



Committee of the Whole

Meeting Date: May 27, 2025

Submitted by: Teresa Hill, Planning and Development Coordinator

Subject: Uncontested Plan of Condominium Exemption; Municipality of Strathroy-Caradoc; File No. 39T-SC-CDM2501; Foxwood Developments (London) Inc.

BACKGROUND:

The proposed Foxwood Developments (London) Inc. vacant land plan of condominium would create 35 townhouse units on a 1.018 ha (2.52 ac) property at the corner of Second Street and Head Street, within Strathroy. The development would be connected to municipal water and sanitary services.

The property is surrounded by residential uses to the south, west, and east. To the north there is a mix of industrial uses within the Molnar industrial park. The subject lands are within the 'Residential Area' land use designation of the Strathroy-Caradoc Official Plan. The subject lands are zoned a site-specific 'Residential Third Density (R2-23) Zone' within the Strathroy-Caradoc Zoning By-law.

ANALYSIS:



This report is to advise the Committee of the Whole that, in accordance with the Delegation of Duties By-law, this Plan of Condominium Exemption was processed as an 'uncontested Plan of Condominium Exemption' as the plan satisfied the following criteria: consistent with the Provincial Policy Statement; conforms with the County Official Plan; conforms with the Municipal Official Plan; 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 the exemption for the Foxwood Developments Vacant Land Condominium (File No. 39T-SC-CDM2501) on May 8, 2025.

FINANCIAL IMPLICATIONS:

The budget expense related to the Provincially delegated Approval Authority responsibility 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