



## MUNICIPALITY OF THAMES CENTRE

**REPORT NO.** PDS-017-25

**FILE NO.** B2-25

**TO:** Mayor and Members of Council

**FROM:** E. Besch, Planner

**MEETING DATE:** March 24, 2025

**SUBJECT:** **Application for Consent (B2-25); McCutcheon Consulting Inc. c/o Ryan Pope (Applicant); 21778 Nissouri Road (County Road 27)**

### RECOMMENDATION:

**THAT** Application for Consent B2-25 requested by McCutcheon Consulting Inc. to sever a parcel of land having a frontage of approximately 80 metres (263 ft) and a lot area of approximately 0.60 hectares (1.5 ac) for lands legally described as Part of Lot 15, Concession 3 (geographic Township of West Nissouri), Municipality of Thames Centre, and known municipally as 21778 Nissouri Road (County Road 27) be **APPROVED**, subject to the following conditions:

1. That the Certificate of Consent under Section 53(42) of the Planning Act be given within two years of the date of the notice of the decision. The request for the Certificate of Consent shall be accompanied by a written submission that details how each of the conditions of consent has been fulfilled and the required fee.
2. That all applicable property taxes, municipal fees and charges be paid to the Municipality.
3. That all outstanding work orders or by-law enforcement issues be resolved to the satisfaction of the Chief Building Official.
4. That the proponent provide evidence from an Ontario Land Surveyor which confirms that all structures will be compliant with applicable zoning by-law provisions on the lands to be retained.
5. That the owner dedicate lands up to 18 m from the centreline of construction of both County Road 27 (Nissouri Road) and County Road 28 (King Street, Thorndale) across the severed and retained parcels to the County of Middlesex for the purposes of road widening if the right of way is not already to that width.
6. That the lot to be severed be serviced independently with municipal water, sanitary sewers and stormwater connections to the satisfaction of the Municipality in accordance with Thames Centre's Design Specifications and subject to any necessary permits. The

lot to be severed shall also be independently serviced to the front lot line with hydro and gas services to the satisfaction of the Municipality.

7. That the necessary deeds, transfers and charges for certificates and /or instruments necessary for registration be submitted electronically to the Municipality, all of which are to be fully executed.
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.

## **REASONS**

- The application is consistent with the Provincial Planning Statement.
- Conformity with the County Official Plan and Municipal Official Plan would be maintained.
- The requirements of the Zoning By-Law are satisfied.

## **PURPOSE:**

The purpose and effect of the consent application is to create one (1) commercial building lot from a larger parcel of land. The application would separate an existing business from a vacant parcel of land to facilitate additional commercial development.

## **BACKGROUND:**

The subject property is a 1.84 hectare (4.5 ac) parcel situated on the east side of Nissouri Road (County Road 27) and the south side of King Street (County Road 28) in the village of Thorndale

The lands to be severed would be approximately 0.6 hectares (1.5 acres) in size, with approximately 80 metres (263 feet) of frontage along King Street (County Road 28) and approximately 46 metres (151 feet) along Nissouri Road (County Road 27). The lands are currently vacant but subject to an ongoing site plan approval application (File No. SP-04-2022), which proposes a gas bar with convenience store and car wash.

The lands to be retained would be approximately 1.3 hectares (3.2 acres) in size with approximately 138 metres (453 feet) along Nissouri Road (County Road 27). The lands contain a drainage business (McCutcheon Farm Drainage) and vacant land that been used for agricultural purposes in the past.

According to the Thames Centre Official Plan and Zoning By-law, the subject lands are designated General Commercial and are zoned site-specific General Commercial (GC2-7). Surrounding land uses vary considerably, with residential to the north and east and industrial to the west on the adjacent side of Nissouri Road.

The property was subject to a previous Consent Application (File No. B10-21) which was conditionally approved by Municipal Council on June 28, 2021 and sought to establish a land

lease exceeding 21 years for the vacant area on the corner, being the requested severed lands under Consent B2-25. However, the conditions were not completed and the application lapsed. The applicant has now revised their request from a land lease to a full severance of the lands.

## **ANALYSIS:**

The Provincial Planning Statement, the County of Middlesex Official Plan, and the Thames Centre Official Plan all encourage intensification, infilling, and redevelopment in settlement areas on municipal services provided the development is compatible with the surrounding area and represents an orderly and efficient use of land and infrastructure. Located in Thorndale and designated General Commercial, the subject application proposes the severance to support additional commercial development which would be compatible with the surrounding area consisting of existing commercial and industrial uses, and the proposed gas station, car wash and convenience store would serve the residential communities to the north and east. Therefore, the foregoing policy direction has been satisfied or is capable of being satisfied through conditions of consent.

The Thames Centre Official Plan also provides additional criteria in which the division of land may be permitted relating to matters including: safe and suitable access to a public road; appropriate soil and drainage conditions and lot configurations and dimensions to permit proper siting of buildings, adequate means of sewage disposal and sufficient and potable water supply and compliance with the provisions of the Zoning By-law. These matters are capable of being addressed during the site plan process or conditions of consent. The lot to be severed and the lot to be retained are also capable of complying with the Thames Centre Comprehensive Zoning By-law. Based on the foregoing, the subject proposal is consistent with the Provincial Planning Statement and in conformity with the County and Thames Centre Official Plans.

## **CONSULTATION:**

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

### County Engineer

The owner will be required to dedicate lands up to 18 m from the centreline of construction of both County Road 27 (Nissouri Road) and County Road 28 (King Street, Thorndale) across the severed and retained parcels to the County of Middlesex for the purposes of road widening if the right of way is not already to that width.

### Drainage Superintendent:

No comment.

### Upper Thames River Conservation Authority

No concerns.

Chief Building Official

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"*

**ATTACHMENTS:**

Location Map

Prepared by: E. Besch, Planner

Reviewed by: A. Storrey, Director of Planning and Development Services

Reviewed by: D. Barrick, Chief Administrative Officer