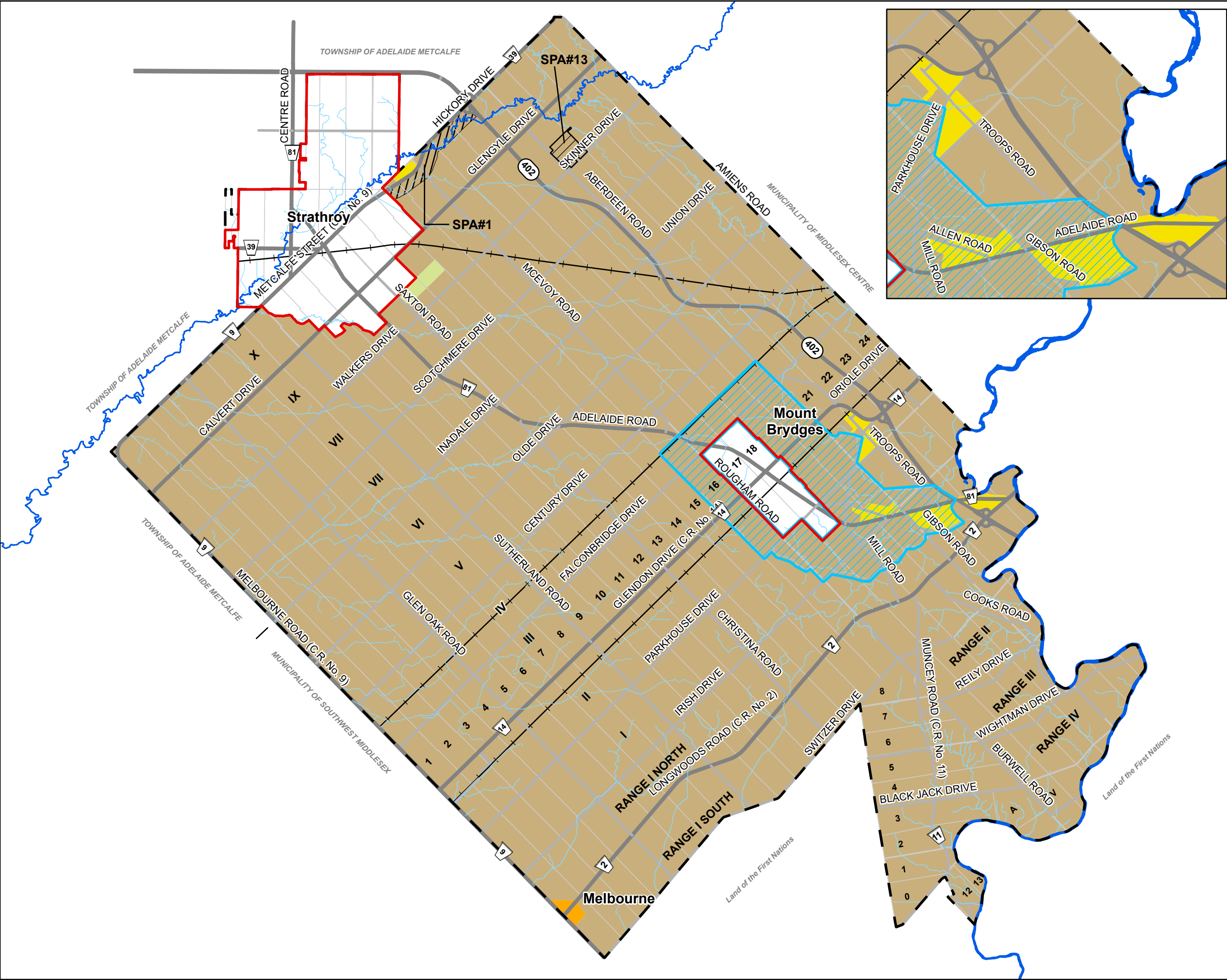
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Meters

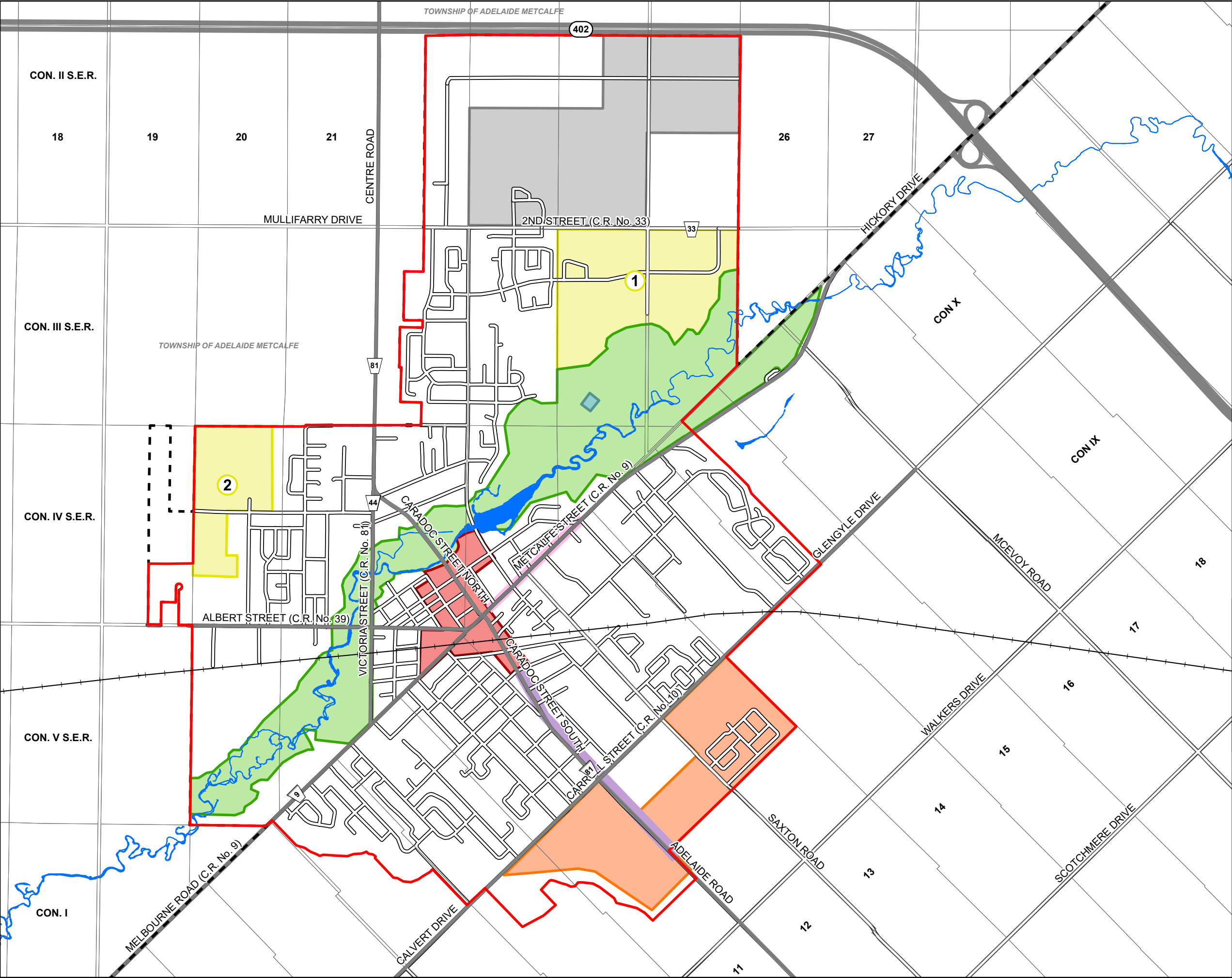


Municipality of
Strathroy-Caradoc
Official Plan

Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety.

Date: May 2026





Schedule C

Special Study Areas

Legend

- Caradoc Street Corridor Plan
- Downtown Core Master Plan
- Island Regeneration Plan
- Metcalfe Street Corridor Plan
- Molnar Industrial Park
- North Meadows Secondary Plan
- Saulsbury Special Study Area
- South of Carroll Servicing Plan
- Sydenham River Valley Master Plan
- Settlement Area Boundary
- Municipal Boundary

County Road

Provincial Highway

N

0 400 800 1,600 Meters

N

0 4 8 16 km

Municipality of Strathroy-Caradoc
Official Plan

Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety.

Date: May 2026

Schedule D-1
Natural Heritage
System

Legend

- Natural Heritage System
- Settlement Area Boundary
- Municipal Boundary
- Area Under Appeal

- Major Roads
- Railway
- County Road
- Provincial Highway



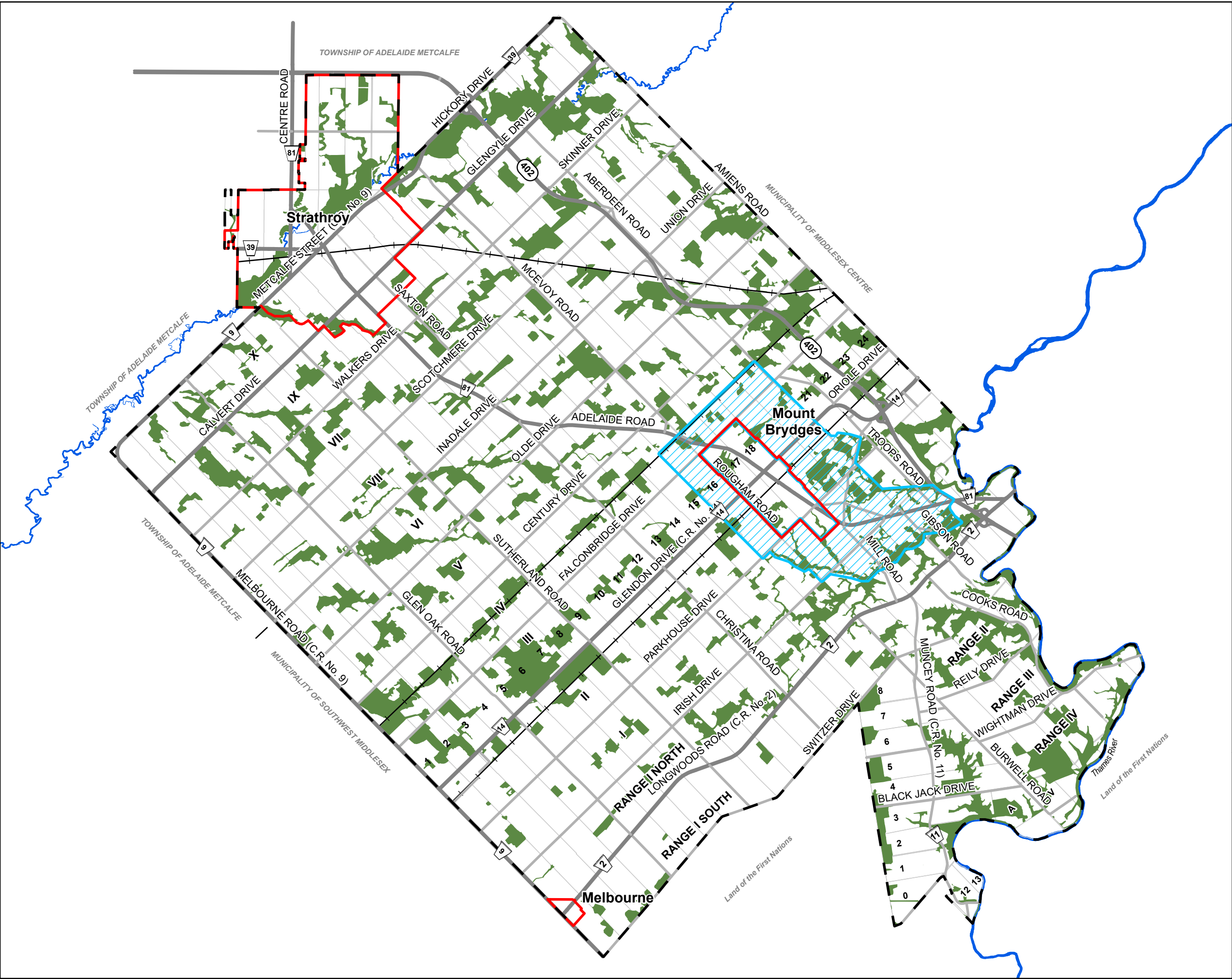
0 1,250 2,500 5,000
Meters



Municipality of
Strathroy-Caradoc
Official Plan

Interpretation Note: This Schedule will be read
and interpreted in conjunction with the Official
Plan in its entirety.

Date: May 2026



Schedule D-2 Natural Heritage Features

Legend

- Wetlands
- Woodlands
- Settlement Area Boundary
- Municipal Boundary
- Area Under Appeal

- Major Roads
- Railway
- County Road
- Provincial Highway



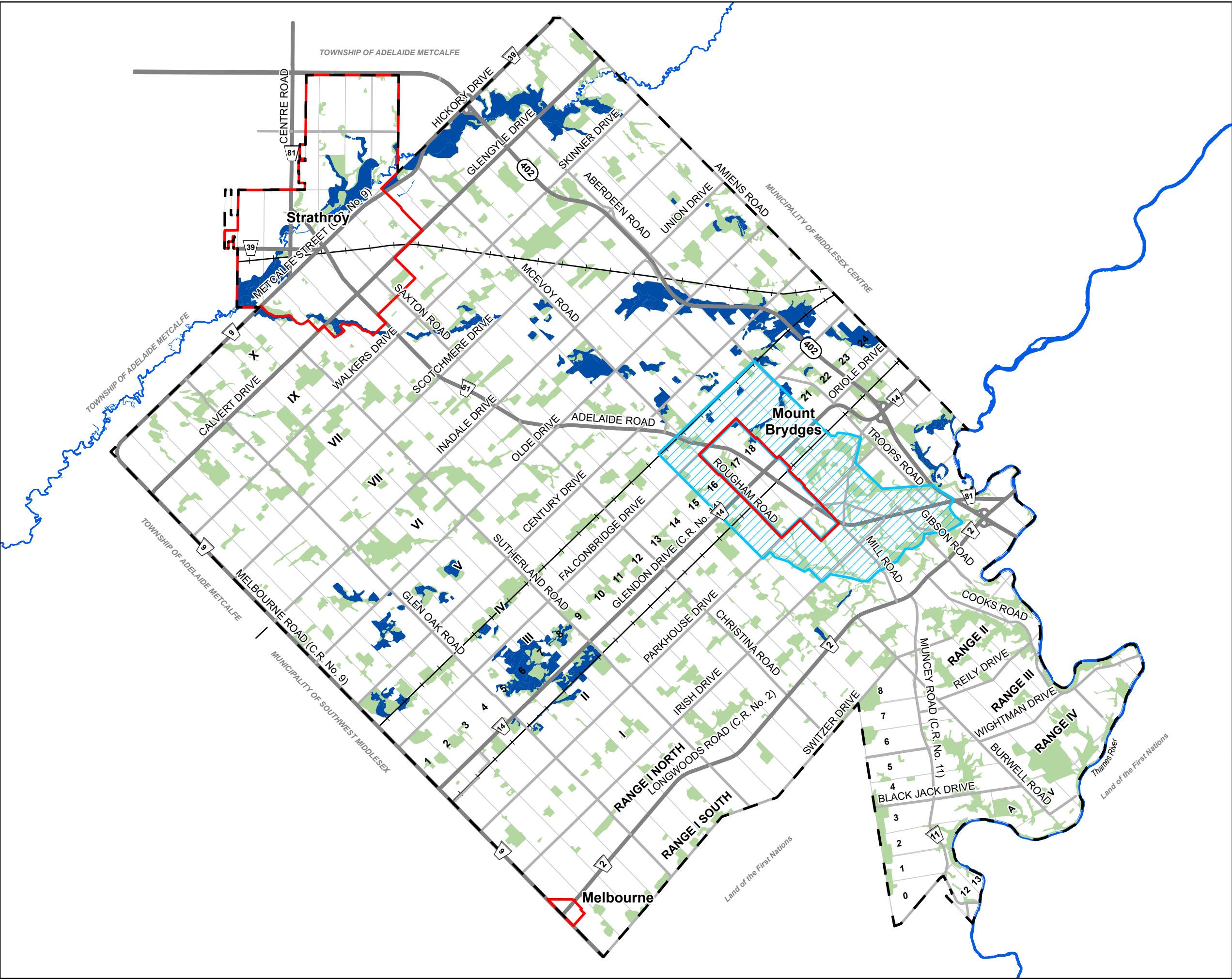
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Municipality of
Strathroy-Caradoc
Official Plan

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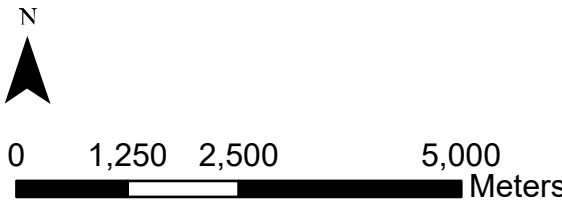
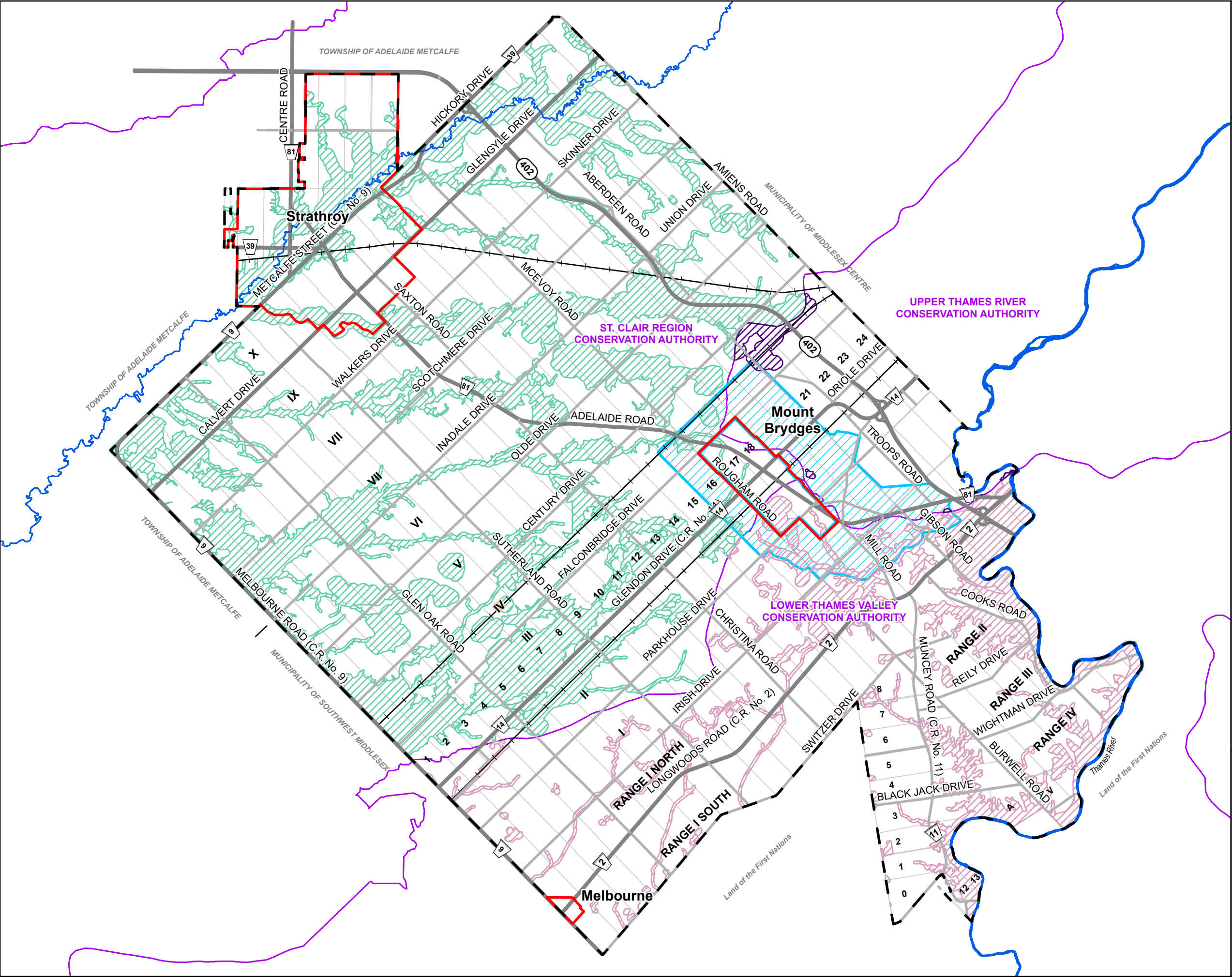
Date: May 2026



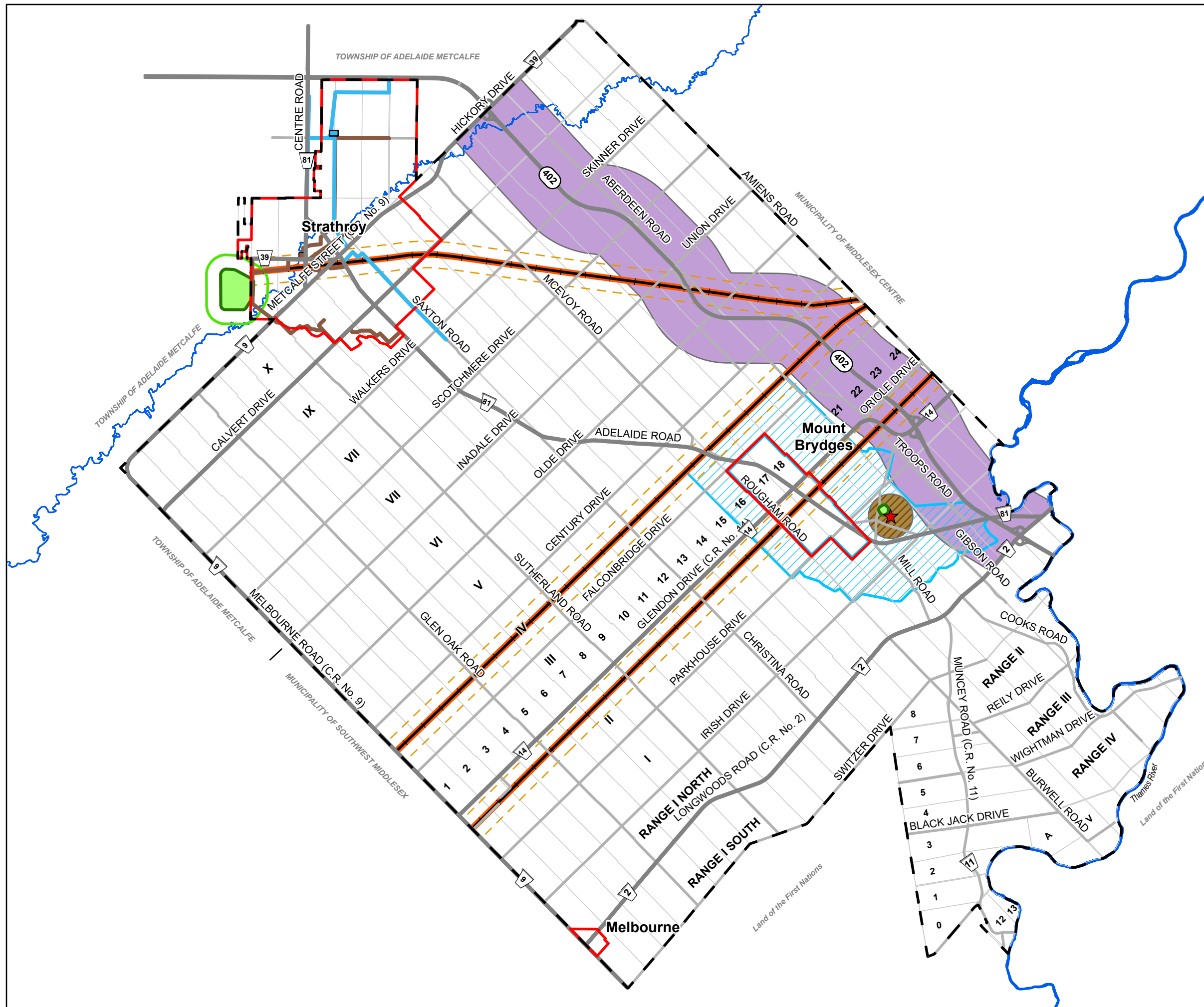
Schedule E
Natural Hazards

Legend

- Conservation Authority Boundary
- LTVCA Regulated Area
- SCRCA Regulated Area
- UTRCA Regulated Area
- Settlement Area Boundary
- Municipal Boundary
- Area Under Appeal



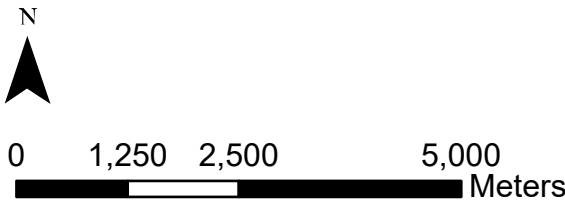
Date: May 2026



Schedule G
Transportation

Legend

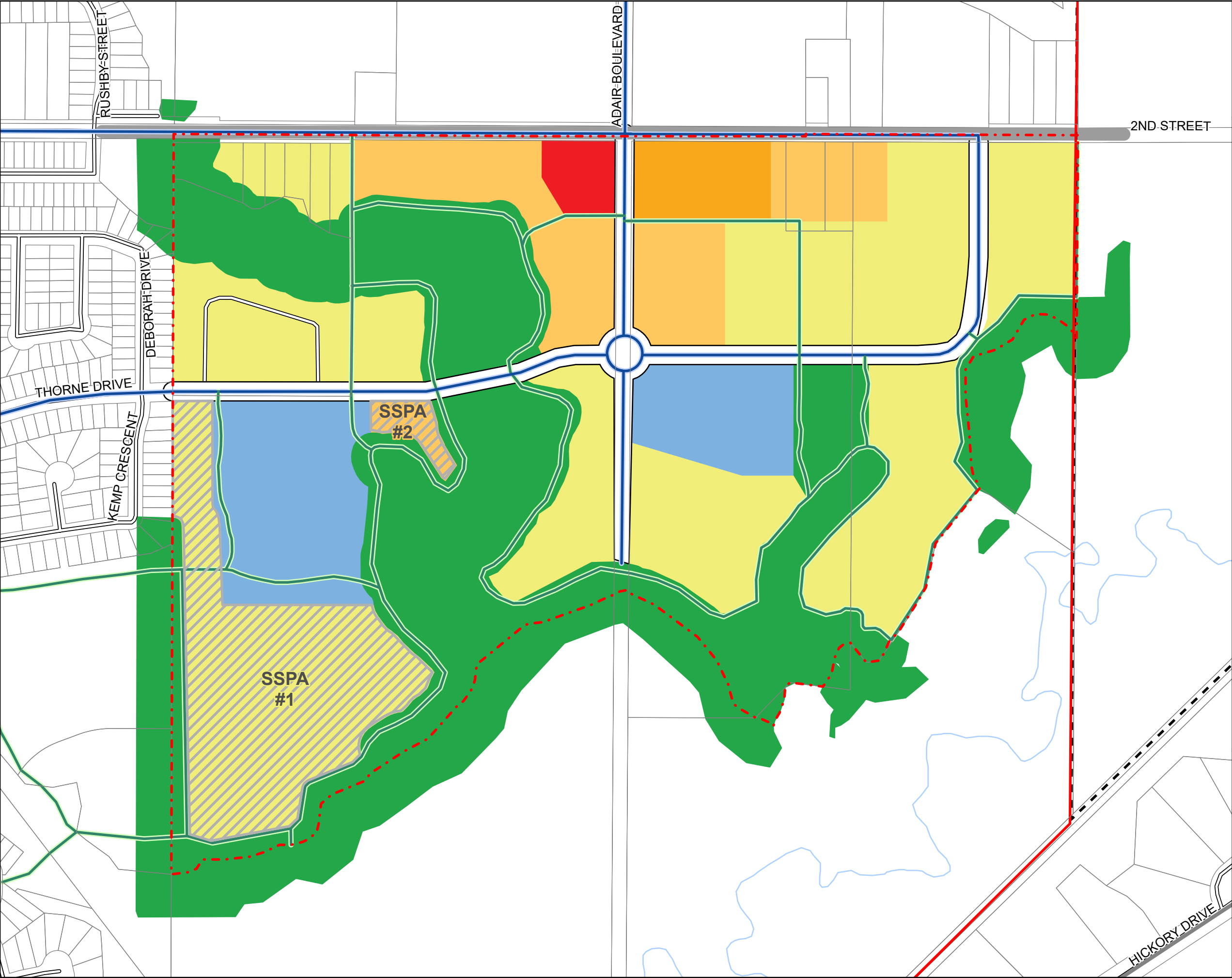
- Provincial Highway
- County Road
- Arterial Roads
- Primary Collector Roads
- Secondary Collector Roads
- Industrial Collector Roads
- Local Roads
- Railway
- Municipal Boundary
- Area Under Appeal



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Date: May 2026





Schedule M1

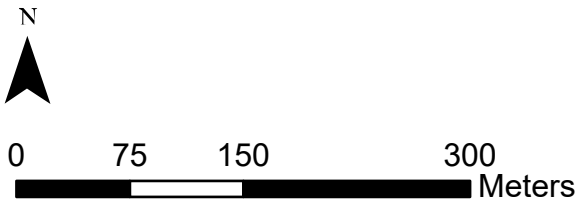
North Meadows

Secondary Plan Land Use

Legend

- North Meadows Secondary Plan
- 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
- Settlement Area Boundary

- Major Roads
- Railway
- County Road
- Provincial Highway



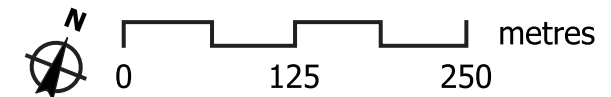
Interpretation Note: This Schedule will be read and interpreted in conjunction with the Official Plan in its entirety.

Date: May 2026

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.



**Municipality of
Strathroy-Caradoc
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