

**Meeting Date:** October 6, 2025  
**Department:** Building, By-law & Planning  
**Report No.:** BBP-2025-93  
**Submitted by:** Tim Williams, Manager of Planning, County of Middlesex  
**Reviewed by:** Jake DeRidder, Manager of Growth and Development  
**Approved by:** Rob Browning, Chief Administrative Officer

**SUBJECT: Plan of Subdivision Extension – 39T-1901 Sifton Properties Limited (Mt. Brydges)**

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**RECOMMENDATION: THAT: the County of Middlesex be forwarded notice that the Council of Strathroy-Caradoc recommends approval of a three-year extension of the draft plan of subdivision for 39T-SC1901.**

The draft plan of subdivision approval of file 39T-SC1901 (Sifton Properties Limited in Mt. Brydges) was approved by Strathroy-Caradoc Council and Middlesex County Council on November 10, 2020, for a 3-year period. This was then extended on October 16, 2023 for two years. The date of the lapse is November 10, 2025, and a request by Sifton Properties Limited for an additional extension was received on September 11, 2025. The County of Middlesex is responsible for approving/issuing extensions.

By way of background, this is the second request for extension to the draft plan of subdivision File No. 39T-SC1901. The subdivision includes 104 lots for single-detached dwellings, two multiple unit residential blocks for townhouse dwellings, seven blocks for natural heritage areas and associated buffer areas and one block for stormwater management (see Location Map attached). The subdivision is currently subject to an open redline amendment application that seeks to repurpose the stormwater management block for an apartment block and reduce the lot frontages the existing single detached dwelling lots. This application was put on pause by the applicant/owner while they address engineering matters that arose from changing engineering firms.

Engineering have been collaborating with the developer on revised engineering plans for the development, this work continues. A Subdivision Agreement has been drafted but not yet been entered into. So, it will need to be amended to address changes as a result of the redline revision.

Given the work that is being completed by Sifton is longer than they expected, staff recommend a three-year extension at this time.

**CONSULTATION:**

This request for extension has been discussed with the Manager of Growth and Development and the Middlesex County Director of Planning. A three-year extension is agreeable to by all parties. Planning staff are aware of the servicing needs for the current plan of subdivision and have consulted with Engineering and Public Works.

**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.

**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.

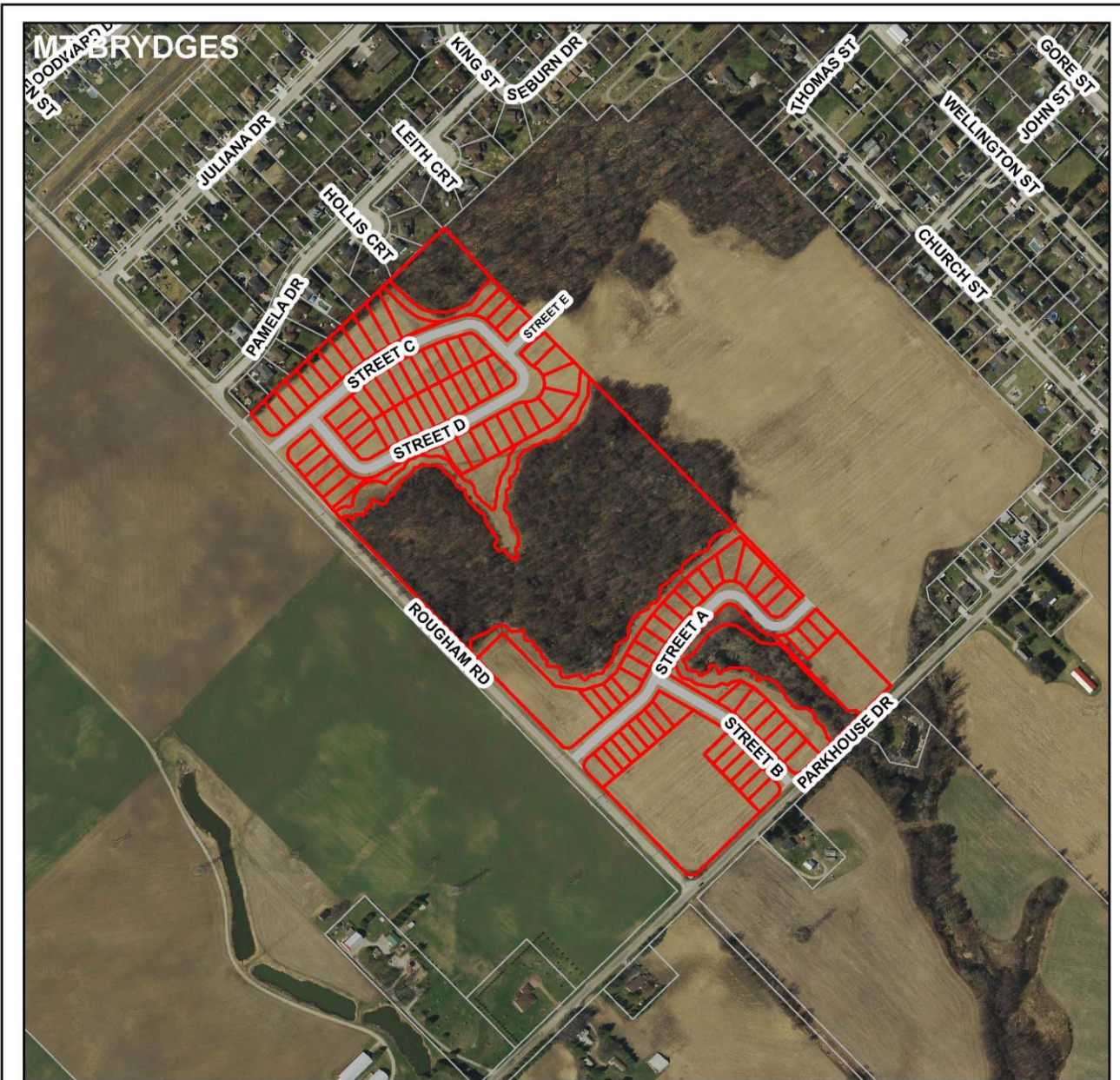
**FINANCIAL IMPLICATIONS:**

None at this time.

**ATTACHMENTS:**

- Location Map

# Location Map



## LOCATION MAP

Description:  
 SIFTON PROPERTIES LIMITED  
 CARADOC CON 2 PT LOT 15  
 MUNICIPALITY OF STRATHROY-CARADOC

File Number:  
 39T-SC1901

Prepared by: Planning Department  
 The County of Middlesex, July 11, 2019.



## LEGEND

 SUBJECT LANDS

