

1700 Strasburg Rd & McBrine Dr

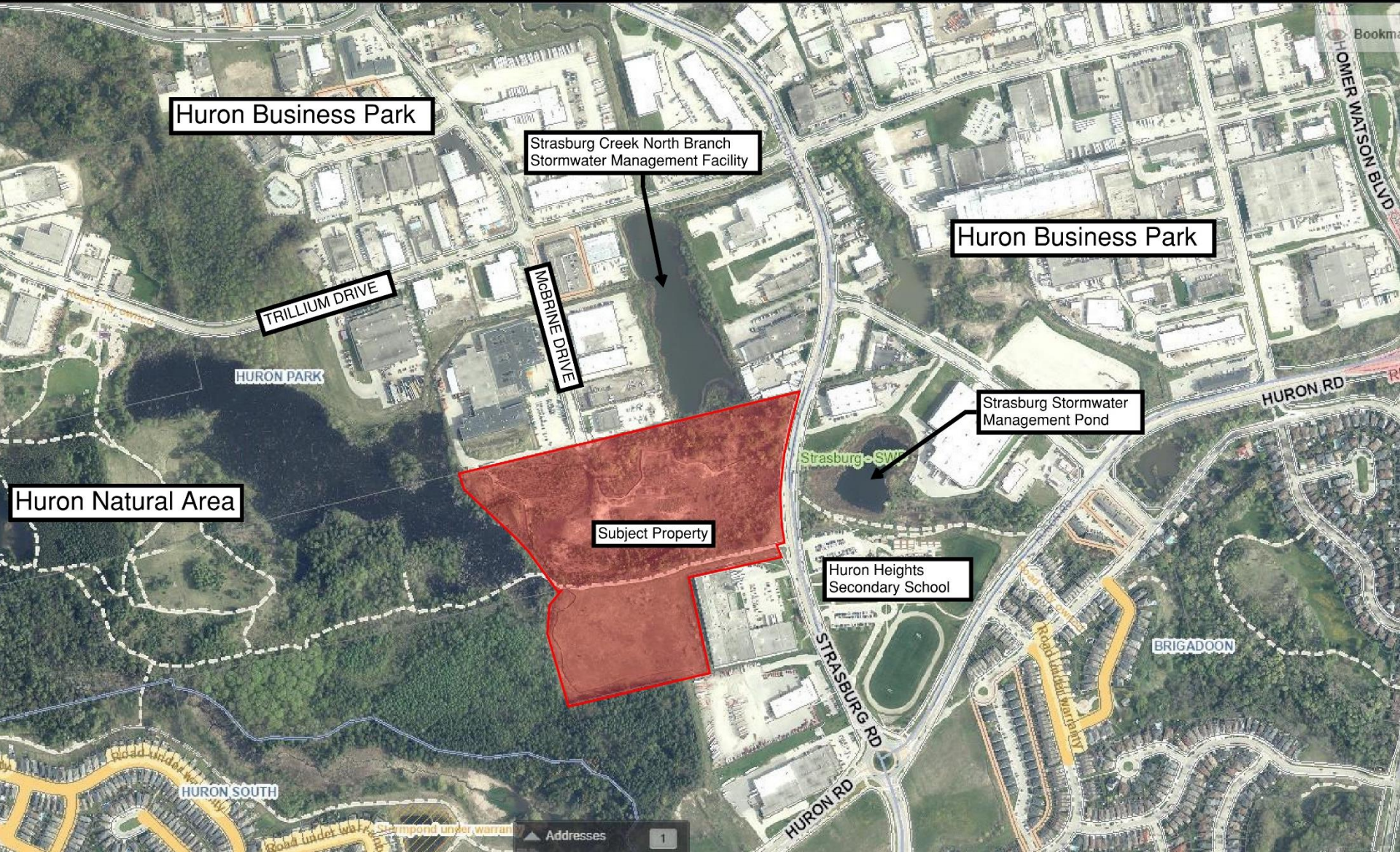
Draft Plan of Subdivision Application 30T-23201

Owner: 2140221 Ontario Inc.

Planning & Strategic Initiatives Committee

October 27, 2025

Site Location and Context



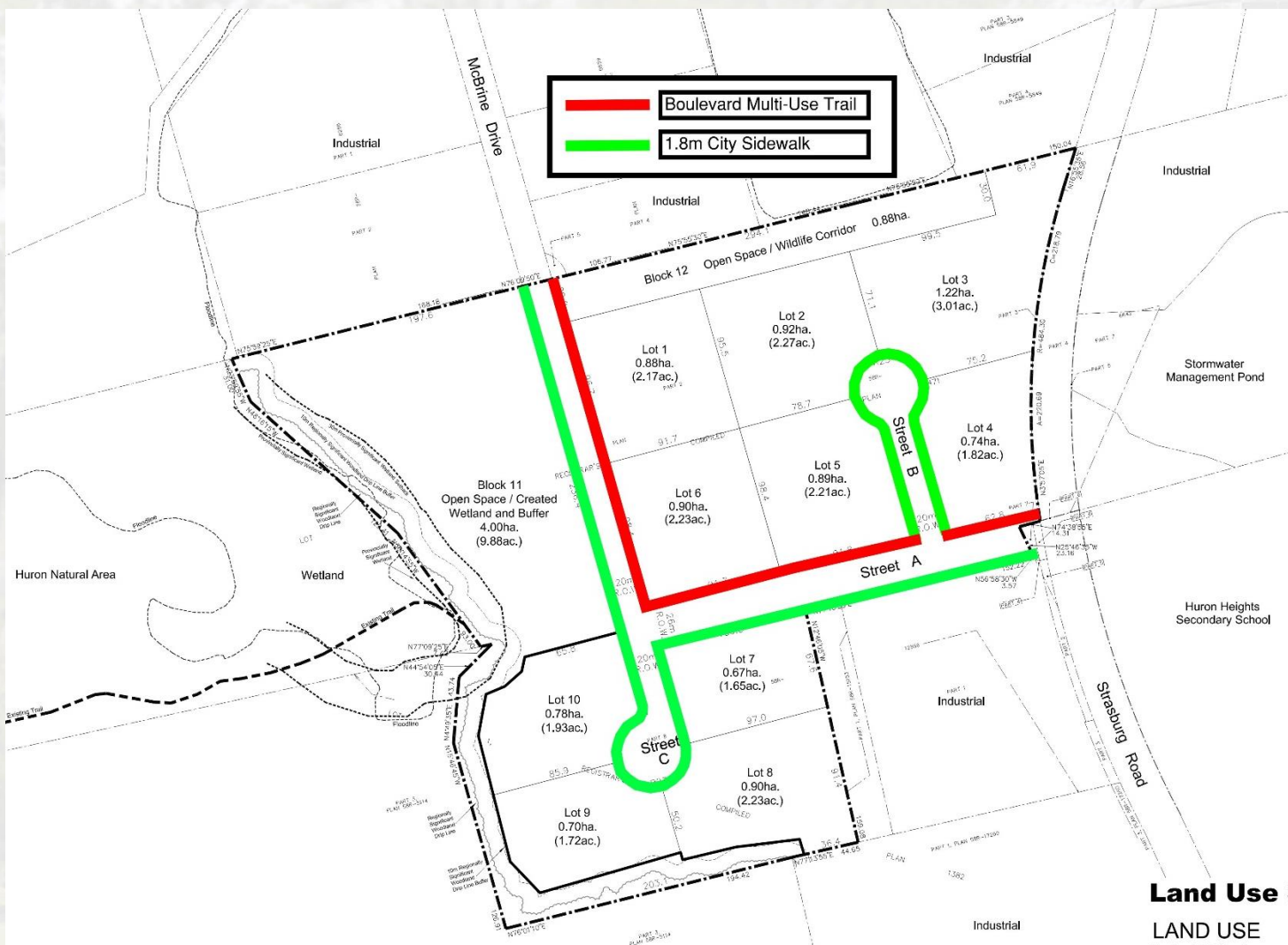
Proposed Subdivision – Creation of 10 Industrial Lots (Lots 1-10)



Land Use Schedule

LAND USE	LOTS / BLKS	AREA (ha.)
Industrial Lots	1-10	8.61
Open Space / Created Wetland and Buffer	11	4.00
Open Space / Wildlife Corridor	12	0.88
Roads		1.76
TOTAL		15.25

Street Layout and Pedestrian, Cyclist Infrastructure



Land Use Schedule

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Proposed Subdivision – Created Wetland & Buffer (Blk 11) and Wildlife Corridor (Blk 12)



Land Use Schedule

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Opportunity



The proposed subdivision represents an opportunity:

- Create 10 new lots for industrial / employment use and further develop Huron Business Park.
- Create up to 1,800 new high value manufacturing jobs (i.e., 2.5% increase).
- 1/3 of the subdivision lands will be conveyed to the City to support natural features and functions:
 - Create wetland & wildlife habitat and buffer block as 4 ha (10 ac) expansion to Huron Natural Area.
 - Create wildlife corridor (including ecopassage under McBrine Dr), to facilitate wildlife passage.
- Desirable balancing of interests: create viable lots for employment growth and protect, expand, and enhance abutting natural features.
- Complete 1980s plan for employment for these lands, which were left in an abandoned state for many years.

Highlights and Conclusion

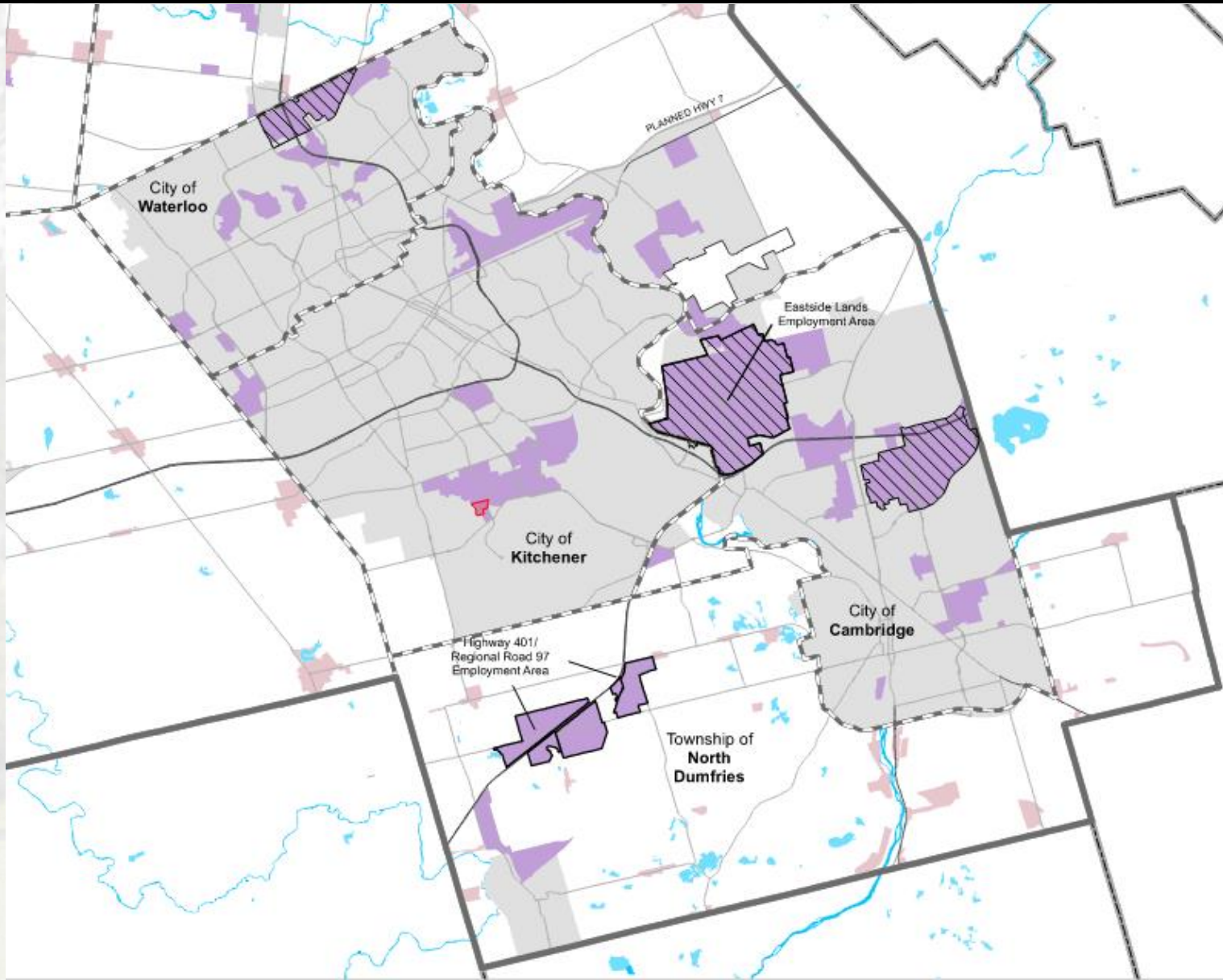


- DHA staff recommends approval of the Draft Plan of Subdivision Application, subject to the conditions.
- Staff recommends that the associated Urban Design Brief be endorsed.
- Official Plan and Zoning By-law Amendment applications are not required to facilitate the proposed subdivision.
- Staff responded to questions and comments of the community at the virtual neighbourhood meeting, through one-on-one emails and phone conversations, and through the staff report.
- The proposed subdivision demonstrates good planning and is consistent with Provincial, Regional and City planning policies.

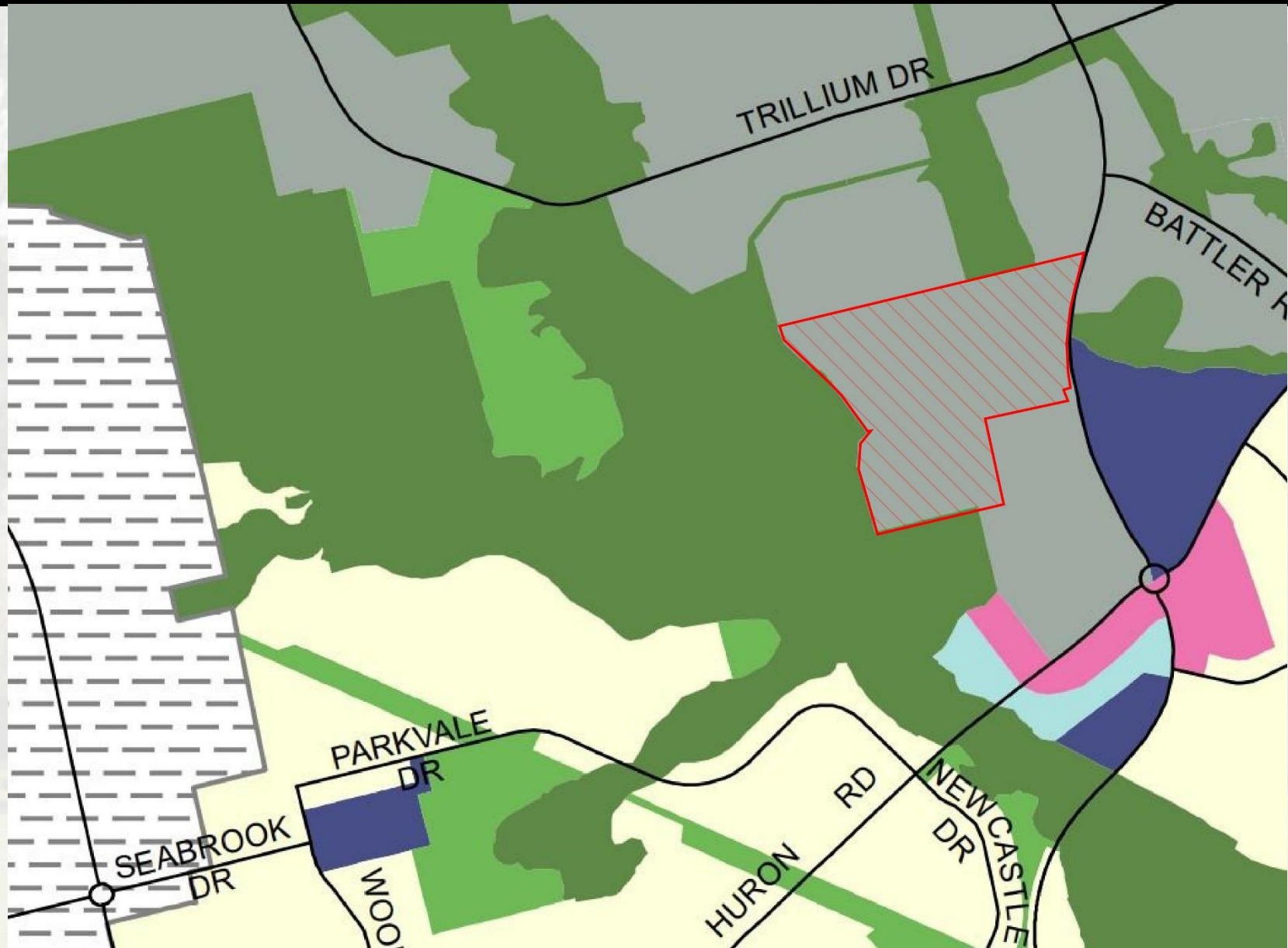
Reference Slides



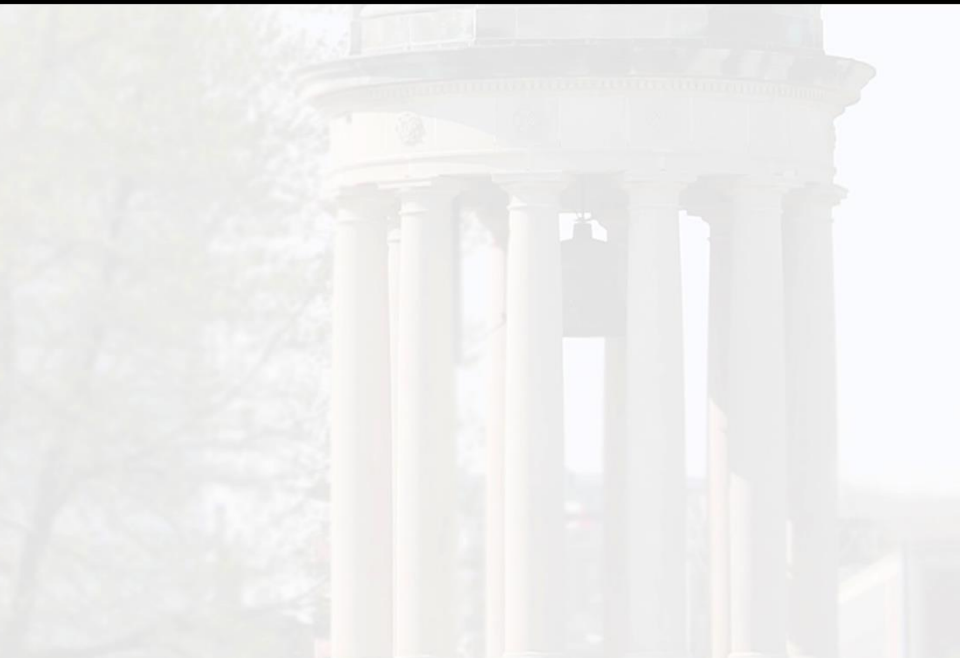
Regional Official Plan – Employment Areas



Policy and Zoning Context



Examples of Wildlife Ecopassages



Created Habitat, Wildlife Corridor & Limit of Development

