



# Committee of the Whole

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**Meeting Date:** February 11, 2025

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

**Subject:** Proposed Plan of Subdivision; Municipality of Strathroy-Caradoc; File No. 39T-SC2201; Westdell Edgewood North

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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-SC2201; Westdell Edgewood North (this report) and 39T-SC1702; Westdell Edgewood South (see other report on agenda). Westdell is seeking approval at this time for draft plan approval to Edgewood North (this report) and also a major redline revision to Edgewood South (see other report).

Westdell are proposing a 10.3 hectare (25.44 acre) plan of subdivision that would create 54 lots for single detached dwellings on full municipal servicing. The subdivision also includes two natural heritage blocks. It is noted that stormwater management is proposed to be conveyed to a regional stormwater facility on another property. The surrounding land uses include agricultural lands and existing and proposed residential development.

A number of reports and studies have been provided in support of the proposal including planning justification report, archaeology report, watermain distribution analysis, stormwater management brief, sanitary servicing report, water balance review, geotechnical report, development assessment report, and hydrogeological assessment.

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 as a complete application in 2022, subject to a public consultation process, and was ultimately supported by Strathroy-Caradoc Council in December 2024. During the extended processing of this file, the development proposal was amended, to respond to community comments as well as agency comments (as new information was provided and as the plan underwent change). The comments received

were either addressed or can appropriately addressed as conditions of draft plan approval.

In particular, additional analysis was undertaken to address water balance and associated hydrogeological analysis, as well as confirming that there would be no negative impact on the natural heritage lands (both on and off site). The applicant revised their stormwater management system and the Municipality is therefore satisfied that development can be supported at this location.

The recommended draft plan conditions include matters to satisfy the Lower Thames River Authority (storm water management and drainage, development near hazard lands), and the Municipality (stormwater management and drainage, water balance for stormwater entering the natural feature etc.).

The Provincial Planning Statement 2024 identifies the importance of focusing population growth and development in settlement areas both as a means of developing vital communities and to protect natural heritage and agricultural resources. This includes encouraging new development to occur on full municipal services. Furthermore, the PPS identifies the importance of protecting significant natural heritage features for the long-term which includes directing development away from features. The PPS also requires that hazards be addressed through avoidance and / or mitigation.

The County Official Plan directs growth and development to Settlement Areas and emphasizes that development should utilize existing and / or extended services in a logical and planned manner. The County Plan seeks to protect natural heritage features and agricultural land by directing development away from these areas. The Official Plan designates Mt. Brydges as an 'Urban Settlement Area' and recognizes that growth shall be accommodated on municipal services. The Strathroy-Caradoc Official Plan includes a similar policy framework including matters that are to be addressed when considering development proposals, which the Municipality is satisfied have been addressed.


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 2024, conform with the County's Official Plan, conform with the Municipality's Official Plan, and represents sound land use planning. I am, therefore, recommending 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:

<b>Strategic Focus</b>	<b>Goals</b>	<b>Objectives</b>
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 Proposed Plan of Subdivision; Municipality of Strathroy-Caradoc; File No. 39T-SC2201; Westdell Edgewood North report be received for information;

**THAT** the proposed Plan of Subdivision (File No. 39T-SC2201) 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.