



# Committee of the Whole

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**Meeting Date:** February 11, 2025

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

**Subject:** Major Red-Line Revision to Plan of Subdivision; Municipality of Strathroy-Caradoc; File No. 39T-SC1702; Westdell Edgewood South

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## **BACKGROUND:**

Westdell Development Corporation is proposing a residential development within Mt. Brydges. The development is proceeding by way of two adjacent and integrated plans of subdivision. The County files are 39T-SC1702; Westdell Edgewood South (this report) and 39T-SC2201; Westdell Edgewood North (see other report on agenda). Westdell is seeking approval at this time for a major redline revision to Edgewood South (this report) and also draft plan approval to Edgewood North (see other report).

County Council gave draft plan approval to the Westdell Edgewood South plan of subdivision in September of 2018 and a minor redline revision was administratively approved on December 16, 2020. Westdell are now proposing a major redline revision to the plan that would change the layout of the plan including the stormwater management block and increase the number of residential lots from 83 to 114. The 9.03 hectare (22.32 acre) site will be developed on full municipal services. The surrounding land uses include agricultural lands and existing and proposed residential development.

Reports and studies have been provided in support of the revised proposal including functional stormwater brief, sanitary servicing report, watermain distribution report, planning justification report and water balance review.

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, authored by Tim Williams, as provided to Strathroy-Caradoc 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 a public consultation process on November 4, 2024, and ultimately supported by Strathroy Caradoc Council in

December 2024. 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 was the proposed increased density's impact on infiltration, drainage and ultimately the water balance. 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.

Through the local process, the public and Council identified concerns related to stormwater management, downstream flooding, and impacts on drainage. 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 Mt. Brydges however they need to be extended to the site. The planning policies encourage development on full services. The Municipality is satisfied in this regard and is prepared to extend the municipal services along Parkhouse Drive.


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, conform with the County's Official Plan, conform with the Municipality's Official Plan, and represent 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 local official plans 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 Focus	Goals	Objectives
Strengthening Our Economy 	Encourage a diverse and robust economic base throughout the county	<ul style="list-style-type: none"> <li>• Support opportunities to create a stronger and sustainable agricultural sector</li> <li>• Create an environment that enables the attraction and retention of businesses, talent, and investments</li> <li>• Support the development and prosperity of downtown core areas in Middlesex County</li> </ul>

**RECOMMENDATION:**

**THAT** the Major Red-Line Revision to Plan of Subdivision; Municipality of Strathroy-Caradoc; File No. 39T-SC1702; Westdell Edgewood South report be received for information;

**THAT** the revised Plan of Subdivision (File No. 39T-SC-1702) be granted draft plan approval subject to conditions;

**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.