



Committee of the Whole

Meeting Date: February 11, 2025

Submitted by: Teresa Hill, Planning and Development Coordinator

Subject: Uncontested Official Plan Amendment; Municipality of Strathroy-Caradoc; File No. 39-SC-OPA19; 10000585742 Ontario Inc. BoldHaven Developments

BACKGROUND:

Amendment No. 19 would re-designate the lands municipally known as 24546 Adelaide Road in Strathroy from 'Commercial' to 'Residential-special Policy 14' to facilitate the development of 32 stacked townhouse dwelling units on a private driveway and parking lot. The subject lands are currently vacant. The development would be connected to municipal water and sanitary services and would be accessible from County Road 81.

ANALYSIS:

This report is to advise the Committee of the Whole that, in accordance with the Delegation of Duties By-law, this Official Plan Amendment was processed as an 'uncontested Official Plan Amendment' as the plan satisfied the following criteria: consistent with the Provincial Policy Statement; conforms with the County Official Plan; conforms with the Municipality's Official Plan; has been adopted by by-law by the local municipality; has no outstanding matters respecting the development or any outstanding matters are addressed through another land use planning approval; and has no unresolved objections / concerns from agencies or the public.



The County of Middlesex approved Amendment No. 19 (File No. 39-SC-OPA19) to the Strathroy-Caradoc Official Plan on January 14, 2025, staff circulated a Notice of Decision as required by the Planning Act and Notice of Decision indicated that all written submissions received on the application were considered. No appeals to the decision were received.

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• Support the development and prosperity of downtown core areas in Middlesex County
<p>Promoting Service Excellence</p> 	<p>Innovate and transform municipal service delivery</p>	<ul style="list-style-type: none">• Anticipate and align municipal service delivery to emerging needs and expectations

RECOMMENDATION:

THAT the Uncontested Official Plan Amendment; Municipality of Strathroy-Caradoc; File No. 39-SC-OPA19; 10000585742 Ontario Inc. BoldHaven Developments report be received for information.