



## Committee of Whole

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**Meeting Date:** March 14, 2023  
**Submitted by:** Durk Vanderwerff, Director of Planning and Development  
**Subject:** Proposed Plan of Condominium (File No. 39T-SC-CDM2001);  
Strathroy-Caradoc; Wagstaff Place

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### **BACKGROUND:**

Mitre Corporation is proposing to develop a residential plan of vacant land condominium on a 1.1 ha (2.7 acre) property within Strathroy. The proposal would create 21 units for single detached dwellings along with common elements including a driveway and visitor parking.

The subject lands are within the 'Residential' designation of the Strathroy Settlement Area in the Municipality's Official Plan. The lands are surrounded by existing residential development and would have frontage and access to Head Street, a local municipal road, and would utilize municipal water, sanitary sewer and stormwater services. This plan of subdivision was processed concurrently with a zoning by-law amendment and this included a combined circulation process and a common planning review and analysis.

County Council is the Provincially delegated Approval Authority for plans of condominium. This report summarizes the planning policy context and provides a planning recommendation for Council from the perspective of the Approval Authority. More detailed local planning analysis, as provided to Strathroy-Caradoc Council, is provided within the attached local planning reports. In addition, a location map, the proposed plan, and the proposed conditions of draft plan approval are appended to this report.

### **ANALYSIS:**

The plan of condominium submission was accepted as complete in February 2020 and Strathroy-Caradoc Council supported, subject to conditions, the proposal at their December 22, 2022 meeting. Through the extended processing time the proposal was subject to changes to the proposed plan in response to agency, public and Municipal input and additional engineering analysis was undertaken.

An agency / ministry circulation was undertaken, and the comments received were either addressed during the process or can be appropriately addressed as conditions of draft

plan approval. The draft plan conditions include matters to satisfy the Municipality including servicing, construction, fencing, etc.

During the local process, public input included concerns related to traffic, density, form of development, safety, stormwater management, and fencing. It is noted that the owners of the adjacent residential lands requested visual and sound mitigation fencing be included. The preliminary conditions of draft approval include the requirement for fencing and buffering to the satisfaction of the Municipality. The remaining conditions are standard in nature.

The Provincial Policy Statement (PPS) 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 is to be achieved through well-planned communities that ensure the long-term prosperity and social well-being of the municipality. The preferred form of development is to occur on full municipal services.

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. 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 located within the urban settlement area of Strathroy and are designated for residential development. The Official Plan includes criteria for such infilling and redevelopment proposals and the Municipality is satisfied that those criteria have been met. More detailed local planning considerations can be found in the attached local planning reports including outlining the documents and studies submitted in support of the proposal.

I have reviewed this material throughout the process and am satisfied that the proposed plan is consistent with the Provincial Policy 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 draft plan approval of the plan of condominium 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 | Support opportunities to create a stronger and sustainable agricultural sector<br>Support the development and prosperity of downtown core areas in Middlesex County |

**RECOMMENDATION:**

That the proposed Plan of Condominium (File No. 39T-SC-CDM2001) be granted draft plan approval subject to conditions and 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.

*Attachments:*

Location Map

Proposed Draft Plan of Condominium

Local Planning Reports

Preliminary Draft Plan Conditions