

Approval Form D – Subdivisions and Condominiums

Instructions

This form is to be used when submitting a proposed plan of subdivision or plan of condominium to the County of Middlesex as the Approval Authority. The County encourages those considering making an application to pre-consult. The County will organize and host a pre-consultation meeting where an applicant has an opportunity to discuss a proposal with staff from the County, the local municipality and affected agencies.

In accordance with Section 51(17) of the Planning Act, the prescribed information must be submitted to the approval authority. Filling out this form and attaching the accompanying information will help you meet the requirements of the Planning Act and Ontario Regulation 544/06. If additional space is needed to answer any of the questions, attach separate pages or reports. Please note that additional information may be required by the Approval Authority.

A processing fee (see page 10) is required to accompany this application (made payable to the 'Treasurer – County of Middlesex').

All sections in this form marked * must be completed before the application will be accepted. Failure to complete the entire application may result in delays in processing and in obtaining a decision.

Section One – General Information

Type of Application: Subdivision Condominium Municipality Thames Centre
Has a pre-consultation meeting occurred? Yes No Date Nov 5, 2020

Section Two – Primary Contacts *

Owner of Subject Lands: 1732435 Ontario Limited

Address 21964 Fairview Rd Thorndale ON N0M 2P0

Postal Code N0M 2P0 Telephone 519-461-1545

Fax 519 461 1170 E-mail jane@fielcrest.biz

Are the subsurface rights owned by the same owner? Yes No

If not, indicate who owns the subsurface rights: _____

Applicant / Agent: Stewart Findlater

Address 30 Village Gate CR. DORCHESTER ON

Postal Code N0L 1G3 Telephone 519 318 0128

Fax _____ E-mail sfindlater@rogers.com

Specify to whom communications should be sent: Owner Agent

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. This proposal is consistent with Policy 2.0 Building Strong Healthy Communities, and particularly with subsections 1.1.1, 1.1.2 and 1.1.3.

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. Property is located within Thornedale settlement boundary permitting development of residential

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. "SETTLEMENT AREA"
This designation permits a wide range of uses, including residential development on full municipal services. This condominium proposal conforms with the designation.

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. "RESIDENTIAL"
This designation permits a range of housing types. This condominium proposal conforms with the designation.

If the plan does not conform to the municipality's Official Plan, has an application for an amendment been made? Yes No

If YES, indicate the application file number and its status: _____

If NO, the plan may be premature.

What is the current zoning on the subject lands? FUTURE DEVELOPMENT FD-4

Does the plan conform to the uses permitted under the local municipal Zoning By-law? Yes No

*If the plan does not conform to the local Zoning By-law, has an application for an amendment been made? Yes No

* If YES, indicate the application file number and its status: NOT YET ASSIGNED

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 Seven - Condominium Applications *

Has the local municipality approved a site plan? Yes No

Has a site plan agreement been entered into? Yes No

Has a building permit been issued? Yes No

Is the proposed development under construction? Yes No

If construction has been completed, indicate date of completion _____

Is this a proposal to convert an existing building containing residential rental units? Yes No

If YES, the number of units to be converted _____

Does this proposal comply with the Rental Housing Protection Act? Yes No

Indicate the type of condominium proposed (check only one)

- () **Standard (Not Phased)** - The traditional condominium type.
- () **Standard (Phased)** - A single standard condominium built in phases. **Provide** a summary of the number of units and common elements to be developed in each specific phase. Also provide a plan showing the units and common elements in each phase
- () **Amalgamation** - Where two (2) or more existing standard condominium corporations amalgamate. **Provide** a plan showing the relationship of the previous condominiums to be amalgamated. Also provide file numbers, approval dates, etc.
- () **Common Elements** - Where common elements are defined but the land is not divided into units. **Provide** a summary of the property ownerships and a plan showing the affected freehold properties outside the specific condominium site. Also provide a plan and a description of the common elements
- () **Leasehold** - The initial term of the lease must be from 40 years to 99 years and a leasehold unit owner can sell a unit without the consent of the landowner. **Provide** information regarding the date the leases will be expiring and the intent of what happens at the end of the lease period
- () **Vacant Land** - Each owner may decide what type of structure, if any, will be built on the lot. **Provide** information on proposed servicing and status of required permits etc. Also provide a plan which includes the proposed building envelopes
- () **Exemption** - Where appropriate, a condominium may be exempt from the draft plan approval process. **Provide** a letter setting out the reasons in support of the request.
- () **Amendment** - An amendment to an already approved and registered plan of condominium.

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

No

If YES, an Environmental Site Assessment may be necessary. Has an Environmental Site Assessment under the Environmental Protection Act been completed? Yes No

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

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 (complete below) No Unknown

If YES, indicate the type of application:

- official plan amendment
- zoning by-law amendment
- consent
- plan of subdivision or condominium
- site plan
- any other matter, please specify _____
- minor variance

Authority considering the application MNFR LIC No. 626504 File No. 626504

Purpose of the application and the impact (if any) on this proposal _____

Application for gravel/sand license will support this application.

Current status of the application approved.

Section Eleven – Supporting Information

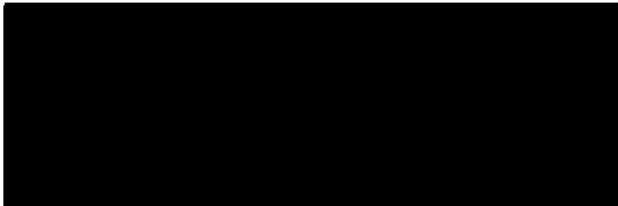
List the information / material that is available in support of this proposal:

| | Document Title | Author or Source |
|----|--|---|
| | <u>Draft Servicing Report</u> | <u>Development Engineering Limited</u> |
| | <u>Site Plan</u> | <u>Development Engineering Limited</u> |
| 4. | <u>Noise Feasibility Study (April 10, 2023)</u> | <u>HGC Engineering Limited</u> |
| 2. | <u>Stage 1-2 Archaeological Assessment (May 2020)</u> | <u>Lincoln Environmental Consulting Corp.</u> |
| | <u>Ministry of Heritage, Sport, Tourism, Culture letter (Aug 2020)</u> | <u>Ontario Gov't (submitted)</u> |
| 3. | <u>Hydrogeological + Geotechnical Investigation (Nov 2020)</u> | <u>EXP Services Inc.</u> |
| | <u>Sequencing Plan</u> | <u>Development Engineering</u> |
| 1. | <u>Planning Justification Report</u> | |

Section Fifteen – 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, Jane Elliott for 1732435 Ontario Limited (the owner) acknowledge that I will pay all legal / engineering / planning expenses the Municipality incurs as outlined above.



Sept 20/23
Date

YOUR SUBMISSION CHECKLIST:

- Have you read The County of Middlesex Subdivision and Condominium Approvals Procedures – An Applicant’s Guide before completing this application form?
- Have you discussed your proposal with the local municipality and County Planning Staff?
Nov. 5, 2020
- 1 copy of this form, completed and signed
- 1 copy of any information or reports that accompany the application
- 1 full size (approx. 24" x 36") folded copy of the plan signed by the owner(s) and an Ontario Land Surveyor
(Note: draft plan must indicate all items as required by Section 51(17) of the Planning Act)
- 1 reduced copy of the plan (no larger than 11" x 17")
- Digital copies of the plan in .dwg AND .pdf formats
- The application fee made payable by cheque to the 'Treasurer – County of Middlesex' (See page 10)

Forward to:
County of Middlesex
Planning Department
399 Ridout Street North
London ON N6A 2P1

For Help You May Contact:
Planning Department
phone (519)434-7321 fax (519)434-0638
email: planning@middlesex.ca

