

Meeting Date: August 6, 2024
Department: Building, By-law & Planning
Report No.: BBP-2024-95
Submitted by: Jennifer Huff, Director of Building & Planning
Approved by: Trisha McKibbin, Chief Administrative Officer
SUBJECT: **Phase 5 Southgrove Subdivision Agreement – 39T-SC1302**

RECOMMENDATION: THAT: Council receive report BBP-2024-95 Phase 5 Southgrove Subdivision Agreement for information, and further;

THAT: Council direct By-law No. 76-24, which authorizes Council to enter into an amending agreement for Phase 5, 39T-SC1302 with Southgrove Meadows Inc. to the ‘Consideration of By-laws’ section of the agenda for approval.

BACKGROUND:

The subdivision known as ‘Southgrove Meadows’ is located within the south east quadrant of Strathroy and located immediately to the north of Caradoc Sands Golf Course and on the north east side of Saxton Road, south of Carroll Street. This subdivision has been in the process of build-out since its original draft approval in 2013. To date, four phases and a condominium corporation have received final approval and have been registered.

The last phase of development in this subdivision is Phase 5 which includes 28 lots for single-detached dwellings and a stormwater management pond along Hardy Drive. Originally, this phase included 30 lots for single-detached dwellings, however, the plan is in the process of being modified to turn two of the lots into a stormwater management block to help address stormwater management issues in the area.

The location of the lands are shown on the Location Map below.

As previously reported to Council, staff and the developer have agreed to a solution to the local stormwater management issues within the subdivision. The amending subdivision agreement obliges the developer to undertake the improvements as well as modifications to the Phase 5 development plan, authorizes the developer to being servicing Phase 5, as well as defines required security obligations, assumption obligations and timelines. It is noted that the direction received from Council at the July 15 Council meeting has been incorporated into the amending agreement.

CONSULTATION:

The amending subdivision agreement has been reviewed by the developer and their lawyer and has been signed. It is attached to the by-law section of the agenda.

FINANCIAL IMPLICATIONS:

This application would have a positive impact on assessment growth and tax revenues. The amount of growth is dependent on the assessed value of the dwellings on the properties which review is completed by the Municipal Property Assessment Corporation (MPAC). Financial services will work with Planning Staff to collect any required security deposits / bonds related to the potential development.

The Municipality will also receive Development Charges as per the most recent Development Charge By-law and subsequent indexing / phasing. This would be offset by increased costs associated with maintaining any new assets assumed. Upon building permit issuance, Finance will help calculate the development charges, subject to any credits or exemptions, if they arise at that time.

The Municipality will also receive building permit fees as per the most recent Building Fees and Charges By-law. The amount of building permit fees collected will be determined upon the refinement of the building plans during preparation of the permit application.

The Municipality will be assuming the internal streets, parks and infrastructure in time and these will be included in the Municipality's asset management plan.

Cost of constructing the internal stormwater management fixes is being born by the developer, including the new stormwater management pond in Phase 5.

ALTERNATIVE(S) TO THE RECOMMENDATION:

1. Council to provide alternate direction.

STRATEGIC PLAN ALIGNMENT:

This matter is in accord with the following strategic priorities:

- **Managing the Challenges of Growth for the Municipal Organization:** Strathroy-Caradoc will be an inclusive community where growth is managed to accommodate a range of needs and optimize municipal resources. We are committed to maintaining operational efficiency and economies of scale through these times of change.

ATTACHMENTS:

NONE



Location Map - Draft Plan Extension Request, 39T-SC1302,
Southgrove Meadows, 2022

