

**Meeting Date:** September 5, 2023  
**Department:** Building, By-law & Planning  
**Report No.:** BBP-2023-101  
**Submitted by:** Jennifer Huff, Director, Building & Planning  
**Approved by:** Trisha McKibbin, Chief Administrative Officer

**SUBJECT:** September 2023 Request for Draft Plan of Subdivision Extension – 39T-1702 Westdell (Edgewood, Mt. Brydges)

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**RECOMMENDATION:** THAT: Council receive report BBP-2023-101 for information; and THAT: the County of Middlesex be forwarded notice that the Council of Strathroy-Caradoc recommends approval for a one year 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:**

An extension for the draft plan of subdivision approval of file 39T-SC1702 (Edgewood in Mt. Brydges) was approved by Strathroy-Caradoc Council and Middlesex County Council on March 7<sup>th</sup>, 2023 for a period of 6 months, the new lapse date is September 11<sup>th</sup>, 2023. A request by Westdell for an additional extension was received in July, 2023. 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. On 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 to 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. A 3<sup>rd</sup> request for an extension was made in January 2023 and Municipal Staff are supportive of a further extension.

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 attached). 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) which is considered phase 2.

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.

Since the last report to council on March 7<sup>th</sup>, 2023, Westdell has been working to clear several of the outstanding draft plan conditions in order for the development to move forward. One notable item is the completion of the water balancing report for the wetland features on the site as well as the proposed development to the west. Municipal staff and its peer review consultants have accepted the report and implemented several monitoring and maintenance clauses into the draft subdivision agreement to ensure the protection of the wetland features.

In addition, the dewatering permit for Phase 1 Edgewood has been extended for another year.

Westdell's engineering consultant has also recently proposed an alternate dewatering strategy which proposes to use the onsite (yet to be built) stormwater management facility as the outlet for dewatering efforts rather than solely relying on the tributaries and a private irrigation pond to the south (see Location Map below). This proposal included the municipality as it was suggested to municipal staff that this new strategy could provide a cost savings for the Parkhouse Drive reconstruction project. Upon receipt of the finalized proposal and costing from Westdell's engineering consultant, there was no cost savings for the Municipality so in an effort to speed the process up, staff have advised Westdell that the Parkhouse Drive reconstruction project will proceed with the original dewatering strategy via the tributaries and the private irrigation pond.

Cost sharing discussions related to the Parkhouse Reconstruction project are still ongoing with Westdell. Municipal staff are confident that a resolution could be reached that is consistent with the project as identified in the development charges study where in the Municipality, though its DC reserve account, pays the majority of the project.

Municipal staff and legal counsel have also provided a draft pre-servicing agreement to Westdell. The intention of the pre-servicing agreement is to allow pipes (water, storm & sanitary) to be installed prior to the subdivision agreement being executed. This is in an effort to keep the development progressing forward while the details of the subdivision agreement and cost sharing agreement are settled. The pre-servicing agreement has not yet been signed by Westdell as they are attempting to work out details regarding cost sharing and construction of the stormwater management facility with the development to the west. While the development to the west has recently appealed its draft plan conditions and this presents a challenge to the coordinated approach to servicing and cost-sharing, the Municipality is working with all parties to come to an amicable resolution.

In an effort to keep the developer focused on clearing conditions but also given the new complexity to the development based on the appeal filed, staff recommend a one-year extension at this time.

**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 one-year extension is agreeable to by all parties.

**FINANCIAL IMPLICATIONS:**

None at this time.

**ATTACHMENTS:**

BBP-2023-27 – September 2023 Request for Draft Plan of Subdivision Extension – 39T-1702  
Westdell (Edgewood, Mt. Brydges)

Location Map