



# COUNCIL REPORT

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**Meeting Date:** March 7, 2023  
**Department:** Building, By-law & Planning  
**Report No.:** BBP-2023-27  
**Submitted by:** Jennifer Huff, Director, Building & Planning  
**Approved by:** Bill Dakin, Acting Chief Administrative Officer/Director of Financial Services/Treasurer

**SUBJECT:** 2023 Request for Draft Plan of Subdivision Extension – 39T-SC1702 Westdell (Edgewood, Mt. Brydges)

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**RECOMMENDATION: THAT: Council receive Report BBP-2023-27; AND THAT: the County of Middlesex be forwarded notice that the Council of Strathroy-Caradoc recommends approval for a six month extension of the draft plan of subdivision for 39T-SC1702.**

**STRATEGIC PLAN ALIGNMENT:**

This matter is in accord with the following strategic priorities:

- Economic Development: Strathroy-Caradoc will have a diverse tax base and be a place that offers a variety of economic opportunities to current and prospective residents and businesses.
- Growth Management: Strathroy-Caradoc will be an inclusive community where growth is managed to accommodate a range of needs and optimize municipal resources.

**BACKGROUND:**

A request by Westdell for an extension of draft plan of subdivision approval of File 39T-SC1702 (Edgewood in Mt. Brydges) was received on in January, 2023. The draft plan approval of the subdivision shall lapse on March 11, 2023. The current conditions of draft plan approval state: “Any request made by the Owners to the Approval Authority to extend the lapsing date must be made 60 days prior to the lapsing date and include a written confirmation from the municipality endorsing the extension.” The request for extension does not comply with this condition. The County of Middlesex is responsible for approving/issuing extensions.

By way of background, the Edgewood draft plan of subdivision File No. 39T-SC1702 was first approved September 11, 2018 with a lapsing date of September 11, 2021. In 2020, due to applicant initiated red-line revisions, the draft plan approval was revised on December 16, 2020. In August 11,

2021, the applicants made a request for a two-year extension to the draft plan approval. Municipal staff recommended that the applicant receive a one-year extension to encourage the developers clear the conditions of approval in a timely fashion. Accordingly, the County issued a one-year extension with a lapsing date of September 11, 2022. Another request for an extension was received in August 4, 2022 and Municipal staff recommended only a six month extension to again incentivize the developer to clear remaining conditions as soon as possible (see report BBP-2022-106 attached for background).

The Edgewood subdivision includes eighty three lots for single-detached dwellings, a stormwater management pond, a park block, woodland buffer areas and the extension of both Edgewood Lane and Trillium Way and one new street (see Location Map below). It is noted that since this subdivision has been draft approved, a second subdivision application has been submitted for the 'north half' of the lands (File No. 39T-SC2201).

The clearance of all thirty eight conditions and final approval of this file has been largely complicated by:

- 1) the need to coordinate servicing between Westdell and the proposed subdivision to the west;
- 2) the need to satisfy concerns regarding on-site natural heritage features and protection of the water table;
- 3) development phasing and acquiring the necessary permits to take water, and;
- 4) resolution of cost-sharing discussions.

Accordingly, a number of conditions of approval remain outstanding to date. In relation to the previous request for an extension, staff also advised Council that a number of invoices for peer review costs remain unpaid at the time of writing this report. The developer paid the outstanding invoices as requested. As well, the developer has provided additional information to address conditions and servicing matters since the last extension. In particular, it is noted that the permit to take water has been extended for the Phase 1 Edgewood as it is intended to be the first area to be serviced in the project.

One of the last remaining condition that is required prior to the subdivision being approved and registered is a finalization of a subdivision agreement (including cost sharing matters). This agreement is pending the completion of an approved water balance monitoring plan as well as cost sharing matters (which will be based upon the approval of the 2023 Capital budget). It is anticipated that both these matters could be completed within the next few months. In an effort to keep the developers focused on clearing conditions, staff again recommend only a six month extension.

#### **CONSULTATION:**

This request for extension has been discussed with the Director of Engineering and Public Works, the Senior Development Co-ordinator and the Middlesex County Director of Planning. A six month extension is agreeable to by all parties subject to the conditions herein.

#### **FINANCIAL IMPLICATIONS:**

None at this time.

**ATTACHMENTS:**

BBP-2022-106 – Request for an Extension – Westdell

Location Map