



"Inspiring a Healthy Environment"

March 13, 2024

Corporation of the County of Middlesex
County Building
399 Ridout Street North
London, Ontario N6A 2P1

Attention: Marion-Frances Cabral, Planner

**Re: Revised Application for Plan of Condominium
File No. 39T-MC-CDM2002
Applicant: LDS Consultants Inc.
Owner: 10919 Longwoods Road Inc.
10915, 10929 and 11157 Longwoods Road (County Road 2), Middlesex Centre**

The Upper Thames River Conservation Authority (UTRCA) has reviewed this application with regard for the policies within the Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006), Section 28 of the *Conservation Authorities Act*, the *Planning Act*, the Provincial Policy Statement (2020), and the Upper Thames River Source Protection Area Assessment Report.

BACKGROUND AND PROPOSAL

The UTRCA has received notice of a revised plan of condominium application for the lands Municipality known as 10915, 10929 and 11157 Longwoods Road. Previously the County of Middlesex draft approved a plan of condominium with conditions that proposed 15 lots for light industrial uses and a block for a stormwater management pond. The UTRCA provided comments on the draft approved plan of condominium in our letter dated December 2, 2020. The revised plan of condominium application proposes 18 lots for light industrial uses and a block for a stormwater management pond. Alongside the revised plan the following documents were received:

- **Stormwater Servicing Brief**, prepared by LDS, dated November 30, 2023
- **Draft Plan of Vacant Land Condominium**, prepared by LDS, dated December 4, 2023

CONSERVATION AUTHORITIES ACT

The subject lands are located within the watershed jurisdiction of the Upper Thames River Conservation Authority (UTRCA) and Lower Thames Valley Conservation Authority (LTVCA). The subject lands **are not** affected by any regulations (Ontario Regulation 157/06) made pursuant to Section 28 of the *Conservation Authorities Act*.

DRINKING WATER SOURCE PROTECTION - Clean Water Act

The subject lands **are** located within a vulnerable area. For more information pertaining to drinking water source protection, please refer to the approved Source Protection Plan at:
<https://www.sourcewaterprotection.on.ca/approved-source-protection-plan/>

UTRCA REVIEW FEES

At this time, when the subject property is not affected by any regulations, a fee will not be charged for the review of the application. A technical review fee for the review of the future stormwater management submission will be applied at the time of review.

RECOMMENDATION

The subject lands are located within the watershed jurisdiction of the Upper Thames River Conservation Authority (UTRCA) and Lower Thames Valley Conservation Authority (LTVCA). The UTRCA recommends that post-development catchment areas remain consistent with the pre-development catchment areas to ensure the watershed divide is maintained and the surrounding features will not be negatively impacted. It has been previously agreed on between the UTRCA and the LTVCA staff that the UTRCA would be the lead reviewer for the Stormwater Management Report for the condominium as part of the detail design review.

The UTRCA has no objection to the proposed revisions to the draft approved plan of condominium. Consistent with the previous approval the UTRCA recommends that a condition be included requiring the Applicant to submit for the review and approval of the Conservation Authority a final Stormwater Management (SWM) Plan.

Please note that as a result of recent legislative changes the UTRCA no longer provides review of the water quality aspects of the SWM.

Thank you for the opportunity to comment. Please contact the undersigned if you have any questions.

Yours truly,

UPPER THAMES RIVER CONSERVATION AUTHORITY



Laura Biancolin
Land Use Planner II

c.c. Sent via e-mail -
LTVCA - Valerie Towsley, Watershed Resource Planner