



# Committee of the Whole

---

**Meeting Date:** January 14, 2025

**Submitted by:** Durk Vanderwerff, Director of Planning and Development

**Subject:** Withdrawal of Ontario Land Tribunal Appeal of Proposed Plan of Subdivision File No. 39T-SC1901; Sifton Properties Limited; Strathroy-Caradoc

---

## **BACKGROUND:**

Sifton Properties Limited (Sifton) are proposing to develop a 21-hectare property within Mt. Brydges. This plan of subdivision was granted Draft Plan Approval by County Council in 2020 and has not yet proceeded to construction.

Section 51(43) of the Planning Act provides for the applicant to appeal any of the conditions of draft plan approval to the Ontario Land Tribunal (OLT) at any point prior to final plan approval. In May of 2023, Sifton appealed the draft plan conditions imposed by the County to the OLT. In December of 2024, Sifton withdrew their appeal of the draft plan conditions.

## **ANALYSIS:**


This matter did not proceed to an OLT Hearing. The Municipality and developer held discussions on implementation matters, focusing primarily on engineering aspects related to the draft plan conditions, and came to a resolution. With that, Sifton withdrew their appeal of the draft plan conditions and the County's initial Decision stands.

## **FINANCIAL IMPLICATIONS:**

The use of staff resources (Legal and Planning) to participate in the local settlement discussions, relative to the County's decision, was limited.

## **ALIGNMENT WITH STRATEGIC FOCUS:**

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

<b>Strategic Focus</b>	<b>Goals</b>	<b>Objectives</b>
<p data-bbox="168 264 370 331">Strengthening Our Economy</p> 	<p data-bbox="428 264 701 441">Encourage a diverse and robust economic base throughout the county</p>	<ul data-bbox="747 264 1430 441" style="list-style-type: none"><li data-bbox="747 264 1430 369">• Create an environment that enables the attraction and retention of businesses, talent, and investments</li><li data-bbox="747 373 1430 441">• Support the development and prosperity of downtown core areas in Middlesex County</li></ul>