

Cloudpermit application number CA-3539-P-2026-5
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Applicant, Agent

Last name Crowley	First name Katelyn	Corporation or partnership
Street address 318 Wellington Road	Unit number	Lot / Con.
Municipality London	Province Ontario	Postal code N6C 4P4
Other phone	Mobile phone +1 519-319-6092	
Fax	Email katelyn.c@zpplan.com	

Property owner

Last name Sidhu	First name Satbir	Corporation or partnership Falcon Xpress Transportation Group
Street address [REDACTED]	Unit number	Lot / Con.
Municipality Caledon	Province Ontario	Postal code L7C 0Z7
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Subject Land Information

Address	Legal description	Roll number
3004 WESTCHESTER BRN (Primary)	NORTH DORCHESTER CON 1 SRT PT LOT 24 RP 33R21040 PART 1	3926000050357000000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Katelyn Crowley, solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant (sign in the presence of a Commissioner for taking affidavits)

[Redacted Signature]

Signature of Commissioner for taking affidavits

[Redacted Signature]

Municipality

Thames Centre

Day, month, year

17, March, 2026

Place an imprint of your stamp below

Heather Linda Garrett, a Commissioner, etc.,
Province of Ontario, for Zelinka Priamo Ltd.
Expires November 1, 2026.

Affidavit and signatures

Applicant

County of Middlesex Costs - Please be advised that the County may incur expenses associated with obtaining peer review professionals related to technical studies / reports in accordance with the County of Middlesex Tariff of Fees By-law. Any expenses that the County incurs in this regard will be forwarded to you, the owner, for payment. I Katelyn Crowley (the owner) acknowledge that I will pay all peer review professional expenses the County incurs as outlined above.

 Digitally signed on 2026-03-17, 12:15:07 p.m. EDT by Katelyn Crowley.

Section One - General Information

Municipality
Thames Centre

Has a pre-consultation meeting occurred?

Yes No

What was the date of the pre-consultation meeting
2024-04-22

Section Two - Primary Contacts**Owner of Subject Lands**

Is there a property owner?

Yes No

Owner of Subject Lands
1000303629 Ontario Inc

Owner address

[REDACTED]

Owner Postal Code
L7C 2x2

Owner Telephone

[REDACTED]

Owner Fax

Owner Email

[REDACTED]

Are the subsurface rights owned by the same owner?

Yes No

Applicant / Agent

Is there an applicant/agent?

Yes No

Applicant / Agent Name
Zelinka Priamo Ltd. (c/o Katelyn Crowley)

Applicant / Agent Address
318 Wellington Road

Applicant / Agent Postal Code
N6C 4P4

Applicant / Agent Telephone
519-319-6092

Applicant / Agent Fax

Applicant / Agent Email
katelyn.c@zpplan.com

Section Three – Secondary Contacts

Surveyor

Is there a surveyor?

Yes No

Surveyor Name

AGM (c/o Thomas Stirling)

Surveyor Address

3514 White Oak Road

Surveyor Postal Code

N6E 2Z9

Surveyor Telephone

519-685-5300

Surveyor Fax

Surveyor Email

tstirling@agm.on.ca

Engineer

Is there an engineer?

Yes No

Engineer Name

AGM

Engineer Address

3514 White Oak Road

Engineer Postal Code

N6E 2Z9

Engineer Telephone

519-685-5300

Engineer Fax

Engineer Email

Solicitor

Is there a solicitor?

Yes No

Section four - location and description

Municipal Address

3004 Westchester Bourne

Assessment Roll Number

392600005035700

Former Municipality

Thames Centre

Description of the land (such as lot & concession)

NORTH DORCHESTER CON 1 SRT PT LOT 24 RP 33R21040 PART 1

Description of the land (such as reference or plan numbers)

Dimensions of the land - Frontage

362.5 m

Dimensions of the land - Depth

600.9 m

Dimensions of the land - Area

25.1 ha

Are there any easements or restrictive covenants affecting the subject lands?

Yes No

Section Five – Policy Context

Provide an explanation of how the plan is consistent with policy statements (including the Provincial Policy Statement) issued under subsection 3 (1) of the Planning Act.

See Planning Letter

If the subject land is within an area designated under any provincial plan or plans, provide an explanation of how the plan conforms or does not conflict with the provincial plan or plans.

N/A

Provide the current designation of the subject land in the County Official Plan and provide an explanation of how the draft plan conforms with the Official Plan

See Planning Letter

Provide the current designation of the subject land in the local Official Plan and provide an explanation of how the draft plan conforms with the Official Plan

See Planning Letter

Does the plan conform to the municipality's Official Plan?

Yes No

What is the current zoning on the subject lands?

Rural Industrial (M2)

Does the plan conform to the uses permitted under the local municipal Zoning By-law?

Yes No

Has an application for an amendment been made?

Yes No

Do the subject lands contain any areas of archaeological potential?

Yes No Unknown

If the plan would permit development on land that contains known archaeological resources or areas of archaeological potential an archaeological assessment and a conservation plan for any identified archaeological resources must be attached

Attached Not applicable

Section Six – Proposed Residential Land Uses

Are there any proposed residential uses?

Yes No

Section seven - Proposed Non-Residential Uses

Are non-residential uses proposed?

Yes No

What non-residential uses are proposed?

Commercial
 Industrial
 Institutional
 Roads
 Parks or Open Space
 Other

	Industrial - Number of Units (as shown on the Plan) 13				Total - Number of Units (as shown on the Plan) 13
	Industrial - Density (Units per Hectare) N/A				Total - Density (Units per Hectare) N/A
	Industrial - Number of Parking Spaces N/A				Total - Number of Parking Spaces N/A
	Industrial - Number of Bedrooms N/A				Total - Number of Bedrooms N/A
	Industrial - Tenure N/A				Total - Tenure N/A

Section Eight - Services

Mark all that apply

- Municipal sanitary sewage system
 Private individual or communal septic system(s) - with greater than 4500 litres effluent produced per day
- Private individual or communal septic system(s) - with less than 4500 litres of effluent produced per day
 Municipal piped water
- Private communal well system
 Individual private well(s)
- Municipal Storm Sewers
 Provincial Highway
- County Road
 Municipal Road
- Other

Servicing reports attached:

See SWM Report attached from AGM

A hydrogeological report is required to accompany this application if the plan would permit development of lots / units on privately owned and operated septic systems.

A servicing options report and a hydrogeological report is required to accompany this application if the plan would permit development of five or more lots / units on privately owned and operated wells or five or more lots / units on privately owned and operated septic systems or any development on privately owned an operated wells or septic systems where more than 4500 litres of effluent would be produced per day.

Section Nine – Previous and Existing Uses

What is the current use of the subject land?

Vacant

What previous uses have there been on the subject land?

Agricultural

What are the current surrounding land uses?

Agricultural

Is there reason to believe the subject land may be contaminated by former uses on the site or adjacent sites?

 Yes No

What information did you use to determine the answers to the Previous and Existing Uses questions?

Historical Aerial photography and owner information

Section Ten – Status of Other Applications under the Planning Act

Please indicate whether the subject land or land within 120 metres of it has been or is the subject of any other applications under the Planning Act.

 Yes No Unknown

Section Eleven - Supporting Information

Document Title	Document Author

Owners Delegation of an Agent

Is there an authorized agent(s) acting on behalf of the property owner(s)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Name of the agent(s) acting on behalf of the property owner(s) Zelinka Priamo Ltd. (c/o Katelyn Crowley)	What is the name(s) of the property owner(s)? 1000303629 Ontario Inc (c/o Satbir Sidhu)
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The property owner(s) identified above authorizes the agent(s) described above to act as the agent in matters related to this application

 Signed by **Satbir Sidhu** 2026-03-17, 11:59:43 a.m. EDT