



MUNICIPALITY OF THAMES CENTRE

REPORT NO. PDS-012-25

TO: Mayor and Members of Council

FROM: Lindsay Nooren, Senior Planner

MEETING DATE: March 24, 2025

SUBJECT: **Application for Consents West End of Gerald Parkway along the South Side and the East Side of Rebecca Road, Thorndale B19-24, B20-24**

RECOMMENDATION:

THAT Applications for Consent B19-24 and B20-24, to facilitate the creation of two (2) industrial lots requested by SBM Limited Planning and Engineering on behalf of 2768220 Ontario Inc. (Rob Pattyn) having lot frontages of approximately 35 metres and 86 metres, respectively, along the south side of Gerald Parkway and lot areas of approximately 2.2 hectares and 2.3 hectares, for lands described as Part of Lot 14, Concession 2 (geographic Township of West Nissouri), Municipality of Thames Centre be **APPROVED**, subject to the following conditions:

1. That the Certificate of Consent under Section 53(42) of the *Planning Act, 1990* be given within two years of the date of the notice of the decision for each consent.
2. That the Owner provide cash-in-lieu of parkland dedication to the Municipality pursuant to the *Planning Act* equal to 2% of the value of the land.
3. That the lots to be severed be serviced individually with municipal water and wastewater connections along Gerald Parkway to each property line, as well as the installation of a fire hydrant on Gerald Parkway at the northeast corner of the westernmost lot to be severed; and that the road surface of Gerald Parkway including curb and gutter as well as a storm sewer be extended east of the said lots including the installation of a cul-de-sac at the west end of Gerald Parkway and that all costs in this regard shall be borne by applicant and that this work be undertaken subject to the necessary permits and to the satisfaction of the Director of Public Works.
4. That the applicant dedicate an easement in favour of the Municipality of Thames Centre to apply to the portion of the proposed cul-de-sac at the west end of Gerald Parkway that extends beyond the current road allowance.

5. That all applicable property taxes, municipal fees and charges be paid to the Municipality prior to the stamping of the deeds.
6. That all outstanding work orders or by-law enforcement issues be resolved to the satisfaction of the Chief Building Official.
7. That the necessary deeds, transfers and charges for certificates and /or instruments necessary for registration be submitted electronically.
8. That an electronic version of a deposited reference plan be submitted to legally describe the lands affected and in general conformity with this decision, all to the satisfaction of the Municipality.

PURPOSE:

The purpose of this application is to resubmit previously approved consent applications B12-22 and B13-22, which have since lapsed.

BACKGROUND:

The subject property is a 38.6-hectare (95.4-acre) parcel with frontage and access on the south side of Gerald Parkway and the east side of Rebecca Road. The land is currently vacant, with the southwestern portion used for field crop cultivation. As per the Thames Centre Official Plan, the property is designated Settlement Industrial, and under the Zoning By-law, it is zoned Rural Industrial (M2). Full municipal services are available primarily along Gerald Parkway.

The first consent (B12-22) proposed to sever a 2.2-hectare (5.4-acre) westerly lot with approximately 35 meters (115 feet) of frontage on Gerald Parkway. The second consent (B13-22) proposed to sever a 2.3-hectare (5.6-acre) easterly lot with approximately 86 meters (283 feet) of frontage on Gerald Parkway. These applications were originally heard at Council on March 29, 2021, and conditionally approved on April 22, 2021, with conditions to be met within one year. However, the applicant did not satisfy the conditions within the required timeframe. As a result, the applications were re-submitted and reconsidered by the Committee on August 8, 2022, under files B12-22 and B13-22. Under Bill 185, the lapse period for consents has been extended from one year to two years. As a result, both applications were conditionally approved with the requirement that all conditions be satisfied within two years of approval.

This application represents a re-submission of the previously approved consent applications B12-22 & B13-22, as the two-year timeframe to satisfy the conditions and receive the Certificate of Consent has lapsed. No changes are proposed to the lot configuration or details from the previously approved applications.

Updates to Conditions

The only update is administrative in nature and pertains to Condition No. 2, which has been revised to align with the Municipality's Parkland Dedication By-law No. 33-2024.

Under the Planning Act, industrial developments require parkland dedication at a rate of 2% of the total site area. For Consent No. 1, the total area of parkland dedication would be 0.044 hectares (0.109 acres). For Consent No. 2, the total area of parkland dedication would be 0.046 hectares (0.114 acres). However, since parkland dedication is generally more desirable in residential areas, the Municipality will accept cash-in-lieu of parkland dedication. These funds will support the acquisition of additional parkland elsewhere or contribute to parks-related capital costs. The cash-in-lieu amount will be determined based on 2% of the property's appraised land value, as reflected in the revised Condition No. 2.

COMMENTS:

Enbridge: No comment.

Chief Building Official/ Risk Management Official: No comment.

Deputy CAO/County Engineer: No comment.

Drainage Superintendent: No comment.

FINANCIAL IMPLICATIONS:

None.

STRATEGIC PLAN LINK

Pillar: *Smart Planning*

Goal: *Make smart planning decisions to grow the community, while maintaining a "hometown feel"*

CONSULTATION:

Consultation has been conducted in accordance with the regulations set out in *The Planning Act R.S.O 1990*.

REFERENCES:

None.

ATTACHMENTS:

Draft Reference Plan

Prepared by: Lindsay Nooren, MCIP, RPP Senior Planner, Thames Centre

Reviewed by: Amanda Storrey, Director of Planning and Development Services

Reviewed by: David Barrick, Chief Administrative Officer