

## COUNCIL REPORT

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**Meeting Date:** March 17, 2025  
**Department:** Building, By-law & Planning  
**Report No.:** BBP-2025-26  
**Submitted by:** Jake DeRidder, Senior Development Coordinator  
**Approved by:** Rob Browning, Chief Administrative Officer  
**SUBJECT:** **Buchanan Crossings – Phase 1 Subdivision Agreement**

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### **RECOMMENDATION:**

**THAT: Report BBP-2025-26 “Buchanan Crossings – Phase 1 Subdivision Agreement” be received for information, and further;**

**THAT: By-law No. 32-25 be referred to the Consideration of By-laws Section of the Agenda for adoption.**

### **BACKGROUND:**

A public meeting for the Buchanan Crossings subdivision was held on June 19<sup>th</sup>, 2023, and later received local Council endorsement followed by draft approval by the County of Middlesex Council on March 26<sup>th</sup>, 2024. The subdivision is divided into multiple sections, with the first section being the one that has received draft approval from the County. It consists of 134 single detached lots, a stormwater management block, park block, and two medium density blocks.

Since draft approval, the Developer (SLD Group Inc.) and their consultants have been working closely with the Municipality on satisfying conditions of draft approval. Some of which include the detailed engineering design, archaeological assessments, subdivision agreement, etc.

The Developer has also phased the construction of the first section into multiple different phases, with the first phase consisting of 108 detached lots, 1 medium density block, the stormwater block, and the park block. The 108 detached lots will largely contain semi-detached dwellings. The medium density block contains 145 units and the developer has been working to obtain site plan approval for that block in concurrence with the subdivision approvals. Site plan approval is nearing completion and will be in a position to be approved following the registration of the plan of subdivision. The phasing plan is attached for greater clarity.

**COMMENTS:**

Staff have drafted a subdivision agreement alongside the Developer's legal team and both parties are now satisfied with the language in the agreement. The agreement deals with matters such as engineering, construction, security, parkland dedication, assumption of the subdivision, etc. The agreement being considered as part of this report is only for Phase 1 (108 detached lots). Any subsequent phases will require an amendment to this subdivision agreement prior to the start of construction of those phases.

Following the approval of the subdivision agreement, the Developer still has to satisfy other conditions of the draft approval in order for the plan to be registered and therefore create the lots, however, they are very close to achieving that. The subdivision agreement will allow the Developer to start servicing the lands and preparing for home construction.

**CONSULTATION:**

All appropriate parties involved throughout the approval process.

**FINANCIAL IMPLICATIONS:**

Staff will collect all required security deposits / bonds related to the subdivision agreement.

This application would have a positive impact on assessment growth and tax revenues. The amount of growth is dependent on the assessment of the properties of the properties by the Municipal Property Assessment Corporation (MPAC).

The Municipality will also receive Development Charges as per the most recent Development Charge By-law and subsequent indexing / phasing.

**ALTERNATIVE(S) TO THE RECOMMENDATION:**

1. Council to provide alternate direction.

**STRATEGIC PLAN ALIGNMENT:**

This matter is in accord with the following strategic priorities:

**Economic Development, Industry, and Jobs:** 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.

**Community Well-being and Quality of Life:** Residents of all ages in Strathroy-Caradoc will have access to community amenities and activities that are accessible and support active lifestyles and wellbeing.

**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:**

- Location Map
- Phasing Plan
- Owner-signed Subdivision Agreement

## Location Map

