



Zelinka Priamo Ltd.

LAND USE PLANNERS

March 15, 2023

sent via email

Ms. Alana Kertesz, Planner I
Planning and Development Services
County of Middlesex
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**RE: Application for Draft Plan of Condominium
Putnam Road Holdings Inc.
3174 Putnam Road
Thames Centre, ON**

Our File: RTT/THC/21-01

Zelinka Priamo Ltd., on behalf of Putnam Road Holdings Inc., is pleased to submit a vacant land Draft Plan of Condominium application for the above-noted lands (the 'subject lands'). The purpose of the proposed draft plan of condominium is to create three units and a common access which are subsequently intended to be developed as truck terminals.

The lands are designated "Agricultural Areas" in the County of Middlesex Official Plan, "Rural Industrial" under the Municipality of Thames Centre Official Plan, and "General Industrial (M1)" under the Thames Centre Zoning By-law 75-2006, as amended. This proposed draft plan of condominium application and proposed development of truck terminals is permitted in both the Rural Industrial areas of the Official Plan and the current M1 Zone. Additionally, as the proposed truck terminals would improve economic growth and support for industrial uses in the area, the proposed application is consistent with the broader goals of the Provincial Policy Statement.

The subject lands are approximately 14.11 ha in size, and are generally located east of Putnam Road, south of Breen Road and north of Highway 401. A 1-storey brick dwelling and a detached garage and barn are located on the central portion of the lands, accessed from a driveway on Putnam Road which crosses an abutting railway corridor that parallels the road. The remainder of the lands are cultivated fields. A municipal drain (Adam Drain) bisects the lands, running from east to west, generally through the middle of the lands.

A Consent application involving the severance of a 2.68 ha parcel and retainment of the remaining 11.46 ha of the lands was previously filed with the municipality (File no. B16-22 and B17-22), which was approved with conditions as of the Committee of Adjustment meeting held on January 30, 2023.

This vacant land condominium is proposed in order to provide individual units for industrial users without the need for a full Plan of Subdivision and new municipal road. It is anticipated that a number of conditions will be required to be fulfilled prior to final approval, such as a stormwater servicing strategy, and driveway design.

As per the submission requirements for a Draft Plan of Condominium application, please find enclosed the following electronic materials in support of the application:

- A completed and commissioned Draft Plan of Condominium application form;
- A letter of authorization from Putnam Road Holdings Inc.; and
- A scanned signed Draft Plan of Condominium.

Please note that the required application fee of \$4,000 will follow by courier in a cheque made payable to the 'County of Middlesex'. Hard copies of the above materials will be provided to the County separately

We trust that the enclosed information is satisfactory and look forward to a timely approval process. Should you have any questions, or require further information, please do not hesitate to call.

Yours very truly,

ZELINKA PRIAMO LTD.



Matt Campbell, BA, CPT
Partner

cc: Ken Rattan, Putnam Road Holdings Inc.