



# **STRATHROY-CARADOC RESIDENTIAL LAND NEEDS ASSESSMENT**

**AUGUST 2020**

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## BACKGROUND AND PURPOSE

The purpose of the subject report titled '**Strathroy-Caradoc Residential Land Needs Assessment, August 2020**' is to undertake a high-level analysis of the Municipality of Strathroy-Caradoc's supply of vacant residential land within the settlement boundaries of Mt. Brydges and Strathroy. The report is intended to identify residential development opportunities (and constraints) at a municipal-scale over three time horizons (3 years, 15 years and 25 years) and then compare these opportunities relative to the anticipated demand for housing over the same three time horizons. It is not intended to be prescriptive about how development is to occur on individual sites.

By way of background, the Municipality recently completed its first Strategic Plan 2020-2029. The Strategic Plan includes 'Proactive Planning' as one of its core missions: *"The Municipality of Strathroy-Caradoc ... has an important role to play in long-term planning for the sustained health of the organization and the community at large."* Further to this point, the Strategic Plan identifies "Growth Management" as one of its six key goals, stating that *"Strathroy-Caradoc will be an inclusive community where growth is managed to accommodate a range of needs and optimize municipal resources"*. In light of this goal, the Municipality is embarking on a 5-year update to its Official Plan – the key land use planning document guiding the growth and development of the community.

Leading up to the start of the 5-year update to the Official Plan, staff have brought forward two reports relating to housing projections and growth management:

- 2019 Strathroy-Caradoc Population and Housing Projections, Report 1 of 3, August 3, 2019
- Growth Management and Housing Report, Report 2 of 3, January 20, 2020.

These reports were used as background and a basis upon which the subject Residential Land Needs Assessment (RLNA) was undertaken. The objective of the RLNA is to determine whether the Municipality has enough land to accommodate projected long-term housing needs. The conclusion of the RLNA will, in turn, determine the scope of the 5-year update to the Official Plan and if it should include the works required to contemplate an urban boundary expansion.

The conclusion of the Residential Land Needs Assessment is that the Municipality has a **deficient** land supply by **45 Ha (111 Ac)** for the 25 year planning horizon. Based on this conclusion, staff recommend that the 5-Year Official Plan Review includes undertaking works necessary to consider a possible boundary expansion(s) in order to satisfy the Municipality's land supply needs until 2045.

## SECTION 1 – POLICY CONTEXT

Planning and growth management in Strathroy-Caradoc is coordinated within the context of the policies of its own Official Plan, the Official Plan of the County of Middlesex and the Provincial policy and regulatory framework as articulated in the Planning Act and the Provincial Policy Statement (PPS). Section 3(5) of the Planning Act states that decisions of Council of a municipality shall be consistent with the policy statements of the PPS.

## **1.1 2020 Provincial Policy Statement**

### **1.1.1. General Authority and Interest in Housing**

The Province recently released an updated version of the Provincial Policy Statement which took effect May 1<sup>st</sup>, 2020.

The 2020 PPS provides direction for land use planning and appropriately managing growth and development in Ontario while protecting natural resources and features based on a 25-year planning horizon. In regards to urban growth management, the PPS generally directs new growth to areas located within urban settlement areas on full services.

Section 2 of the Planning Act identifies the provision of “a full range of housing, including affordable housing” as a matter of Provincial interest.

There are several policies in the 2020 PPS that are relevant to the residential land needs assessment and to which the Strathroy-Caradoc Official Plan is to be consistent with, including the following.

Section 1.1.1 b) of the PPS states that healthy, liveable and safe communities are sustained by:

“Accommodating an appropriate affordable and market-based range and mix of residential housing types (including second units, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space and other uses to meet long-term needs;”

The PPS identifies the time period that planning authorities shall plan for:

“Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines....

Within settlement areas, sufficient land shall be made available through intensification and redevelopment and, if necessary, designating growth areas.

This policy is not intended to limit the planning for infrastructure, public service facilities and employment areas beyond a 25-year time horizon.”

### **1.1.2. Characteristics of Settlement Areas**

Policies contained within Section 1.1.3 of the 2020 PPS states that settlement areas shall be the focus of growth and development. Further, it states that “land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) Efficiently use land and resources;
- b) Are appropriate for and efficiently use the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and / or uneconomical expansion;
- c) Minimize negative impacts to air quality, climate change and promote energy efficiency;
- d) Prepare for the impacts of a changing climate;
- e) Support active transportation
- f) Are transit supportive, where transit is planned, exists or may be developed and

g) Are freight-supportive.”

The 2020 PPS emphasizes the importance of intensification and redevelopment in the document several times, for instance by stating that “land use patterns within settlement areas shall... be based on a range of uses and opportunities for intensification and redevelopment..”, that “development standards should be promoted that facilitate intensification and redevelopment...” and further, “that planning authorities shall establish minimum targets for intensification and redevelopment within built-up areas, based on local conditions.”

Section 1.1.3.7 states that planning authorities should establish and implement phasing policies to ensure:

- a) That specified targets for intensification and redevelopment are achieved prior to, or concurrent with, new development within designated growth areas; and
- b) The orderly progression of development within designated growth areas and the timely provision of the infrastructure and public service facilities required to meet current and projected needs.

#### 1.1.3. Long Term Economic Prosperity

The 2020 PPS articulates the important link between housing and the workforce in a new policy which states that “Long-term economic prosperity should be supported by:... b) encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce.”

#### 1.1.4. Housing Supply

The 2020 PPS provides direction to planning authorities on the range of housing options that is to be promoted and encouraged and identifies the amount of short-term and long-term residential land supply that is to be maintained.

Section 1.4.1 states that, “To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) Maintain at all time the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary lands which are designated and available for residential development, and
- b) Maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and lands in draft approved and registered plans.

In other words, the 2020 PPS requires a municipality to maintain a short and long term land supply, achieved through either intensification, redevelopment or greenfield development over the following time periods:

**Table 1: PPS Definitions of Land Supply**

Land Supply	Description
3 Year	Land located within draft approved or registered plan of subdivisions / condominiums or land that is appropriately zoned for development
15 Year	Land that is designated and available for development and NOT subject to the requirement for the completion of more detailed Official Plan policies (such as a secondary plan) – or the required detailed Official Plan study has commenced
25 Year	Land that, while designated for development, IS subject to the requirement for the completion of more detailed Official Plan policies (such as a secondary plan).

#### 1.1.5 Expansion of Settlement Areas

According to the PPS, settlement areas are urban and rural settlement areas and includes cities, towns, villages and hamlets. Section 1.1.3.8 outlines the conditions that must be met to expand the existing settlement areas and / or to identify new settlements:

“A planning authority may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a comprehensive review and only 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 the life cycle, and protect public health and safety and the natural environment;
- c) In prime agricultural areas;
  - 1. The lands do not comprise specialty crop areas;
  - 2. Alternative locations have been evaluated, and
    - i. There are no reasonable alternative which avoid prime agricultural areas; and
    - ii. 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 separate 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.

In undertaking a comprehensive review, the level of detail of the assessment should correspond with the complexity and scale of the settlement boundary expansion or development proposal.”

In summary, Section 1.1.3.8 identifies the five conditions that must be met in order for a planning authority to consider a boundary expansion, the first of which must be the demonstration of need and whether there is enough land available through intensification, redevelopment or greenfield development opportunities within the settlement area(s) to accommodate the projected housing need over a 25-year planning horizon. Such a calculation of “need” requires the completion of a “*comprehensive review*”.

The PPS defines the term “*comprehensive review*” as:

- a) An official plan review which is initiated by a planning authority, or an official plan amendment which is initiated or adopted by a planning authority, which:
  - a. Is based on a review of population and employment projections and which reflect projections and allocations by upper-tier municipalities and provincial plans, where applicable; considers alternative directions for growth or development; and determines how best to accommodate the development while protecting provincial interests;
  - b. Utilizes opportunities to accommodate projected growth or development through intensification and redevelopment; and considers physical constraints to accommodating the proposed development within existing settlement area boundaries;
  - c. Is integrated with planning for infrastructure and public service facilities, and considers financial viability over the life cycle of these assets, which may be demonstrated through asset management planning;
  - d. Confirms sufficient water quality, quantity and assimilative capacity of receiving water are available to accommodate the proposed development;
  - e. Confirms that sewage and water services can be provided...; and
  - f. Considers cross-jurisdictional issues.

The underlying basis of a comprehensive review is the evaluation of land supply relative to demand based on growth forecasts. The calculation of land supply also includes an evaluation of constraints, such as physical / environmental / servicing matters.

The purpose of the subject report is to address one of the four key elements of a comprehensive review – ‘need’ for additional land supply.

## **1.2 County of Middlesex Official Plan**

Section 2.3.1 of the County of Middlesex Official Plan states that the majority of growth in the County is directed to designated settlement areas, in accordance with the County’s Growth Management Hierarchy. The County recognizes Strathroy and Mt. Brydges as a designated serviced settlement area. In such settlement areas, a range of land uses are permitted, including a range of housing by type, size and tenure to meet projected demographic and market requirements of current and future County residents.

The County Official Plan requires the completion of a Comprehensive Review prior to the expansion to the limits of a settlement area or the identification of a new settlement area.

The County Official Plan also contains a variety of policies encouraging local municipalities to support intensification and redevelopment opportunities, alternative forms of housing for special needs groups, and housing for lower and moderate income households. To this end, the County Official Plan requires 15% of all development to occur by way of intensification and redevelopment and 20% of all development to be affordable (being 10% below the average purchase price of a resale unit in the regional market area).

## **1.3 Strathroy-Caradoc Official Plan**

Strathroy-Caradoc Official Plan (SCOP) identifies Strathroy and Mt. Brydges as serviced settlement areas and generally directs growth to these areas. It supports a mix of housing options by type and tenure in the areas designated for residential use.



In a manner consistent with the PPS and the County of Middlesex Official Plan, the SCOP would also require the completion of a comprehensive review prior to the expansion to one of the Municipality's settlement areas.

## **SECTION 2 – DEVELOPMENT TRENDS**

The subject land needs assessment report is largely based upon several key trends and assumptions identified within staff's previous work, 'Growth Management and Housing Report, Report 2 of 3, January 2020'. Key trends and assumptions are identified below.

It is noted that the underlying assumptions, trends and projections described in both Section 2 and 3 of this report were based on Pre-COVID-19 pandemic conditions. The impacts of the pandemic on housing, population and employment trends are likely to be complex and will remain unclear for many years. There is current speculation, for instance, that the pandemic could lead to housing choices favouring places with high quality of life offerings as well as reliable high-speed internet (in light of an increase in the mobile workforce). However, for now, until such time as general trends and directions can demonstrate alternative assumptions may be more appropriate, the underlying assumptions of these reports remain.

### **2.1 Location of Residential Development**

The Municipality is comprised of two main serviced Settlement Areas, being Strathroy and Mt. Brydges. In the past, prior to Mt. Brydges being serviced, the majority of building permits were for new units located in Strathroy. However, with services being introduced into Mt. Brydges, approximately 20-30% of all new residential permits are currently located in Mt. Brydges. This trend is anticipated to continue given the strategic location of Mt. Brydges relative to Hwy 402, the introduction of fiber telecommunication infrastructure, and the growing residential and commercial areas of Komoka-Kilworth. The remaining building permits are largely located in Strathroy (70%), while a small percentage of new homes (2-3%) are located in the rural area.

### **2.2 Population and Household Trends**

The Municipality of Strathroy-Caradoc is facing a number of population and household trends that are anticipated to influence housing demand over the short and long-term:

- Aging population
- Continued reliance on vehicles
- Fewer people living in households, rise of 1 and 2-person households
- Continued attractiveness to those wishing to 'cash-out' of higher-end housing markets
- Rising cost of housing, continued pressure on supply
- Increased demand for housing options other than ownership single-detached dwellings

### **2.3 Types of Residential Development**

Historical census data (2001 to 2015) and building permit data (2000 to 2019) generally indicates the consistent construction of a mix of housing types, with approximately 75% of new dwellings being single-detached dwelling types, 14% being apartment units, and 15% being multi-unit dwelling types (semi-detached, linked, townhouses, etc.,).

Notwithstanding the current mix of housing types, it is anticipated that the substantial increase in the cost of new dwellings since 2016 (and future price increases) will continue to moderate the demand for single-detached dwellings in favour of more 'attainable' market and rental housing forms and tenures such as semi-detached, duplexes, townhouses, low-rise apartment dwellings and other various forms of multi-unit dwelling types. As such, staff anticipate that the portion of non-single detached dwelling types will increase in the local housing mix.

## 2.4 Residential Density

While market pressures appear to be favouring a renewed focus on the construction of non-single-detached dwelling types, the Municipality has also expressed a strong desire to encourage and support developments that provide a range of housing options in terms of form and tenure. At its January 20, 2020 Council meeting, Council received a housing report which made multiple recommendations respecting the need to provide policy and regulatory incentives to encourage the construction of a variety of housing types. One such incentive proposed is the introduction of minimum / maximum density requirements by way of Official Plan policies and Zoning By-law regulations as increases to development density is often associated with more moderately priced housing options.

Development density is articulated as the number of dwelling units per acre or hectare. It is calculated using the total area of the site (less natural heritage / hazard lands, the area of the land used for collector / arterial roads and regional community parks and stormwater management facilities) divided by the number of dwelling units. It does include the land area used for the provision of local roads, local storm facilities and parks required to service the individual development.

Density is currently reflected in the Strathroy-Caradoc Zoning By-law within the urban residential zone categories:

**Table 2: Residential Zone Categories by Dwelling Type and Density**

<b>Current Zone Categories by Dwelling Type and Density Calculation</b>		
	Permitted Dwelling Types	Corresponding Density Calculation Units / Ac Unit / Ha
Low Density Zone Category (R1)	Single-detached Secondary suites	Maximum – (No Minimum) 8 units / ac 21 units / ha
Medium Density Zone Category (R2)	Single-detached Semi-detached Multi-unit – max 6 units Townhouse – max 6 units Linked Dwellings	Maximum – (No Minimum) 11-13 units / ac 27 – 32 units / ha Capped at 6 units
High Density Zone Category (R3)	Multi-unit Townhouse Grouped Housing Apartment	Maximum – (No Minimum) 19 – 31 units / ac 47 – 76 units / ha

It is noted that notwithstanding the densities associated with each zone category, many existing developments have been developed at a density much lower than the 'maximum' in each zone category.

For instance, a number of single-detached residential subdivisions have recently developed with a density of 3 or 4 units per acre.

Anticipating both market trends towards more dense developments, as well as the Municipality's desire to encourage density, staff have recommended a minimum density target upon which to base its land needs assessment on. This density target is intended to reflect the Municipality's desire to increase the proportion of new non-single-detached dwelling types that are to be constructed over the next 25 years. As noted in Section 2.3, currently there has been a consistent 75/25 percent division of single-detached vs. other dwelling types. The recommended density target results in a 60/40 percent division of single-detached vs. other dwelling types.

**Table 3: Recommended Minimum Density Target**

<b>Recommended Minimum Density Target</b>		
Zone Category	Units / Ha (Units / Ac)	Percentage of New Dwellings by Zone Category
R1 Type	15 u / ha 6 u / ac	60%
R2 Type	37 u / ha 15 u / ac	30%
R3 Type	74 u / ha 30 u / ac	10%

## 2.5 Intensification

Given the priority of the PPS for intensification and redevelopment of lands within settlement areas and that the County of Middlesex Official Plan requires 15% of all development to be by way of intensification and redevelopment, it is assumed that 15% of all new future development will be by way of intensification and redevelopment of lands within the settlement areas.

## SECTION 3 – GROWTH PROJECTIONS

### 3.1 2016 – 2036 Population and Housing Unit Projections

Table 4 below presents the population and household projections recently approved by the Municipality for growth between 2016 and 2036<sup>1</sup>. It is noted that these projections were based on projections approved by the County of Middlesex<sup>2</sup> and adjusted to take into account a lower 'Persons Per Dwelling Unit (PPU)' in Strathroy-Caradoc in comparison to the average PPU's of all municipalities in the County.

<sup>1</sup> 2019 Strathroy-Caradoc Population and Housing Projections, Report 1 of 3, Strathroy-Caradoc Council Report, August 6, 2019

<sup>2</sup> Population Projections for Middlesex County, County of Middlesex Committee of the Whole Report, July 17, 2018

**Table 4: Approved 20-Year Strathroy-Caradoc Population and Household Projections**

<b>Approved 20-Year Strathroy-Caradoc Population and Household Projections</b>					
	2016	2021	2026	2031	2036
Population	21,600	23,900	25,220	26,460	27,590
PPU	2.5	2.42	2.34	2.25	2.17
Households	8,455	9,876	10,778	11,760	12,714
# Change		1421	902	982	954
Units / Year		284	180	196	190

It is noted that the Municipality is more than four years into this projection cycle and between January 1 2016 and December 31, 2019, the Municipality has issued 914 new residential permits. Accordingly, the number of new household units required between 2020 and 2036 is 3,345 which represents only 16-year land supply.

### 3.2 Adjusted 25-Year Population and Housing Projections

Given the new 25-Year planning horizon introduced in the 2020 PPS (previously the PPS was based on a 20-Year planning horizon), the municipality has prepared adjusted population and household projections, until 2046 – see Table 5 below. These projections are in-line with Census Canada periods and are based in part on a straight-line growth rate from the previously approved projection calculation and anticipates a continuous trend of decreasing household size and in-migration into the area from places outside the County.

**Table 5: Adjusted 25-Year Strathroy-Caradoc Population and Household Projections**

<b>Adjusted 25-Year Strathroy-Caradoc Population and Household Projections</b>							
	2016	2021	2026	2031	2036	2041	2046
Population	21,600	23,900	25,220	26,460	27,590	28,693	29,783
Population Change % for 5 year period		15.6%	5.5%	4.9%	4.3%	4%	3.8%
PPU	2.5	2.42	2.34	2.25	2.17	2.09	2.03
Households	8,455	9,876	10,778	11,760	12,714	13,729	14,671
# Change		1421	902	982	954	1515	942
Avg. Units / Year		284	180	196	190	202	188
Household % Change for 5 Year Period		16.8%	9.1%	9.1%	8.1%	7.98%	6.86%

A 15-year projected housing need between 2020 to 2035 anticipates a total of **3155** new residential household units will be required (represents total # of new dwelling units required between 2016-2036, less 914 residential building permits for new units issued between 2016 and 2019, less 190 units anticipated for the year 2036).

A 25-year projected housing need between 2020 to 2045, anticipates total of **5144** new residential household units will be required (represents total # of new dwelling units required between 2016-2046, less 914 residential building permits for new units issued between 2016 and 2019, less 188 units anticipated for the year 2046).

It is acknowledged that the population and housing projections are based upon a relatively aggressive position that relies upon the continuation of recent high-growth development trends and a purposeful intent to diversify and densify new housing stock. This position is also based on the Municipality taking on a number of key strategic initiatives (Updated Community Improvement Plan and Downtown Master Plan, North Meadows Secondary Plan, Inter-Community Transit Programs, Certified Site Best Land Use and Supply Chain Study, Development Charge Deferral Policy) to promote itself as a community of choice to its residents, employers and visitors.

## **SECTION 4 – IDENTIFICATION OF DEVELOPABLE RESIDENTIAL VACANT LAND SUPPLY**

### **4.1 Methodology to the Identification of Developable Residential Vacant Land Supply**

After the identification of population and housing projections, as well as recommending density and intensification targets above, the next step in the RLNA process is to evaluate and analyze the existing inventory of vacant residential land within the settlement boundaries of Strathroy and Mt. Brydges. The purpose of undertaking this vacant land analysis is to identify the realistic amount of land that is ‘developable’ and forecast the time frame that vacant lands may be available for development.

There are three key steps in the methodology used to identify the total area of the ‘developable’ residential vacant land supply:

#### Step 1: Identify All Vacant Residential Parcels of Land

Municipal and County GIS staff have worked together to identify all vacant parcels of land located within a ‘Residential’ designation of the Strathroy-Caradoc Official Plan within the two serviced Settlement Areas of Mt. Brydges and Strathroy. Each parcel was then individually assessed to identify their development status as of December 31<sup>st</sup>, 2019. Thereafter, each remaining vacant parcel of land was identified as comprising part of either the Municipality’s 3-year, 15-year or 25-year land supply based upon the definitions of land supply within the Provincial Policy Statement (see Table 1, page 4). All vacant parcels were identified and presented in two large maps, Figure 1 – Strathroy and Figure 2 - Mt. Brydges (see page 14 and 22).

#### Step 2: Assessment of All Vacant Residential Parcels of Land for Development Constraints

Thereafter, the parcels were subsequently illustrated in small maps based on groupings where they were located adjacent to other vacant parcels. These small maps allowed for a more detailed analysis and identification of all known physical constraints, such as natural hazard / heritage features, railway, gas line infrastructure etc., impacting each parcel. The constraints identified include the following:

- the entire area of an environmental feature if it is a Provincially Significant Wetland or a Significant Woodland

- a 30 m buffer area around provincially significant wetlands<sup>3</sup>
- a 15 m buffer area around a significant woodland<sup>4</sup>
- a 30 m buffer area along a railway<sup>5</sup>
- areas regulated by the Conservation Authority (if not otherwise identified as a feature or buffer area)
- a 20 m buffer to a high pressure gas line – based on direction received from Union Gas (now Enbridge)
- where there is a known need for a regional park, collector roads, storm water, or school facilities, an approximate area for these facilities have been removed

This more detailed analysis of the parcel groupings allowed for a calculation of both the 'gross area' and 'net area' of the parcel. The 'gross area' reflects the total parcel size, while the 'net area' represents the 'gross area' less the area of the physical constraints noted above. The small maps are located in the appendix of this report. This results in a net area of 'developable land' per parcel area.

### Step 3: More detailed analysis of development parcels

A further analysis of the development opportunities and constraints for each parcel was undertaken in relation to servicing and stormwater management potential, land use compatibility & buffering, proximity to existing built-up areas and municipal facilities and amenities and road connections & conditions in order to comment on the viability of the parcel for development.

In two cases, where servicing is not anticipated to be available during the 25-year planning horizon of the Official Plan, parcels have been removed from the residential land supply inventory (refer to Area Map B5 and B8 – Mt. Brydges).

The analysis completed in Step 2 and 3 is summarized in tabular format (see Table 5 and 6 below). The tables refer to small maps (attached to the appendix), which have been compiled to illustrate all of vacant parcels and their associated constraints in Strathroy and Mt. Brydges.

It is noted that during the process of completing this report, some areas have proceeded through the development approval process to the point where some lots received draft or final approval and are now being serviced, but they continue to be reflected in the short term (3-Year) land supply. For the purpose of this report, the land inventory is based on the status of lands as of March 31, 2020.

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<sup>3</sup> Where an area is regulated by the Conservation Authority due to required buffers to a Provincially Significant Wetland, the constrained area has been reduced to a buffer area of 30 m. It is noted that actual required buffer areas determined at the time of application could be greater than, or less than, 30 m.

<sup>4</sup> Where a Significant Woodland is identified a minimum 15 m buffer area has been removed from the developable lands area, it is noted that the actual required buffer area determined at the time of application could be greater than, or less than, 15 m.

<sup>5</sup> Per 'Guidelines for New Development in Proximity to Railway Operations', 2013

## 4.2 Identification of Vacant Residential Land Supply – Strathroy

### 4.2.1 Overall Strathroy Vacant Residential Lands – Large Extent Map

Figure 1 below illustrates the location of the residential vacant land supply in Strathroy. This map is intended to illustrate the lands by total parcel area only. The lands are identified by colour as comprising part of the Municipality's 3-Year (yellow), 15-Year (orange) and 25-Year land supply (brown).

Lots that are located within approved or draft approved plans of subdivisions are also shown in yellow.

Lots outlined in 'blue' illustrates lots that are subject to a planning application that is in process but not yet draft approved.

Figure 1 also identifies three (3) special areas which are located **within** the settlement boundary of Strathroy but **not yet** subject to an Official Plan designation that directs the future intended land use:

1. Area 1 - Urban Reserve Area (46.5 Ac). South-east quadrant of Strathroy. The lands are located immediately to the east of Wal-Mart and adjacent to the South Grove Meadows subdivision area and is comprised of four lots as well as a portion of another lot. These lands are all located within the "Urban Reserve" designation of Official Plan. This designation applies to locations where the desired and ultimate use of the undeveloped and underutilized lands is uncertain. Prior to development proceeding, adequate justification shall be provided which takes into account the need for the use, the appropriateness of the location, alternative locations already designated for the uses being proposed, servicing requirements, compatibility and effect on neighbouring uses.

It is noted that there is no municipal sanitary service along Carroll Street E, rather full municipal services are only available along Saxton Drive. Further, there is no regional stormwater management facility or receiving outlet in easy proximity to these lands. Carroll Street E is a County arterial road while Saxton Road is a Strathroy-Caradoc road. Saxton road is anticipated to be improved, while development along Carroll Street may prompt discussion on the need to improve it to a more urban standard. While located along the periphery of Strathroy's settlement boundary, the lands are also immediately adjacent to existing and future residential areas, as well as a large commercial block and farmlands. The lands are also located in moderate proximity to some employment uses and a future park block in the Southgrove Meadows subdivision. The lands are not regulated by the Conservation Authority, nor are there nature heritage features on the site. Buffering may be required relative to the farmlands.

2. Area 2 - 2017 Boundary Adjustment Area (10 Ac). North-west quadrant of Strathroy. This area is comprised of two lots located on the west side of Darcy Drive across from Middlesex Drive and was brought into the Municipal boundary of Strathroy-Caradoc from the Township of Adelaide Metcalfe in 2017. It currently remains subject to the Official Plan policies and Zoning By-law regulations of Adelaide Metcalfe which identify this land as a 'priority employment area' until such time as it is placed into a designation of the Strathroy-Caradoc Official Plan. Consideration of any non-employment land uses will require justification which takes into account the need for the proposed use as well as that employment uses are not needed, the appropriateness of the location, alternative locations already designated for the uses being proposed, servicing requirements, compatibility and effect on neighbouring uses.

Municipal services are located along Darcy Drive, although a capacity review of infrastructure may be required. There is an easement for the Cuddy Drain through a portion of the lands. Further, there is no regional stormwater management facility or receiving outlet in easy proximity to these lands. Darcy Drive is a Strathroy-Caradoc road and no improvements are anticipated. While located along the periphery of Strathroy's settlement boundary, the lands are located across from residential areas and commercial / employment uses in Adelaide-Metcalfe. The lands are also located in proximity to a public elementary school. The lands are not regulated by the Conservation Authority, nor are there nature heritage features on the site. Buffering may be required relative to the adjacent commercial / employment uses in Adelaide-Metcalfe.




3. Area 3 - 2009 Boundary Adjustment Area (70 Ac). South-west quadrant – Strathroy. This area was brought into the Municipal boundary of Strathroy-Caradoc from the Township of Adelaide Metcalfe in 2009. Through an oversight, this land has not been designated in the Strathroy-Caradoc Official Plan but has been recognized in the Municipality's zoning by-law. As a portion of this land is already recognized for development in the Municipality's Zoning By-law, the designation of that same area in the Official Plan is considered an administrative exercise.



**FIGURE 1**  
Available Lands Inventory  
for Strathroy

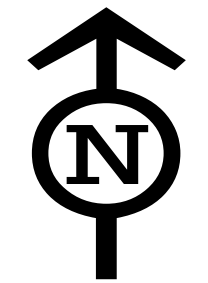
**Legend**

**Residential Land Supply**

-  3 yrs
-  15 yrs
-  25 yrs

**Non-Residential Land Supply**

-  Commercial
-  Industrial
-  Roads
-  Parcels of Land
-  Within municipal boundary, not yet in designation
-  Approximate settlement boundary
-  Municipal Boundary
- Subdivision Status**
-  Draft
-  Application Received
-  Urban Reserve



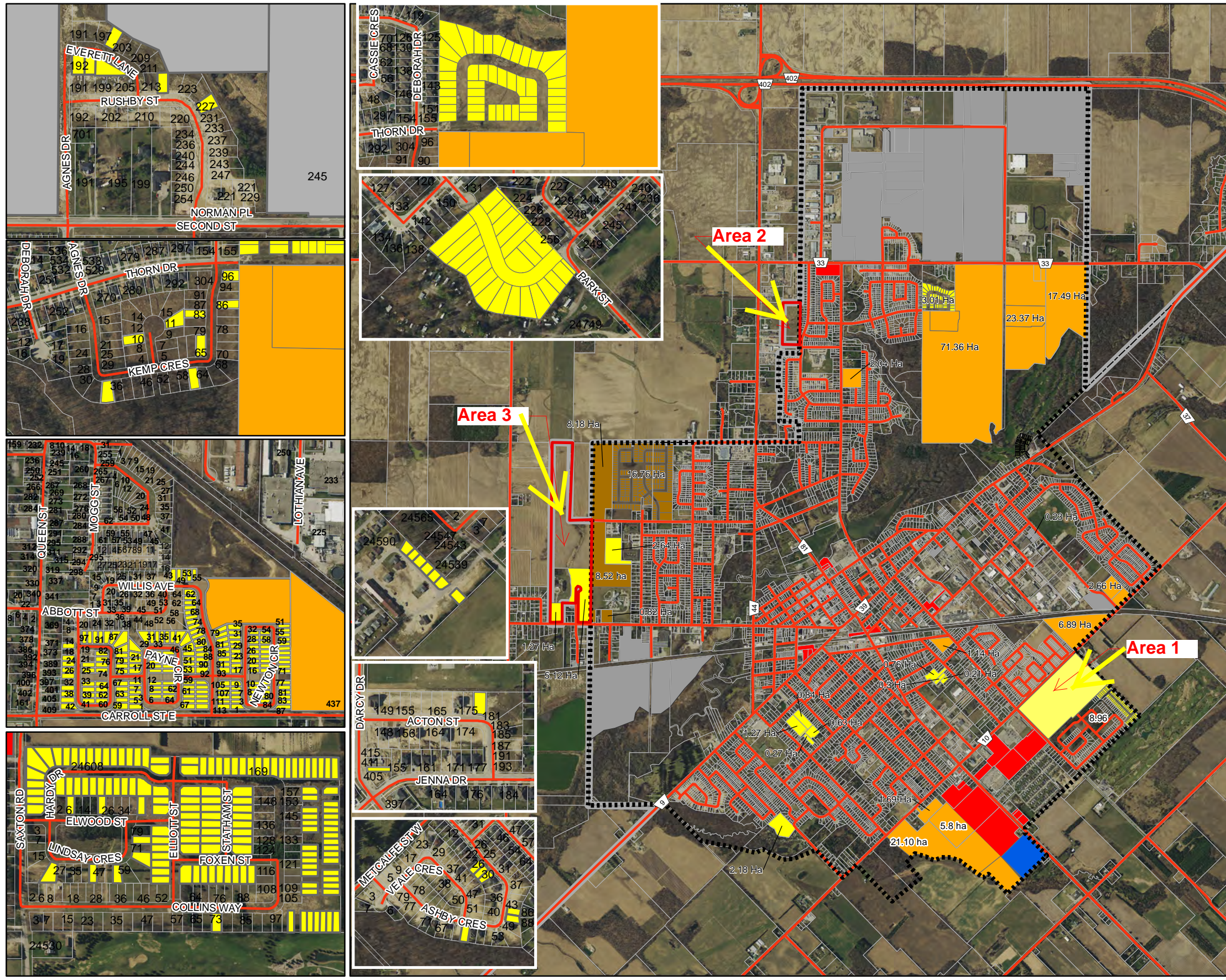
0 260 520 780 1,040



Meters

ORTHOPHOTOGRAPHY: SWOOP 2015

Disclaimer: This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation.





#### 4.2.2 Analysis of Strathroy Residential Vacant Lands – Small Extent Maps

The areas shown on Figure 1 (Pg. 14) are also illustrated in close-up detail on Area Maps A1-A12 (attached in the appendix) and identifies physical constraints on the property as well as includes 'gross' and 'net' developable areas of the lands. The findings of the analysis have been summarized in Table 6 below. Each parcel area referred to in the table has been given an identifying number (A1-A12 ) that can be cross referenced with the maps located in the appendix.

Table 5 – Strathroy Summary Analysis of Vacant Residential Land Supply									
Land Area – STRATHROY	Proximity to existing built-up areas	Proximity to other municipal facilities, parks & open spaces	Land use compatibility	Housing	Water and Sanitary Servicing Availability	Natural Heritage Issues	Stormwater management	Natural Hazards	Road Infrastructure
<i>Gross Area (GA)</i>  <i>Net Developable Area (NDA):</i> 3 Yr 15 Yr 25 Yr	<i>Is the area adjacent to the existing built-up area to allow for efficient use of land, infrastructure and public service facilities?</i>	<i>Does the area support live / work / play connections?</i>	<i>Is the area appropriately buffered from industries and other major facilities / infrastructure to prevent adverse environmental affects and minimize risk to public health and safety?</i>	<i>What type of residential uses could be appropriate on the site.</i>	<i>Can the area be sufficiently serviced with municipal water and sanitary sewage service?</i>	<i>Does the area contain significant natural features and areas?</i>	<i>Is there existing stormwater management capacity for the site?</i>	<i>Is the area subject to flooding, erosion or other natural hazards?</i>	<i>Can the area be sufficiently serviced by the existing road network?</i>
<b>Area A1 - Saulsbury</b>  GA – 18.8 ha  NDA: 3 Yr – 6.65 ha 15 Yr – 0 25 Yr – 7.6 ha	Located in the periphery area of settlement boundary - adjacent to existing built up area and farmlands	Moderate proximity to commercial / employment uses (including hospital)  Moderate proximity to local park (Saulsbury Park)	Some buffering would be required to adjacent agricultural lands, otherwise adjacent uses are considered compatible	Mix of high density housing types	Water and sanitary services available along Albert Street, extension of services may be required along Saulsbury  Review of infrastructure capacity required	None identified on site	Cable Drain runs through lands, available as a potential receiving outlet  Regional stormwater facility is recommended	Portion of lands regulated by the CA due to flood hazard associated with Cable Drain	Albert Street is a County Arterial Road – no improvements anticipated  Saulsbury Street is a SC road and extension and improvements anticipated
<b>Area A2 – Ellor St</b>  GA – 1.27 ha  NDA: 3 Yr – 1.27 ha	Adjacent to existing built up area	Moderate proximity to institutional commercial & employment uses	Adjacent uses are all residential in nature and therefore considered compatible to	Low density housing type	Water and sanitary services available along Ellor and Bella Street	None identified on site.	Stormwater sewer available on both Ellor and Bella Street.	None identified on site	Ellor and Bella Street are SC roads  Bella street is to be extended so to connected to Ellor Street

15 Yr – 0 25 Yr – 0		Located close to local park (Bella Street Park)	future residential land uses		Review of infrastructure capacity required		Review of capacity required.		
<b>Area A3 – South Carroll Street W</b>  GA – 27.38 ha  NDA: 3 Yr - 0 15 Yr – 16.6 ha 25 Yr - 0	Located in the periphery area of settlement boundary - adjacent to existing built up area and farmlands and natural heritage features.	Area is located close to existing commercial and institutional uses (shopping areas and public elementary schools)  Not located in proximity to a park	Buffering would be required to adjacent natural heritage features and farmlands. In addition, lands are adjacent to future commercial uses which will require buffering as well.	Mix of housing types and densities – (low – medium and high density)	Water and sanitary services available along Carroll Street W and Adelaide Road  Review of infrastructure capacity required	Provincially Significant Wetlands (PSW) and Significant Woodlands identified on the lands	Trout Creek may be available as a potential receiving outlet  Regional stormwater facility will be required	Portion of lands regulated by the CA due to flood / erosion hazard associated valleylands and PSW	Carroll St W and Adelaide Road are both County Arterial Roads  Improvements are not anticipated, however, 1-2 accesses off of Adelaide Road to area are anticipated, as well as 1-2 accesses from Carroll Street
<b>Area A4 – Queen Street</b>  GA – 1.14 ha  NDA: 3 Yr - 0 15 Yr – 1.05 Ha 25 Yr - 0	Lands are adjacent to an existing built up area.	Located close to some commercial and employment uses  Located close to local park (Bella Street Park)	Buffering would be required relative to CN railway line and potentially hydro storage facility	Mix of housing types and densities – (low and medium density)	Water and sanitary services available along Queen and English Street.  Review of infrastructure capacity required	None identified on site.	Stormwater sewer available on Queen Street	Portion of lands regulated by CA due to flood hazard	Queen Street and English Street are SC roads, minimal improvements anticipated
<b>Area A5 – Carroll St E</b>  GA – 6.89 ha  NDA: 3 Yr - 0 15 Yr – 6.19 Ha 25 Yr - 0	Located in the periphery area of settlement boundary - adjacent to future residential uses and farmlands	Located in proximity to employment uses.  Located close to local dog park	Buffering would be required relative to industrial employment uses and the CN railway line	Mix of land uses may need be carefully considered due to proximity to CN railway line and industrial uses	Water is available along Carroll Street E  Extension of sanitary is required along Carroll St E but there are no plans for extension at this time	None identified on site.	Regional approach to stormwater management required  No facilities currently exist	None identified on site.	Carroll St E is a County arterial road and improvements may be required

					Feasibility of service extension may be dependant on participation of multiple parcels				
<b>Area A6 – Burns / Oak</b>  GA – 3.01 ha  NDA: 3 Yr – 3. 01 ha 15 Yr – 0 25 Yr - 0	Adjacent to an existing built up area.	Located in proximity to Municipal Fair Grounds Aquatic Park / West Middlesex Memorial Centre and public elementary schools	Adjacent uses are all residential in nature and therefore considered compatible to future residential land uses	Low density residential land uses	Water and Sanitary available on Burns Street and Oak Ave  Review of infrastructure capacity required	None identified on site.	Localized SWM approach required, limited capacity in stormwater sewers on Burns Street	None identified on site.	Burns St and Oak Ave are local streets. Extension of public street into development area from Oak Ave anticipated.
<b>Area A7 – Park / Ridge St</b>  (22 lot subdivision approved and registered)	Adjacent to an existing built up area	Located in proximity to Municipal Fair Grounds Aquatic Park / West Middlesex Memorial Centre and public elementary schools and a local park (Southfield Park)	Adjacent uses are all residential in nature and therefore considered compatible to future residential land uses	Low density residential land uses	Development fully serviced	None identified on site.	Development fully serviced for SWM	None identified on site.	Park and Ridge Street are local streets.
<b>Area A8 – Cuddy</b>  GA – 24.94 ha  NDA: 3 Yr - 0 15 Yr – 0 25 Yr – 24.94 ha	Located in the periphery area of settlement boundary - adjacent to future residential uses and farmlands	Located in proximity to local park and hospital	Buffering may be required to farmlands	Mix of housing types and densities – (low – medium and high density)	Water and sanitary service available on Saulsbury Street and Drury Lane.  Extension of services may be required along Saulsbury	None identified on site.	Regional SWM facility is required with outlet into Cable Drain	None identified on site.	Pannell Lane is required to be extended (boundary road with AM)  Improvements and extension of Saulsbury Road is anticipated

					Drury Lane services may require upgrades to facilitate the Saulsbury extension				
<b>Area A9 – North Meadows</b>  GA – 112.22 ha  NDA: 3 Yr - 0 15 Yr – 39.6 ha 25 Yr - 0	Located in the periphery area of settlement boundary - adjacent to existing and future residential uses, farmlands and natural heritage features	Located in proximity to employment uses, institutional and recreational uses (Molnar Industrial Park, Gemini Sports Complex and Public / Catholic Highschool, Conservation Area)	Buffering will be required to adjacent natural heritage features as well future industrial employment land uses located north of the area	Mix of housing types and densities – (low – medium and high density)	Water and sanitary service available on Second Street and Thorn Drive  Extension of services into area required	Provincially Significant Wetlands (PSW) and Significant Woodlands identified on the lands.	Regional SWM approach required	Portion of lands regulated by the CA due to flood / erosion hazard associated valleylands and PSW	Thorn Drive and Adair Blvd requires extension, as well as creation of new internal streets. Second Street is a County Arterial Road.
<b>Area A10 – South Grove Meadows</b>  5 of 6 phases of plan of subdivision have received final approval. Approx. 40 lots remain subject to final approval	Portions of the site are located across from an existing built up area.	Located in proximity to commercial and recreational (golf) areas	Buffering measures incorporated into approved draft plan.	Low density residential housing	Development fully serviced	None identified on site	Development fully serviced for SWM	None identified on site	Saxton Road to be upgraded
<b>Area A11 – Glengyle Dr</b>  GA – 112.22 ha	Located in the periphery area of settlement boundary - Portions of the	Located in proximity to commercial / industrial employment	Buffering may be required relative to CN railway track, commercial /	Mix of land uses may need be carefully considered due to proximity to	Water is available along Glengyle Drive	None identified on site.	Regional approach to stormwater management required	Large portion of site is regulated by CA due to flood hazard.	Glengyle Dr is a County arterial road. York Street is a SC road

<p>NDA:</p> <p>3 Yr – 0</p> <p>15 Yr – 1.26 ha</p> <p>25 Yr - 0</p>	<p>site are located adjacent to an existing built up area.</p>	<p>uses and a local dog park.</p>	<p>industrial employment uses</p>	<p>CN railway line and industrial uses.</p>	<p>Extension of sanitary service is required along Glengyle Drive or York St</p> <p>Feasibility of service extension may be dependant on participation of multiple parcels</p>		<p>No facilities currently exist</p>		<p>Improvements to York Street anticipated</p>
<p><b>Area A12– Head Street</b></p> <p>GA – 2.04 ha</p> <p>Net area</p> <p>3 Yr – 0</p> <p>15 Yr – 1.96 ha</p> <p>25 Yr - 0</p>	<p>Adjacent to an existing built up area</p>	<p>Located in proximity to public elementary schools</p>	<p>Adjacent uses are all residential in nature and therefore considered compatible to future residential land uses</p>	<p>Low density residential housing</p>	<p>Full services available along Head Street and optional servicing may be available from Riverview Drive.</p>	<p>Significant Woodland located on small portion of site.</p>	<p>Stormwater sewers are available on Head Street</p>	<p>None identified on site</p>	<p>Improvements to Head Street N are anticipated</p>

### **4.3 Identification of Vacant Residential Land Supply – Mt. Brydges**

#### **4.3.1 Overall Mt. Brydges Vacant Residential Lands – Large Extent Map**

Figure 2 below illustrates the location of the residential vacant land supply in Mt. Brydges. These maps are intended to illustrate the lands by total parcel area and does not include physical constraints on the property. The lands are identified by colour as comprising part of the Municipality's 3-Year (yellow), 15-Year (orange) and 25-Year land supply (brown).

Lots that are located within approved or draft approved plans of subdivisions / condominium are also shown in yellow.




Lots outlined in 'blue' illustrates lots that are subject to a planning application that is in process but not yet draft approved.









**FIGURE 2**  
Available Lands Inventory  
for Mount Brydges

**Legend**

**Residential Land Supply**

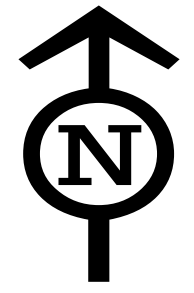
-  3 yrs
-  15 yrs
-  25 yrs

**Non-Residential Land Supply**

-  Commercial
-  Industrial
-  Roads
-  Parcels of Land
-  Approximate Settlement Boundary
-  Municipal Boundary

**Subdivision Status**

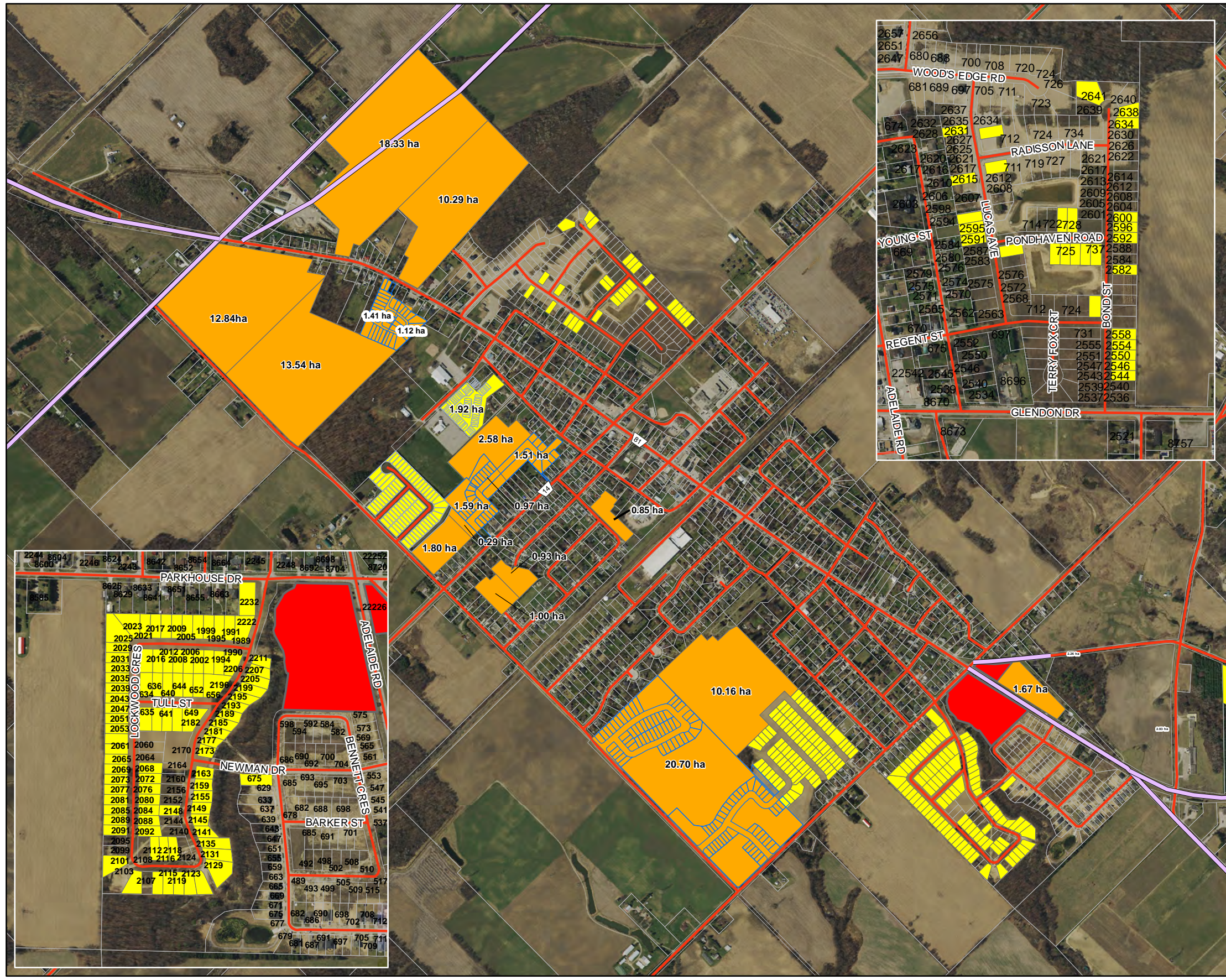
-  Draft Approved
-  Application Received



0 110 220 330 440  
Meters

ORTHOGRAPHY: SWOOP 2015

Disclaimer: This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation.





#### 4.3.2 Analysis of Mt. Brydges Vacant Residential Lands – Small Extent Maps

The areas shown on Figure 2 are also illustrated in close-up detail on maps B1-B8 (attached in the appendix) and identifies physical constraints on the property as well as includes 'gross' and 'net' developable areas of the lands. The findings of the analysis have been summarized in Table 7 below. Each parcel area referred to in the table has been given an identifying number (B1-B8 ) that can be cross referenced with the maps located in the appendix.

Table 6 – Mt. Brydges Summary Analysis of Vacant Residential Land Supply									
Land Area – MT. BRYDGES	Proximity to existing built-up areas	Proximity to other municipal facilities, parks & open spaces	Land use compatibility	Housing	Water and Sanitary Servicing Availability	Natural Heritage Issues	Stormwater management	Natural Hazards	Road Infrastructure
<i>Gross Area (GA)</i>  <i>Net Developable Area (NDA):</i> 3 Yr 15 Yr 25 Yr	<i>Is the area adjacent to the existing built-up area to allow for efficient use of land, infrastructure and public service facilities?</i>	<i>Does the area support live / work / play connections?</i>	<i>Is the area appropriately buffered from industries and other major facilities / infrastructure to prevent adverse environmental affects and minimize risk to public health and safety?</i>	<i>What type of residential uses could be appropriate on the site.</i>	<i>Can the area be sufficiently serviced with municipal water and sanitary sewage service?</i>	<i>Does the area contain significant natural features and areas?</i>	<i>Is there existing stormwater management capacity on site?</i>	<i>Is the area subject to flooding, erosion or other natural hazards?</i>	<i>Can the area be sufficiently serviced by the existing road network?</i>
<b>Area B1 – Adelaide Road South</b>  GA – 1.67 ha  NDA: 3 Yr – 0 15 Yr – 1.67 25 Yr – 0	Not located adjacent to existing built up area	Located in proximity to residential uses only	Buffering may be required relative to farmlands and lands planed for future commercial uses	Low density residential uses	Services located along Adelaide Road	None identified on site.	On-site stormwater management required, no storm sewers available	None identified on site	Adelaide Road is a County Arterial Road – no improvements anticipated in this location
<b>Area B2 – Adelaide Road North</b>  GA – 1.67 ha  NDA: 3 Yr – 0 15 Yr – 1.83	Adjacent to existing built up area	Moderate proximity to commercial uses and adjacent to municipal recreational uses	Buffering may be required relative to adjacent natural heritage features	Low density housing types and densities.	Sufficient water and sanitary services available along Adelaide Road	Significant Woodland on site.	On-site stormwater management facility planned	None identified on site.	Adelaide Road is a County Arterial Road – no improvements anticipated in this location

25 Yr – 0									
<b>Area B3 – Parkhouse / Rougham</b>  GA – 1.67 ha  NDA: 3 Yr - 0 15 Yr – 16.2 ha 25 Yr - 0	Located in the periphery area of settlement boundary - adjacent to existing built up area and farmlands	Located in proximity to a local municipal park (Church St park)	Buffering will be required to natural heritage features and farmlands	Mix of housing types and densities – (low – medium density)	Services will be required to be extended down Parkhouse Drive to the site	Significant Woodlands and local wetland identified on the lands.	Shared stormwater facility required as no regional facility available	Portion of lands regulated by the CA due to flood / erosion hazard associated with tributary system	Rougham Road and Parkhouse Drive both local roads  Improvements required
<b>Area B4 – Falconbridge East</b>  GA – 28.62 ha  NDA: 3 Yr - 0 15 Yr – 20.25 Ha 25 Yr - 0	Located in the periphery area of settlement boundary - adjacent to existing built up area and farmlands	Moderate proximity to municipal recreational facilities	Buffering will be required to natural heritage features, gas main, farmlands and adjacent public works yard	Mix of housing types and densities – (low medium density)	Water and sanitary services are required to be extended north on Adelaide to lands.	Significant Woodlands and Provincially Significant Wetland (PSW) identified on the lands.	Coordinated stormwater facility required for all lands as no regional facility available	Portion of lands regulated by the CA due to PSW	Adelaide Road is a County Arterial Road  Falconbridge Road is a SC roads.  Improvements not anticipated
<b>Area B5 – Helen St</b>  GA – 1.93 ha  NDA: 3 Yr - 0 15 Yr – 1.93 Ha 25 Yr - 0	Located adjacent to an existing built up area	Located in proximity to a local park and a CN railway line.	Adjacent uses are all residential in nature and therefore considered compatible to future residential land uses	Low density residential dwelling types	Sanitary service is required to be extended to site, water is available  No plans for sanitary service extension at this time making lands undevelopable at this time	None identified on site	Localized SWM approach required, limited capacity for stormwater sewers on Helen Street	None identified on site	Helen Street required to be extended to Helen Drive
<b>Area B6 – Falconbridge West</b>  GA – 26.37 ha	Located in the periphery area of settlement boundary	Lands lack accessible access to recreational, commercial or	Buffering will be required to natural heritage features, gas	Mix of housing types and densities (low - medium density development)	Water and sanitary services are required to be extended north on	Significant Woodlands identified on the lands.	On-site stormwater facility required for all lands as no	Portion of the lands area regulated by the CA due to	Adelaide Road is a County Arterial Road  Falconbridge and Rougham Road are SC roads

NDA: 3 Yr – 0 15 Yr – 14.59 ha 25 Yr - 0	Lands also adjacent to farmlands to the north and west.	employment uses	main and farmlands		Adelaide Road to lands		regional facility available	presence of watercourse	Improvements are not anticipated
<b>Area B7 – Queen / Glendon Infill</b>  GA – 8.38 ha  NDA: 3 Yr – 0 15 Yr – 6.18 ha 25 Yr - 0	Adjacent to an existing built up area	Located in proximity to a municipal recreation facility and park, moderate proximity to commercial areas	Buffering will be required to municipal drain	Low – medium density residential land uses	Water and sanitary services will be required to be extended down Queen Street into site	None identified on site	On site facility required with receiving outlet potentially available via Lipset Drain	Portion of the lands regulated by CA due to flood and erosion hazards associated with Lipset Drain	Queen Street is a local Street – improvements are anticipated  New public street anticipated from parallel to Glendon Drive  Glendon Drive is County Arterial Road – no improvements anticipated
<b>Area B8 – Woodward</b>  GA – 0.85 ha  NDA: 3 Yr - 0 15 Yr – 0.85 ha 25 Yr – 0	Adjacent to existing built up area	Located in proximity to employment and commercial areas	Buffering is anticipated to CN railway line and employment uses	Mix of housing types and densities – (low – medium and high density)	Sanitary service is required to be extended to site, water is available  No plans for sanitary service extension at this time making lands undevelopable at this time	None identified on site.	Localized SWM approach required, limited capacity for stormwater sewers on Woodward	None identified on site	Woodward drive is a local road, improvements would be required

#### 4.4 Total 3-Year, 15-Year and 25-Year Developable Vacant Residential Land Supply

As noted earlier, Municipalities are to maintain an adequate supply of short, medium and long-term residential land available for development (refer to Table 1, Page 4), per the Provincial Policy Statement. Based on the parcel assessments undertaken by staff, the total NET DEVELOPABLE AREAS by 3-year, 15-year and 25-year time increments are as follows:

##### 4.4.1 3-Year Land Supply (shown as YELLOW on maps and figures)

As part of the Municipality's three-year land supply, the municipality has a total of **722** lots within draft approved or registered plans of subdivisions / condominiums and site plans as of March 31, 2020.

The number of existing lots is divided between Strathroy and Mt. Brydges and by zone category as shown in Table 8 below:

**Table 8: 3-Year Land Supply – Lots within Draft Approved / Registered Plans**

Lots within Draft Approved / Registered Plans (As of December 31, 2019)		
	Strathroy	Mt. Brydges
Lots within Draft Approved and Registered Plans by zone category	Total - 395 R1 – 329 R2 – 22 R3- 44	Total - 327 R1 – 257 R2 – 0 R3 - 70

In addition to the units anticipated to be accommodated within existing 'lots', the 3-year land supply also includes those lands that are suitably zoned to facilitate *residential intensification* and *redevelopment*. In this regard, given the recommended density target noted in Table 3 above (Pg. 8) a total of 474 units are available for development in the short term – all such units are located in Strathroy as shown in Table 9 below. It is noted that the number of residential units that can be theoretically available given the land area is high, as over 60% of this land is located within an 'R3' zone in Strathroy, representing the highest density zone category.

**Table 9: 3-Year Land Supply – Lots Zoned Appropriately by Zone Category**

Lots Zoned Appropriately (As of December 31, 2019)		
	Strathroy	Mt. Brydges
Net Area of Land Zoned Appropriately (less constraints and less 15% non-developable discount**)⁶	9.3 Ha 23 Ac	0
Total # of Units Anticipated	474 Units Total R1 – 54 Units R2 – 0 R3 - 420	0

⁶ All Net Areas for 3-Year, 15-Year and 25-Year calculations represent the total parcel area, less the constraint area and less a 15% non-developable discount to reflect those lands who are owned by parties uninterested in development or lands that are undevelopable for unanticipated circumstances

In summary, a total of **1196** housing units could be made available for development in the short term (three years), of which **869** lots are located in Strathroy and **327** lots are located in Mt. Brydges.

#### 4.4.2 15-Year Land Supply (shown as ORANGE on maps and figures)

Table 10 below summarizes the amount of greenfield land<sup>7</sup> that is available to accommodate housing units in the next fifteen years in Strathroy and Mt. Brydges per the definitions contained in the 2020 PPS. These lands represent those lands designated for development but not yet with a draft approved or registered plan of subdivision and those that do not require (or have commenced) more detailed Official Plan policies (i.e. Secondary Plan).

**Table 10: 15-Year Greenfield Land Supply**

<b>15-Year Greenfield Land Supply</b>		
	Strathroy	Mt. Brydges
Net Area of 15-Year Land Supply Bank	62.6 Ha (154.7 Ac)	50.4 Ha (124.5 Ac)
Total Area	113 Ha (279 Ac)	

It is noted that the 15% non-developable discount was not applied to the vacant lands within the North Meadows area identified on Strathroy Map A9 as the net area already includes the removal of developable land for a regional park, school, and stormwater management facilities.

In summary, a total of **113 Ha (279 Ac)** of greenfield land is available for residential purposes within the next fifteen years.

#### 4.4.3 25-Year Land Supply (shown as BROWN on maps and figures)

Table 11 below summarizes the amount of land that is designated for development but subject to requirement for more detailed Official Plan policies that such policy work has not yet commenced. This area does include a 15% non-developable discount.

**Table 11: 25-Year Greenfield Land Supply**

<b>25-Year Greenfield Land Supply</b>		
	Strathroy	Mt. Brydges
Net Area of 25-Year Land Supply Bank	27.7 Ha (68.4 Ac)	0

In summary, a total of **27.7 Ha (68.4 Ac)** of greenfield land is considered part of the 25-Year residential land supply.

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<sup>7</sup> Greenfield land refers to lands that are larger undeveloped areas that are not constrained by existing buildings or infrastructure and sometimes used for agricultural land uses. They are considered different than brownfield sites and intensification or in-fill sites.

#### 4.4.4 Total Residential Land Supply

Table 12 below summarizes the cumulative amount of land that is described as part of the 15-year and 25-Year greenfield land supply.

**Table 12: Total Cumulative Land Supply (15-year + 25-year land supply)**

Total Land Supply		
	Strathroy	Mt. Brydges
Net Area of 25-Year Land Supply Bank	90.3 Ha (223 Ac)	50.4 Ha (124.5 Ac)
Total Area	140.7 Ha (348 Ac)	

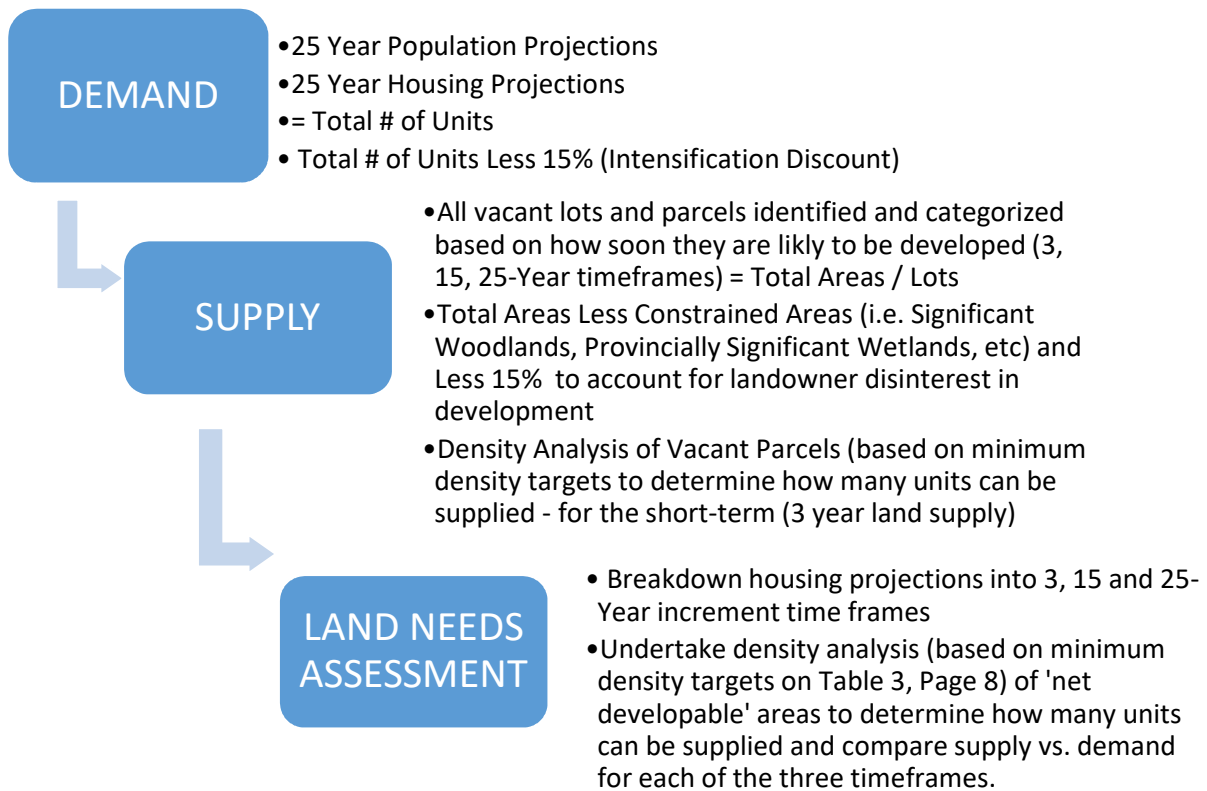
In total, **140.4 Ha (348 Ac)** of greenfield land is available for residential development purposes over a 25-Year planning horizon.

### SECTION 5 – RESIDENTIAL LAND NEEDS ASSESSMENT

To this point in this report, population and housing projections have been presented, minimum development density targets have been recommended, and the total ‘net developable area’ of vacant land (lots) available for development based on the three timeframes (3-year, 15-year, and 25-year) have been presented. The next step in the process is to compare the supply of land to the anticipated demand for land over time. This requires the application of density targets to the ‘net areas of land’ in order to determine how many housing units can be provided given the land supply. A diagram (see Diagram 1 below) has been prepared to illustrate the three key steps of a land needs assessment.



**Diagram 1 – Land Needs Assessment Methodology**



### **5.1 3-Year Land Supply Vs. Demand**

Based on the housing projections noted in Table 5 (Pg. 9) it is anticipated that a total of **748** housing units will be required in the short term - between 2020 – 2022. The total number of housing units projected was then divided between Strathroy and Mt. Brydges (based on the historical 70/30 split). Then, in order to determine the type of housing units required by zone category, the density targets noted in Table 3, Page 8 were applied to the projected units. The number of existing lots (or lots that can be accommodated by land that is currently zoned) that can be supplied have been identified between Strathroy and Mt. Brydges and by zone category.

It is noted that it is anticipated that 15% of the required 3-year supply will be satisfied through intensification (being the number of housing units that can be supplied by land that is vacant and zoned to permit development but not within a subdivision/condo or site plan currently), while the remainder of the units required could be provided by the existing vacant lots in draft approved or final approved subdivisions/condominiums.

The Municipality's short term land supply (3 Year) vs. projected need is as follows:

**Table 13: 3-Year Land Supply Vs. Demand**

<b>3 Year Land Supply vs. Demand - 2020-2022</b>				
<b>Total 3 Year Housing Demand – 748 Housing Units Required</b>				
	Strathroy 70% – 3 Year Supply Vs. Demand		Mt. Brydges 30% – 3 Year Supply Vs. Demand	
	Supply	Demand	Supply	Demand
Housing Units Supplied Vs. Required between Strathroy and Mt. Brydges	869 units available	524 units required	327 units available	224 units required
Housing Units Supplied Vs. Required based on Density Targets in Table 3 (pg. 8)	R1 – 329 units R2 – 22 units R3 – 464 units	R1 – 340 units R2 – 131 units R3 – 52 units	R1 – 257 units R2 – 0 units R3 – 70 units	R1 – 168 units R2 – 45 units R3 – 11 units
<b>Total 6 Year Housing Supply Available – 1196 Units Available</b>				

In total it appears that the Municipality has, theoretically a **6 Year Supply of Units (or 1196 Units)** available for development in the short-term timeframe. Staff have, however identified a few caveats to this conclusion as noted below:

#### 5.1.1 Comments on short term land supply:

- In regards to the ‘lots within draft approved / registered plans’, only 70 of the 722 lots (refer to Section 4.4.1) are intended to be developed as something other than single-detached dwellings, notwithstanding the zoning of the lands (i.e. vacant land condominium units).
- Much of the short term land supply in Strathroy is comprised of vacant land that is located within the ‘R3’ zone and shown on Map A1 of the Appendix. Interest in development has fluctuated over time. To date, no proposals to sell or develop the land has come to fruition.
- The ‘R2’ land supply in Strathroy is much less than the projected demand. This may be due to the unique zone restrictions in the ‘R2’ zone category that limits the number of multiple units to 6 or less. Low-rise multi-unit development types are typically placed into the ‘R3’ zone category due to the number of units on the parcel, rather than the development form or density.
- In respect of the Mt. Brydges short term land supply, there appears to be a surplus of lots available in the ‘R1’ zone and ‘R3’ zone, but a deficient supply in the ‘R2’ zone. This deficient ‘R2’ zone category is also likely due to the restriction in the ‘R2’ zone category that limits the number of multiple units to 6 or less.

While the Municipality does appear to have sufficient land available to meet its housing needs over the short term, staff are aware of several development constraints that make it unlikely that full-buildout of the lots and land will occur by 2022, as described below:

- Much of the land located within the 'R3' zone and shown on Map A1 – Strathroy of the appendix are owned by various parties that have either not indicated interest in development or consider individual areas part of a larger land assembly package waiting to be sold as a single unit;
- the lands located within the 'R1' zone and shown on Map A2 – Strathroy are owned by various parties that have either not indicated interest in development or undertaken the assembly of multiple parcels in order to make a viable development plan;
- for development to proceed within the draft approved plan known as 'Edgewood' and shown on Map B3 – Mt. Brydges, significant infrastructure and additional background studies are required in order to achieve final plan approval;
- for development to proceed further within a registered plan of subdivision known as "Fieldcrest" and shown on Figure 1 (Abbott St), additional infrastructure as well as plan revisions are anticipated to be required which will likely extend beyond three years to plan registration stage.

These constraints result in an adjusted realistic short term land supply of **1.9 years (548 Units Available)**, as shown in Table 14 below:

**Table 14: Adjusted Market-Based 3-Year Land Supply vs. Demand 2020-2022**

<b>ADJUSTED 3 Year Land Supply vs. Demand - 2020-2022</b>				
<b>Total 3 Year Housing Demand – 748 Housing Units Required</b>				
	Strathroy 70% – 3 Year Supply Vs. Demand		Mt. Brydges 30% – 3 Year Supply Vs. Demand	
	Supply	Demand*	Supply	Demand*
Housing Units Supplied Vs. Required between Strathroy and Mt. Brydges	303 units realistically available	524 units required	245 units realistically available	224 units required
Housing Units Supplied Vs. Required based on density targets	R1 – 183 units R2 – 22 units R3 – 98 units	R1 – 314 units R2 – 157 units R3 – 52 units	R1 – 175 units R2 – 0 units R3 – 70 units	R1 – 134 units R2 – 67 units R3 – 22 units
<b>Approximately 1.9 Year Housing Supply Available – 548 Units Available</b>				

\*Numbers may not add up due to rounding.

Based on an adjusted and realistic short-term supply inventory, the Municipality has just less than a two (2) year inventory of land available for immediate development. Strathroy appears to be lacking land available for low and medium density development, while Mt. Brydges appears to be lacking medium

density development. Furthermore, the land available for immediate build-out is spread across only a few development sites. This lack of inventory has the effect of limiting the range of housing options available in a community which in turn can contribute to depressed development activity and a rise in the cost of both new and existing housing that is available.

## 5.2 15-Year Land Supply Vs. Demand

Table 15 below calculates the number of housing units required to satisfy the 15-Year projected needs. This calculate is based on extracting a 15-year housing projection from the projections presented in Table 5, Page 9, being 3155 units. This number is then reduced by the number of the number of units that can be accommodated by existing vacant draft approved / registered lots and lands already zoned for development. It concludes that **1960** additional housing units are required in order to satisfy the 15-Year housing projections.

**Table 15: 15-Year Strathroy-Caradoc Housing Projections 2020-2035**

<b>15 Year Strathroy-Caradoc Housing Projections</b>	
# of Units Required, based on Projections	3155
Less # of Units in Draft Approved / Registered Plans	-722
Less # of Units Anticipated based on % 15 Intensification Target	-473
Total # of Units Required on 'Greenfield' areas	1960
<b>1960 Greenfield Housing Units Required</b>	

In order to determine how much vacant land is needed to accommodate 1,960 housing units, staff divided the number of housing units by zone categories based on the density targets and percentages. This calculation determined that 241.5 ac of vacant land would be required to satisfy the 15-year housing demand.

**Table 16: Estimated Land Required to Meet Projected 15-Year Housing Needs 2020-2035**

<b>Estimated Land Required to Meet Projected 15-Year Housing Needs</b>		
1960 Housing Units Required		
Density Target	# Units	Ac Required
R1 – 60% @ 6u/ac	1176	196 Ac
R2 – 30% @ 15u/ac	588	39 Ac
R3 – 10% @ 30u/ac	196	6.5 Ac
Total Area Required to Satisfy Housing Projections		241.5 Ac
Total 15-Year Greenfield Ac Available		279 Ac
Surplus		37.5 Ac

Based on the earlier calculation of the amount of vacant land for the 15-year timeframe (Table 10) it was concluded that there is a **37.5 ac surplus** of land available for development over the 15-year time horizon.

## 5.3 25-Year Land Supply Vs. Demand

Map Areas A1-12 and B1-8 of the appendix illustrate the vacant parcels of land in the municipality and identify them as being part of the 3, 15 or 25 year land supply. Based on this assessment, the municipality has a total of 223 ac of 'greenfield' developable land in Strathroy and 124.5 ac of 'greenfield' developable land in Mt. Brydges.

In relation to the current PPS requirements to provide for a 25-year supply of land for a range of land uses, the subject report summarizes the Municipality's ability to provide for its residential land needs over a 25-year period.

The Municipality's ability to satisfy its residential land needs is fulfilled based on opportunities for residential intensification, redevelopment and greenfield development. In regards to intensification and redevelopment opportunities, the Municipality has made an assumption that 15% of its development will be satisfied by way of intensification and redevelopment.

A 15% intensification target represents a total of 658 units over a 25-year period. Of these units, a portion will be provided by land that is currently vacant and zoned in a manner to permit development. The remaining number of intensification units is anticipated to be provided through the redevelopment of existing residential properties or the addition of residential units to commercial areas such as in the downtown Strathroy.

The subject report has calculated the 25-Year land supply needs by taking into consideration the number of projected units required to satisfy the 25-year housing projection, less the existing vacant units approved or draft approved for residential development and the number of units to be constructed by way of the 15% intensification target. This results in the total remaining number of units that are required by way of 'greenfield' development.

**Table 17: 25-Year Strathroy-Caradoc Housing Projections**

<b>25 Year Strathroy-Caradoc Housing Projections</b>	
# of Units Required, based on Projections	5107
Less # of Units in Draft Approved / Registered Plans	-722
Less # of Units Anticipated based on % 15 Intensification Target	-658
Total # of Units Required on 'Greenfield' areas	3727
<b>3727 Greenfield Housing Units Required</b>	

#### **5.4 Greenfield Land Requirements**

Given the number of units that are required to be satisfied by way of greenfield development, being **3727**, applying the proposed density target and percentage, staff have determined the amount of land that is required to satisfy the greenfield development requirements as follows:

**Table 18: Estimated Land Required to Meet Projected 25-year Housing Needs**

<b>Estimated Land Required to Meet Projected 25-Year Housing Needs</b>		
3727 Housing Units Required		
Density Target	# Units	Ac Required
R1 – 60% @ 6u/ac	2236	372.7 Ac
R2 – 30% @ 15u/ac	1118	74.5 Ac
R3 – 10% @ 30u/ac	373	12.4 Ac
Total Area Required to Satisfy Housing Projections		459.5 Ac
Total Greenfield Ac Available		348 Ac
Surplus / Deficit		111.5 Ac Deficit

Based on the earlier calculation of the amount of vacant land for the 25-year timeframe (Table 10) it was concluded that there is a **111.5 ac surplus** of land available for development over the 25-year time horizon.

## **5.5 Land Supply Summary**

The Residential Land Needs Assessment concludes with three main findings:

- While there is a theoretical surplus of land in Strathroy-Caradoc that is available for development within a 3-year timeframe (with some shortages in the 'R1' and 'R2' zone categories in Strathroy and in the 'R2' zone category in Mt. Brydges), only about one-third of available lots in Strathroy and two thirds of available lots in Mt. Brydges are viable for development in the short term. This leads to about a 1.9 year supply of land necessary to accommodate growth over the next 3-years.
- The Municipality has a surplus of developable land (approximately 15 ha (37 ac)) over the 15-year timeframe.
- Over the 25-year timeframe, the Municipality has a deficit of about 45 ha (111) of developable land.

It is anticipated that a portion of this deficient land supply could, in part, be satisfied through the designation of a portion of Areas 1-3 on Figure 1 (areas undesignated but located within Strathroy's settlement area boundary – see page 14), provided a detailed land use and servicing analysis would support the location of residential land uses in these locations. This could potentially reduce the Municipality's land supply deficit to approximately 29.7 ha (73.5 ac). Due to this deficit, the Municipality is in a position to consider a possible future boundary expansion as part of its 5-Year Official Plan Review.

## **SECTION 6 – NEXT STEPS**

The Municipality is seeking to initiate a 5-Year Official Plan review in 2020. As part of this planning exercise, could include a component that satisfies the requirement for a comprehensive review in order to contemplate a possible boundary adjustment as required by the PPS. The comprehensive review exercise would identify candidate areas for consideration then evaluate the areas based on a number of factors including: proximity to built-up areas and municipal services and facilities, servicing and stormwater considerations, land use compatibility matters, recreation and transportation network implications and financial feasibility, as well as impact on agricultural operations and natural heritage features and hazards.

The 5-Year review could be completed in multiple phases resulting in a 2-part approach to updating the Official Plan in a manner that responds to the critical need for developable land in the short term.

This review could also undertake a further analysis of those areas identified within this report as potentially being unsuitable for future residential land uses given compatibility and servicing constraints. These areas, identified in Map Areas A5 and A11 in Strathroy and Map Areas B1, B5 and B8 in Mt. Brydges (in appendix) represent a total of 16.57 Ha (40.95 ac) of residentially designated land that could potentially be reallocated elsewhere in Strathroy or Mt. Brydges.

Readers of this report are advised that the detailed analysis of the development areas and land parcels is not intended to in any way predetermine the potential planning for such areas / parcels as part of an Official Plan review.

A project as detailed and comprehensive as a 5-year Official Plan review and Comprehensive Review requires the expertise of a full service consulting firm which has either in-house staff, or the ability to coordinate a number of firms, to prepare detailed transportation, servicing, natural heritage / hazard assessments, recreation reports and agricultural impact reports as well as land use planning justification reports. For this reason, this project is outside the scope of staff's available expertise and / or time. Therefore, it is recommended that staff initiate the preparation of a Terms of Reference / Request for Proposals for the completion of the 5-Year Official Plan Review and Comprehensive Review by a consulting firm or firms.



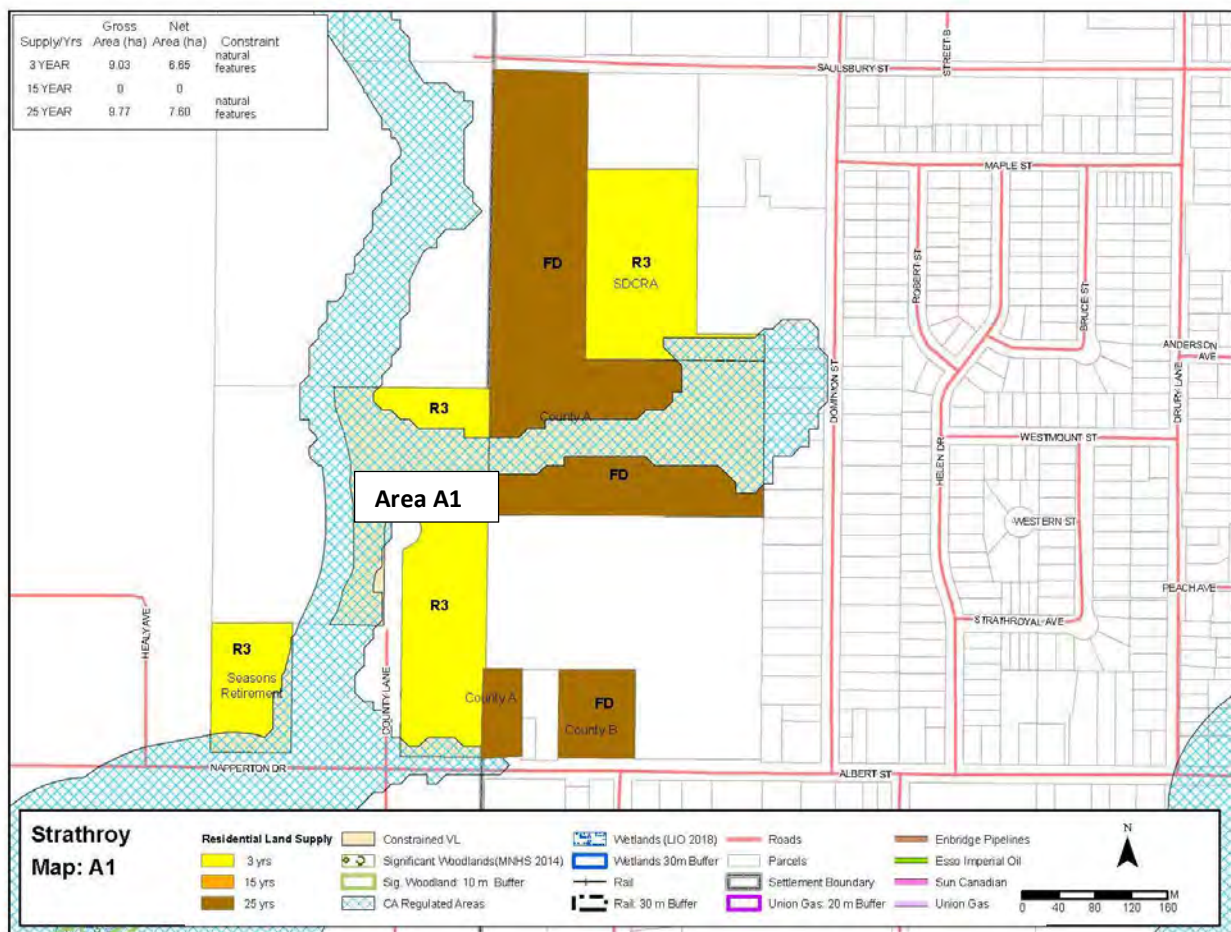
# Appendix: Vacant Land Supply by Area: Development Opportunity and Constraint Maps

## Strathroy Vacant Residential Land – Close up Maps

### Area A1: Saulsbury

This area is located on the west side of Strathroy between Albert Street to the south and Saulsbury Street to the north and abuts the Municipal boundary with the Township of Adelaide Metcalfe. Surrounding land uses are predominately multi-unit residential uses with the Seasons Retirement Community, Trillium Village Seniors Homes and Strathmere Lodge all located within close proximity to the subject area.

### Map A1 Saulsbury - Strathroy



Portions of the lands are located within the 3-year and 25-year land inventory. The lands located in the 25-year inventory are those owned by the County of Middlesex and are subject to the Official Plan requirement for the completion of a Secondary Plan prior to development taking place. The remaining parcels of land are located within the 'High Density Residential (R3) Zone'.

While servicing appears to be available along Albert Street, service extension and road improvements would be required to access services along Saulsbury.

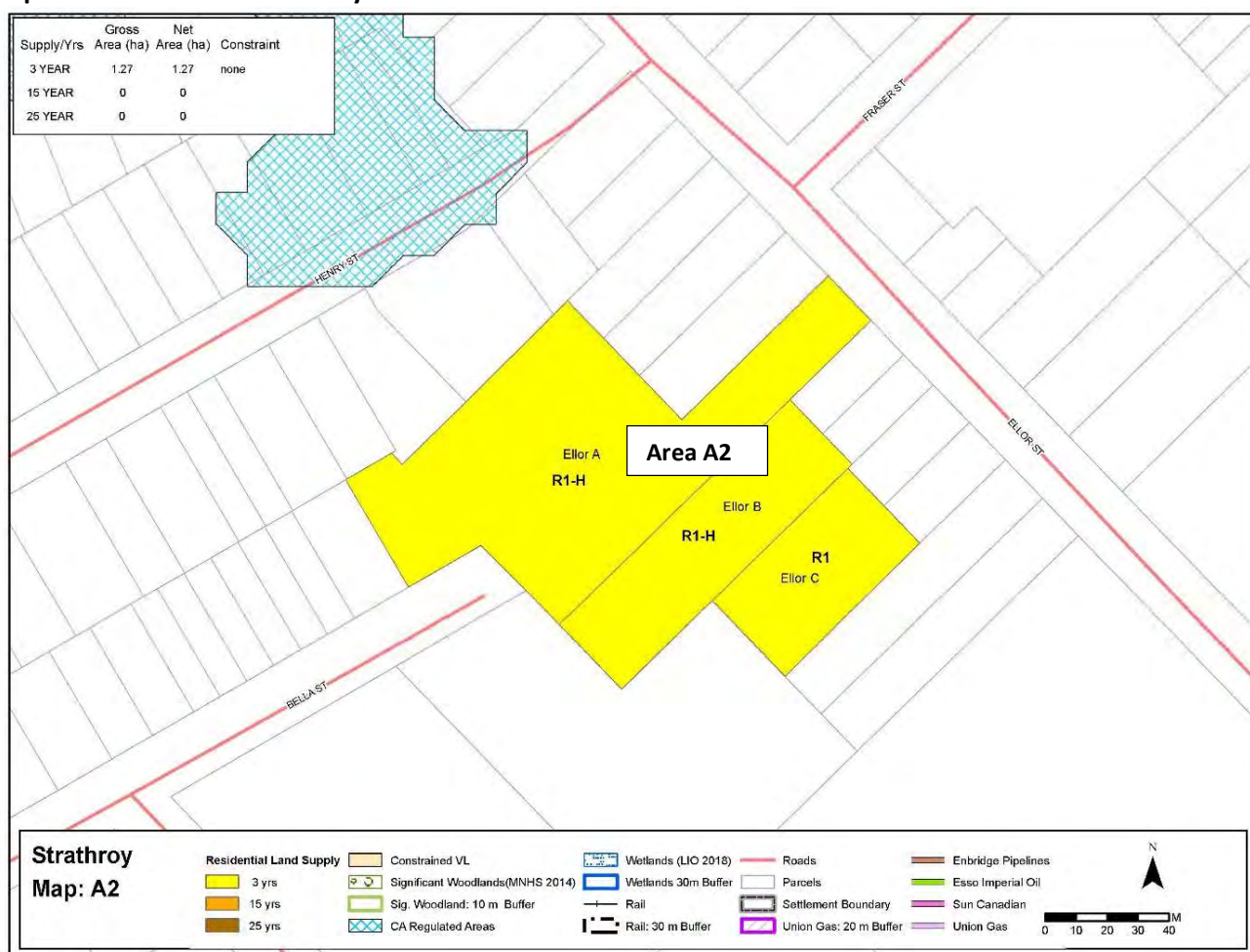
Portions of the lands are regulated by the St. Clair Region Conservation Authority due to the location of the Cable Drain bisecting the lands from north to south.

Anticipated land uses are generally high density residential land uses, consistent with existing uses in the area.

### Area A2 – Ellor Street

This area is located in the south central area of Strathroy. Surrounding land uses include a mix of single-detached and multi-unit residential dwelling types as well as industrial and institutional land uses. Development of this site will likely require a land assembly of two or three parcels and the extension of Bella Street to Ellor Street.

**Map A2 - Ellor Street - Strathroy**



The lands have been identified as being within the Municipality's 3-Year land supply as they are located within the 'Low Density Residential (R1) Zone'.

Services are generally available from Ellor Street.

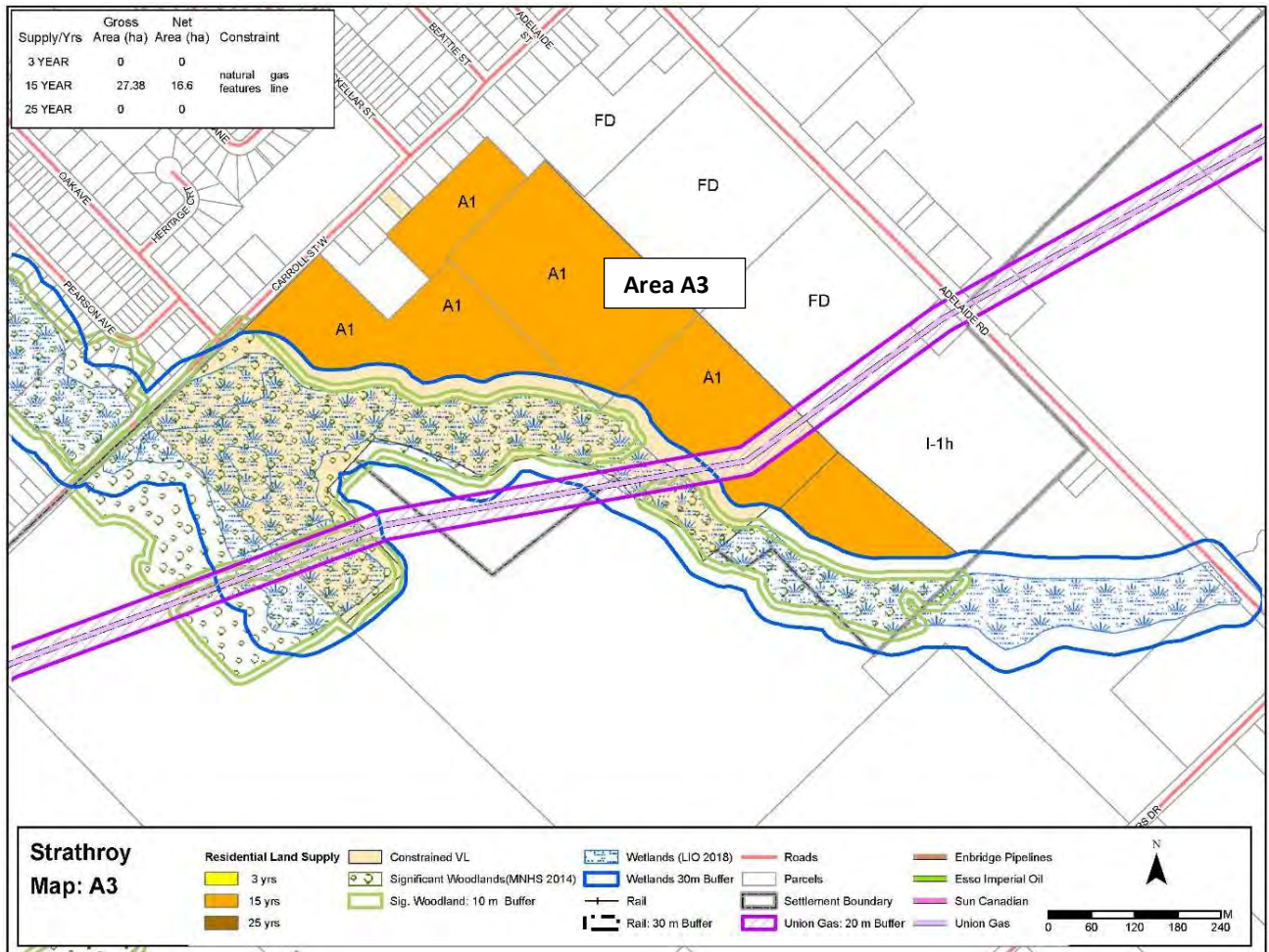
Physical constraints have not been identified as impacting the subject land.

It is anticipated that this area could be developed for single-detached dwellings in keeping with the current zone category.

### Area A3 – South Carroll Street W

This area is located in the south part of Strathroy, south of Carroll Street West and west of Adelaide Road. Surrounding land uses include single-detached dwellings, institutional use (elementary schools) and large format commercial land uses.

**Map A3 - South Carroll Street W - Strathroy**



This area is divided amongst multiple land owners and, notably, the residential designation comprises only the 'back half' of the properties that front onto Adelaide Road. In addition, the westerly portion of this area is planted in ginseng (a specialty crop that is planted on a 4-5 year harvest schedule).

The lands are identified as being within the Municipality's 15-Year land supply as, while they are located within the 'Residential' designation of the Official Plan, they are located within the 'General Agricultural (A1) Zone' and therefore not considered available in the short-term for development.



It is noted that the Official Plan requires a 'preliminary servicing study' for this area of land in order to determine the overall servicing requirements of the lands, including the location and sizing of trunk service mains, pumping stations and related facilities. However, since the adoption of the Official Plan, such a servicing plan has been completed with the extension of the trunk service main from Metcalfe Street to Carroll Street and from Carroll down to Saxton Road. Furthermore, this section has been interpreted by staff as requiring individual servicing plans at the time of development application. While water and sanitary service appears to be generally available in the area, stormwater management will need be coordinated for a regional solution to service neighbouring properties.

Physical constraints impacting the subject lands include both Provincially Significant Wetlands and Significant Woodlands surrounding a natural watercourse and a high-pressure gas line. Associated buffer areas are noted on the map.

It is anticipated that these lands will be developed in a manner that provides a range of housing types, recognizing its close proximity to commercial areas and elementary schools, as well as the desirable amenity areas adjacent to the woodlands. Multiple vehicle and servicing accesses are anticipated, including two from Carroll Street W and potentially two from Adelaide Road, including one that would extend westward the existing signalized intersection on Adelaide Road at the commercial plaza entrance.

#### **Area A4 – Queen Street**

This singular property is located in the south-central area of Strathroy. Surrounding land uses include single-detached dwellings, utility uses and a railway line to the north.

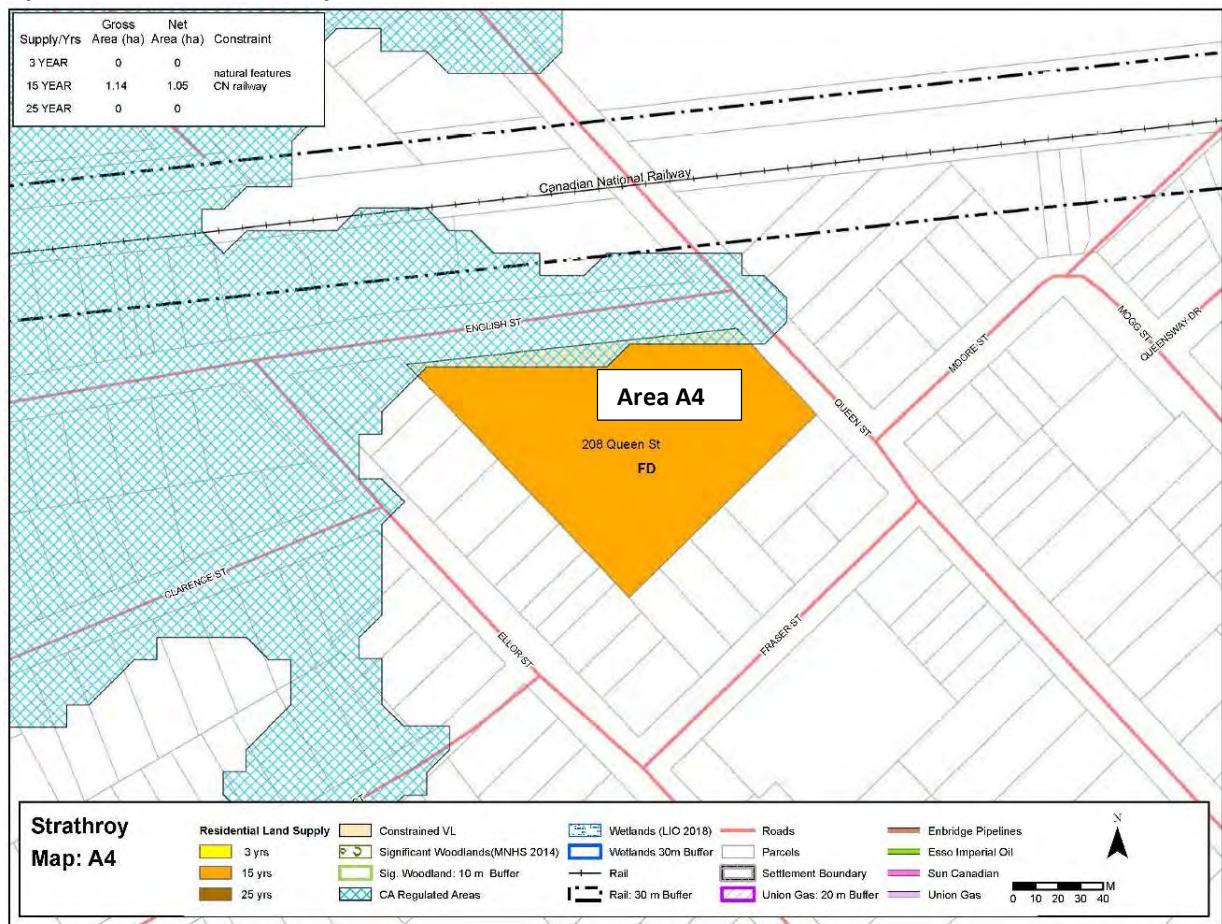
The lands are identified as being within the Municipality's 15-year land supply as, while they are located within the 'Residential' designation of the Official Plan, they are located within the 'Future Development (FD) Zone' of the Zoning By-law and therefore not considered available in the short-term for development.

While services are located along English and Queen Street, an evaluation of service capacity will be required prior to consideration of a development application.

In terms of constraints, a portion of the lands are regulated by the Conservation Authority due to flood hazard and it is likely that any development would require the completion of noise / vibration studies and likely the inclusion of noise / vibration mitigation measures due its proximity to the railway line.

It is anticipated that development of this site could include multi-unit housing form(s) compatible with surrounding residential lands.

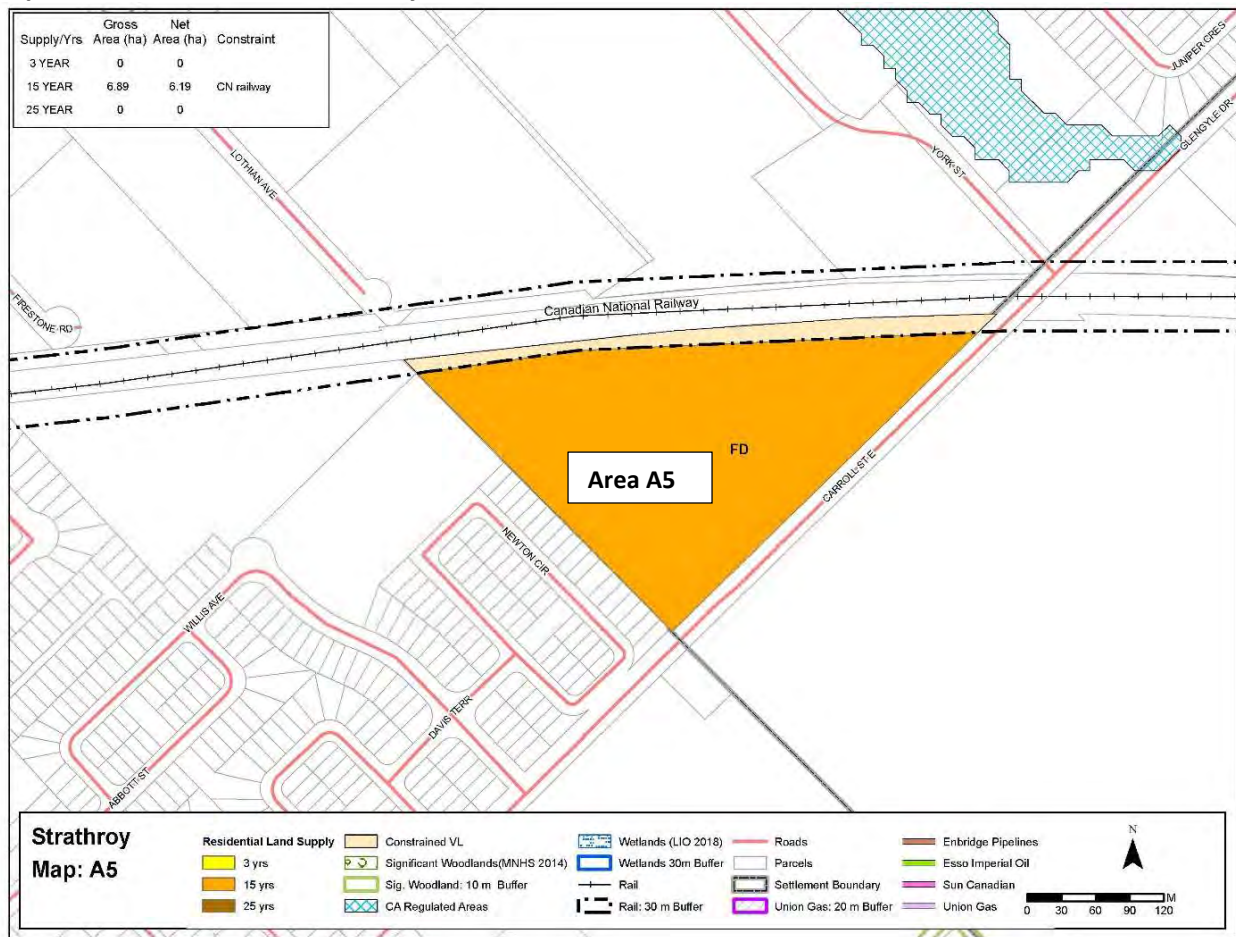
## Map A4 Queen St - Strathroy



## Area A5 – Carroll Street E

The subject lands are located in the south-east quadrant of Strathroy. Surrounding land uses include agricultural uses to the south, vacant residential uses to the west, a railway line to the north-east and industrial uses further to the north. One of Strathroy-Caradoc's largest food processor, Bonduelle, is located in the industrial area to the north.

**Map A5: Carroll Street E - Strathroy**



The lands are identified as being within the Municipality's 15-year land supply as, while they are located within the 'Residential' designation of the Official Plan, they are located within the 'Future Development (FD) Zone' of the Zoning By-law and therefore not considered available in the short-term for development.

While water service is available along Carroll Street West, sanitary and storm sewers are not. Development will require the extension of sanitary and storm service.

As the lands immediately about the railway line, it is anticipated that development of the site would require the completion of noise / vibration studies and likely the inclusion of noise / vibration mitigation measures, such as berms or noise walls and / or building material improvements. In addition, due to the proximity of the lands to industrial uses to the north, the development of the land for residential purposes may also be required to complete odour and noise studies.

Given the servicing constraints and concerns about compatibility with adjacent industrial land uses, it is recommended that the appropriateness of the lands for future residential purposes be subject to review during the upcoming 5-Year Official Plan review.



## Area A6 – Burns / Oak

The subject area is located in the south-west part of Strathroy. Surrounding land uses are predominately residential in nature, comprising single-detached dwellings in what may be characterized as an established residential neighbourhood.

**Map A6: Burns / Oak - Strathroy**



Development of this site will likely require a land assembly of two or three parcels of land.

The lands have been identified as being within the Municipality's 3-Year land supply as they are located within the 'Low Density Residential (R1) Zone'.

Capacity of services would have to be investigated at the time of a development proposal. Access is anticipated from Oak Street or Burns Street.

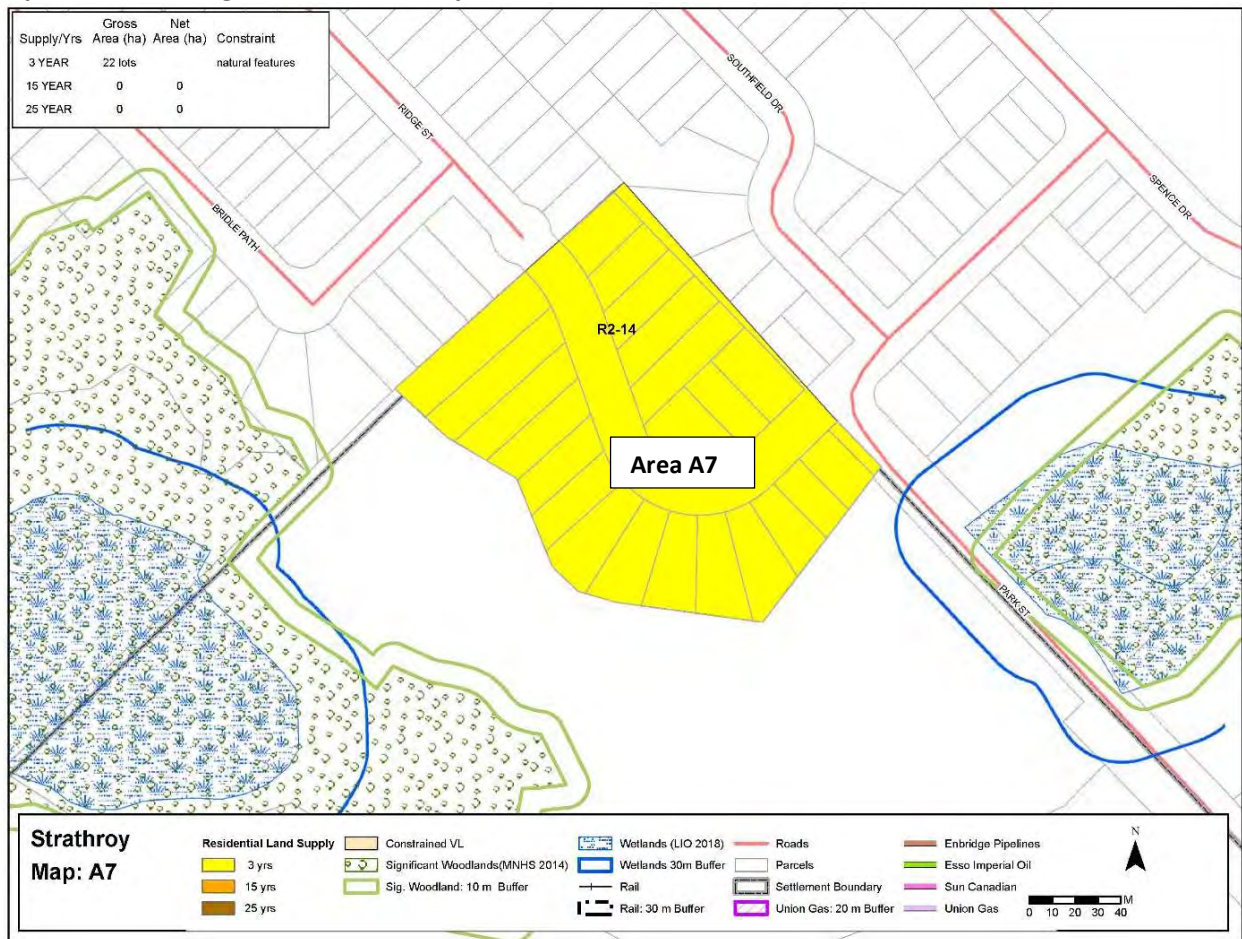
It is anticipated that the subject lands could be developed for low density residential uses in keeping with the surrounding neighbourhood.

## Area A7 – Park / Ridge Street

The subject area is located in the south-west part of Strathroy. Surrounding land uses include single-detached dwellings as well as natural areas and the Trout Haven seasonal trailer park.



## Map A7: Park / Ridge Street - Strathroy



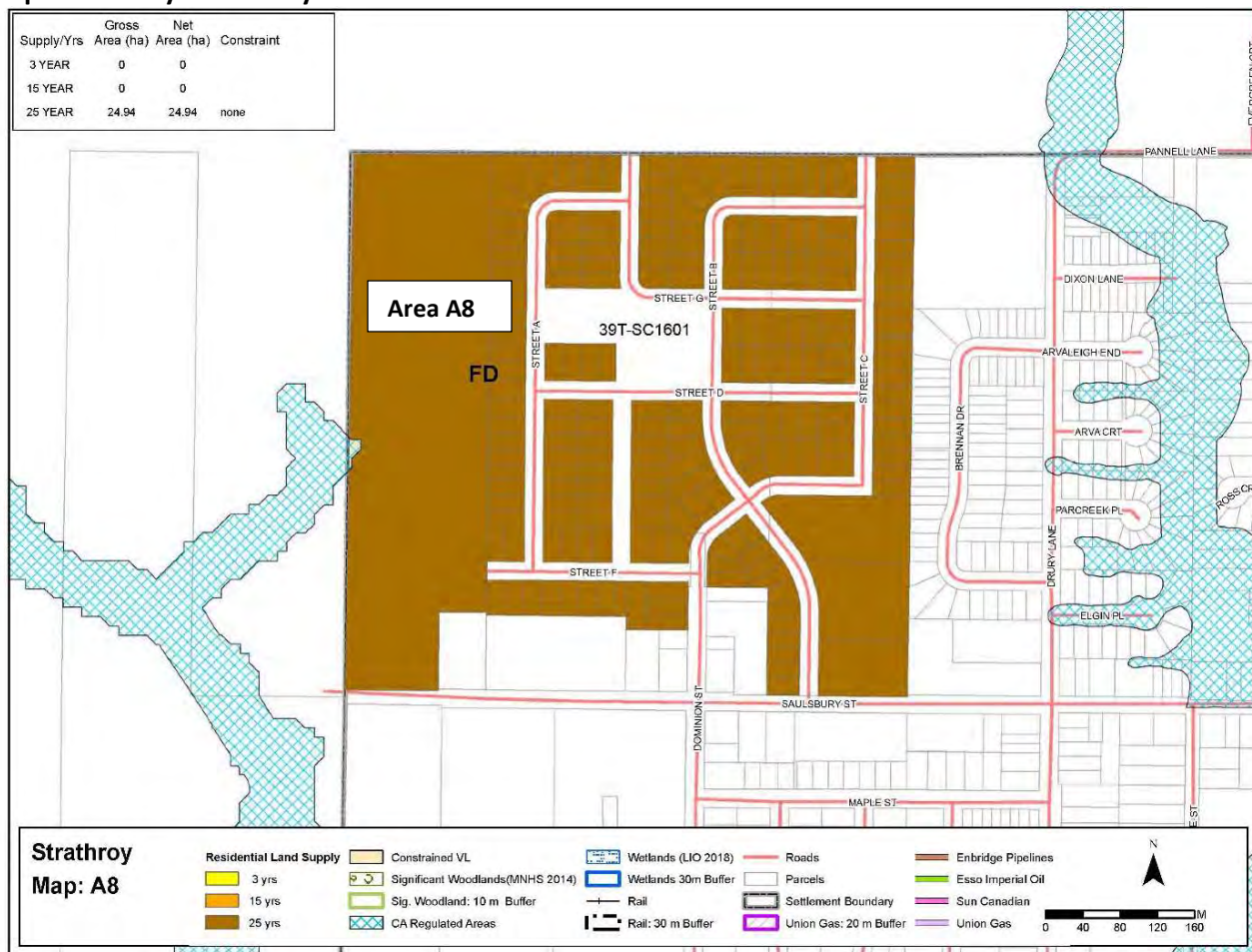
The lands are located within the 'Residential' designation of the Official Plan and within a site-specific 'Medium Density Residential (R2-14) Zone' of the Zoning By-law. The lands include 22 lots located within a registered plan of subdivision and as such comprise a part of the short-term 3-year residential land supply. No changes to the subdivision are proposed or required. Services are available to the site.

Notwithstanding the 'R2-14' zoning, it is anticipated that the lands will be developed for single-detached dwellings.

### Area A8 - Cuddy

This area is comprised of two separately owned parcels located on the west side of Strathroy adjacent to the municipal boundary with the Township of Adelaide Metcalfe. Surrounding lands uses include single and semi-detached dwellings as well as agricultural land in crop production.

## Map A8: Cuddy - Strathroy



While the lands are located within the 'Residential' designation of the Official Plan, this area is subject to an Official Plan requirement for the completion of a Secondary Study prior to development. The lands are located within the 'Future Development (FD) Zone' of the Zoning By-law. Given the requirement for a Secondary Plan, the subject lands are considered to be part of the Municipality's 25-year residential land supply.

One of the two parcels are subject to a residential plan of subdivision application and an official plan amendment application to request an exemption from the requirement for a Secondary Plan. These applications have been deferred pending a number of outstanding items including the provision of a northerly access to Pannell Lane and demonstrating the co-ordination between parcels of road patterns, stormwater and park facilities. It is noted that the net area of the lands reflect an approximate size of the required regional park and storm facility.

In respect of the services, extension of services and road improvements will be required along Saulsbury Street as well as the extension of Pannell Lane. The extension of Pannell Lane requires the coordination with the Township of Adelaide Metcalfe. There are no identified physical constraints impacting the lands.

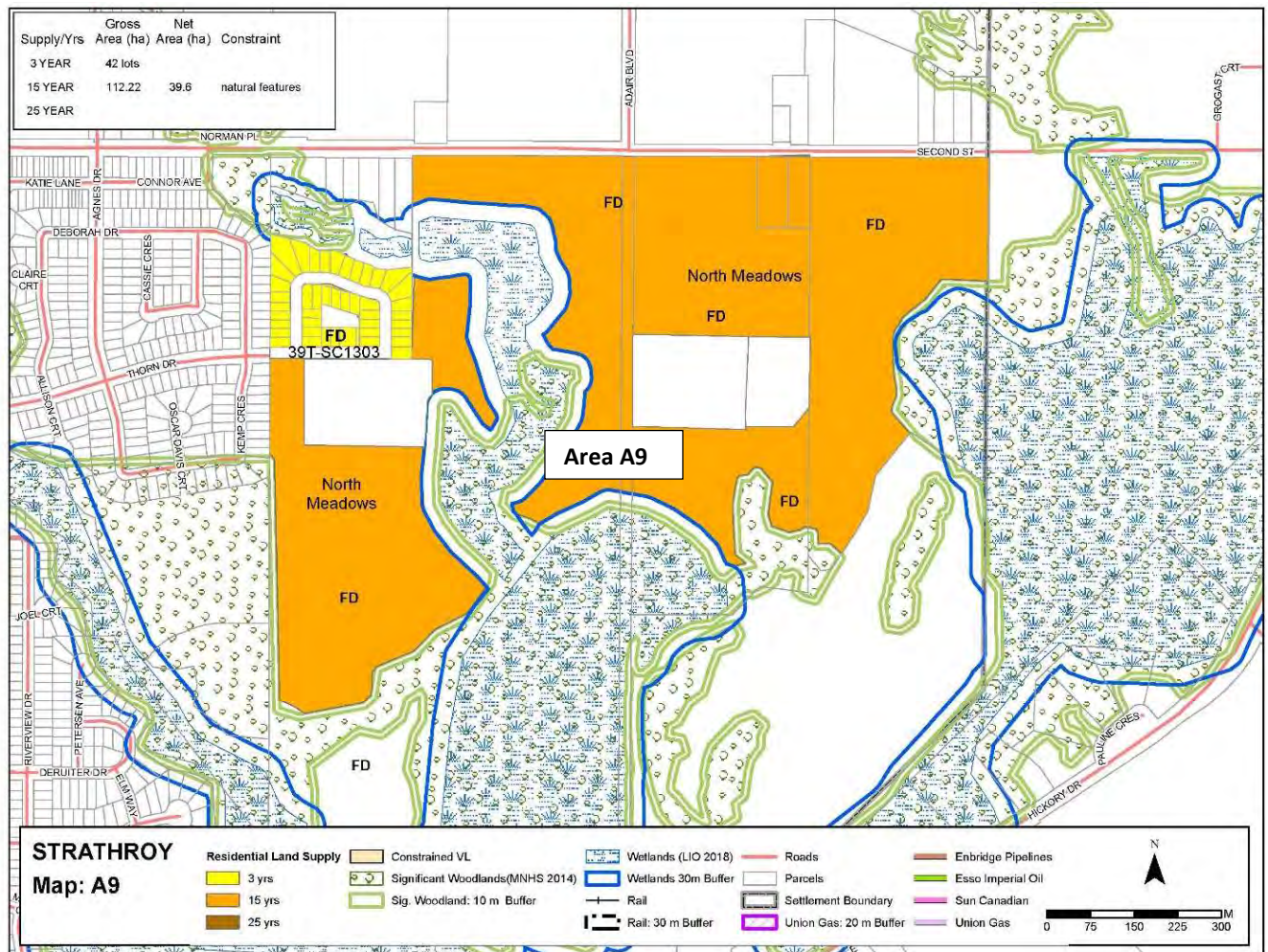


It is anticipated that the proposed draft plan of subdivision will be revised from its original submission. It is also noted that the development of the west parcel will also require an exemption to the Secondary Plan requirement as well as a coordinated development plan consistent with the east parcel.

### Area A9 – North Meadows

The subject area is known locally as ‘North Meadows’ located in the north east part of Strathroy and are currently include vacant land, agricultural uses and natural areas. Surrounding land uses include residential uses to the west, industrial and institutional uses to the north, a golf course and Significant Woodlands / Provincially Significant Wetlands to the south. The Township of Adelaide Metcalfe municipal boundary is located to the east.

**Map A9: North Meadows - Strathroy**



A large portion of the area is subject to a requirement for a North Meadows Secondary Plan, which has been initiated and is expected to be completed by the end of 2020. The North Meadows Secondary Plan (NMSP) has identified the need for a large community park, a school block, two stormwater management facilities and a neighbourhood park block. The net area for the subject lands has discounted the approximate area required for these facilities as per the draft NMSP. As the Secondary Plan has been initiated this area is located within the 15-year residential land supply.

It is anticipated that this area will be developed with a mix of low, medium and high density residential dwelling types, with high and medium density housing forms located in proximity to Second Street and a future Adair Blvd extension south.

A small area in this location has been identified as being in the 3-year residential land supply and includes lots that are subject to an approved draft plan of subdivision for development of single-detached dwellings.

### Area A10 – Southgrove Meadows

The subject area is located in the south east part of Strathroy. Surrounding land uses include residential and commercial uses to the west, agricultural uses to the north and east and a golf course to the south. It is noted that this parcel is immediately south of 'Area 1' shown on Figure 1 (pg. 13).

### Map A10: Southgrove Meadows - Strathroy



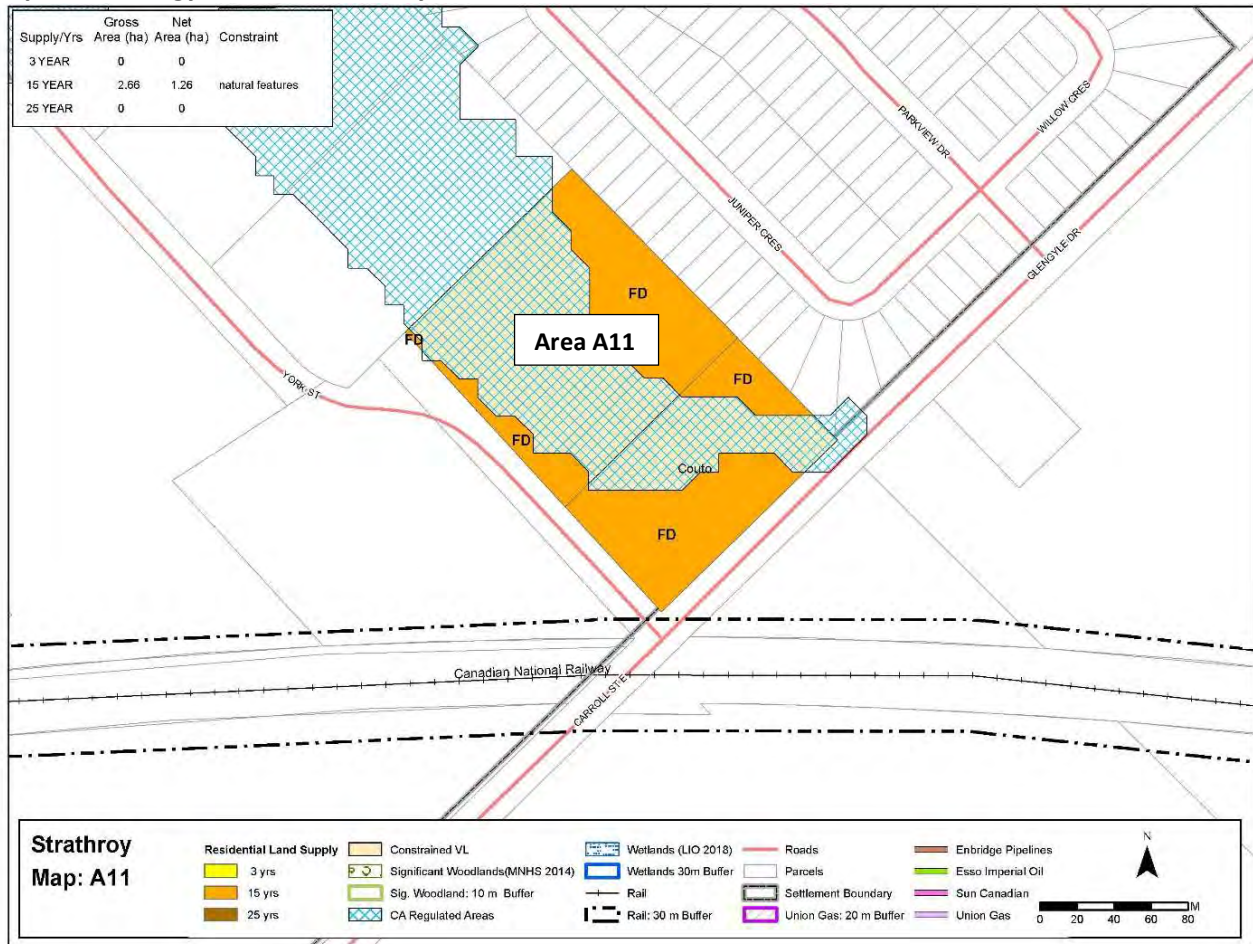
The lands are located within the 'Residential' designation of the Official Plan and residential zoning categories of the Zoning By-law. The lands are known as the Southgrove subdivision and condominium plan. All of the phases of the development area have been registered except one. The map shows the remaining lots within this development. All lots are anticipated for the development of single-detached dwelling types. No changes to the development is anticipated. The lands are considered to comprise part of the Municipality's 3-year residential land supply.



## Area A11 – Glengyle Dr

The subject area is located in the south east part of Strathroy. Surrounding land uses include residential lands to the east, industrial uses to the north and west and agricultural land uses to the south. The lands front onto York Street. One of Strathroy-Caradoc's largest food processor, Bonduelle, is located in the industrial area to the west.

**Map A11: Glengyle Drive - Strathroy**



The lands are located within the 'Residential' designation of the Official Plan and within the 'Future Development (FD) Zone' of the Zoning By-law. Accordingly, the land is considered to be part of the Municipality's 15-year residential land supply.

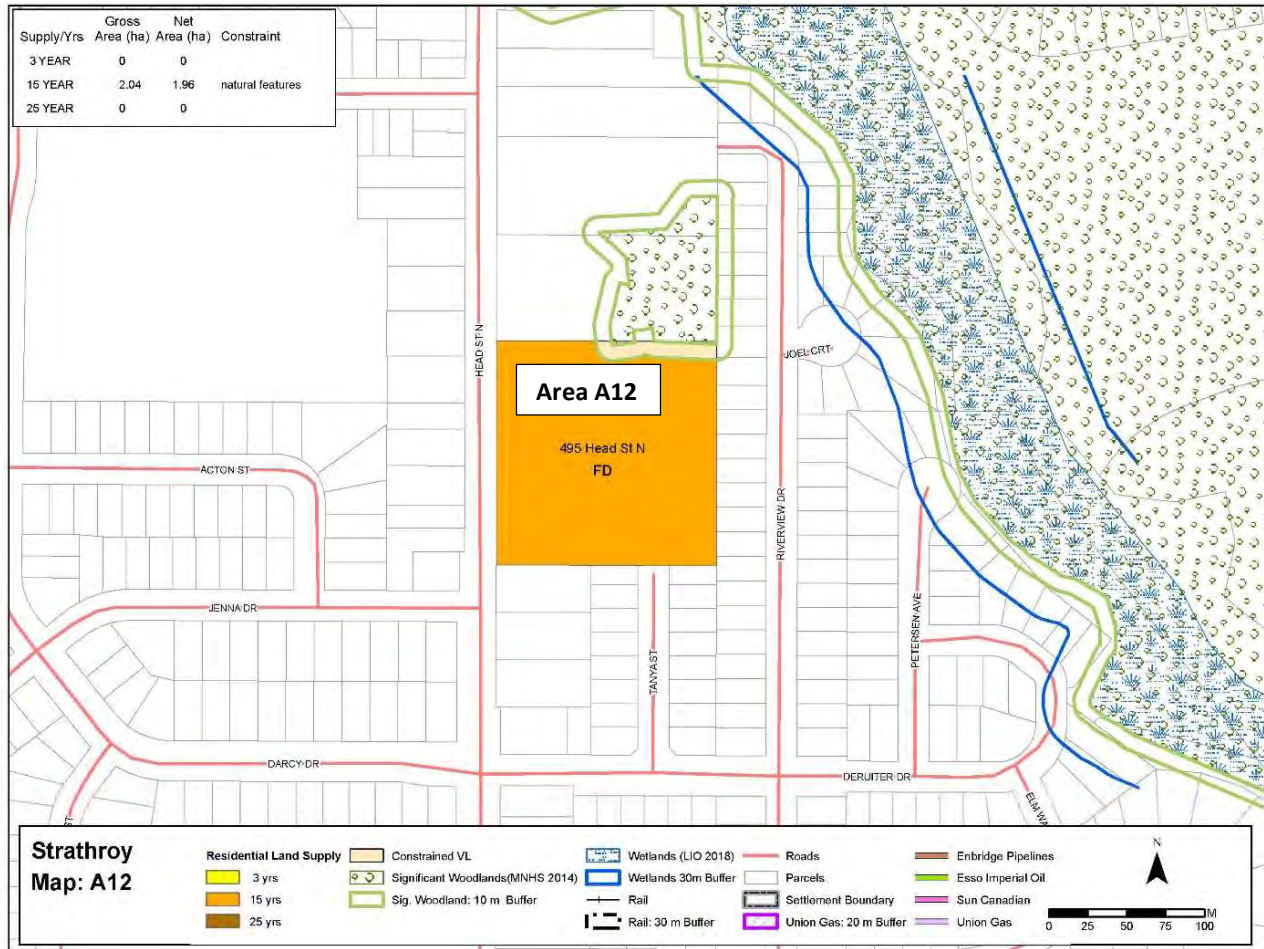
A large portion of the lands are regulated by the Conservation Authority due to flood hazard, bisecting the entire property. It is also noted that sanitary services are not currently available on York Street. Due to the proximity of the lands to industrial uses to the west, the development of the land for residential purposes may require the completion of odour and noise studies.

Given the servicing constraints and concerns about compatibility with adjacent industrial land uses, it is recommended that the appropriateness of the lands for future residential purposes be subject to review during the upcoming 5-Year Official Plan review.

## Area A12 – Head Street

This area is located in the north part of Strathroy and contains a residential dwelling and associated open space. The lands front onto Head Street. Surrounding land uses include predominately residential land uses. An elementary school is located to the west.

**Map A12: Head St - Strathroy**



The lands are located within the 'Residential' designation of the Official Plan and within the 'Future Development (FD) Zone' of the Zoning By-law. Accordingly, the land is considered to be part of the Municipality's 15-year residential land supply.

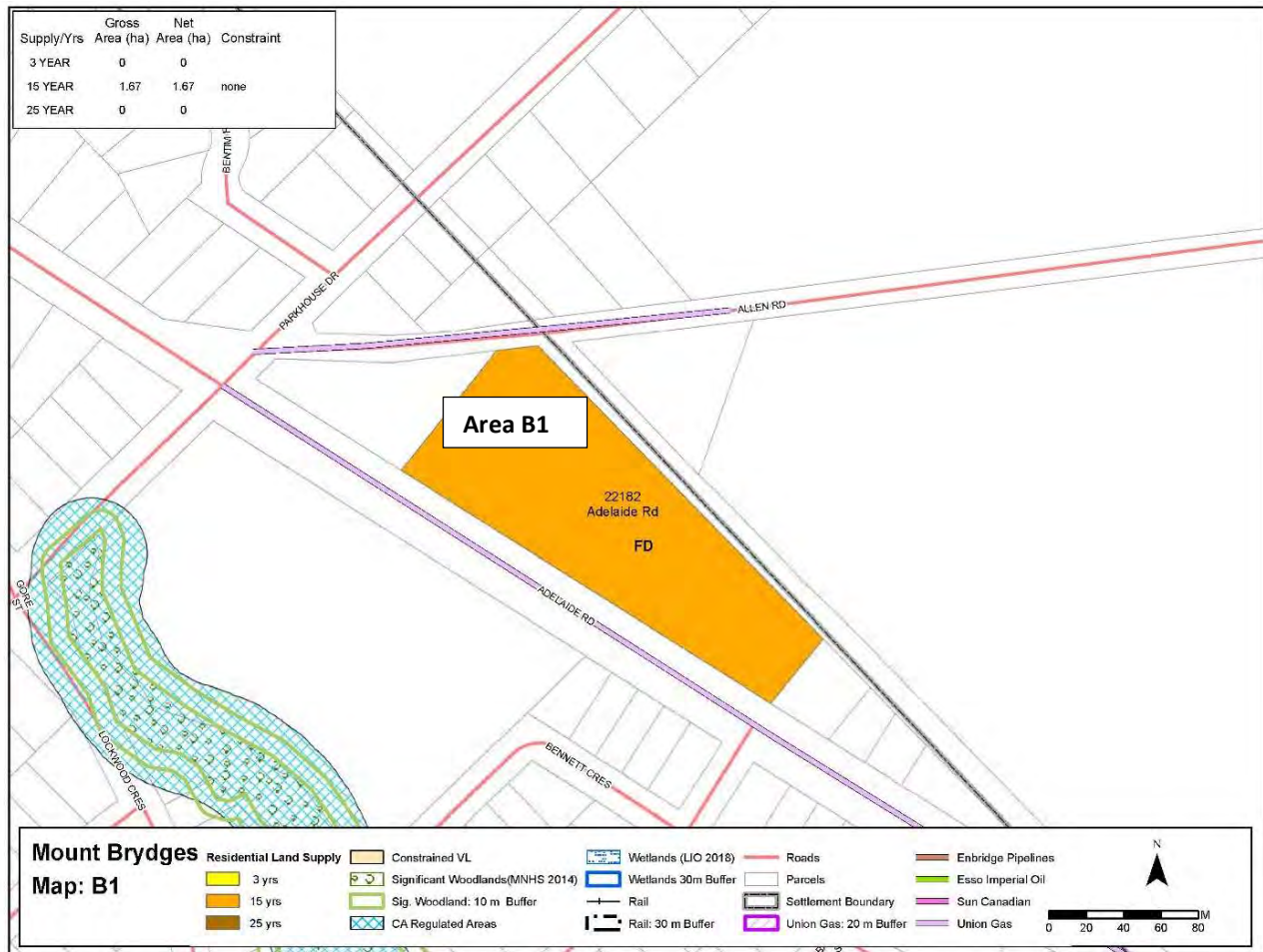
The lands are immediately adjacent to a 'Significant Woodland' to the north and as such a small portion of the lands are constrained by a required buffer area. Services are available on Head Street. Development could include a mix of residential dwelling types given its proximity to the elementary school and its location on Head Street.

## Mt. Brydges Vacant Land – Close up Maps

### Area B1 – Adelaide Road S

The subject lands are located in the south end of Mt. Brydges at the intersection of Parkhouse Drive and Adelaide Road, with frontage on both Adelaide Road and Allen Road. Surrounding land uses include agricultural land to the east and vacant commercial lands to the west and north. Residential uses are located to the south.

### Map B1: Adelaide Road S - Mt. Brydges



The lands are located within the 'Residential' designation of the Official Plan and within the 'Future Development (FD) Zone' of the Zoning By-law. Accordingly, the land is considered to be part of the Municipality's 15-year residential land supply.

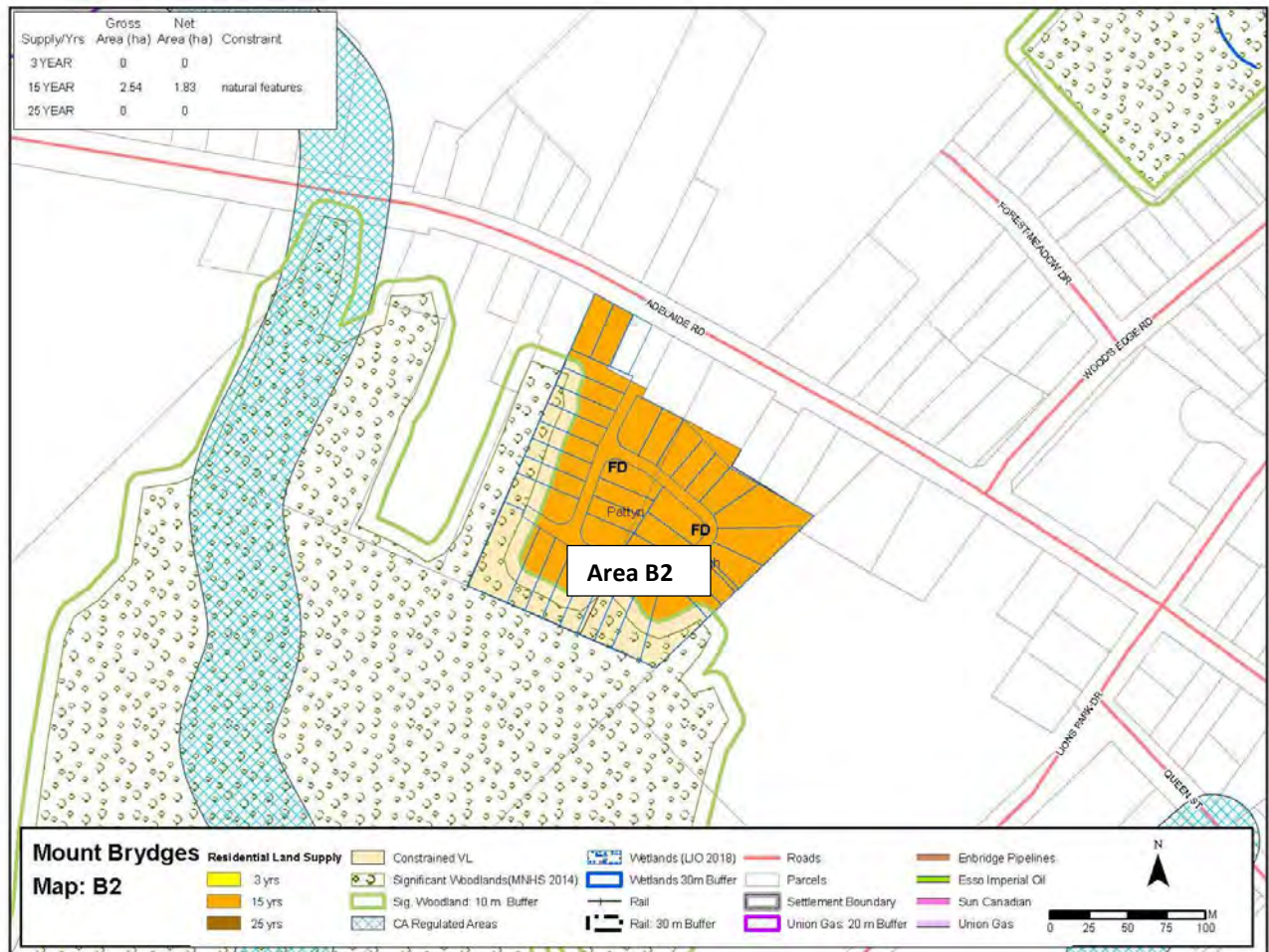
No constraints are identified on the subject land and services are located on Adelaide Road. The appropriateness of the lands for residential purposes could be reconsidered given the unique lot configuration and highway location.



## Area B2 – Adelaide Road North

The subject area is located west of Adelaide Road in the north end of Mt. Brydges. Surrounding land uses include predominately residential and agricultural land uses and abuts a 'Significant Woodland' to the north and west.

**Map B2: Adelaide Road North - Mt. Brydges**



The lands are currently located within the 'Residential' designation of the Official Plan and within the 'Future Development (FD) Zone' of the Zoning By-law. Accordingly, the land is considered to be part of the Municipality's 15-year residential land supply. The lands are part of the draft plan of condominium application that is still in application process.

The 'Significant Woodland' and associated buffer areas pose a constraint to the full development of the lands. Development of the lands requires services to be extended northward on Adelaide Road.

Development of the site is anticipated to take the form of vacant land condominiums (single-detached dwelling form).



## Area B3 – Parkhouse / Rougham

This area is comprised of two parcels of land in various stages of development. The lands are located on the north side of Parkhouse Drive, east of its intersection with Rougham Road in the south end of Mt. Brydges. Surrounding land uses include agricultural land uses to the west and residential land uses to the north and east.

**Map B3: Parkhouse / Rougham - Mt. Brydges**



In relation to constraints on the lands, two 'Significant Woodlands' are located on the site and portions of the southern portion of the lands are regulated by the Conservation Authority.

The 'westerly' parcel is subject to a draft residential plan of subdivision that has not yet been approved. Currently, this draft plan includes single-detached dwellings and two blocks for multi-unit housing development (attached townhouse condominiums).

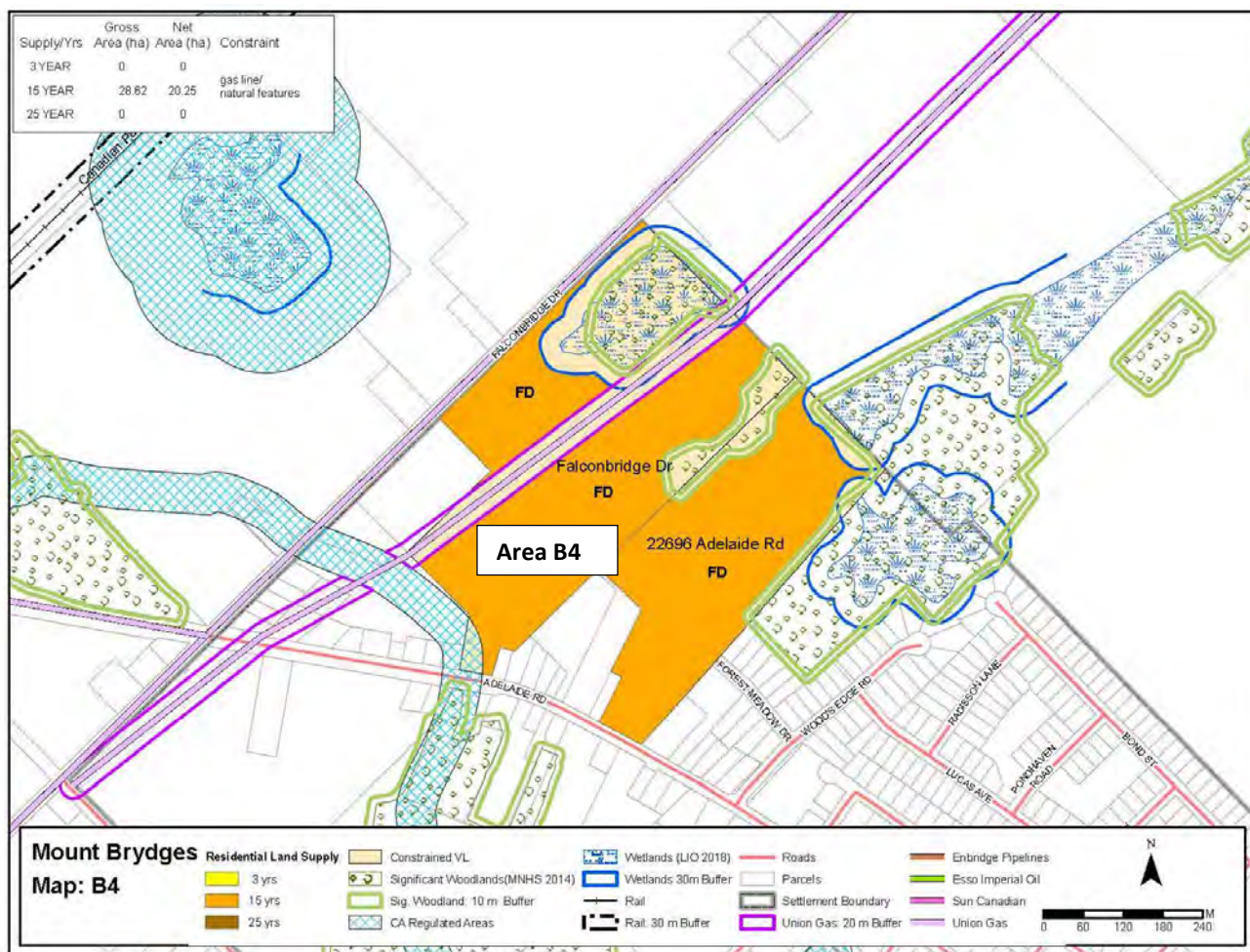
The southerly portion of the 'easterly' parcel is subject to a draft approved residential plan of subdivision permitting 82 lots for single-detached dwellings, of which the northerly portion is identified as a vacant open space block. The development of the two parcels requires the extension of services westward on Parkhouse Drive and the co-ordination between the two plans to ensure connecting street patterns and shared stormwater management facility.

The portion of the lands which received draft subdivision approval comprise part of the Municipality's 3-year residential land supply. The remaining lands comprise part of the Municipality's 15-year land supply.

#### Area B4 – Falconbridge East

This subject area is located on the north end of Mt. Brydges, east of Adelaide Road and south of Falconbridge Road. The lands are currently used for agricultural crops. Surrounding land uses include agricultural land uses to the east and north, the municipal works yard and fire training facility to the immediate west and residential land uses to the south.

**Map B4: Falconbridge East - Mt. Brydges**



'Significant Woodlands' and 'Provincially Significant Wetlands' are located within and adjacent to the site. These features and associated buffer areas are anticipated to impact the extent of development permitted on site. A high-pressure gas main also bisects the subject lands laterally while another gas main is located along Falconbridge Road. Services will be required to be extended northward on Adelaide Road to the site. It is likely that the development of the site will require the relocation of the gas main as well as the coordination with adjacent parcels of land to ensure a connected street pattern and regional stormwater and park facilities.



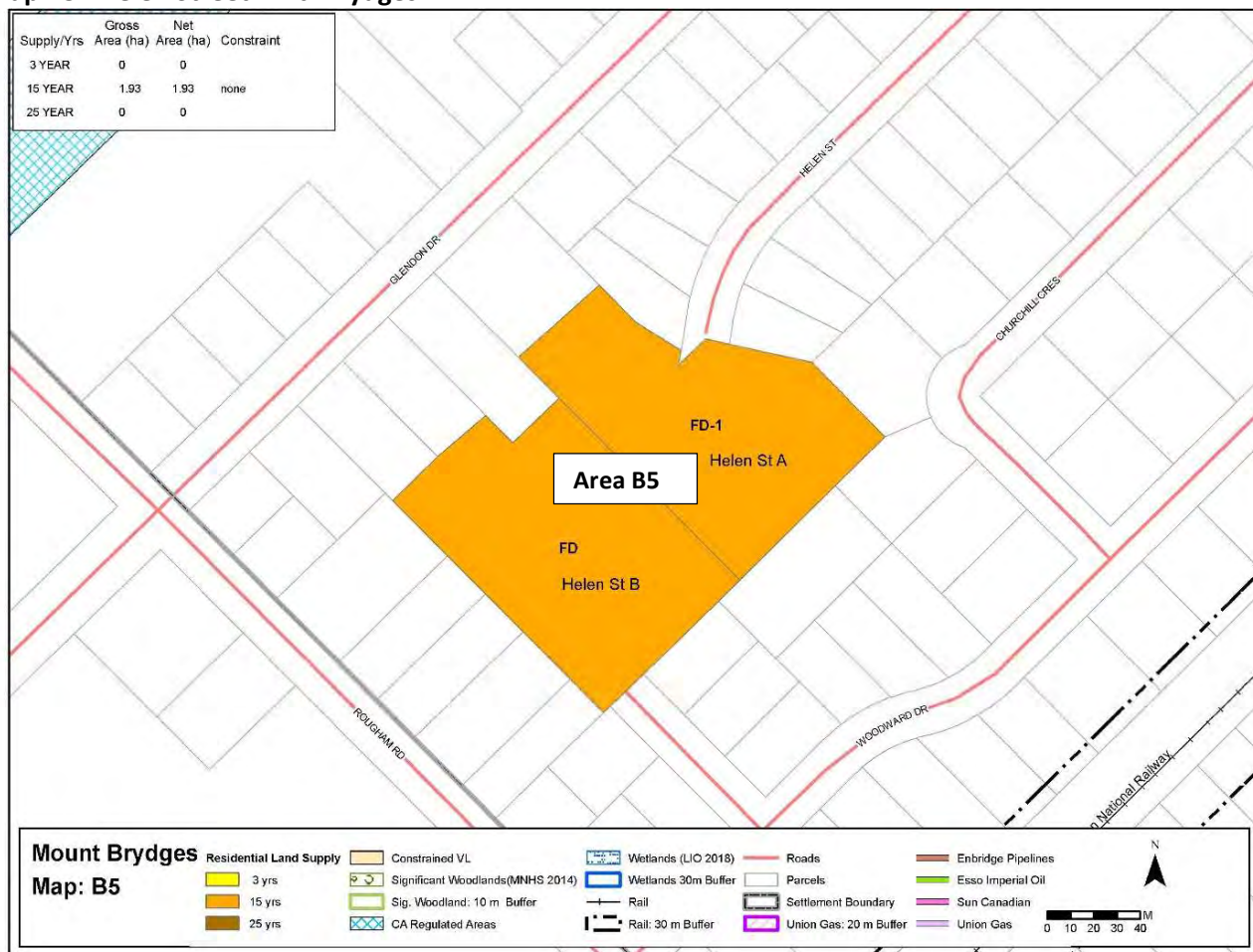
The lands are identified as being within the 'Residential' designation of the Official Plan and the 'Future Development (FD) Zone' of the Zoning By-law. Accordingly, the lands comprise part of the Municipality's 15-year residential land supply.

Development of the lands could include a mix of housing types recognizing the mix of land uses in the area.

### Area B5 – Helen Street

The subject lands are located in the west central portion of Mt. Brydges and comprise two parcels of land. The 'westerly' parcel contains a dwelling and newly constructed accessory structure, while the 'easterly' parcel is vacant of structures. Surrounding land uses include single-detached dwellings to the north, east and west, while a public park and residential uses are located to the south. Helen Street terminates at both the north and south end of this parcel.

**Map B5: Helen Street - Mt. Brydges**



The lands are identified as being within the 'Residential' designation of the Official Plan and the 'Future Development (FD) Zone' of the Zoning By-law. Accordingly, the lands comprise part of the Municipality's 15-year residential land supply.

Services are unavailable to the subject lands until such time as they are extended to Helen Street, which is not anticipated to occur within the planning horizon of the current Official Plan. Furthermore, given

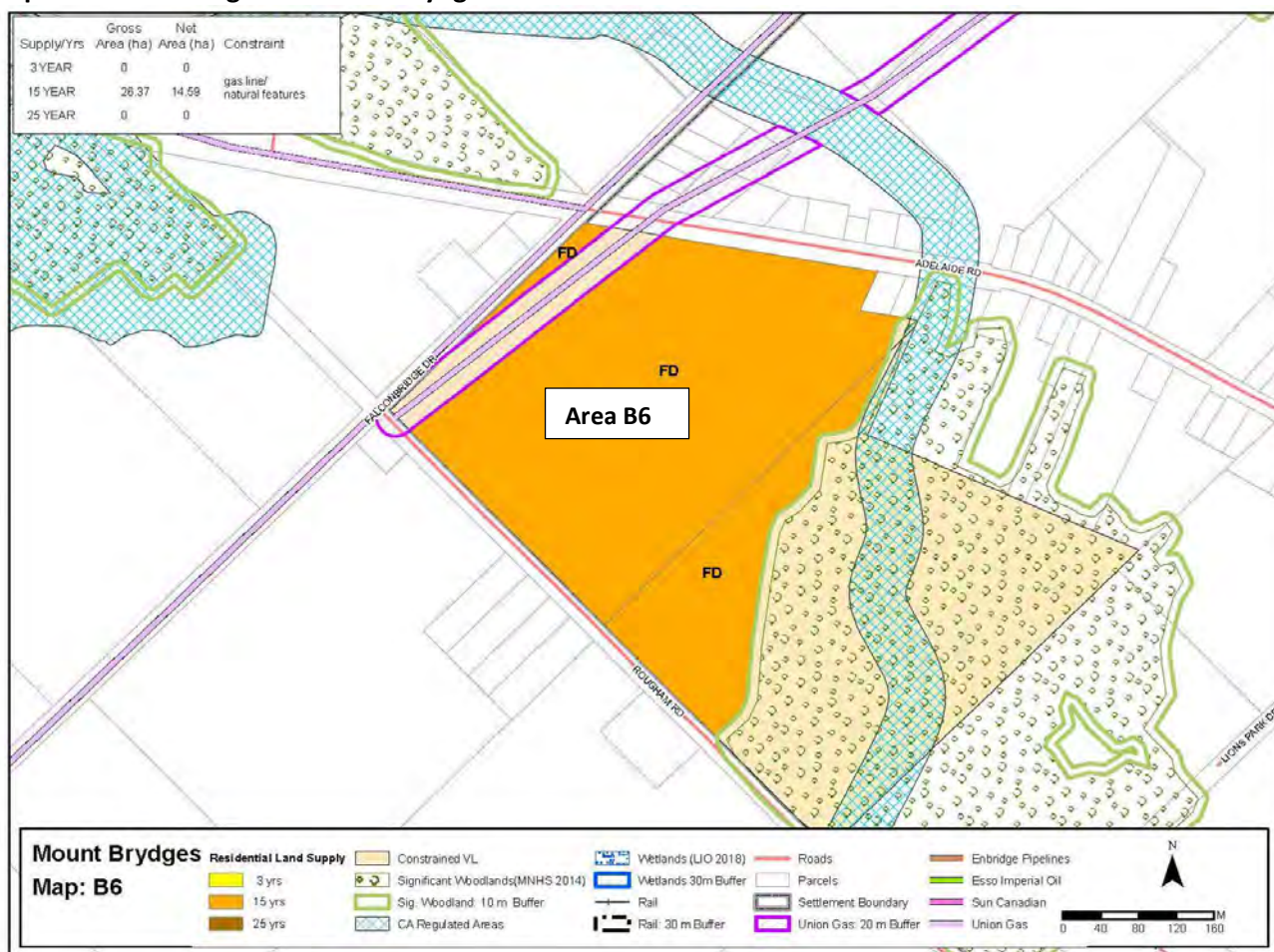
the small and irregular size of the lands combined with the requirement for the extension of Helen Street extension, it is unlikely that development of this site would warrant the private extension of services to the subject lands to facilitate development of this isolated site.

Given that it is unlikely that the lands will be serviced within the timeframe of the Official Plan, the lands can be effectively considered undevelopable at this time. Therefore, the appropriateness of the lands for future residential purposes should be subject to review during the upcoming 5-Year Official Plan review. For the purpose of this report, given the significant servicing constraint, this parcel has been removed from the inventory of available residential lands.

### Area B6 – Falconbridge West

The subject lands are located are comprised of two parcels under single ownership in the north west part of Mt. Brydges. The lands contain a dwelling and agricultural lands under crop production. Surrounding land uses include agricultural lands to the north and west, a ‘Significant Woodland’ to the south and residential land uses to the east.

**Map B6: Falconbridge West - Mt. Brydges**



The lands contain and are adjacent to a ‘Significant Woodland’. In addition, a high-pressure gas main extends across the north portion of the site as well as one located on Falconbridge Drive.



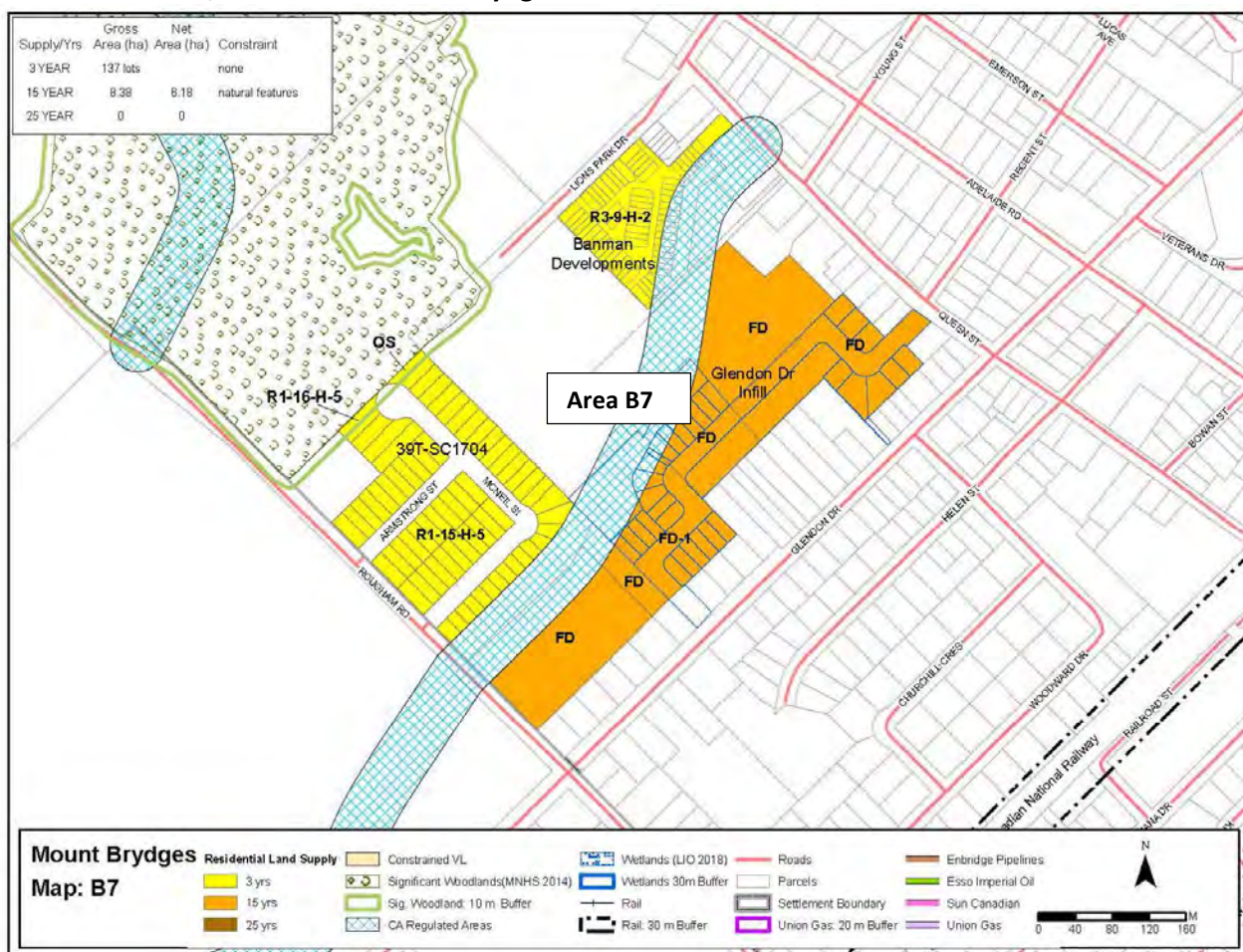
The lands are identified as being within the 'Residential' designation of the Official Plan and the 'Future Development (FD) Zone' of the Zoning By-law. Accordingly, the lands comprise part of the Municipality's 15-year residential land supply.

Development of the site could include a mix of residential dwelling types given the mix of surrounding land uses. The gas main may be required to be relocated in order to facilitate development on a portion of the site.

### Area B7 – Queen / Glendon Infill

The area includes a number of parcels of land in the central west side of Mt. Brydges. The majority of parcels are vacant or comprise the vacant rear yards of oversized residential properties. Surrounding land uses include agricultural lands uses to the west, residential uses to the south and east and recreational and trail uses to the north. It is also located within walking distance of commercial areas along Adelaide Road. A 'Significant Woodland' is located to the north of the site. The Lipsit Drain, an open municipal drain, laterally bisects the area and is regulated by the Conservation Authority and the Department of Fisheries and Oceans (DFO).

### Area B7: – Queen / Glendon Infill - Mt. Brydges



The lands are located with the 'Residential' designation of the Official Plan and various parcels are located within either a 'Residential' or 'Future Development' zone category of the Zoning By-law.

Portions of this area are in various stages of development. Two parcels of land have received final plan approval for residential development (identified as yellow), comprising a total of 137 housing units and considered to be part of the Municipality's 3-year residential land supply.

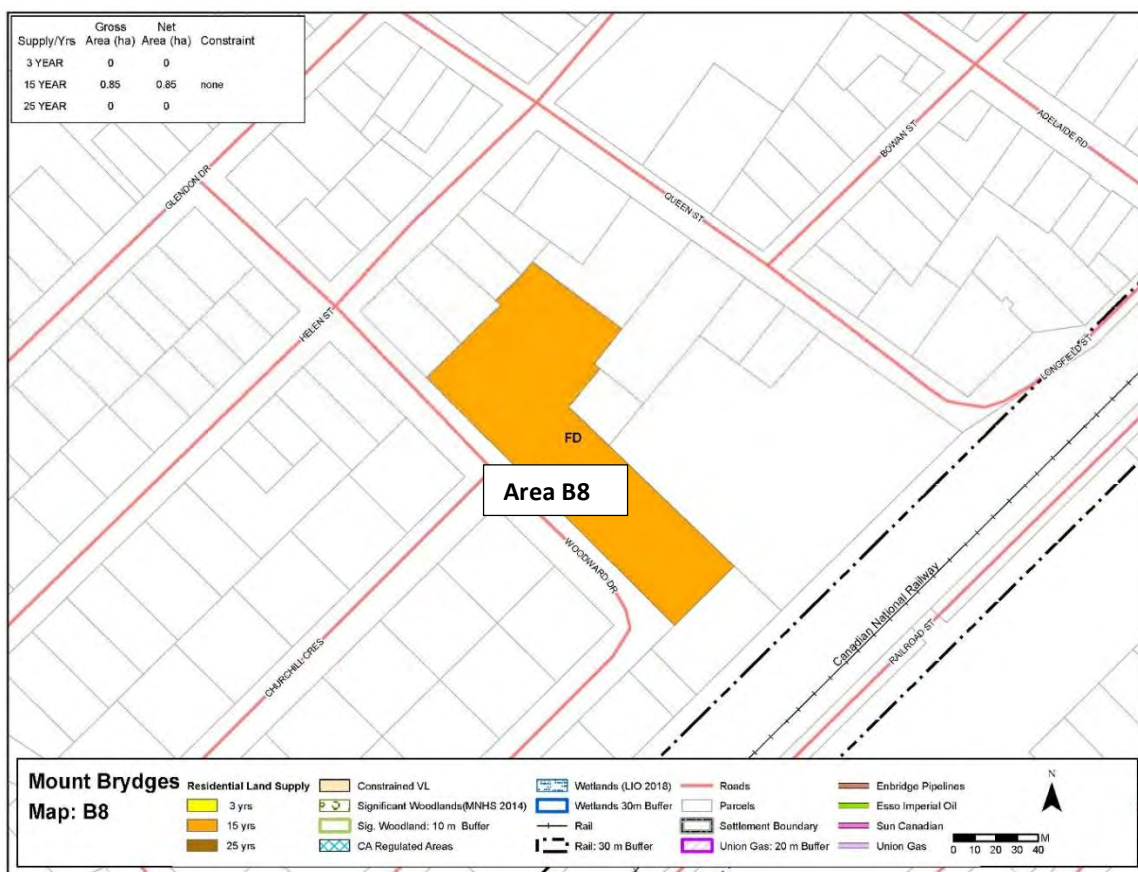
The remaining parcels of land are either subject to a draft residential plan of subdivision in process that has yet to be approved, or are not currently subject to any development application. These remaining areas are considered to comprise part of the Municipality's 15-year residential land supply. It is noted that a portion of these lands, located on the north side of the Lipset Drain are unlikely to be developed as they are located beside a community centre and soccer pitch and are isolated from any potential development site. As such, this area has been removed from the calculation of net developable lands.

It is anticipated that this area could be developed with a mix of housing types given its proximity to a range of recreational and commercial amenities.

### Area B8 - Woodward

This area is located in the central area of Mt. Brydges and is currently vacant save for a derelict barn. Surrounding land uses include residential uses to the north and west, while industrial uses are located to the west and south. A railway line is located to the south of the property.

### Area B8: Woodward - Mt. Brydges



Services are not available to the lands until such time as they are extended from Adelaide Road.

The lands are identified as being within the 'Residential' designation of the Official Plan and the 'Future Development (FD) Zone' of the Zoning By-law. Accordingly, the lands comprise part of the Municipality's 15-year residential land supply.

Due to the location of the lands in proximity to the railway line, it is anticipated that any development proposal would require the submission of noise and vibration studies and the incorporation of mitigation measures into the development plan.

Services are unavailable to the subject lands until such time as they are extended from Adelaide Road, which is not anticipated to occur within the planning horizon of the current Official Plan. Furthermore, given the small and irregular size of the lands, it is unlikely that development of this site would warrant the private extension of services to the subject lands to facilitate development of this isolated site.

Given that it is unlikely that the lands will be serviced within the timeframe of the Official Plan, the lands can be effectively considered undevelopable at this time. Therefore, the appropriateness of the lands for future residential purposes should be subject to review during the upcoming 5-Year Official Plan review. For the purpose of this report, given the significant servicing constraint, this parcel has been removed from the inventory of available residential lands.