

**Meeting Date:** August 6, 2024  
**Department:** Building, By-law & Planning  
**Report No.:** BBP-2024-82  
**Submitted by:** Jennifer Huff, Director of Building & Planning  
**Approved by:** Trisha McKibbin, Chief Administrative Officer

**SUBJECT:** Request for Draft Plan of Subdivision Extension – 39T-SC1302  
Southgrove Meadows

---

**RECOMMENDATION: THAT: Report BBP-2024-82 Request for Draft Plan of Subdivision Extension – Southgrove Meadows be received for information, and further;**

**THAT: Council recommend to the Director of Planning, County of Middlesex, that Draft Approval of Subdivision File No. 39T-SC1302 be extended for an additional three years.**

**BACKGROUND:**

The subdivision known as 'Southgrove Meadows' is location 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 includes 28 lots for single-detached dwellings and a stormwater management pond along Hardy Drive. The location of the lands are shown on the Location Map below.

At the time of original draft plan approval in 2013, three years were given to satisfy all of the conditions for the entire subdivision. Given the developer's phasing plan, three requests for extensions have been received to date. The latest extension is set to lapse on August 13, 2024. A request has been received by the developer for a three year extension.

**COMMENTS:**

As the development has progressively built out, continued challenges with the subdivision's ability to appropriately manage stormwater have been raised. Addressing this issue has taken a significant amount of time and has delayed the continued development of the subdivision. However, the Municipality and the developer have now agreed to a solution to the stormwater management issues and anticipate that the fixes will begin the Fall of 2024. Reports have been presented to Council on the status of this subdivision and the proposed fixes to the stormwater management strategy as recently as at the July 15<sup>th</sup> 2024 Council meeting.

Staff don't believe the full three year extension will be required, but it will provide buffer so as to avoid the need for future extensions.

**CONSULTATION:**

The extension request has been reviewed by the Planning Manager, County of Middlesex, and the Senior Development Coordinator and there is concurrence with a three year extension to the draft plan approval.

The extension of draft plan approval for subdivisions and condominiums is subject to the administrative approval of the Director of Planning, County of Middlesex. Upon receiving the recommendation from local Council, the Director will consider the application.

A subdivision is considered approved once the plan is registered. Based on the developer's timelines, staff anticipated this last phase of the development to achieve final approval and registration in the Winter 2024 / Spring 2025.

**FINANCIAL IMPLICATIONS:**

None at this time.

**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:**

Request for Extension.

