

# COUNCIL REPORT

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**Meeting Date:** July 21, 2025  
**Department:** Building, By-law & Planning  
**Report No.:** BBP-2025-63  
**Submitted by:** Jake DeRidder, Manager of Growth and Development  
**Reviewed by:** Robert Lilbourne, Director of Community and Development Services  
**Approved by:** Rob Browning, Chief Administrative Officer

**SUBJECT:** Edgewood – Phase 1 Subdivision Agreement

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**RECOMMENDATION: THAT: Council receive report BBP-2025-63 for information, and further; THAT: By-law No. 82-25 be referred to the Consideration of By-laws Section of the Agenda for adoption.**

**BACKGROUND:**

The Edgewood Subdivision is located on the north side of Parkhouse Drive and east of Rougham Road in Mount Brydges.

Strathroy-Caradoc Council endorsed redline revisions to the draft plan of subdivision on December 16th, 2024 which forwarded to Middlesex County for draft approval. The first phase of the subdivision now includes 114 single detached dwellings, a woodland block, a park, 3 open space blocks used for a walkway and one stormwater management block.

Since draft approval, the Developer (Westdell Development Corp.) 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.

**COMMENTS:**

Staff have drafted a subdivision agreement alongside the Developers 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 (114 detached lots), any subsequent phases will require an amendment to this subdivision agreement prior to the start of construction of those phase.

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.

The subdivision agreement contains a clause that requires a cost sharing agreement to deal with the Parkhouse Drive improvements being undertaken by the Municipality that will come to Council for consideration at a later date. Staff anticipate these works to be undertaken by the Municipality in 2026, they have been previously budgeted for.

**CONSULTATION:**

All appropriate parties involved throughout the approval process.

**FINANCIAL IMPLICATIONS:**

The Subdivision Agreement contains a clause that requires the Municipality to pay \$384,920.29 towards the stormwater management pond that will be constructed by the Developer. The amount is based on the contributing flows to the stormwater management pond from the Parkhouse Drive storm sewers. The amount has been previously agreed upon by Council and has been budgeted for during previous budget cycles.

The amount will be paid on in phases as outlined below,

- A) 25% within 30 days of issuance of the Interim Completion Certificate (underground services are installed and operational, full building permits become available at this time)
- B) 25% within 30 days of issuance of the Certificate of Acceptance of the SWM facility (approximately 90% of homes are built within the subdivision)
- C) 50% after assumption of the subdivision by the Municipality.

Additionally, 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:

- 1) *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.
- 2) *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.
- 3) *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

## Location Map

