

**Meeting Date:** December 18, 2023  
**Department:** Building, By-law & Planning  
**Report No.:** BBP-2023-146  
**Submitted by:** Jake DeRidder, Senior Development Coordinator  
**Approved by:** Jennifer Huff, Director of Building & Planning  
Trisha McKibbin, Chief Administrative Officer

**SUBJECT:** Assumption – South Creek Phase 3 & 4, Mt. Brydges

---

**RECOMMENDATION: THAT: Council receive report BBP-2023-146 for information, and further; THAT: By-law No. 103-23 authorizing the assumption of Phase 3 and 4 of the South Creek Subdivision in Mt. Brydges be forwarded to Council for consideration of adoption.**

**BACKGROUND:**

The South Creek Subdivision is located in the south end of Mount Brydges, south of Parkhouse Drive, west of Adelaide Road, location map shown below. The subdivision was developed in four phases, Phases 1 & 2 have already been assumed by the Municipality. Phases 3 & 4 are located west of the “ravine” and consists of Lockwood Cres and Tull Street. Phase 3 and 4 include 107 single detached dwellings, a park block, a stormwater management block, and two woodland blocks. The subdivision agreement was executed on May 7<sup>th</sup> 2012 and later amended in 2013, 2017 and 2018 (amended primarily to remove the inhibiting order placed on the entire development in 2012 for the purpose of controlling the phasing of the development). The developer has completed all the requirements as set out in the agreement. As such the developer, 1822056 Ontario Inc., has requested that the Municipality consider assumption of all remaining streets and blocks within plan 33M-662.

**CONSULTATION:**

Building & Planning staff have worked alongside various departments including Environmental Services and Roads, and Community Services, to ensure the requirements of the subdivision have been complete. Multiple inspections and repairs of the works have been completed and staff are satisfied that all requirements under the 2012 subdivision agreement have been met.

**STRATEGIC PLAN ALIGNMENT:**

This matter is in accord with the following strategic priorities:

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

**FINANCIAL IMPLICATIONS:**

A full report of assumed assets will be provided to the Director of Finance following this assumption as is required for asset management purposes.

**ATTACHMENTS:**

Location Map  
Plan 33M-662

**LOCATION MAP**

