

## Recommended Conditions of Draft Plan Approval

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

No.	Conditions
1.	<p>That this approval applies to the draft plan of vacant land condominium prepared by Archibald, Gray &amp; McKay Ltd. (AGM) and signed by Robert Wood, OLS dated March 6, 2023 and showing:</p> <ul style="list-style-type: none"><li>• Three (3) units to support industrial development opportunities (Units 1 to 3).</li><li>• One (1) block for common elements.</li></ul>
2.	<p>That the units shall be addressed to the satisfaction of the Municipality of Thames Centre (“Municipality”) in consultation with the County of Middlesex (“County”).</p>
3.	<p>That the Owner provide cash-in-lieu of parkland dedication to the Municipality pursuant to the <u>Planning Act</u> equal to 2% of the value of the land.</p>
4.	<p>That prior to final approval, the Approval Authority is to be advised by the Municipality that appropriate zoning is in effect for the development.</p>
5.	<p>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.</p>
6.	<p>That the Owner and the Municipality enter into a Condominium Agreement pursuant to Section 51(26) of the <u>Planning Act</u> to be registered on title of the lands to which it applies prior to the plan of condominium being registered. Further that the Condominium Agreement shall include provisions that it will also be registered against the lands to which it applies once the plan of condominium has been registered.</p>
7.	<p>That the Condominium Agreement between the Owner and the Municipality shall satisfy all requirements of the Municipality related to financial (including property taxes), legal, planning and engineering matters including but not limited to the provision of landscaping and other amenities; the installation of underground utilities and other matters of the Municipality respecting the development of this land.</p>
8.	<p>That prior to registration Owner shall submit for the review and approval of the Municipality a comprehensive Stormwater Management Plan for all of the land subject to the Draft Plan of Condominium Application.</p>

9. That prior to registration the Owner shall submit for the review and approval of the Municipality a comprehensive plan for utility servicing (gas, hydro, fibre etc.) for all of the land subject to the Draft Plan of Condominium Application and furthermore that any easements as may be required for utility, servicing, drainage or any other purposes shall be granted to the appropriate authority.
10. That prior to registration, the Owner shall submit a draft condominium declaration document for review by the Municipality. The condominium declaration shall contain details on servicing allocation for each unit, stormwater allocation for each unit along with a summary of interests and obligations related to the Common Elements for each unit. Further, the declaration shall contain wording advising that future development of each of the units shall be subject to site plan approval.
11. That the Owner enter into an agreement with Canada Post Corporation for the installation of community mailboxes.
12. 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 to the satisfaction of the Municipality.
13. That the Condominium Agreement shall ensure that the persons who first purchase the subdivided land after the final approval of the plan of condominium 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.
14. 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.
15. That the servicing of the lands shall occur on the basis of private individual wells and private individual septic systems subject to the approval of the Municipality based a subsurface investigation and sewage impact assessment undertaken for the subject lands by a qualified person retained by the Owner and to the satisfaction of the Municipality.
16. That prior to final approval, that the Owner shall be responsible to have the existing on-site potable water well decommissioned as per Ontario Regulation 903 by a qualified well technician and a copy of the MECP water well record confirming the said decommissioning shall be provided to the Municipality.
17. That prior to final approval, that the Owner shall be required to remove any existing buildings and structures to the satisfaction of the Municipality.

18. That prior to final approval, that the Owner shall remove the existing driveway on Putnam Road (County Road 30) and crossing the railway and restore the affected lands to the satisfaction of the County of Middlesex and the Railway Authority and subject to any applicable permit(s).
19. That prior to final approval, that the Owner shall be required to contribute to intersection improvements at Breen Road and Putnam Road (County Road 30) including traffic signals and railway crossing improvements, to the satisfaction of the Municipality and the County.
20. That prior to final approval, a Licensed Archaeologist shall provide a letter to the Municipality indicating that there are no concerns for impacts to archaeological sites on the subject lands. This is to be accompanied by a letter from the Ministry having jurisdiction indicating that the licensee has met the Terms and Conditions for Archaeological Licensing and that the report has been entered into the Ontario Public Register of Archaeological Reports.
21. That prior to final approval, that the Owner obtain a minor variance approval to address the frontage deficiency of Unit 3 shown on the draft plan.
22. That prior to final approval, that the Owner shall satisfy the following requirements to the satisfaction of the Upper Thames River Conservation Authority (“UTRCA”):
  - 22.1 The Owner shall submit a Flood Modeling Assessment for the Adam Drain.
  - 22.2 The Owner shall classify if the erosion hazard associated with the Adam Drain is part of a confined or unconfined system and delineate the extent of the erosion hazard based on the Technical Guide River & Stream Erosion Hazard Limit (MNR, 2002). For confined portions of the system, a Slope Stability Assessment shall be required. For unconfined portions of the system, a Meander Belt Analysis shall be required.
  - 22.3 The Owner shall submit a Concept Plan which clearly delineates the extent of the flood and erosion hazards on the subject lands as determined through the site-specific assessments. The Concept Plan must demonstrate that the hazard lands are contained within one unit (block) and that there is a suitable building envelope outside of the hazard lands for future development and related infrastructure to the satisfaction of the UTRCA.
  - 22.4 Access to all units (blocks) shall be dry during a regulatory storm, and shall not result in any downstream and upstream impacts. If access to Unit (Block) 3 cannot be obtained south of the Adam Drain, the Owner shall submit detailed designs for an Adam Drain crossing. As part of the design the Owner shall review the entirety of the drain to assess alternative locations for the crossing/access to the satisfaction of the UTRCA.

- 22.5 In accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the Conservation Authorities Act, the Owner shall obtain the necessary permits/approvals from the UTRCA prior to undertaking any site alteration or development within the UTRCA Regulated Areas including filling, grading, construction, site alteration to watercourse and/or interference with a wetland.
23. That prior to final approval, that the Owner shall satisfy the following requirements to the satisfaction of the Ministry of Transportation (MTO):
- 23.1 The Owner shall submit a stormwater management report along with grading/drainage plans for the proposed development for review and approval.
- 23.2 The Owner shall submit to the MTO for review and approval, a copy of a Traffic Impact Study indicating the anticipated traffic volumes and their impact on the Provincial Highway network.
- 23.3 Highway improvements identified from the MTO's review and analysis of the Traffic Impact Study will be the financial responsibility of the Owner and a Legal Agreement shall be required to be entered into between the Owner and the MTO.
- 23.4 Any lands that are deemed to be required for the purposes of Highway improvements are to be dedicated to the MTO as public Highway and designated as controlled access highway on the Owner's certificate of the Final Plan.
- 23.5 Arrangements shall be made to the satisfaction of the Ministry of Transportation for the erection of a security fence, offset 0.3 metres from the property line where it abuts MTO owned lands along Highway 401.
- 23.6 The Owner shall submit to the MTO for review and approval a Draft Plan of Condominium.
- 23.7 The Owner shall provide the MTO for review and approval, the Conditions of Draft Plan Approval to ensure MTO requirements have been incorporated.
24. That prior to final approval, the County is to be advised in writing by the Municipality how conditions 1 to 21 have been satisfied.
25. That prior to final approval, the County is to be advised in writing by the County Engineer how conditions 18 and 19 have been satisfied.

26. That prior to final approval, the County is to be advised in writing by the UTRCA how condition 24 has been satisfied.
27. That prior to final approval, the County is to be advised in writing by the MTO how condition 23 has been satisfied.