



Committee of the Whole

Meeting Date: June 24, 2025

Submitted by: Durk Vanderwerff, Interim Chief Administrative Officer and Director of Planning and Development

Subject: Proposed Plan of Subdivision (File No. 39T-SC2301); Carroll Street East Developments; Municipality of Strathroy-Caradoc

BACKGROUND:

Carroll Street East Developments are proposing to develop a residential plan of subdivision in the southeastern portion of Strathroy. The lands are located on the south side of Carroll Street East (County Road No. 10), east of Saxton Road and are located within the 'Settlement Area' boundary. The plan of subdivision would create 65 single-detached lots, 40 street townhouse units, a high-density residential block, a parkland block, a stormwater management block, and a future development block on 7.7 hectares (19.02 ac) of land.

The surrounding land uses include low density residential to the north across Carroll Street East, agricultural uses to the east and west, and single detached residential dwellings to the south. The development contains no natural heritage features or hazard lands. Several reports and studies have been provided in support of the proposal including planning justification report; preliminary servicing report; geotechnical report; noise report; and archeological assessment.

This plan of subdivision was processed under the integrated planning model that has been developed between the County and the Municipality. The application consisted of the draft plan of subdivision referenced in this report, as well as a Zoning By-law Amendment that was considered locally. The municipal planning report is attached along with a location map, a copy of the proposed plan, and the proposed conditions of draft plan approval.

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 subdivision subject to conditions.

ANALYSIS:

The submission was accepted as complete on February 14, 2023, subject to a public consultation process and ultimately supported by Strathroy-Caradoc Council in April 2025. During the lengthy processing of this file, agency / ministry circulations were undertaken and the comments received were either addressed or can appropriately be addressed as conditions of draft plan approval.

The recommended draft plan conditions include matters to satisfy the Ausable Bayfield Conservation Authority (storm water management, grading and drainage, sediment and erosion control, permits, etc.), County Transportation (road widening, reserves entrance and turning lanes on Carroll Street East – County Road No. 10, etc.), and the Municipality (municipal water and sanitary infrastructure installation, stormwater management, grading and drainage, parkland dedication, etc.)

The fundamental issue that led to the extended processing timeline was the Municipality's request to confirm that stormwater could reasonably flow through the adjacent property if they were to receive approval from the adjacent owner and if not, an alternative would be available. Through the local process, the public identified concerns related to the interface between the proposal and existing residential uses, traffic, infrastructure, and drainage/stormwater management. The Municipality is satisfied that the technical concerns have been or can be addressed through the design of the subdivision plan and reflected in the conditions of draft plan approval and ultimately the subdivision agreement.

The Provincial Planning Statement identifies the importance of focusing population growth and development to settlement areas both as a means of developing vital communities and to protect natural heritage and agricultural resources. This includes encouraging new development on full municipal services and encouraging a range of housing options/types. This is to be achieved through well-planned communities that ensure the long-term prosperity and social well-being of the municipality.

The County Official Plan directs growth and development to Settlement Areas and requires that development make use of existing and/or extended services in a logical and planned manner. The County Plan seeks protection for agricultural land by directing development away from these areas. The Official Plan designates Strathroy as an 'Urban Settlement Area' and encourages a range of housing types, densities, and options while placing the primary responsibility to develop implementing policy to local municipalities in local official plans.

The lands are designated "Residential" under the Strathroy-Caradoc Official Plan. The Official Plan provides more specific criteria that reflects the policies of the PPS and County Official Plan. The Municipality is satisfied that those criteria have been met.

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, conforms with



the County's Official Plan, conforms with the Municipality's Official Plan, and represents sound land use planning. I am therefore recommending approval of the draft plan of subdivision subject to conditions.

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 Priority	Goal	Objectives
Economic Development 	Enhance overall economic well-being and community prosperity by fostering a sustainable and thriving local economy	<ul style="list-style-type: none">• Advance the County's planning framework that balances diverse land uses while protecting farmland and natural environment.
Collaboration & Partnerships 	Strengthen collaboration with local municipalities and regional partners to improve economic efficiency, enhance service delivery, and support regional development in alignment with community priorities	<ul style="list-style-type: none">• Optimize service delivery through inter-municipal collaboration and shared services to improve efficiency and seamless operations.• Build and enhance relationships with municipal, regional, First Nations, community, and private sector partners to align priorities, share resources, and implement joint initiatives that improve community well-being and economic growth.

RECOMMENDATION:

THAT the Proposed Plan of Subdivision (File No. 39T-SC2301); Carroll Street East Developments; Municipality of Strathroy-Caradoc report be received for information;

THAT the proposed Plan of Subdivision (File No. 39T-SC2301) 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.

Attachment.