



## MUNICIPALITY OF THAMES CENTRE

### PLANNING & DEVELOPMENT SERVICES

**REPORT NO:** PDS-007-24

**FILE:** 39T-TC-CDM2301

**TO:** Mayor and Members of Council

**FROM:** Marc Bancroft, Director of Planning and Development Services

**MEETING DATE:** January 29, 2024

**RE: APPLICATION FOR DRAFT PLAN OF CONDOMINIUM;  
PUTNAM ROAD HOLDINGS INC. (APPLICANT); ZELINKA  
PRIAMO LTD. (AGENT); 3174 PUTNAM ROAD**

#### 1. PURPOSE

The purpose of this report is to provide an evaluation of the subject application to facilitate the development of an industrial vacant land condominium. This proposal was presented at a public meeting of Municipal Council on November 27, 2023. This report includes a summary of the public and agency consultation process along with a recommendation for Council's consideration.

#### 2. BACKGROUND (see attached map)

The subject property is a 13.2 hectare (32.7 ac) lot situated east of Putnam Road (County Road 30), on the south side of Breen Road and north of Highway 401. Along Putnam Road, the lands are separated by an existing railway line owned by Canadian Pacific Railway and operated by Ontario Southland Railway. The lands are primarily used for farming purposes through the cultivation of field crops and contain a single detached dwelling, a barn and a detached garage with a laneway access across the railway line to Putnam Road (County Road 30). The dwelling is privately serviced by a well and septic system. The lands are affected by the Adam Drain which bisects the property and as such are regulated under the Conservation Authorities Act. The property is designated Rural Industrial according to the Thames Centre Official Plan and zoned General Industrial (M1).

The lands are subject to Applications for Consent (File No. B16-22 & B17-22) conditionally approved by Municipal Council on January 30, 2023 to sever a parcel of land having a frontage of approximately 84 metres (275 ft) along Breen Road and an area of approximately 2.68 hectares (6.6 ac) to support a truck terminal permitted under the current zoning. The balance of the lands is subject to this vacant land condominium proposal to provide individual lots (units) for industrial uses without the need for a plan of subdivision and a municipal road to facilitate internal access.

Surrounding land uses are generally industrial in nature. Lands to the east are used for farming purposes for the cultivation of field crops. Existing and future industrial uses are located north of the subject lands whereas Highway 401 is located immediately to the south.

### **3. PROPOSAL**

The purpose of the proposed plan of condominium, as shown on the attached plan, is to facilitate the development of the subject lands for the following purposes:

- a total of three (3) lots (units) to support industrial development opportunities in the form of truck terminal uses;
- lots (units) ranging in size from 2.2 hectares (5.4 ac) to 6 hectares (14.8 ac);
- accessible by a private road being a shared common element feature;
- serviced by private individual wells and private individual sewage disposal systems, considering full municipal services are not available in the area; and
- all existing buildings and structures would be removed from the site.

Similar to plans of subdivision, the County of Middlesex is the delegated approval authority for plans of condominium. Before the County is in a position to make a decision, this application must first be considered by Thames Centre Council and subject to agency and community engagement.

This application was deemed complete by the County and although no supportive studies were required as part of the subject application, the requirement for studies is capable of being addressed through conditions of draft plan approval. This is not unusual considering the number of units and the straightforward nature of this proposal.

The County of Middlesex has retained an outside consultant to undertake a study for recommended road improvements to address potential hazards associated with the railway line in proximity to the intersection of Putnam Road (County Road 30) and Breen Road based on anticipated traffic as result of future industrial development. Recommended road improvements would be cost shared amongst the property owners in the area subject to future development plans including the applicant.

## 4. AGENCY AND PUBLIC CONSULTATION SUMMARY

### 4.1 Agency Comments

In the circulation of application to prescribed agencies, the following comments were received:

#### 4.1.1 County Engineer:

The applicant will be required to contribute to intersection improvements at Breen Road and Putnam Road including traffic signals and railway crossing improvements. The Municipality and County are completing preliminary design and costs which will be appropriated at the time the estimated costs of the improvements are determined.

#### 4.1.2 Ministry of Transportation:

The Ministry of Transportation (MTO) has completed a review of the application for Draft Plan of Condominium, 39T-TC-CDM2301, dated November 7<sup>th</sup>, 2023. The plan was reviewed in accordance with the requirements of the *Public Transportation and Highway Improvement Act*, MTO's highway access control policies and all other related MTO policy.

The following are MTO's Conditions of Draft Approval to be included in the draft agreement:

- a) That prior to final approval, the owner shall submit a stormwater management report along with grading/drainage plans for the proposed development for review and approval.
- b) That prior to final approval, the applicant shall submit to the Ministry of Transportation for review and approval, a copy of a Traffic Impact Study indicating the anticipated traffic volumes and their impact on the Provincial Highway network.
- c) That prior to final approval, Highway improvements identified from the Ministry of Transportation's review and analysis of the Traffic Impact Study will be the financial responsibility of the applicant and a Legal Agreement will be required to be entered into between the applicant and the Ministry of Transportation.
- d) That prior to final approval, any lands that are deemed to be required for the purposes of Highway improvements are to be dedicated to the MTO as public Highway and designated as controlled access highway on the Owners certificate of the Final Plan.
- e) That prior to final approval, arrangements shall be made to the satisfaction of the Ministry of Transportation for the erection of a security fence, offset 0.3m

from the property line where it abuts Ministry of Transportation owned lands along Highway 401.

- f) That Prior to final approval, the owner shall submit to the Ministry of Transportation for review and approval a Draft Plan of Condominium.
- g) That prior to final approval, the owners shall provide the Ministry of Transportation for review and approval, the Conditions of Draft Plan Approval to ensure Ministry requirements have been incorporated.

#### **Notes to Draft Plan Approval - Conditions of MTO permits**

The owner should be made aware that under the *Public Transportation and Highway Improvement Act*, Ministry of Transportation permits are required prior to development of the subject property. The owner shall submit site plans, site-servicing plans, grading plans, and drainage plans for proposed development to MTO for review and approval.

- i. MTO Building and Land Use permits will be required prior to any grading.
- ii. MTO Building and Land Use permits for individual site plans (Site Plan Applications) will be required. For each of these Blocks, the owner shall submit a site plan, site-servicing plan, grading plan, and drainage plan for the proposed development to MTO for review and approval.
- iii. MTO will require that any construction deemed necessary to the continued viability of the development including buildings and structures, stormwater management facilities, loading docks, drive-ises, parking shall be setback a minimum of 14.0m from our highway property limit. MTO reserves the right to request an enhanced setback beyond the minimum.
- iv. The owner shall submit an illumination plan to MTO for review and approval.
- v. MTO Sign permits are required for any sign visible within 400m of Highway 401.

#### **4.1.3 Upper Thames River Conservation Authority:**

The UTRCA is generally satisfied with the proposed Draft Plan of Condominium and is of the opinion that the UTRCA's concerns can be addressed as part of the conditions of approval and through the Site Plan Approval process. We offer the following conditions of draft plan approval:

- a) The Applicant shall submit a Flood Modeling Assessment for the Adam Drain to the satisfaction of the UTRCA.
- b) The Applicant shall classify if the erosion hazard associated with the Adam Drain is part of a confined or unconfined system and delineate the extent of the erosion hazard based on the Technical Guide River & Stream Erosion Hazard Limit (MNR, 2002). For confined portions of the system a Slope Stability Assessment is required. For unconfined portions of the system a Meander Belt Analysis is required. The appropriate report shall be completed to the satisfaction of the UTRCA.
- c) The Applicant shall submit a Concept Plan which clearly delineates the extent of the flood and erosion hazards on the subject lands as determined through the site-specific assessments. The Concept Plan must demonstrate that the hazard lands are contained within one unit (block) and that there is a suitable building envelope outside of the hazard lands for future development and related infrastructure to the satisfaction of the UTRCA.
- d) Access to all units (blocks) shall be dry during a regulatory storm, and shall not result in any downstream and upstream impacts. If access to Unit (Block) 3 cannot be obtained south of the Adam Drain the Applicant shall submit detailed designs for an Adam Drain crossing. As part of the design the applicant shall review the entirety of the drain to assess alternative locations for the crossing/access to the satisfaction of the UTRCA.
- e) In accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the Conservation Authorities Act, the Owner shall obtain the necessary permits/approvals from the UTRCA prior to undertaking any site alteration or development within the UTRCA Regulated Areas including filling, grading, construction, site alteration to watercourse and/or interference with a wetland.

As part of the application for Site Plan Approval the following documents / drawings will be required:

- i. A Functional Servicing Report/Stormwater Management Report to the satisfaction of the UTRCA; and
- ii. A detailed Grading Plan, and Erosion and Sediment Control (ESC) drawings supported by notes, guidelines, standards, inspection, monitoring and reporting signed, sealed, and dated by P.Eng, to the satisfaction of the UTRCA.

The UTRCA encourages that the applicant pre-consult with the UTRCA and the municipality prior to the preparation and submission of technical report(s).

4.1.4 Hydro One: No comment.

4.1.5 Enbridge:

It is Enbridge Gas Inc.'s request that as a condition of final approval that the owner/developer provide to Enbridge the necessary easements and/or agreements required by Enbridge for the provision of gas services for this project, in a form satisfactory to Enbridge.

4.1.6 Public Works Director:

An entrance permit will be required to be submitted and approved by the Municipality. This development shall be required to comply with the recommendations of study being undertaken to facilitate road improvements related to the Breen Road / Putnam Road / CN Rail intersection.

The Owner should be responsible to have the existing on-site potable water well decommissioned as per Ontario Regulation 903 by a qualified well technician and a copy of the MECP water well record confirming the said decommissioning be provided to the Municipality.

4.1.6 Drainage Superintendent: Drainage reassessments will be required.

4.1.7 Chief Building Official: No comment.

## **4.2 Public Comments**

In the circulation of the notice of public meeting to surrounding property owners, the following comment was received:

4.2.1 NGL Supply Co. Ltd.

On behalf of the Putnam Terminal Company located at 4300 Breen Road, we have reviewed and take no exception. The development is low density industrial and is consistent with the calculated TSSA hazard distances regarding the propane storage at the Putnam Terminal.

## **4.3 Excerpts of Minutes of the Public Meeting of Municipal Council held on November 27, 2023**

The Director of Planning & Development Services presented Report No. PDS-072-23.

The Director of Planning & Development Services advised that comments received from circulated agencies and staff at the time of the writing of the report have been summarized in the planning report.

The Director of Planning & Development Services advised that one public comment was received after the writing of the report from NGL Supply Co. Ltd, a propane storage facility on a neighbouring property, stating they have no concerns and are satisfied this proposal is consistent with calculated T.S.S.A. hazard distances regarding propane storage.

Matt Campbell of Zelinka Priamo Ltd., Agent, was in attendance and provided additional information.

There were no members of the public in attendance.

There were no questions from Council.

## **5. ANALYSIS**

Although the subject lands lie within the Agricultural Areas designation under the County of Middlesex Official Plan, the subject lands do not contemplate the removal of agricultural land since they were previously removed from agriculture, from a policy standpoint, given the current Rural Industrial designation that applies under the Thames Centre Official Plan. The same applies to the Provincial Policy Statement.

Through the Rural Industrial designation, the proposed industrial vacant land condominium would be consistent with the Municipality's vision for the development of the lands. Staff is satisfied that the proposed development is appropriate for the area and would require private servicing on a per unit basis given the absence of full municipal services.

The Thames Centre Official Plan provides policy direction for the conveyance of lands including by plan of condominium which may require that the applicant enter into appropriate agreements registered on title to ensure the proper and orderly development of the lands. Recommended draft plan conditions are attached for Council's consideration which would generally be implemented through an agreement with the applicant. All comments received have been considered and have been generally addressed or can be appropriately generally addressed as conditions of draft plan approval, or through a future site plan application which shall be required on per unit basis.

The proposed units would conform to the minimum lot frontage and minimum lot area requirements under the Rural Industrial (M2) Zone, except Unit 3. The M2 zone requires a minimum frontage of 30 metres (98 ft) whereas Unit 3 would have a deficient frontage of 16.095 metres (52.8 ft) on the private common element road. Such deficiency can be remedied through a minor variance approval and as such, wording to that effect has been included as a condition of draft plan approval.

## **6. RECOMMENDATION**

**THAT** the Municipality of Thames Centre recommends the issuance of draft plan of condominium approval to the County of Middlesex for Draft Plan of Condominium (File No. 39T-TC-CDM2301) requested by Zelinka Priamo Ltd. on behalf of Putnam Road Holdings Inc. for lands known municipally as 3174 Putnam Road and subject to the conditions attached to Report No. PDS-007-24.

Prepared by: Marc Bancroft, Director of Planning & Development Services

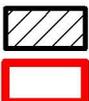
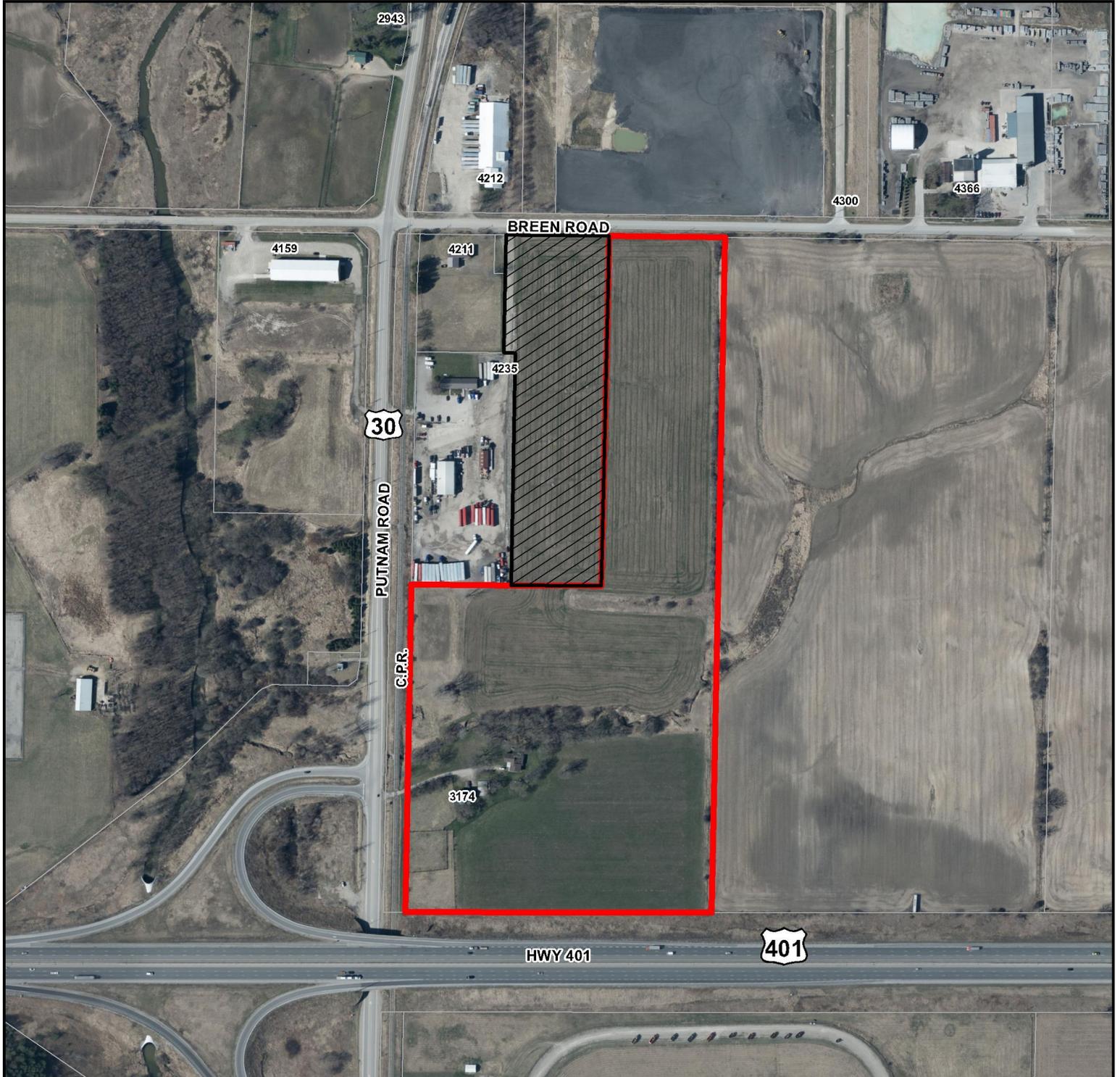
Reviewed by: David Barrick, Chief Administrative Officer

**NOTICE OF APPLICATION AND PUBLIC MEETING  
DRAFT PLAN OF CONDOMINIUM (39T-TC-CDM2301)**

Applicant: Zelinka Priamo Ltd. (c/o Matthew Campbell)  
Owner: Putnam Road Holdings Inc.  
Location: 3174 Putnam Road

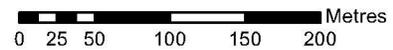


**Municipality of THAMES CENTRE**



**ADDITIONAL LANDS OWNED BY APPLICANT**  
**SUBJECT LANDS**

1:5,000

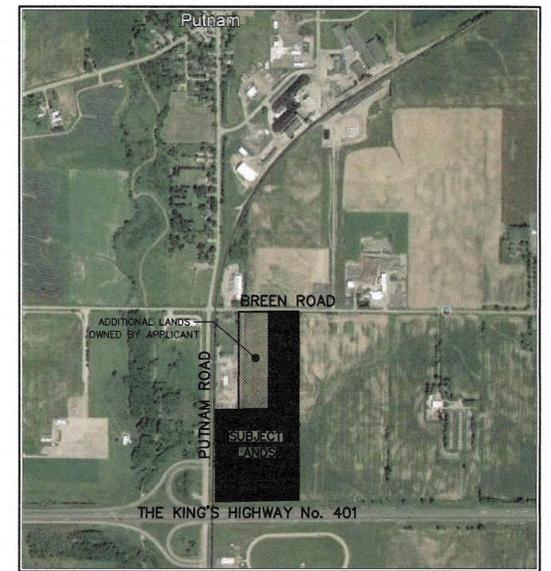


ORTHOGRAPHY: SWOOP 2020

*Disclaimer: This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation.*

File No. \_\_\_\_\_

Subject to the conditions, if any, set forth in our letter dated \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, this draft plan is approved under Section 51 of the Planning Act and Section 9 of the Condominium Act 1998 this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_.



KEY PLAN (Not to Scale)

**DRAFT PLAN OF VACANT LAND CONDOMINIUM**  
OF PART OF  
**LOT 3, CONCESSION 1,**  
**SOUTH OF**  
**THE RIVER THAMES**  
(GEOGRAPHIC TOWNSHIP OF NORTH DORCHESTER)  
IN THE  
**MUNICIPALITY OF THAMES CENTRE**  
**COUNTY OF MIDDLESEX**

SCALE 1:1000



2023  
ARCHIBALD, GRAY & MCKAY LTD.  
ONTARIO LAND SURVEYORS

**SURVEYOR'S CERTIFICATE:**

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

MARCH 6 / 2023  
DATE

*Robert Wood*  
ROBERT WOOD  
ONTARIO LAND SURVEYOR

**OWNERS'S CERTIFICATE:**

I HEREBY SUBMIT THIS DRAFT PLAN OF VACANT LAND CONDOMINIUM.

PUTNAM ROAD HOLDINGS INC.

MARCH 3, 2023  
DATE

*Amandeep Singh*  
AMANDEEP SINGH  
DIRECTOR

I HAVE THE AUTHORITY TO BIND THE CORPORATION

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.**

(a) AS SHOWN ON PLAN	(g) AS SHOWN ON PLAN
(b) AS SHOWN ON PLAN	(h) NO WATER SERVICE
(c) AS SHOWN ON KEY PLAN	(i) SILTY CLAY LOAM-MODERATELY WELL TO IMPERFECT DRAINAGE
(d) VACANT LAND CONDOMINIUM UNITS	(j) AS SHOWN ON PLAN
(e) AS SHOWN ON PLAN	(k) NONE
(f) AS SHOWN ON PLAN	(l) NONE

**SITE DATA :**

UNIT 1	2.67910 HECTARES	23.42%
UNIT 2	2.21793 HECTARES	19.39%
UNIT 3	5.95290 HECTARES	52.03%
COMMON ELEMENT	0.58976 HECTARES	5.16%
TOTAL	11.43969 HECTARES	100.00%

**CURRENT ZONING : GENERAL INDUSTRIAL (M1) ZONE**

**UTM GRID NOTES**

BEARINGS ARE U.T.M. GRID IN NAD83 (C.S.R.S.) (2010.0) DERIVED FROM G.P.S. OBSERVATIONS AND THE CAN-NET BASE STATION NETWORK AND ARE REFERRED TO THE CENTRAL MERIDIAN 8100 WEST LONGITUDE, ZONE 17.

LINEAR VALUES SHOWN ON THIS PLAN ARE ADJUSTED GROUND LEVEL DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999561710.

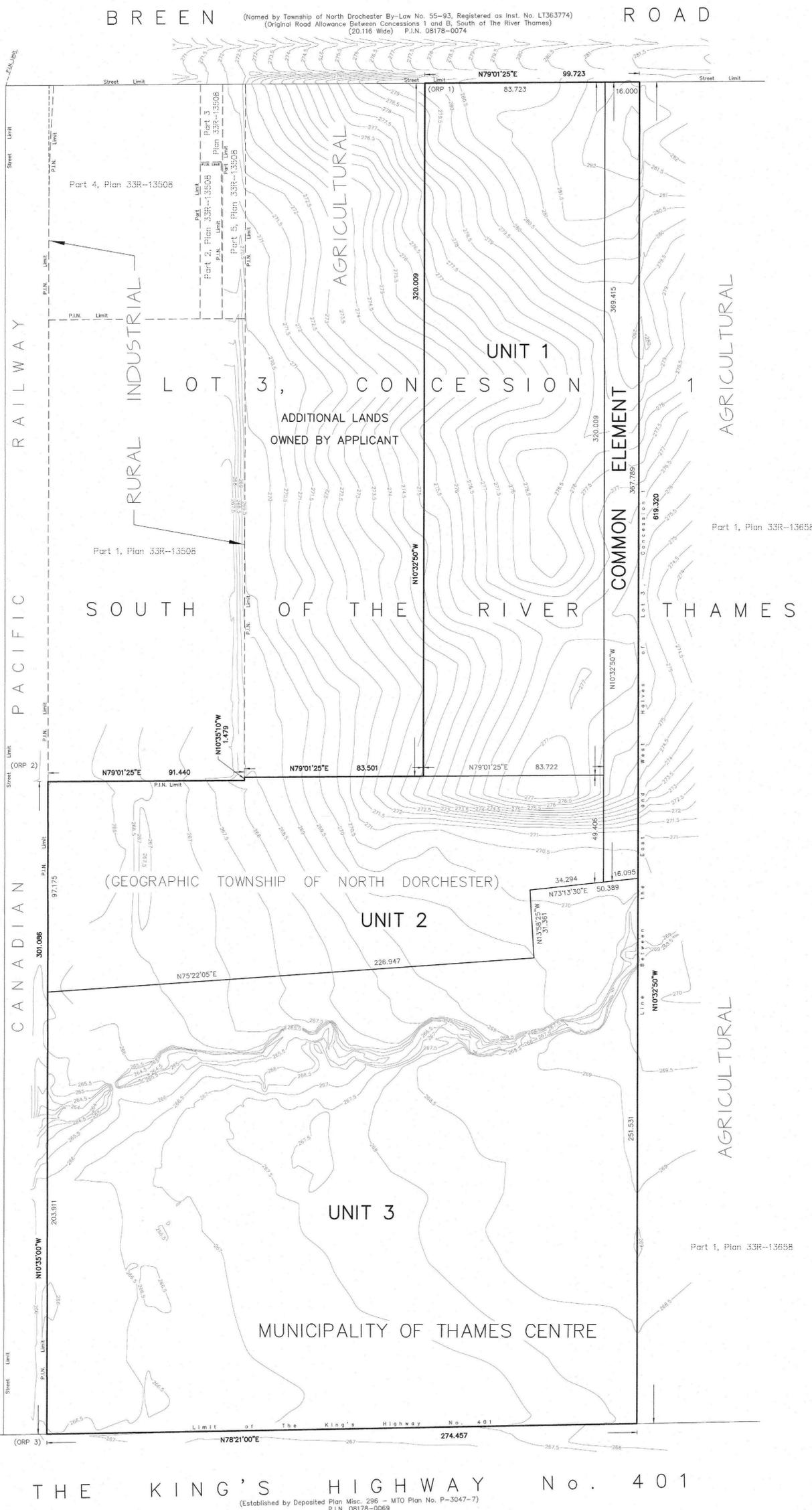
OBSERVED REFERENCE POINTS (ORPs) DERIVED FROM GPS OBSERVATIONS USING REAL TIME NETWORK (RTN). U.T.M. ZONE 17, NAD83 (C.S.R.S.) (2010.0). COORDINATES TO URBAN ACCURACY PER SEC. 14(2) OF O.REG. 216/10		
POINT ID	NORTHING	EASTING
ORP 1	4758833.299	504114.872
ORP 2	4758484.084	504002.027
ORP 3	4758188.252	504057.317
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES ON THIS PLAN.		

METRIC: DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**AGM** ARCHIBALD, GRAY & MCKAY LTD.  
3514 WHITE OAK ROAD, LONDON, ON, N6E 2Z9  
PHONE 519-685-5300 FAX 519-685-5303  
PLAN • SURVEY • ENGINEER EMAIL info@agm.on.ca WEB www.agm.on.ca

DRAWN BY: NORTON DIGITAL FILE: DN2206 DPVLC1 EC.dwg PLAN No:  
CHECKED BY: R.M.M. COGO FILE: DN2206 DPVLC1 EC.dwg  
PLOT DATE: FEB 9 2023 FILE No: DORN-01(S)-03-3

L-6030



THE KING'S HIGHWAY No. 401  
(Established by Deposited Plan Misc. 286 - MTO Plan No. P-3047-7)  
P.I.N. 08178-0069

(Named by Township of North Dorchester By-Law No. 55-83, Registered as Inst. No. LT363774) (Formerly Asen Road) (Irregular Width)

(Named by Township of North Dorchester By-Law No. 55-83, Registered as Inst. No. LT363774) (Formerly Asen Road) (Irregular Width)

ROAD

RAILWAY

PACIFIC

CANADIAN

PUTNAM

ROAD

BREEN ROAD  
(Named by Township of North Dorchester By-Law No. 55-93, Registered as Inst. No. LT363774) (Original Road Allowance Between Concessions 1 and 3, South of The River Thames) (20.116 Wide) P.I.N. 08178-0074

Part 4, Plan 33R-13508

Part 2, Plan 33R-13505  
Part 3, Plan 33R-13506  
Part 5, Plan 33R-13508

Part 1, Plan 33R-13508

Part 1, Plan 33R-13658

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## Recommended Conditions of Draft Plan Approval

The conditions and amendments to final plan of approval for registration of this Vacant Land Condominium as provided by the County of Middlesex are as follows:

No.	Conditions
1.	<p>That this approval applies to the draft plan of vacant land condominium prepared by Archibald, Gray &amp; McKay Ltd. (AGM) and signed by Robert Wood, OLS dated March 6, 2023 and showing:</p> <ul style="list-style-type: none"><li>• Three (3) units to support industrial development opportunities (Units 1 to 3).</li><li>• One (1) block for common elements.</li></ul>
2.	<p>That the units shall be addressed to the satisfaction of the Municipality of Thames Centre (“Municipality”) in consultation with the County of Middlesex (“County”).</p>
3.	<p>That the Owner provide cash-in-lieu of parkland dedication to the Municipality pursuant to the <u>Planning Act</u> equal to 2% of the value of the land.</p>
4.	<p>That prior to final approval, the Approval Authority is to be advised by the Municipality that appropriate zoning is in effect for the development.</p>
5.	<p>The Owner shall enter into an agreement with the appropriate service providers for the installation of underground communication / telecommunication utility services for these lands to enable, at a minimum, the effective delivery of the broadband internet services and communication / telecommunication services for 911 Emergency Services.</p>
6.	<p>That the Owner and the Municipality enter into a Condominium Agreement pursuant to Section 51(26) of the <u>Planning Act</u> to be registered on title of the lands to which it applies prior to the plan of condominium being registered. Further that the Condominium Agreement shall include provisions that it will also be registered against the lands to which it applies once the plan of condominium has been registered.</p>
7.	<p>That the Condominium Agreement between the Owner and the Municipality shall satisfy all requirements of the Municipality related to financial (including property taxes), legal, planning and engineering matters including but not limited to the provision of landscaping and other amenities; the installation of underground utilities and other matters of the Municipality respecting the development of this land.</p>
8.	<p>That prior to registration Owner shall submit for the review and approval of the Municipality a comprehensive Stormwater Management Plan for all of the land subject to the Draft Plan of Condominium Application.</p>

9. That prior to registration the Owner shall submit for the review and approval of the Municipality a comprehensive plan for utility servicing (gas, hydro, fibre etc.) for all of the land subject to the Draft Plan of Condominium Application and furthermore that any easements as may be required for utility, servicing, drainage or any other purposes shall be granted to the appropriate authority.
10. That prior to registration, the Owner shall submit a draft condominium declaration document for review by the Municipality. The condominium declaration shall contain details on servicing allocation for each unit, stormwater allocation for each unit along with a summary of interests and obligations related to the Common Elements for each unit. Further, the declaration shall contain wording advising that future development of each of the units shall be subject to site plan approval.
11. That the Owner enter into an agreement with Canada Post Corporation for the installation of community mailboxes.
12. That prior to final approval, that the Owner shall obtain any necessary approval(s) under the Drainage Act to facilitate legal outlet to discharge stormwater to the satisfaction of the Municipality.
13. That the Condominium Agreement shall ensure that the persons who first purchase the subdivided land after the final approval of the plan of condominium are informed, at the time the land is transferred, of all the development charges related to the development, pursuant to Section 59(4) of the Development Charges Act.
14. That prior to final approval, arrangements shall be made to the satisfaction of the Municipality for the relocation of any utilities required for the development of the Plan, which relocation shall be undertaken and provided at the expense of the Owner.
15. That the servicing of the lands shall occur on the basis of private individual wells and private individual septic systems subject to the approval of the Municipality based a subsurface investigation and sewage impact assessment undertaken for the subject lands by a qualified person retained by the Owner and to the satisfaction of the Municipality.
16. That prior to final approval, that the Owner shall be responsible to have the existing on-site potable water well decommissioned as per Ontario Regulation 903 by a qualified well technician and a copy of the MECP water well record confirming the said decommissioning shall be provided to the Municipality.
17. That prior to final approval, that the Owner shall be required to remove any existing buildings and structures to the satisfaction of the Municipality.

18. That prior to final approval, that the Owner shall remove the existing driveway on Putnam Road (County Road 30) and crossing the railway and restore the affected lands to the satisfaction of the County of Middlesex and the Railway Authority and subject to any applicable permit(s).
19. That prior to final approval, that the Owner shall be required to contribute to intersection improvements at Breen Road and Putnam Road (County Road 30) including traffic signals and railway crossing improvements, to the satisfaction of the Municipality and the County.
20. That prior to final approval, a Licensed Archaeologist shall provide a letter to the Municipality indicating that there are no concerns for impacts to archaeological sites on the subject lands. This is to be accompanied by a letter from the Ministry having jurisdiction indicating that the licensee has met the Terms and Conditions for Archaeological Licensing and that the report has been entered into the Ontario Public Register of Archaeological Reports.
21. That prior to final approval, that the Owner obtain a minor variance approval to address the frontage deficiency of Unit 3 shown on the draft plan.
22. That prior to final approval, that the Owner shall satisfy the following requirements to the satisfaction of the Upper Thames River Conservation Authority (“UTRCA”):
  - 22.1 The Owner shall submit a Flood Modeling Assessment for the Adam Drain.
  - 22.2 The Owner shall classify if the erosion hazard associated with the Adam Drain is part of a confined or unconfined system and delineate the extent of the erosion hazard based on the Technical Guide River & Stream Erosion Hazard Limit (MNR, 2002). For confined portions of the system, a Slope Stability Assessment shall be required. For unconfined portions of the system, a Meander Belt Analysis shall be required.
  - 22.3 The Owner shall submit a Concept Plan which clearly delineates the extent of the flood and erosion hazards on the subject lands as determined through the site-specific assessments. The Concept Plan must demonstrate that the hazard lands are contained within one unit (block) and that there is a suitable building envelope outside of the hazard lands for future development and related infrastructure to the satisfaction of the UTRCA.
  - 22.4 Access to all units (blocks) shall be dry during a regulatory storm, and shall not result in any downstream and upstream impacts. If access to Unit (Block) 3 cannot be obtained south of the Adam Drain, the Owner shall submit detailed designs for an Adam Drain crossing. As part of the design the Owner shall review the entirety of the drain to assess alternative locations for the crossing/access to the satisfaction of the UTRCA.

- 22.5 In accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the Conservation Authorities Act, the Owner shall obtain the necessary permits/approvals from the UTRCA prior to undertaking any site alteration or development within the UTRCA Regulated Areas including filling, grading, construction, site alteration to watercourse and/or interference with a wetland.
23. That prior to final approval, that the Owner shall satisfy the following requirements to the satisfaction of the Ministry of Transportation (MTO):
  - 23.1 The Owner shall submit a stormwater management report along with grading/drainage plans for the proposed development for review and approval.
  - 23.2 The Owner shall submit to the MTO for review and approval, a copy of a Traffic Impact Study indicating the anticipated traffic volumes and their impact on the Provincial Highway network.
  - 23.3 Highway improvements identified from the MTO's review and analysis of the Traffic Impact Study will be the financial responsibility of the Owner and a Legal Agreement shall be required to be entered into between the Owner and the MTO.
  - 23.4 Any lands that are deemed to be required for the purposes of Highway improvements are to be dedicated to the MTO as public Highway and designated as controlled access highway on the Owner's certificate of the Final Plan.
  - 23.5 Arrangements shall be made to the satisfaction of the Ministry of Transportation for the erection of a security fence, offset 0.3 metres from the property line where it abuts MTO owned lands along Highway 401.
  - 23.6 The Owner shall submit to the MTO for review and approval a Draft Plan of Condominium.
  - 23.7 The Owner shall provide the MTO for review and approval, the Conditions of Draft Plan Approval to ensure MTO requirements have been incorporated.
24. That prior to final approval, the County is to be advised in writing by the Municipality how conditions 1 to 21 have been satisfied.
25. That prior to final approval, the County is to be advised in writing by the County Engineer how conditions 18 and 19 have been satisfied.

26. That prior to final approval, the County is to be advised in writing by the UTRCA how condition 24 has been satisfied.
27. That prior to final approval, the County is to be advised in writing by the MTO how condition 23 has been satisfied.