

**PLANNING JUSTIFICATION REPORT  
VACANT LAND CONDOMINIUM DEVELOPMENT  
SOUTH PART OF LOT 16, CONCESSION II  
VILLAGE OF THORNDALE  
(1732435 ONTARIO LIMITED)**

**October 2023**

**Findlater & Associates Inc.**

## **INTRODUCTION**

The following information is presented to establish planning justification for the above noted vacant land condominium development in the Village of Thorndale. Findlater & Associates Inc. has submitted Approval Form D (Subdivisions and Condominiums) to the County of Middlesex as well as a re-zoning application to the Municipality of Thames Centre. The development will consist of 91 condominium units.

## **SUBJECT LANDS**

The subject lands are located at the northwest corner of Nissouri Road (County Road #27) and Thorndale Road (County Road #28) in the Village of Thorndale. The lands comprise approximately 3.6 hectares (8.9 acres). Lands to the west and north are currently agricultural in nature while lands to the south are utilized for an industrial operation. Lands to the east are currently used for low density residential.

## **PLANNING POLICY ANALYSIS**

### *Provincial Policy Statement 2020*

The PPS, in Section 1.1.3, identifies Settlement Areas as “the focus of growth and development” across Ontario. These lands are within an identified Settlement Area being the Village of Thorndale. Section 1.1.3.6 states “new development taking place in designated growth areas should occur adjacent to the existing built up area and should have a compact form”. This development is consistent with this policy of the PPS.

### *County of Middlesex Official Plan*

Similar to the PPS, the County of Middlesex identifies these lands as being in a Settlement Area. Thorndale is specifically classed as “Community Area” in Section 2.3.2 Growth Management Hierarchy. The County Official Plan states that the majority of growth shall be directed to designated settlement areas. This condominium development conforms with the policies of the County Plan.

### *Thames Centre Official Plan*

The subject lands are designated “Residential” in the Thames Centre Official Plan. This designation permits a range of housing types. This condominium development conforms with the policies of the Thames Centre Plan.

### *Thames Centre Zoning By-Law*

The subject lands are currently zoned Site Specific Future Development (FD-4). A re-zoning application has been filed with Thames Centre to rezone the lands to a Site Specific Third Density Residential (R3-\*\*) to recognize the development of the lands for a 91 unit vacant land condominium project. Once this zoning is approved by Thames Centre, the condominium development can proceed subject to the approval of the Plan of Condominium by the County of Middlesex.

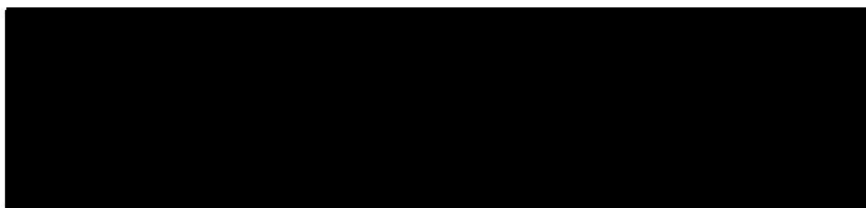
## **SUMMARY**

In support of the planning justification of this proposal, the proponents have completed and submitted professional studies including a Noise Feasibility Study, a Stage 1 & 2 Archeological Study, a Hydrogeological & Geotechnical Study, a Draft Servicing Report, a Site Plan layout of the property and a Sequencing Plan.

Based on the results of these studies and the analysis in this report, it is our opinion that the condominium application and rezoning application are both in the public interest and represent good land use planning. This opinion is supported by the following:

- The condominium application is consistent with the policies of the PPS
- The condominium application conforms with the development policies of both the County of Middlesex and the Thames Centre Official Plans
- The proposed development will provide affordable and attainable housing consistent with Provincial Policy

Respectfully submitted,



Stewart Findlater, MCIP, RPP

Findlater & Associates Inc.

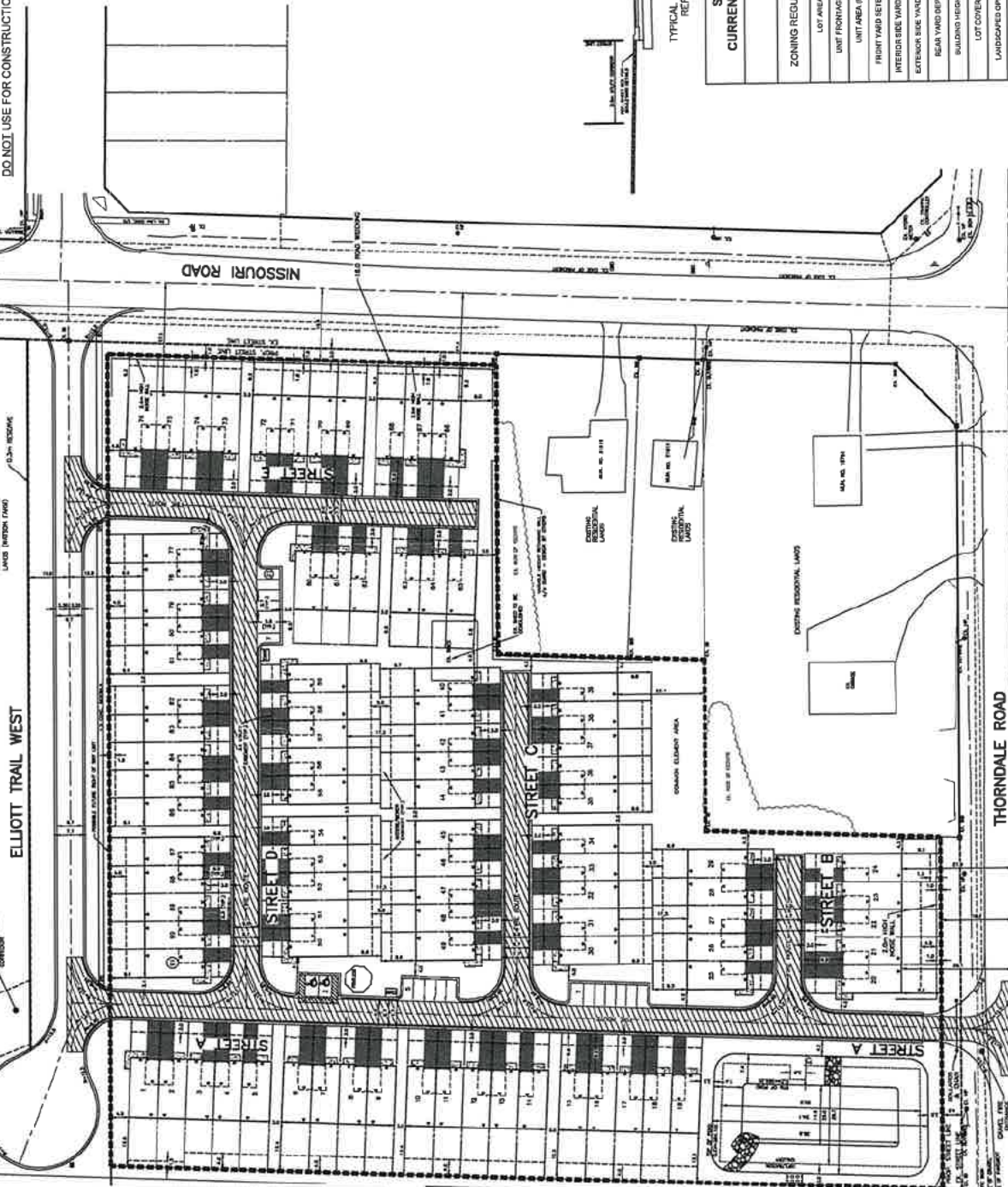




**PRELIMINARY**  
DO NOT USE FOR CONSTRUCTION



- LEGEND**
- ◻ UNITS BELONGING OUTWASH
  - ◻ UNITS PROPOSED OUTWASH
  - ◻ UNITS PROPOSED LANDSCAPING/PAVING
  - ◻ UNITS PROPOSED LANDSCAPING/PAVING EXCEPT IN PRECINCT STONE
  - ◻ UNITS EXCEPTED FROM THE 2015/16 O.P.C. 2.2.2
  - ◻ UNITS EXCEPTED FROM THE 2015/16 O.P.C. 2.2.2
  - ◻ UNITS EXCEPTED FROM THE 2015/16 O.P.C. 2.2.2
  - ◻ UNITS EXCEPTED FROM THE 2015/16 O.P.C. 2.2.2
  - ◻ UNITS EXCEPTED FROM THE 2015/16 O.P.C. 2.2.2
  - ◻ UNITS EXCEPTED FROM THE 2015/16 O.P.C. 2.2.2



TYPICAL SIMPLIFIED PRIVATE ROAD SECTION  
REF. SEE FOR DETAILED SECTION



SITE DATA TABLE CURRENT FD-4, PROPOSED RD-#	
TOWNHOUSE	
ZONING REGULATION	PROPOSED
LOT AREA	32,747.71 sq'
UNIT FOOTAGE (MIN)	7.0 m
UNIT AREA (MIN)	107 sq'
FRONT YARD SETBACK (MIN)	6.10 m TO BUILDING 5.00 m TO DRIVE
INTERIOR SIDE YARD WIDTH (MIN)	3.0 m
EXTERIOR SIDE YARD WIDTH (MIN)	4.5 m
REAR YARD DEPTH (MIN)	8.0 m
BUILDING HEIGHT (MAX)	2 STORES
LOT COVERAGE	31.0%
LANDSCAPED OPEN SPACE	4.61%
DENSITY OF DWELLING UNITS WITHIN REGISTERED PLAN	93.1 UPH

**SOUTHEAST PART WATSON FARM (9 ACRES)** DEL19-103

SP

SCALE = 1:500

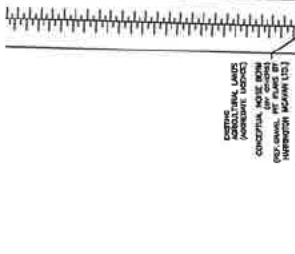
17324.35 ONTARIO LTD.

**development engineering**  
CONSULTING CIVIL ENGINEERS

17324.35 ONTARIO LTD.  
SUITE 100  
21100 HURONTARIO ROAD  
MISSENAUGA, ONTARIO



FIRE ROUTE SIGN DETAIL  
INTS



EXISTING SIDEWALK  
CONCRETE SIDEWALK  
CONCRETE SIDEWALK WITH  
CURB-SIDE PARKING STRIPS  
INTERSECTION SIDEWALK (IS)

DATE	REVISIONS	DATE	REVISIONS	DATE	REVISIONS