



Committee of the Whole

Meeting Date: April 28, 2026

Submitted by: Durk Vanderwerff, Director of Planning and Development

Subject: Major Red-Line Revision to Plan of Subdivision; File No. 39T-MC902; South Winds – Edgewater; Municipality of Middlesex Centre

BACKGROUND:

South Winds Development Co. Inc. is advancing a residential development within Kilworth. The development is proceeding by way of a multiple phase plan of subdivision. At this time, South Winds is seeking approval for a major redline revision to the draft plan of subdivision. County Council initially gave draft plan approval to the plan of subdivision in March of 2012. The plan has been subject of previous redline amendments, Ontario Land Tribunal Hearings, and phased final plan approvals and registration.

The current proposal revises the draft plan, primarily within the later phases. Phases 3 and 5 are combined and extended into lands previously identified as Phase 6. The crescent road pattern is maintained, with a new connection at the west end to Westbrook Drive. Phase 4 remains unchanged, and earlier phases (1, 1b, and 2) have already been registered. Overall, the revision replaces 29 single detached lots with townhouse blocks and increases the total number of units in this phase from approximately 90 to just over 200. While minor red line amendments may be approved by staff, the extent of these changes and their connection to several OLT matters require approval by County Council in this case.

This report is a short summary of the issues from the perspective of the County as the Approval Authority and recommends draft plan approval of this major redline revision to the plan of subdivision, subject to conditions. The municipal planning report, co-authored by Marion-Frances Ramos Cabral and Tim Williams, as provided to Middlesex Centre Council, is attached along with a location map, a copy of the proposed plan, and the proposed conditions of draft plan approval.

ANALYSIS:

The submission was accepted in October 2024 and, subject to three revised submissions before a public consultation process and ultimately supported by Middlesex Centre

Council in March 2026. The major amendment was also reviewed by several agencies as new information was provided, and the plan underwent change. Comments received were either addressed in the plan of subdivision or can appropriately be addressed as conditions of draft plan approval.

As a result of the major amendment, the proposed draft plan conditions need to be updated. The fundamental engineering consideration for this redline revision is the proposed revised layout of servicing. The Municipality is satisfied with the information provided to-date and that the design of the technical elements will be completed prior to final approval as a condition of approval.

Through the local process, the public and Council did not identify any concerns that could not be addressed by the conditions of approval. The Municipality is satisfied that the technical concerns can be addressed through the design of the subdivision plan and reflected in the conditions of draft plan approval and ultimately the development agreement.

The Provincial Planning Statement identifies the importance of focusing growth and development to settlement areas both as a means of developing vital communities and to protect natural heritage and agricultural resources.

The County Official Plan directs growth and development to Settlement Areas and that development make use of existing and / or extended services in a logical and planned manner. Full municipal sanitary services are available within Komoka - Kilworth. The planning policies encourage development on full services. The Municipality is satisfied in this regard. The attached municipal planning report addresses the land use planning issues in detail.

I have reviewed this material throughout the process and am satisfied that the proposed plan of subdivision is consistent with the Provincial Planning Statement, conforms with the County's Official Plan, conforms with the Municipality's Official Plan, and represents sound land use planning. I am, therefore, recommending draft plan approval of the revised plan of subdivision subject to conditions.

FINANCIAL IMPLICATIONS:

The budget expense related to the provincially delegated Approval Authority responsibility for subdivisions is offset, to an extent, through the collection of application fees. The approval of development and the accompanying community growth has indirect long-term financial implications.

ALIGNMENT WITH STRATEGIC FOCUS:

This report aligns with the following Strategic Focus, Goals, or Objectives:

Strategic Priority	Goal	Objectives
Economic Development 	Enhance overall economic well-being and community prosperity by fostering a sustainable and thriving local economy	<ul style="list-style-type: none"> • Advance the County’s planning framework that balances diverse land uses while protecting farmland and natural environment.
Collaboration & Partnerships 	Strengthen collaboration with local municipalities and regional partners to improve economic efficiency, enhance service delivery, and support regional development in alignment with community priorities	<ul style="list-style-type: none"> • Optimize service delivery through inter-municipal collaboration and shared services to improve efficiency and seamless operations. • Build and enhance relationships with municipal, regional, First Nations, community, and private sector partners to align priorities, share resources, and implement joint initiatives that improve community well-being and economic growth.

RECOMMENDATION:

THAT the Major Red-Line Revision to Plan of Subdivision; File No. 39T-MC902 Report be received for information;

AND THAT the revised Plan of Subdivision (File No. 39T-MC-0902) be granted draft plan approval subject to conditions;

AND THAT a Notice of Decision be circulated as required by the Planning Act;

AND THAT the Notice of Decision indicate that all written submissions received on the application were considered; the effect of which helped make an informed recommendation and decision.