



Committee of the Whole

Meeting Date: March 12, 2024

Submitted by: Durk Vanderwerff, Director of Planning and Development

Subject: Proposed Plan of Subdivision (File No. 39T-SC2302) and Official Plan Amendment No. 17, (File No. 39-SC-OPA17); Municipality of Strathroy-Caradoc, SLD Group Inc.

BACKGROUND:

SLD Group Inc. are proposing to develop a residential plan of subdivision on the north side of Albert Street (County Road 39) extending to Saulsbury Street in Strathroy. The proposal would create approximately 360 dwelling units (13 single detached, 102 semi-detached, 19 street townhouses, and a block that could accommodate 225 townhouses) on full municipal services. In addition, the subdivision would create new roads, a stormwater management pond, and a public park.

The owners have also applied to amend the Strathroy-Caradoc Official Plan in order to redesignate a portion of the property from 'Community Facility' to 'Residential Special Policy Area No. 11'. The 15-hectare (38 acre) property is a portion of a larger holding that was previously part of the County's Strathmere Lodge property. The existing 'Community Facilities' designation reflects this former ownership and Amendment No. 17 would make the necessary changes for the lands to be privately developed on full municipal services.

In addition, Amendment No. 17 would exempt the development from the 'secondary planning' requirements of the local Official Plan as the Municipality feels that this is unnecessary given that this is the last parcel to be developed in the study area and the proponent has been working together with other area developments to address common municipal services and the transportation connections. Amendment No. 17, therefore, addresses a technical issue within the Strathroy-Caradoc Official Plan.

The plan of subdivision and official plan amendment were processed under the integrated planning model that has been developed between the County and the Municipality. This included a combined circulation process and a common planning review and analysis. The municipal planning reports, authored by Tim Williams, as provided to Strathroy-Caradoc Council, are attached.

This report is a brief summary of the issues from the perspective of the County as the Approval Authority and recommends official plan amendment and draft plan approval of

this subdivision subject to conditions. A location map, a copy of the official plan amendment, proposed draft plan and draft plan conditions, as well as the municipal planning reports are appended to this report.

ANALYSIS:

The submission was accepted as complete in May 2023, subject to a public consultation process, and ultimately supported by Strathroy-Caradoc Council in December 2023. Public comments during the local process included matters related to the interface between the proposal and existing and planned neighbouring residential uses, related to traffic including construction traffic, stormwater management, fencing, etc.

An agency, ministry and First Nations circulation was undertaken, and the comments received were either addressed or can appropriately be addressed as conditions of draft plan approval. The draft plan conditions include matters to satisfy the St. Clair Region Conservation Authority, County Engineering and the Municipality including natural heritage, hazard mitigation, and road improvements.

The Provincial Policy Statement identifies the importance of focusing population growth and development to settlement areas both as a means of developing vital communities and to protect natural heritage and agricultural resources. This includes encouraging development to occur on full municipal services and encouraging the development of communities that are strong, sustainable, and resilient for people of all ages while making efficient use of land and infrastructure including accommodating a range and mix of residential types.

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. The County Plan seeks protection for natural heritage features and agricultural land by directing development away from these areas. The Official Plan designates Strathroy as an 'Urban Settlement Area' and encourages a range of housing types, densities, and options while placing the primary responsibility to develop implementing policy to local municipalities in local official plans.


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 official plan amendment and the proposed plan of subdivision are consistent with the Provincial Policy Statement, conform with the County's Official Plan, conform with the Municipality's Official Plan, and represent sound land use planning. I am, therefore, recommending approval of Amendment No. 17 and draft plan approval of the plan of subdivision subject to conditions.

FINANCIAL IMPLICATIONS:

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

ALIGNMENT WITH STRATEGIC FOCUS:

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

Strategic Focus	Goals	Objectives
<p>Strengthening Our Economy</p> 	<p>Encourage a diverse and robust economic base throughout the county</p>	<ul style="list-style-type: none">• Support opportunities to create a stronger and sustainable agricultural sector• Create an environment that enables the attraction and retention of businesses, talent, and investments• Attract visitors to Middlesex County• Support the development and prosperity of downtown core areas in Middlesex County

RECOMMENDATION:

THAT the proposed Plan of Subdivision (File No. 39T-SC2302) 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.

THAT Amendment No. 17 (File No. 39-SC-OPA17) to the Municipality of Strathroy-Caradoc Official Plan be approved, and that staff be directed to circulate a Notice of Decision 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 to make an informed recommendation and decision.