



MUNICIPALITY OF THAMES CENTRE

REPORT NO. PDS-014-25

FILE NO. B1-25

TO: Mayor and Members of Council

FROM: A. Kertesz, Planner

MEETING DATE: March 24, 2025

SUBJECT: **Application for Consent (B1-25); Edward and Diane Brulotte (Applicant); Stewart Findlater (Agent); East side of Shaw Road (County Road 32), north of Newton Avenue**

RECOMMENDATION:

THAT Application for Consent B1-25 requested by Edward and Diane Brulotte for lands legally described as Part of Lot 7, Concession 3 NRT (geographic Township of North Dorchester) and designated as Part 2 on Reference Plan 33R-20080, 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* 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 the lands to be conveyed be merged in the exact same name and title as the parcel located at 1274 Shaw Road, as evidenced by a consolidated parcel register under one Parcel Identifier Number (P.I.N.), and that Section 50(3) of the *Planning Act* apply to any further conveyance or transaction of the subject lands.
4. That all outstanding work orders or by-law enforcement issues be resolved to the satisfaction of the Chief Building Official and By-law Compliance Officer.
5. 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.
6. That, if deemed necessary, 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 convey a parcel of land having an area of approximately 0.4 hectares (1 ac) to be added and merged with the abutting property to the south, known municipally as 1274 Shaw Road (County Road 32). Once conveyed, the retained farm parcel would be 6.6 hectares (16.3 acres) in size and the enlarged property (1274 Shaw Road) would be 1.21 hectares (3 acres) in size. The applicant has advised that the conveyance would facilitate an expansion to the existing business as 1274 Shaw Road (County 32).

BACKGROUND:

The subject property is approximately 7 hectares (17.3 acres) in size and is located on the east side of Shaw Road (County Road 32) north of Newton Avenue. The property is vacant and used for agricultural purposes in the form of field crop cultivation. The property is within the Settlement Industrial designation of the Thames Centre Official Plan, and the General Industrial (M1-h) Zone with a holding provision which permits a range of industrial uses including a tradesman's shop and warehouse. The holding provision is in place contingent upon the owner entering into a development agreement or similar in order to develop the lands. The application seeks to adjust the boundary between the vacant industrial lot and the neighbouring industrial lot, known as 1274 Shaw Road which contains Dorchester Storage Ltd. The owner of 1274 Shaw Road is looking to expand the lot size to expand the business in the future. If approved, the retained portion of the property would be 6.6 ha (16.31 ac) in size. The lands to be conveyed are approximately 0.4 hectares (0.99 ac) in size.

The proposed lands to be enlarged, being 1274 Shaw Road (County Road 32) are approximately 0.80 ha (2 ac) in size and as noted contain Dorchester Storage Ltd. The property is within the Settlement Industrial designation of the Thames Centre Official Plan and is zoned site-specific General Industrial (M1-10). This zone permits the uses under the parent M1 zone as well as an outdoor storage facility.

Surrounding land uses include agricultural uses to the north, east and west and industrial uses to the south. A residential use also abuts the lands to be conveyed to the west.

ANALYSIS:

The Provincial Planning Statement (PPS), the County of Middlesex Official Plan and the Thames Centre Official Plan generally support the granting of consents for the purpose of adjusting or correcting lot boundaries, provided the consent does not lead to the creation of a new lot or irregularly shaped lot, unsuited to the purpose for which it is being conveyed. It

is required that the lands being conveyed be merged in name and title as the lands to which they are being added.

It appears that the reconfiguration of the lot boundary between the subject lands and 1274 Shaw Road (County Road 32) does not result in any zoning deficiencies on either lot and would be suitable for industrial purposes. Staff note that the current M1-h zoning of the lands to be conveyed does not permit an outdoor storage facility. A zoning by-law amendment would be required to permit the use on the conveyed lands. Additionally, the development of the conveyed lands would be subject to site plan control. The holding symbol on the conveyed lands would remain in place until a site plan agreement has been entered into, a security deposit has been provided, and the applicant has submitted a formal request to remove the holding symbol.

Based on the foregoing, the subject application is consistent with the Provincial Planning Statement and is in conformity with the Middlesex 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 County Road 32 (Shaw Road) to the County of Middlesex for the purposes of road widening if the right of way is not already to that width.

Director of Public Works:

Public Works have no comments or concerns with this application.

Drainage Superintendent:

No comment.

Upper Thames River Conservation Authority:

The subject lands associated with application B1-25 are not affected by any regulations made pursuant to Section 28 of the *Conservation Authorities Act*. The UTRCA has **no objections** to the application and we have **no** Section 28 approval requirements.

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: A. Kertesz, Planner

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

Reviewed by: D. Barrick, Chief Administrative Officer