

Meeting Date: August 6, 2024
Department: Building, By-law & Planning
Report No.: BBP-2024-85
Drafted by: Jake DeRidder, Senior Development Coordinator
Submitted by: Jennifer Huff, Director of Building & Planning
Approved by: Trisha McKibbin, Chief Administrative Officer
SUBJECT: 785 Wright Street – Development Agreement

RECOMMENDATION: THAT: Council receive Report BBP-2024-85 785 Wright Street - Development Agreement for information, and further;

THAT: Council direct By-law No. 74-24, which authorizes the Municipality to enter a Development Agreement with 2323377 Ontario Inc., to the ‘Consideration of By-laws’ Section of the Agenda for approval.

BACKGROUND:

The subject site is located at the northwest end of Strathroy on lands municipally known as 785 Wright Street. The lands received conditional approval for a land severance (B10-B11-2023) at the July 6th, 2023 Committee of Adjustment meeting. The purpose of the two severances is two-fold: separate the parcel in half in order to create a new vacant industrial parcel of land, and create an easement for the purpose of providing for stormwater management. The Location Map below illustrates the severances.

As part of the conditions of approval, the Committee of Adjustment required the following condition, *That a development agreement be registered on title for the lands to be severed, which requires the future owner of the lands to connect to municipal water and sanitary services at time of development, provides notice of the requirement to entered a shared service agreement for stormwater management and to contribute costs based on flows, to the satisfaction of the Municipality.*

As the applicant wishes to move forward with satisfying all of the conditions of the severance, a development agreement has been drafted that includes all the necessary language in order to satisfy the above condition of the consent.

CONSULTATION:

The development agreement has been drafted by staff and has been reviewed and signed by the applicant. A by-law has been prepared authorizing Council to enter into a development agreement with 2323377 Ontario Inc. A signed copy of the agreement is attached to this report.

FINANCIAL IMPLICATIONS:

None.

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:

Applicant Signed copy of Servicing Agreement

ALTERNATIVE(S) TO THE RECOMMENDATION:

1. Council to provide alternate direction.

Location Map:

