

Meeting Date: November 20, 2023
Department: Building, By-law and Planning
Report No.: BBP-2023-133
Submitted by: Jake DeRidder, Senior Development Coordinator
Approved by: Jennifer Huff, Director of Building & Planning
Trisha McKibbin, Chief Administrative Officer
SUBJECT: **Condominium Agreement – 430 Head St North – 39T-SC-CDM-2001**

RECOMMENDATION: THAT: Council receive report BBP-2023-133 for information, and further;

THAT: Council enter into a condominium agreement with Mitre Corporation regarding a 21 unit condominium agreement at 430 Head St North, Strathroy, and further;

THAT: By-law 90-23 which authorizes the Municipality to enter into a condominium agreement with Mitre Corporation be referred to the Consideration of By-laws section of the agenda for approval.

BACKGROUND:

The condominium development is located at 430 Head Street North in Strathroy, south of Abigail Street and north of Pannell Lane. The parcel is approximately 1.09ha (2.68ac) in size and includes the creation of 21 single detached vacant land condominium units.

Council passed a rezoning of the property on December 19th, 2022 which rezoned the property from Low Density Residential (R1) to a site specific Medium Density Residential (R2-25) zone. At the same meeting of December 19th, 2022, Council endorsed the plan of condominium application which was later forwarded to the County of Middlesex Council for draft approval with conditions which was received on March 28th, 2023. The applicant is now working towards final approval.

Several conditions of draft approval require the applicant to enter into a condominium agreement with the municipality, this agreement satisfies those requirements as well as allows the owner to begin construction of the site.

STRATEGIC PLAN ALIGNMENT:

This matter is in accord with the following strategic priorities:

- Growth Management: Strathroy-Caradoc will be an inclusive community where growth is managed to accommodate a range of needs and optimize municipal resources.
- 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.

FINANCIAL IMPLICATIONS:

None. As per the agreement, staff require the letter of credit and confirmation of insurance before servicing can begin.

ATTACHMENTS:

- Condominium Agreement – 430 Head Street (signed by owner / developer)