



# Zelinka Priamo Ltd.

LAND USE PLANNERS

March 17, 2026

*Sent via email*

Attn: Alana Kertesz  
Planning and Development  
County of Middlesex  
399 Ridout Street North  
London, ON  
N6A 2P1  
akertesz@middlesex.ca

**RE: Draft Plan of Subdivision Application  
1000303629 Ontario Inc.  
3004 Westchester Bourne Road  
Dorchester, ON**

**Our File: SDU/THC/22-01**

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On behalf of 1000303629 Ontario Inc., Zelinka Priamo Ltd. is pleased to submit a Draft Plan of Subdivision application to create 13 industrial lots, 1 stormwater management block, one open space block in addition to a new loop road through the proposed subdivision.

The subject lands consist of a single, rectangular-shaped parcel located on the easterly side of Westchester Bourne Road, approximately 270m (886 ft) north of Highway 401. The subject lands have a lot frontage of approximately 362.5 m (1,189 ft) on Westchester Bourne, a maximum of depth of approximately 600.9 m (1,971 ft), and an area of approximately 25.1 ha (62 ac). The subject lands are currently being cultivated for cash crops.

The subject lands are designated "Rural Industrial" in the Municipality of Thames Centre Official Plan "*Schedule A-Land Use Plan*"; located on a County "*Arterial Road*" and "*Truck Haul Route*" (Westchester Bourne) as identified on "*Schedule C-Transportation Plan*". The subject lands are within the "*Rural Industrial Zone (M2)*" and "*Environmental Protection (EP)*" in the Municipality of Thames Centre Zoning By-Law. The proposed subdivision is permitted within the Official Plan and uses proposed within the subdivision will not deviate from those permitted within the existing zone, therefore no amendments to these plans are required.

The subject lands are proposed to be subdivided through a Draft Plan of Subdivision to accommodate a municipal Right-of-Way (Street A, B and C), 13 industrial blocks, 1 open space block, 1 stormwater management block and 2 future ROW blocks. The proposed entrance to the subdivision aligns with the intersection of Bradley Avenue and Westchester Bourne.

### **The Planning Act**

The *Planning Act* is a legislative document that sets out the ground rules for land use planning in Ontario and describes how land uses may be controlled. Section 2 of the *Act* outlines items of provincial interest, which approval authorities must have regard for when reviewing development proposals. The proposed Draft Plan of Subdivision has regard for Section 2, as follows:

- Section (a): The proposed Draft Plan of Subdivision provides appropriate setbacks to the Natural Heritage System;
- Section 2(d): A Stage 1 Archaeological Assessment was prepared to assess the archaeological potential on the subject lands. The Assessment concludes that the subject lands do not contain archeological potential, and therefore no further assessment is required. The Assessment was accepted by the Ministry of Tourism, Culture and Sport and entered into the Public Register;
- Sections 2(f) and (h): Development of the subject lands will be for the purpose of 'dry uses' not requiring servicing. One new looped public road will be created through the Draft Plan of Subdivision process. The proposed Draft Plan of Subdivision is a logical implementation of the existing zone on the property;
- Sections 2(i), (j) and (k): The Draft Plan of Subdivision will provide for a combination of industrial uses that will provide employment;
- Sections 2(o) and (p): The Draft Plan of Subdivision has consideration for the Natural Heritage System and maintains appropriate setbacks to ensure public health and safety are protected;

Section 51(24) of the *Planning Act* outlines criteria for consideration of a Draft Plan of Subdivision application, including those relating to health, safety, convenience, accessibility, and welfare of residents. The proposed Draft Plan of Subdivision is consistent with the criteria of Section 51(24) of the *Planning Act*, including as follows:

- The proposed Draft Plan of Subdivision has regard for the Section 2 of the *Planning Act* as discussed above (a);
- The proposed Draft Plan of Subdivision will facilitate the proposed industrial subdivision on vacant lands, which is in the public interest (b);
- The proposed Draft Plan of Subdivision conforms with the County of Middlesex and municipality of Thames Centre Official Plan as discussed below. Appropriate setbacks are provided to the Natural Heritage System (c, d and h);
- The Functional Servicing and Stormwater Management Report prepared by AGM concludes that no municipal services are available, however, dry uses will be the only proposed uses within the subdivision (i);

- The proposed lots are of an appropriate size and dimension to accommodate future industrial uses in a variety of forms (f and k); and
- The proposed Draft Plan of Subdivision will support future industrial development, which will be facilitated through future applications for Site Plan Approval (m).

Accordingly, the proposed Draft Plan of Subdivision is consistent with the criteria outlined in the *Planning Act*.

### **2024 Provincial Planning Statement**

The Provincial Planning Statement (“2024 PPS”) is issued under Section 3 of the *Planning Act* and “provides policy direction on matters of provincial interest related to land use planning and development.” In accordance the *Planning Act*, all decisions affecting land use planning matters shall be consistent with the PPS. The proposed Draft Plan of Subdivision are consistent with the PPS, including the following applicable policies:

- Policies 3.6.2 and 3.6.8: As outlined in the Stormwater Management Report prepared by AGM, the proposed subdivision will provide for stormwater criteria that can be satisfied with the implementation of on-site controls for water quantity and water quality, in order to mitigate risks to safety, property and the environment;
- Policies 4.1.1 and 4.1.2: The Regionally significant Wetland on the property is being maintained as an Open Space Block for long-term preservation. A 30 m buffer has been incorporated into the subdivision design; and
- Policies 4.6.1 to 4.6.5: A Stage 1 Archaeological Assessment was prepared to assess the archaeological potential on the subject lands. The Assessment concludes that the subject lands do not have archeological potential, and therefore no further archaeological assessment is required.

Based on the above, the proposed development and proposed Draft Plan of Subdivision is consistent with the applicable policies of the 2024 PPS.

### **Middlesex County Official Plan**

The subject lands are designated “Agricultural” in the Middlesex County Official Plan. The County is the approval authority for Plans of Subdivision within the County and it is understood that appropriate agreements with the County and Municipality of Thames Centre will be required for matters such as services, financial requirements, road facilities and land dedications (Section 4.5.1). These matters can be addressed as conditions of the Draft Plan of Subdivision.

### **Municipality of Thames Centre Official Plan**

The subject lands are designated “Rural Industrial” in the Municipality of Thames Centre Official Plan “Schedule A-Land Use Plan”; located on a County “Arterial Road” and “Truck Haul Route” (Westchester Bourne) as identified on “Schedule C-Transportation Plan” of the Municipality of Thames Centre. The subject lands also contain a “Regionally Significant

Wetland” as per Appendix 1 – Part A – Natural Heritage Features in the Municipality of Thames Centre Official Plan.

All lots within the proposed plan of subdivision have frontage on a public road that is or will be of adequate construction opened and maintained year-round. Phasing for the proposed subdivision will not be required unless requested by the County/Municipality (Section 2.26).

The portion of the property designated “Rural Industrial” will be developed for uses consistent with the uses in Section 4.5.4 of the Official Plan and therefore no Official Plan Amendment is required.

### **Municipality of Thames Centre Zoning By-law**

The subject lands are within the “*Rural Industrial Zone (M2)*” and “*Environmental Protection (EP)*” in the Municipality of Thames Centre Zoning By-Law. The portion of the property which is zoned EP will remain undeveloped and proposed as an open space block. The portion of the property zoned M2 is subject to redevelopment with uses consistent with those outlined in the M2 zone and therefore no Zoning By-law Amendment is required.

As per the materials identified in the consultation with Municipal and County staff, please find enclosed the following electronic materials:

- Completed Draft Plan of Subdivision Application form, including authorizations;
- Survey
- Traffic Impact Assessment (TIA)
- Servicing Report and Engineering Drawings (i.e. grading plan, servicing plan)
- Archaeological Report
- Draft Plan of Subdivision

Application fees to the Municipality of Thames Centre and County of Middlesex will be mailed separately.

We trust that the enclosed materials are satisfactory for the Municipality of Thames Centre and County of Middlesex to deem the application complete, and we look forward to working with Municipal Staff on this application. If you have any questions, or require further information, please do not hesitate to contact me.

Yours very truly,

**ZELINKA PRIAMO LTD.**



Katelyn Crowley, BA, CPT  
Associate

cc. The Client (Via Email)