



MUNICIPALITY OF THAMES CENTRE

PLANNING & DEVELOPMENT SERVICES

REPORT NO: PDS-068-21

FILE: 39T-TC2001 & Z12-20

TO: Mayor and Members of Council

FROM: Marc Bancroft, Director of Planning and Development Services

MEETING DATE: November 8, 2021

RE: APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT VISTA WOOD ESTATES LIMITED (APPLICANT) KIRKNESS CONSULTING INC. (AGENT) 2429 DORCHESTER ROAD, DORCHESTER

1. PURPOSE

The purpose of this report is to provide an evaluation of the subject applications to facilitate the development of a residential plan of subdivision. This proposal was presented at a public meeting of Municipal Council on November 23, 2020. This report includes a summary of the public and agency consultation process along with recommendations for Council's consideration.

2. BACKGROUND (see attached map)

The subject property is a 20 hectare (49.5 ac) parcel of land located on the south side of Byron Avenue and on the west side of Dorchester Road (County Road 32) in the village of Dorchester as shown on the attached map. The Mill Pond lies west of the subject lands which continues upstream in the form of a creek and bisects the southerly portion of the property which abuts the Boardwalk Subdivision. The subject lands are used for agricultural purposes in the form of field crop cultivation and contain a single detached dwelling, two storage barns and a flower/tree garden.

The subject lands are for the most part designated 'Residential' under the Thames Centre Official Plan, which generally permits a wide range of housing types and densities. Along Dorchester Road (County Road 32), the subject lands are however designated 'General Commercial Special Policy Area 2', which permits either commercial uses or medium density residential uses (i.e. townhouses, low-rise apartments, etc.).

Areas west and south central of the subject lands contain wetlands and woodlands related to the Mill Pond and its upstream creek and are designated Protection Area and Environmental Area under the Thames Centre Official Plan. Given the proximity of the Dorchester well fields which supply potable water to the village, a small portion of the property is located in a Well Head Protection Area (WHPA) and subject to the policies of the Thames Sydenham and Region Source Protection Plan (SPP).

The majority of the subject lands is zoned site-specific Future Development (FD-3), which only permits existing uses. The northeast corner of the property is zoned site-specific General Commercial (GC2-4-h-5). Areas adjacent to the Mill Pond and its upstream creek are zoned Environmental Protection (EP) which prohibits development opportunities.

Surrounding land uses vary and include: residential uses in the form of single detached dwellings to the north; open space to the north in the form of the Dorchester Cemetery; a commercial use (Shopper's Drug Mart) located northeast of the site at the southeast corner of Dorchester Road and Byron Avenue; natural heritage features associated with the Mill Pond to the west; and, an agricultural use in the form of field crop cultivation to the east on the opposite side of Dorchester Road, site of Sifton's proposed Hawthorne Park subdivision.

3. PROPOSAL

The purpose of the proposed plan of subdivision (attached) is to facilitate the development of the subject lands for the following purposes:

- 41 lots to support single detached dwellings with frontage of at least 18 metre (60 ft);
- Although the original submission proposed three (3) blocks to support medium density residential uses in the form of townhouses, the applicant has amended their proposal to limit this form of development to two (2) blocks accessible by a new internal municipal street with no direct access onto Dorchester Road;
- Originally contemplated for medium density housing in the form of townhouses, the remaining block (Block 42), located at the south end of the subject lands would be accessible by Boardwalk Way and Mill Pond Crescent located in the Boardwalk Subdivision, is to be developed for low density residential uses limited to single detached dwellings. This change was requested by the applicant in response to concerns raised by the public during the consultation process noted in the subsequent section of this report.
- One (1) block for stormwater management purposes;
- One (1) block containing natural heritage features to be dedicated for parkland purposes;
- Block 46, which contains the owner's private gardens, is to remain under private ownership.

The effect of the proposed plan would facilitate primarily residential development and related amenity areas, all serviced by municipal water and municipal sanitary sewers along with a stormwater management pond. Vehicular access for the subdivision would be provided through a new internal municipal street south of Byron Avenue, which would tie into Parkview Drive; from that point, the new street would extend south and then east to ultimately tie into Dorchester Road. This new street would also line up with the new street access proposed with the Hawthorne Park subdivision proposal, located on the opposite side of Dorchester Road.

A number of studies/reports have been provided by the applicant in support of the subject proposal, namely: environmental impact study; geotechnical investigation; hydrogeological assessment; archaeological assessment; preliminary servicing; and planning justification report.

To allow the development of the subdivision, a Zoning By-law Amendment has also been submitted to rezone the subject lands from the site-specific Future Development (FD-3) Zone and the site-specific General Commercial (GC2-4-H-5) to the following zones outlined in the table below which should also be read in conjunction with the attached zoning map:

Site-specific Residential First Density (R1-17) Zone limited to Lots 1 to 41 and Block 42 subject to the following standards* in addition to the regulations associated with the parent R1 Zone:	
Lot Area	500 square metres
Lot Frontage	15 metres
Front Yard Depth/Ex. Side Yard	6.0 metres
Interior Side Yard Width	1.2 metres
Rear Yard Depth	7.5 metres
Maximum Lot Coverage	40% of lot area
Site-specific Residential Third Density (R3-#) Zone limited to Blocks 43 and 44 for townhouse dwellings subject to the following standards* in addition to the regulations associated with the parent R3 Zone:	
Lot Area	250 square metres per unit
Lot Frontage	(a) Townhouse - 30.0 metres (b) Street townhouse dwelling - 6.0 metres per unit
Front Yard Depth/Ex. Side Yard	10.0 metres
Interior Side Yard Width	(a) Townhouse – 3.0 metres (b) Street townhouse dwelling - 3.0 m, provided that no side yard shall be required between the common wall dividing individual dwelling units.
Rear Yard Depth	10 metres
Open Space (OS) Zone proposed for Block 45 and 46, respectively, to recognize the existing private park to be retained by the applicant parkland and a stormwater management pond.	

*standards are minimum requirements unless noted otherwise.

Environmental Protection (EP) Zone to remain unchanged to recognize natural hazard and heritage features; with application to Block 47

4. AGENCY AND PUBLIC CONSULTATION

4.1 Agency Comments

In the circulation of the notice of public meeting to prescribed agencies, the following comments were received:

4.1.1 Canada Post: Mail delivery for the subdivision is to be provided through centralized Community Mail Boxes (CMBs). Should this subdivision be approved, please provide notification of the new civic addresses as soon as possible. Canada Post is also requesting the implementation of standard developer requirements.

4.1.2 County Engineer:

The owner will be required to dedicate lands measured up to 18.0 metres from the centerline of construction of County Road 32 (Dorchester Road) across the property to the County of Middlesex for the purposes of road widening if the right of way is not already to that width.

The owner will also be required to dedicate a 0.3 metre reserve across the proposed medium density blocks along County Road 32 (Dorchester Road). No direct access from these blocks to the County road will be permitted.

The owner will be required to enter into an agreement with the County of Middlesex for the construction of right and left turn lanes at the intersection of the proposed road and County Road 32 (Dorchester Road). All costs associated with the design and construction of these lanes will be the responsibility of the developer.

The County of Middlesex would request being included as an additional approval authority for any grading, engineering, servicing, and/or storm water management plans as well as any traffic impact or noise studies.

4.1.3 Upper Thames River Conservation Authority:

The Conservation Authority offers the following conditions of draft plan approval for Thames Centre's and Middlesex County's consideration:

- a) That prior to final approval, the owner shall submit a final Stormwater Management Plan and Erosion and Sediment Control drawings for review and approval by the Upper Thames River Conservation Authority.

- b) That prior to final approval, the owner shall submit a final Environmental Impact Study for review and approval by the Upper Thames River Conservation Authority.
- c) That prior to final approval, the owner shall submit a final Geotechnical Assessment for review and approval by the Upper Thames River Conservation Authority.
- d) That prior to final approval:
 - A Homeowner's Information Package be prepared to provide information pertaining to the natural heritage features and species habitat (turtle nesting area) within the adjacent area, reviewed and approved by the Upper Thames River Conservation Authority;
 - Fencing shall be required and installed for lots adjacent to the natural heritage system;
 - A Section 28 permit application under the Conservation Authorities Act shall be obtained from the Upper Thames River Conservation Authority prior to the commencement of any development or site alteration.

4.1.4 Thames Valley District School Board: No concerns.

4.1.5 CS Viamonde: No comments.

4.1.6 Hydro One: No comments.

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

4.1.8 Drainage Superintendent: No comments.

4.1.9 Chief Building Official:

- a) The applicant will be required to provide a geotechnical report on soil types including location of any engineer fill.
- b) For Block 43 proposed for medium density housing, a holding symbol should be applied to the zoning to ensure necessary prerequisites are addressed and no earthworks be allowed as this site is located within a source water protection area being within 100m of a wellhead.
- c) Ministry of the Environment, Conservation and Parks approval shall be obtained prior to any works started to ensure that all source water protection requirements are obtained.

- d) No work shall occur on Block 43 and Block 46 until a Risk Management Plan is obtain from the Chief Building Official / Risk Management Official. This shall include details relative to the use of equipment, fuel storage, storage and handling of material in the subject area.
- e) Location of existing septic system to be confirmed on the existing lot with the dwelling.

4.1.8 Middlesex County Health and Safety Standards Officer:

- a) That the proposed street name be submitted to the County Emergency Services Dept. for approval to ensure the street names are not duplicated in any other lower tier municipalities including the Municipality of Thames Centre.
- b) That the signage for the approved street name be erected to municipal standards when the appropriate infrastructure (roads, curb etc) is in place so emergency responders can better identify the street location.
- c) For the new street that intersects with present roads Dorchester Rd and Byron Ave, ensure the developer includes both street names when erecting the street signs at the present intersection meeting the new street. Signs to meet Municipal standards.
- d) That proposed municipal addressing for this draft subdivision be submitted for approval to the County Emergency Services Dept.
- e) When the development is at a point when building permits are being issued the municipal address should be posted on a sign (not building permit) in/on the exterior of the building lot so it is visible from the curb of the road allowance until it can be affixed to the building in a permanent fashion for emergency responders to find the said address they are responding to.
- f) That fire hydrant locations be approved to standard and that the Municipal Fire Chief is copied for input and approval.
- g) That the appropriate infrastructure be in place for connecting to 911 call agency prior to occupancy of any structure.
- h) If there is access to Blocks 45 (SWM POND) and 44 (FUTURE RESIDENTIAL DEVELOPMENT) that a Municipal address be given to both sites and be erected at street A entrance. Ensure the Municipal address is in align with street A addressing for the other new residential buildings.
- i) If Block 44 is a private medium density (condos) development the development will require one Municipal address with unit numbers.

- j) If lot 16 is green space it will require a Municipal address and to be posted at the entrance of street A and /or if it is a residential dwelling it will require a Municipal address.

4.2 Public Comments

In the circulation of the notice of public meeting, written submissions received are summarized below with copies of each submission attached to this report:

Brian Bos

Kyle and Katelyn Elliott

Collectively, they raised concerns over the prospect of Block 42 being developed for medium density residential purposes through the requested R3-8 zoning which is no longer the case considering the current revised submission contemplates a rezoning to R1-17 to allow low density residential uses limited to single detached dwellings.

Priscilla Langner

Ms. Langner has expressed an overall concern over proposed medium density residential uses which would be out of character with the community and would result in an increase in traffic.

4.3 Minutes of the Public Meeting of Municipal Council in regards to the subject proposal held on November 23, 2020

Mayor Warwick advised of the purpose of this Public Meeting and that the County of Middlesex is the approval authority for plans of subdivisions.

The Director of Planning presented Report No. PDS-046-20 and provided a summary of the proposed application to provide Council with background information regarding the subject proposal. The purpose of the public meeting is to facilitate feedback from the community and staff will consider all public and agency comments received and provide an evaluation report including a recommendation for Council's consideration to be heard at a future meeting.

Comments received from the circulated agencies and the public are summarized in planning report at the time of the writing of the report.

Concerns were received from Priscilla Simon after the writing of the report and are attached to the agenda.

The Director of Planning recommended that the report be received for information, and that further report considering all the written and oral submissions be created with recommendations for Council's consideration.

Laverne Kirness, Agent, along with support staff Kyle McIntosh, and Elaine Gosnell, where in attendance remotely and provided an overview of the subdivision plan including comments regarding the following:

- Owner has completed all Vista Estates over the last number of decades and are desirable neighbourhoods to live in with upscale detached forms of housing
- Archaeological studies completed
- EIS study has the most significant affect on design of subdivision
- Owner would like to sustain size of 60 foot lots
- Broad range of residential and town house design
- Would like to request amending zoning for Block 42 to allow for both single detached houses and townhouses

Donald Cromarty, owner, was in attendance remotely, and provided that Highway 401 to the village is the gateway to Dorchester and is important to have attractive dwellings and townhouses and is the reason for proposed setbacks some distance with court yards along Dorchester Road.

Kyle Elliott was in attendance remotely and provided the following comments:

- new residents in Boardwalk Subdivision
- feels the four (4) location criteria in the Thames Centre Official Plan for medium density housing is not being met, including frontage on arterial road, abutting commercial area, abutting major public park (Mill Pond being wetland) and overall development area being a land area of at least 2 hectares.

Doug Granger was in attendance remotely and provided the following comments:

- stormwater management pond and system should be developed for a larger flow rate considering future development.

Council members discussed concerns knowing exactly what is being proposed as medium density housing and commercial block lands.

The Mayor advised that the public meeting portion for this application had been completed.

5. ANALYSIS

The Provincial Policy Statement (PPS), the County Official Plan and the Municipal Official Plan all require significant development, including plans of subdivision, to occur within fully serviced settlement areas, that demonstrate an efficient use of land and infrastructure and subject to appropriate forms of density. The aforementioned also encourage a mix of housing types to accommodate a broader demographic.

The proposed subdivision is located in the designated settlement area of Dorchester, is to be connected to full municipal services and provides opportunities to support the development of single detached and townhouse dwellings. Staff however has concerns that the proposed single detached lots with frontages of at least 18.3 metres (60 ft) fail to demonstrate an efficient use of land and infrastructure. If the subdivision proposal was revised to include lot frontages of 16 metres (53 ft) alternatively, the number of potential housing units would increase by 19.5%, equivalent to approximately 8 additional lots. It is recommended that the draft plan be revised accordingly. The applicant disagrees with staff's request in that the community currently contains large lots of this size. Staff's response is that those existing larger lots were created during a different planning regime which was less restrictive compared to the current policy direction. (It should be noted that the frontages of Lots 17-19, located where Street "A" meets Byron Avenue cannot be reduced to avoid the creation of an irregularly shaped adjacent lot).

Other changes recommended to the draft plan include altering the layout of Lot 16 to no longer be a flag-shaped parcel so that all the lots on Street "A" follow the same rhythm with dwellings facing the street. As such, Lot 16 should be reconfigured to be consistent with the frontage of adjacent lots. The owner is willing to undertake this change.

To facilitate connectivity with the Municipality's trail network, a 3 metre (10 ft) wide block is recommended to facilitate a walkway to be located at the north end of the subdivision, generally between Lots 14 and 15. Also, Block 45 (stormwater management pond) proposes a frontage of 15 metres (50 ft), which should be reduced to 6 metres (20 ft). As confirmed by the Director of Public Works, this reduction would provide ample access for maintenance purposes.

To satisfy the parkland dedication requirement, the owner intends to convey Block 47 to the Municipality which generally contains natural heritage features and hazard lands associated with the adjacent Mill Pond. Although the Official Plan indicates that the Municipality is not obligated to accept constrained lands for parkland purposes, this land dedication is appropriate and reasonable considering the amount of land to be dedicated being 9 hectares (22 ac). Agreed to by the owner, it is recommended that the parkland dedication also include a small undevelopable parcel (roughly 1/4 ac) of land located south of the existing forcemain sanitary sewer easement adjacent to Block 47 which would slightly reduce the size of Block 43 (to accommodate future medium density housing).

The proposed rezoning should be also revised to reflect the recommended changes to the draft plan of subdivision. The zoning proposed for medium density residential uses (Blocks 43 and 44) includes a front yard depth/exterior side yard width of 10 metres (33 ft) which would demonstrate a more efficient land use if reduced to 4.5 metres (15 ft) for the habitable portion of the dwelling and 6 metres (20 ft) for an attached garage. The rear yard depth of 10 metres (33 ft) should also be reduced to 7.5 metres (25 ft). It is recommended that the rezoning application be revised accordingly.

Furthermore, a holding "H" symbol should be applied to the rezoning to prevent the premature development of the lands. As stated in the Zoning By-law, the "h" symbol is to not be removed until a Subdivision Agreement is entered into with the Municipality to ensure the orderly development of lands and the adequate provision of services.

In considering the proposed plan of subdivision as revised, regard must be had to Section 51(24) of the Planning Act, which includes, amongst other matters, matters of provincial interest including the PPS, conformity with any official plan having jurisdiction as well as the zoning by-law. The subject proposal, as revised, would be consistent with the PPS and in conformity with the County of Middlesex Official Plan, the Thames Centre Official Plan and the Thames Centre Zoning By-law through the proposed rezoning, as revised.

Recommended draft plan conditions are attached for Council's consideration. All comments received have been considered and have been generally addressed or can be appropriately generally addressed as conditions of draft plan approval, or can be addressed through a future planning application when a development proposal comes forward to develop the residential blocks.

Typically, draft plan approval conditions include a requirement for the undertaking of an archaeological assessment. That work has already been completed by a licensed archaeologist and the governing provincial ministry has sign off on the matter. As such, there is no need to include such draft plan approval condition.

6. RECOMMENDATION

THAT the Municipality of Thames Centre recommends the issuance of draft plan approval to the County of Middlesex for Application for Plan of Subdivision 39T-TC2001 by Kirkness Consulting Inc. on behalf of Vista Wood Estates Limited in regards to the conditions attached to Report No. PDS-068-021, provided the draft plan is revised to the satisfaction of the Director of Planning and Development Services to satisfy the following requirements:

- a) That the open space portion of Block 47 located south of Block 44 (private garden), to be dedicated to the Municipality, be shown as a new Block on the draft plan;
- b) That the draft plan be revised to include additional Blocks to facilitate the required widening dedication and 0.3 metre reserves requested by the County of Middlesex;
- c) That the portion of Block 43 (medium density residential) located south of the existing easement be included as parkland dedication to the Municipality;
- d) That the notation for Block 42 being "Medium Density" be deleted and replaced with "Low Density Residential";

- e) That Block 45 (stormwater management pond) be reduced in frontage to 6 metres;
- f) That Lot 16 be reconfigured to eliminate its flag-shaped layout;
- g) That a new Block be shown on the draft plan measuring 3 metres wide and generally located between Lots 14 and 15 and adjacent to Block 47 to facilitate a pedestrian walkway to tie into the Municipality's trail network; and
- h) That notwithstanding Lots 17, 18 and 19, that the single detached lots on the draft plan be adjusted to promote land use efficiencies including a reduction in frontages to 16 metres for interior lots and 20.8 metres for corner lots.

THAT Application for Zoning By-law Amendment Z12-20 by Kirkness Consulting Inc. on behalf of Vista Wood Estates Limited be approved in principle subject to the following changes: that Block 42 be rezoned to a site-specific R1-17 zone; that the site-specific R3-# zone for Blocks 43 and 44 include reduced front yard/exterior side yard widths of 4.5 metres for the habitable portion of the dwelling and 6 metres for the attached garage portion of the dwelling; that any parkland dedication lands be rezoned to Open Space (OS) with the exception of lands currently zoned Environmental Protection (EP); that Block 46 (private gardens) be rezoned to the OS zone and that all lands to be rezoned for residential purposes be subject to a holding "H" provision; and further that staff be directed to forward the implementing By-law for Council's consideration once the County of Middlesex has issued draft plan approval for Application for Plan of Subdivision 39T-TC2001.

AND THAT given the foregoing zoning changes, that no further notice be required under Section 34(17) of the Planning Act.

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

Reviewed by: Mike Henry, Chief Administrative Officer

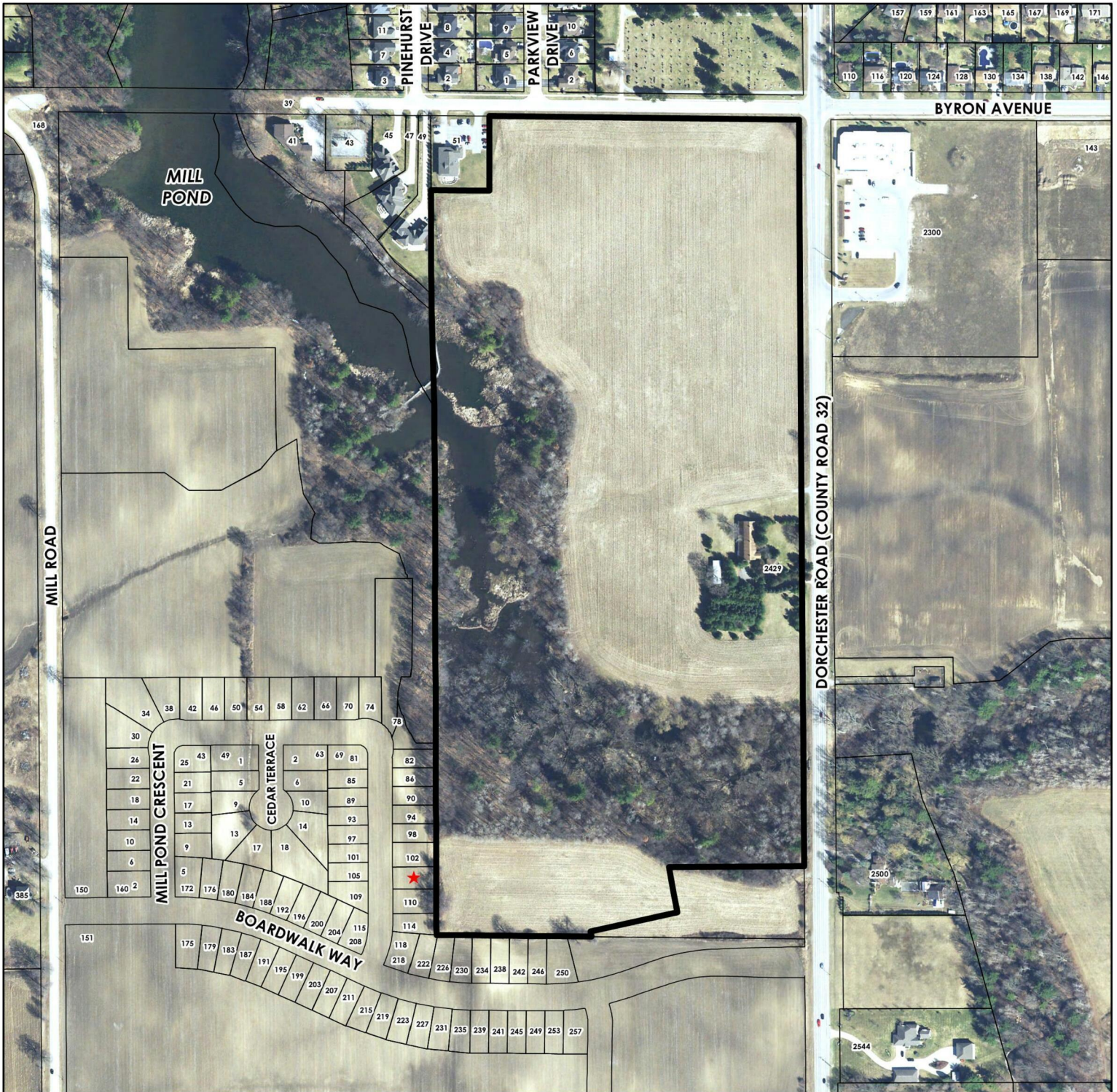
APPLICATIONS FOR DRAFT APPROVAL OF A PLAN OF SUBDIVISION 39T-TC2001 AND ZONING BY-LAW AMENDMENT Z12-2020

Applicant: Vista Wood Estates Limited
 Agent: Kirkness Consulting Inc. Urban And Rural Planning

Location: 2429 Dorchester Road



Municipality of THAMES CENTRE

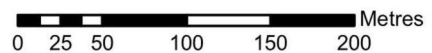


FUTURE STREET CONNECTION



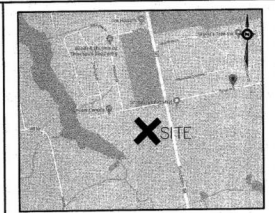
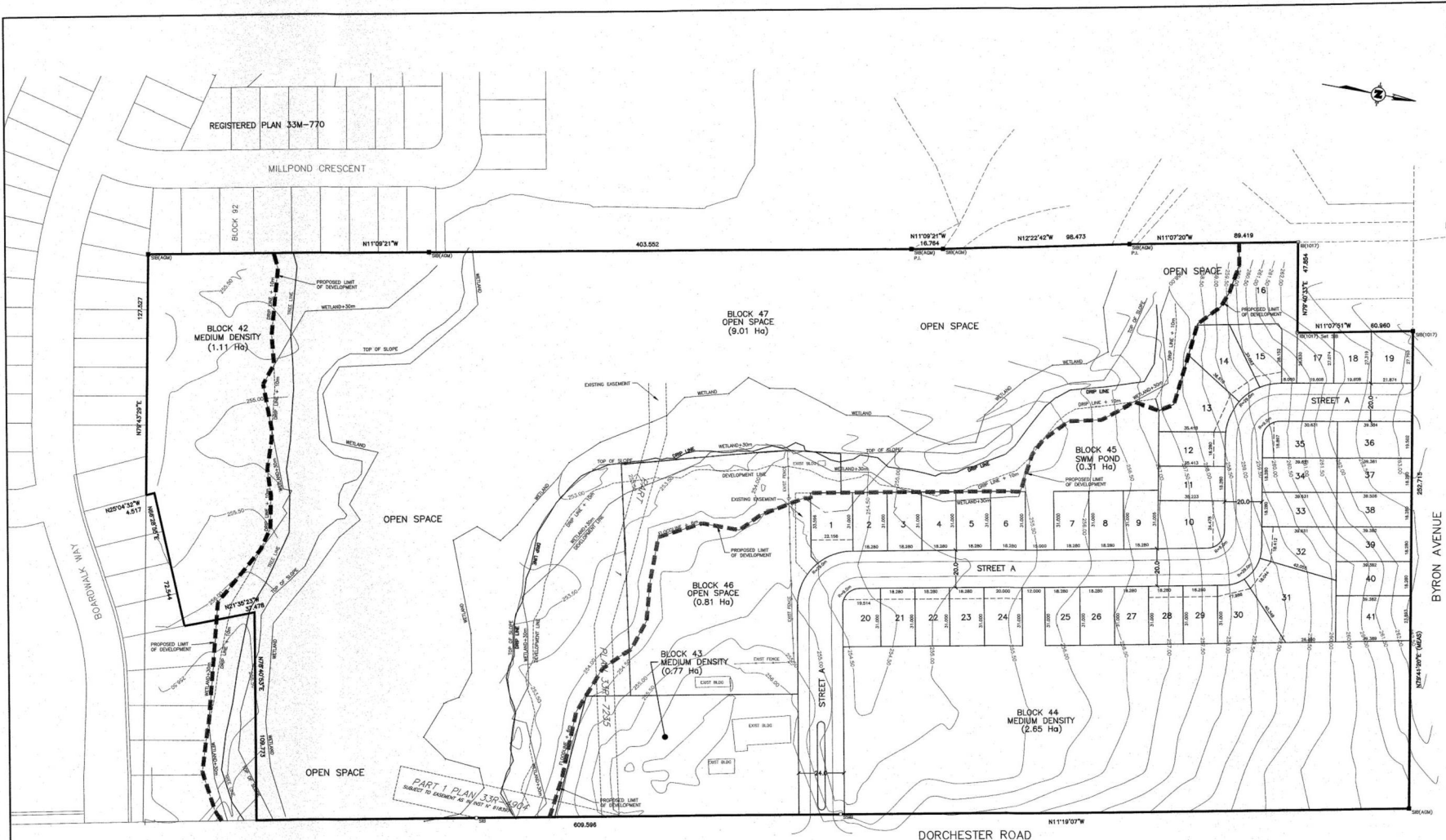
LANDS TO BE SUBDIVIDED AND REZONED

1:4,500



ORTHOPHOTOGRAPHY: SWOOP 2015





KEY PLAN
NTS

DRAFT PLAN OF SUBDIVISION
PLAN OF SURVEY
PART OF
LOT 18, CONCESSION "B"
SOUTH OF THE RIVER THAMES
IN THE
(GEOGRAPHIC TOWNSHIP OF NORTH DORCHESTER)
COUNTY OF MIDDLESEX

OWNER'S CERTIFICATE
I HEREBY SUBMIT THIS DRAFT PLAN OF SUBDIVISION

DONALD CROMBIE
DATE 15 Sept/20
VISTA WOOD ESTATES LIMITED
I HAVE AUTHORITY TO BID THE COROPATION

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

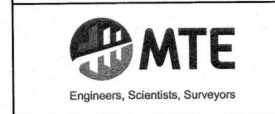
P.R. LEVAC
DATE Sept 15, 2020
ONTARIO LAND SURVEYOR

REQUIREMENTS OF SECTION 51(17) OF THE PLANNING ACT

(A) SEE PLAN	(E) SEE PLAN	(I) SILT & CLAY
(B) SEE PLAN	(F) SEE PLAN	(J) SEE PLAN
(C) SEE PLAN	(G) SEE PLAN	(K) FULL MUNICIPAL SERVICES
(D) SEE PLAN	(H) MUNICIPAL WATER	(L) SEE PLAN

SCHEDULE OF LAND USE (IN Ha)

SINGLE FAMILY RESIDENTIAL	LOTS 1-41	2.92
MULTI FAMILY RESIDENTIAL	BLOCKS 42-44	4.53
SWM POND	BLOCK 45	0.31
OPEN SPACE	BLOCK 46, 47	10.22
ROADS		1.07
TOTAL		19.10 Ha



No.	REVISION	DATE	BY
DRAWN BY: KAM			
PLANFILE No.:			
DISK No.:			
SCALE: 1:1,000			
DATE: SEPT 2020	PROJECT No.: 43116-104		

Subject to conditions, if any, set forth in our letter dated _____ day of _____, 202____, this draft plan is approved under Section 51 of the Planning Act this _____ day of _____, 202____.

FLOOD LINE NOTE: THE FLOOD LINE IDENTIFIED ON THIS PLAN REPRESENTS A 6m HORIZONTAL OFFSET FROM A FLOOD ELEVATION OF 254.00. THIS ELEVATION WAS PROVIDED BY THE ULTRA AS IS CONSIDERED TO BE CONSERVATIVE. THIS ELEVATION IS NOT BASED ON A LOCAL HYDRAULIC FLOOD PLAN STUDY. SHOULD THE DEVELOPER CARRY OUT A DETAILED HYDRAULIC FLOOD PLAN STUDY THE ACTUAL LOCATION OF THE FLOOD PLAN LINE MAY CHANGE.



REGISTERED PLAN 33M-770

MILLPOND CRESCENT

BLOCK 92

BLOCK 42
MEDIUM DENSITY
(1.11 Ha)

R1-17

BLOCK 47
OPEN SPACE
(9.01 Ha)

EP

OPEN SPACE
OS(**)

OPEN SPACE

R1-17

BLOCK 45
SWM POND
(0.31 Ha)

EP

FD

R1-17/
OS(*)

BLOCK 43
MEDIUM DENSITY
(0.77 Ha)

BLOCK 44
MEDIUM DENSITY
(2.65 Ha)

R3-8

PART 1 PLAN 33P-1904
SUBJECT TO EASEMENT AS IN PART IV FIGURE 1

DORCHESTER ROAD

BYRON AVENUE

ZONING SKETCH
NTS

Recommended Conditions of Draft Plan Approval

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

No.	Conditions
1.	<p data-bbox="285 453 1446 558">That this approval applies to the draft plan of subdivision prepared by MTE – Engineers, Scientists, Surveyors and signed by P.R. Levac, OLS dated September 15, 2020 and showing the following:</p> <ul data-bbox="285 600 1446 863" style="list-style-type: none"><li data-bbox="285 600 1446 632">• 41 lots for single detached dwellings (Lots 1 to 41)<li data-bbox="285 642 1446 674">• one (1) block for single detached dwellings (Block 42)<li data-bbox="285 684 1446 716">• two (2) blocks for medium density residential uses (Blocks 43 & 44)<li data-bbox="285 726 1446 758">• one (1) block for stormwater management (Block 45)<li data-bbox="285 768 1446 831">• one (1) block to be retained by the applicant for open space purposes (Block 46)<li data-bbox="285 842 1446 863">• one (1) block for open space (Block 47)
2.	<p data-bbox="285 905 1446 1115">That the development of the draft plan of subdivision may be phased subject to the approval of an overall phasing plan for the development of the entire site to the satisfaction of the Municipality. For the purposes of this condition, the development of a phase may only proceed when the Municipality is satisfied that all of the external infrastructure/services for that stage are "in place" as described in condition 4.</p>
3.	<p data-bbox="285 1157 1446 1304">That the draft plan of subdivision shall be developed on full municipal services, including sanitary sewers, municipal water and urban storm water management practices. Prior to final approval of each phase of the development, the Municipality shall confirm that full municipal services are 'in place' as described in condition 4.</p>
4.	<p data-bbox="285 1346 1446 1629">That no development of the draft plan of subdivision shall commence until all external infrastructure and services required for the development of the lands affected are in place including municipal water supply, treatment and conveyance infrastructure and sewage treatment and waste water conveyance infrastructure. For the purpose of these conditions, services being "in place" means that the infrastructure exists and is operational to the satisfaction of the Municipality and that capacity in such infrastructure has been formally allocated by the Municipality for use in connection with the development of the draft plan of subdivision.</p>
5.	<p data-bbox="285 1671 1446 1745">That the road allowances included on the draft plan of subdivision shall be shown and dedicated to the Municipality as public highways.</p>
6.	<p data-bbox="285 1787 1446 1852">That the County shall be advised by the Municipality of any required unopened road allowance be dedicated as a public highway.</p>

7. That all streets, including any unopened road allowance to be dedicated as a public highway, shall be named and the lots addressed on the draft plan of subdivision to the satisfaction of the Municipality and the County.
8. That the Owner convey 0.3 metres reserves to the County to prevent direct access along the west side of Dorchester Road (County Road 32). Notwithstanding the foregoing, a 0.3 metre reserve shall not be required where Street "A" intersects with Dorchester Road (County Road 32).
9. That the Owner dedicated up a road widening measured up to 18 metres from the centreline of Dorchester Road (County Road 32) to the County.
10. That left turn and right turn lanes shall be constructed on Dorchester Road (County Road 32) at the intersection of Street "A". All costs with regards to the design and construction of these lanes shall be borne by the Owner and an entrance permit shall be required prior to any construction work within the County road allowance.
11. That prior to the development of Blocks 43 and/or 44, the Owner shall retain a qualified person to undertake a noise study to satisfaction of the Municipality and the County to determine the impact of traffic noise from Dorchester Road (County Road 32) on the proposed residential development and any required noise mitigation measures shall be implemented by the Owner.
12. That prior to the development of Blocks 43 and/or 44, the Owner shall retain a qualified person to undertake site grading and drainage plans to satisfaction of the County and the Municipality.
13. That the Owner convey Block 46 to the Municipality for stormwater management purposes.
14. That the Owner convey Block 47 to the Municipality for parkland dedication purposes.
15. That prior to final approval, the County is to be advised by the Municipality that appropriate zoning is in effect for the draft plan of subdivision.
16. That prior to final approval, that the location of the septic system for the existing dwelling on Block 43 be confirmed to the satisfaction of the Municipality.
17. That the Owner and the Municipality enter into a subdivision agreement ("Subdivision Agreement") pursuant to Section 51 (26) of the Planning Act to be registered on title of the lands to which it applies prior to the Plan of Subdivision being registered. Further that the Subdivision Agreement shall include provisions that it will also be registered against the lands to which it applies once the plan of subdivision has been registered.

18. That the Subdivision Agreement satisfy all requirements of the Municipality related to financial, legal, planning and engineering matters including but not limited to the provision of roads, temporary roads and turning circles, pedestrian walkways, grading and drainage, planting of trees, landscaping, provision of community mailboxes, fencing, buffering, recommended and approved EIS mitigation requirements, street lighting and other amenities, the provision and installation of full municipal water and sanitary services, the installation of underground electrical services, and other matters which may be required by the Municipality respecting the development of the Plan of Subdivision.
19. The Owner shall enter into an agreement with Canada Post Corporation for the installation of community mailboxes.
20. 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.
21. 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.
22. That the Subdivision Agreement shall ensure that the persons who first purchase the subdivided land after the final approval of the plan of subdivision 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.
23. That such easements as may be required for utility, servicing, or drainage purposes shall be granted to the appropriate authority.
24. 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.
25. That prior to final approval, the Owner shall submit for the review and approval of the Upper Thames River Conservation Authority and the Municipality, a final stormwater management plan and sediment and erosion control plan incorporating necessary measures to enhance the quality of stormwater discharges and to control erosion and sedimentation during and after construction. The final stormwater management plan and sediment and erosion control plan, and final detailed servicing and grading plans shall identify drainage and sediment and erosion control strategies. The final stormwater management plan shall also provide detail with respect to the monitoring and maintenance of the stormwater management facilities.

26. That prior to final approval, the Owner shall submit for review and approval of the Upper Thames River Conservation Authority and the Municipality:
 - a. A Homeowner's Information Package be prepared to provide information pertaining to the natural heritage features and species habitat (turtle nesting area) within the adjacent area; and
 - b. Fencing shall be required and installed for lots adjacent to the natural heritage system.
27. That prior to final approval, the owner shall submit an final Environmental Impact Study for review and approval by the Upper Thames River Conservation Authority.
28. That prior to final approval, the owner shall obtain a Section 28 permit under the Conservation Authorities Act shall be obtained from the Upper Thames Conservation Authority prior to the commencement of any development or site alteration.
29. That prior to final approval, the Owner shall submit a final Geotechnical Assessment for review and approval by the Upper Thames River Conservation Authority and the Municipality.
30. That prior to final approval, the Municipality shall advise the County that the Subdivision Agreement between the Municipality and the Owner provides for the following:
 - a. municipal assumption and ownership of any facilities required for the detention and enhancement of storm water quality, and for the purpose of ensuring perpetual maintenance and operation; and
 - b. the inclusion of any environmental protection measures recommended in the final stormwater management plan required by condition 25 that are not capable of being addressed under the Ontario Water Resources Act.
31. That prior to final approval, the County is to be advised in writing by the Municipality how conditions 1 to 26, 29 and 30 have been satisfied.
32. That prior to final approval, the County is to be advised in writing by the County Engineer how conditions 8 to 12 have been satisfied.
33. That prior to final approval, the County is to be advised in writing by the Upper Thames River Conservation Authority how conditions 25 to 29 have been satisfied.