

**Applicant: Sifton Properties Limited**  
**File No.: 39T-MC2501**  
**Municipality: Municipality of Middlesex**  
**Centre**  
**Subject Lands: CON 2 S PT LOT 7**

**Date of Decision:**  
**Date of Notice:**  
**Last Date of Appeal:**  
**Lapsing Date:**

PRELIMINARY  
PRELIMINARY  
PRELIMINARY  
PRELIMINARY

**Cover page to be inserted after County Council consideration.**

---

---

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

---

**No.    Conditions**

---

**PLAN REFERENCE**

1. That this approval applies to the draft plan of subdivision prepared and signed by Robert Wood, OLS dated March 31, 2026 which shows:
  - Blocks 1 to 10 for single detached dwellings / semi-detached dwellings / townhouse dwellings;
  - Blocks 11 to 19 for medium density residential;
  - Blocks 20 to 21 for mixed-use high density residential;
  - Block 22 for parkland;
  - Blocks 23 to 25 for open space;
  - Blocks 26 to 29 for municipal walkways;
  - Block 30 for stormwater management;
  - Blocks 31 and 32 for future development;
  - Blocks 33 to 35 for 0.3 metres reserves; and
  - Public roads.

**PHASING**

2. That the development of this subdivision shall be undertaken in phases to the satisfaction of the Municipality. This shall generally occur in 2 phases in accordance with the following, however phasing is subject to change:
  - I. Phase 1 shall generally include the development of Blocks 1 through 16, Block 18, Blocks 23 through 25 for Open Space, Blocks 26 through 29 for municipal walkways, and the stormwater management facility within Block 30.
  - II. Phase 2 shall generally include the development of Block 17, and Blocks 19 through 22.

A phasing plan shall be provided prior to the registration of each phase of the Plan of Subdivision. If any temporary measures are required to support the interim conditions in conjunction with the phasing, the Owner shall construct temporary measures and provide all necessary land and / or easements, to the specifications and satisfaction of the Municipality.

**Applicant: Sifton Properties Limited**  
**File No.: 39T-MC2501**  
**Municipality: Municipality of Middlesex**  
**Centre**  
**Subject Lands: CON 2 S PT LOT 7**

**Date of Decision:**  
**Date of Notice:**  
**Last Date of Appeal:**  
  
**Lapsing Date:**

PRELIMINARY  
PRELIMINARY  
PRELIMINARY  
  
PRELIMINARY

## **SERVICING – FULL MUNICIPAL SERVICES**

3. No development of the Plan of Subdivision may begin until all external infrastructure and services required for the development of the Plan of Subdivision are in place; including municipal water supply, treatment and conveyance infrastructure and sewage treatment and waste water conveyance infrastructure. For the purpose of these conditions, services being “in place” means that the infrastructure exists and is operational to the satisfaction of the Municipality and that capacity in such infrastructure has been formally allocated by the Municipality for use in connection with the development of the Plan of Subdivision. External capacity of any services will be formally allocated through the execution of a Subdivision Agreement for each phase of the development as Municipal capacity allows, and in accordance with the Municipality’s Servicing Allocation Policy or other applicable policy. Should the Middlesex Centre Director of Public Works and Engineering deem there to be insufficient external capacity for any of the required municipal services, the Municipality has no obligation to provide such capacity within the lapse period, or at any time.

## **SERVICING – STORMWATER MANAGEMENT**

4. The stormwater management plan will be reviewed to the satisfaction of the Municipality, and, if required, the Owner shall obtain the necessary approvals from the Ministry of the Environment, Conservation and Parks (MECP). In addition to other matters, the stormwater management plan shall address interim controls without an outlet and the ultimate condition including an outlet to the future Tunks Lane storm sewer through an easement or application under the Municipal Drainage Act.
5. That prior to final approval, the Municipality shall advise the County that the Subdivision Agreement between the Municipality and the Owner provides for the following:
  - a. municipal assumption and Ownership of any facilities required for the retention and enhancement of storm water quality, and for the purpose of ensuring perpetual maintenance and operation; and
  - b. the inclusion of any environmental protection measures recommended in the final storm water management plan or Development Assessment Report that are not capable of being addressed under the Ontario Water Resources Act.
6. That prior to final approval, the Owner shall submit for the review and approval of the Municipality a Final Stormwater Management Plan, a Sediment and Erosion Control Plan and Final Detailed Servicing and Grading Plans; and the Owner will agree in the Subdivision Agreement to implement to the satisfaction of the Municipality the Stormwater

**Applicant: Sifton Properties Limited**  
**File No.: 39T-MC2501**  
**Municipality: Municipality of Middlesex**  
**Centre**  
**Subject Lands: CON 2 S PT LOT 7**

**Date of Decision:**  
**Date of Notice:**  
**Last Date of Appeal:**  
  
**Lapsing Date:**

PRELIMINARY  
PRELIMINARY  
PRELIMINARY  
  
PRELIMINARY

Management Plan, Sediment and Erosion Control Plan and Detailed Servicing and Grading Plans as approved by the Municipality.

7. If required, that a municipal drain shall be petitioned under the Drainage Act by the Owner to receive storm flows from the site subject to a report from a professional engineer whereby ownership, right of access and maintenance responsibilities concerning required facilities are identified and provided for in perpetuity to the satisfaction of the Municipality. All costs related thereto shall be the responsibility of the Owner.
8. That prior to final approval a cost-sharing agreement be entered into between the Owner, Owners of lands to the east (Roll: 393900002003404) and the Municipality to address the regional servicing strategy including but not limited to sanitary and water works, stormwater works located within Block 30, and any required and / or existing oversizing and outlets, including but not limited to the servicing works and infrastructure completed south of Glendon Drive.
9. That prior to final approval, a geotechnical and hydrogeological study be prepared to the satisfaction of the Municipality.
10. That prior to final approval, the Owner's Engineer shall submit a detailed water servicing strategy which shall outline the implementation and phasing of water servicing for the entire development, including modeling to demonstrate that adequate water and treatment capacity and pressure, in accordance with municipal standards, are available for all phases of development. The detailed water servicing strategy is to be completed to the satisfaction of the Municipality.
11. That prior to final approval. the Owner's Engineer shall provide a detailed sanitary servicing strategy which shall identify the implementation and phasing of sanitary servicing for the entire development. The details sanitary servicing strategy is to be completed to the satisfaction of the Municipality.

## **MUNICIPAL ADDRESSING AND EMERGENCY SERVICES**

12. That the streets be named and the lots addressed to the satisfaction of the Municipality in consultation with the County, and in accordance with the Municipality's Street Name Policy, as applicable. This shall include permanent and temporary road names and municipal address signage during all stages of construction which shall be required through the subdivision agreement.
13. 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.

**Applicant: Sifton Properties Limited**  
**File No.: 39T-MC2501**  
**Municipality: Municipality of Middlesex**  
**Centre**  
**Subject Lands: CON 2 S PT LOT 7**

**Date of Decision:**  
**Date of Notice:**  
**Last Date of Appeal:**  
  
**Lapsing Date:**

PRELIMINARY  
PRELIMINARY  
PRELIMINARY  
  
PRELIMINARY

## ZONING

14. That prior to final approval, the County is to be advised by the Municipality that appropriate zoning is in effect for the Plan of Subdivision.

## SUBDIVISION AGREEMENT

15. That the Owner and the Municipality enter into a subdivision agreement ("Subdivision Agreement") pursuant to Section 51 (26) of the Planning Act to be registered on title of the lands to which it applies prior to the Plan of Subdivision being registered. Further that the Subdivision Agreement shall include provisions that it will also be registered against the lands to which it applies once the plan of subdivision has been registered.
16. That the Subdivision Agreement satisfy all requirements of the Municipality related to financial, legal, planning and engineering matters including but not limited to; grading and drainage, planting of trees, landscaping, provision of community mailboxes, fencing, buffering, street lighting and other amenities, the provision and installation of full municipal water, storm and sanitary services, the installation of underground electrical services, and other matters which may be required by the Municipality respecting the development of the Plan of Subdivision, including the payment of Development Charges in accordance with the County's Development Charge By-Law, the Municipality's Development Charge By-Law, and any applicable Education Development Charge By-Law.
17. The Owner shall not commence any work on the lands, including filling, grading, removing trees and/or top soil, installing any works, or constructing any buildings or structures until they have entered into a Pre-Servicing Agreement and / or Subdivision Agreement with the Municipality.
18. That the Subdivision Agreement shall implement recommendations of the geotechnical and hydrogeological study with respect to minimum basement elevations in relation to the highest water table surface.
19. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
20. That the Subdivision Agreement shall ensure that the persons who first purchase the subdivided land after the final approval of the plan of subdivision are informed, at the time the land is transferred, of all the County, Municipal and Education development charges related to the development, pursuant to Section 59(4) of the Development Charges Act.

## SCHOOL HOLDING ZONE

**Applicant: Sifton Properties Limited**  
**File No.: 39T-MC2501**  
**Municipality: Municipality of Middlesex**  
**Centre**  
**Subject Lands: CON 2 S PT LOT 7**

**Date of Decision:**  
**Date of Notice:**  
**Last Date of Appeal:**  
  
**Lapsing Date:**

PRELIMINARY  
PRELIMINARY  
PRELIMINARY  
  
PRELIMINARY

21. The Owner shall agree to include in the Subdivision Agreement a requirement to include in all Agreements of Purchase and Sale associated with lots and blocks on the Plan the following notice:

"The construction of additional public school accommodation is dependent upon funding approval from the Ontario Ministry of Education, therefore the subject community may be designated as a 'Holding Zone' by the Thames Valley District School Board and pupils may be assigned to existing schools as deemed necessary by the Board."

### **TRANSPORTION – ACCESS / INTERSECTION IMPROVEMENTS / BIKE LANES**

22. That prior to final approval, a traffic impact study be completed to the satisfaction of the Municipality and County and that the recommendations are implemented through the subdivision agreement.
23. That the road allowances shown on the draft plan shall be dedicated as public highways to the Municipality free of all encumbrances and at no cost to the Municipality.
24. That dead ends and open sides of road allowances created by the registration of any Phase of the Subdivision shall be terminated in 0.3 metre reserves which are to be conveyed to the Municipality free of all encumbrances and at no cost to the Municipality, including but not limited to Blocks 33 and 35.
25. That, where required at the terminus of streets, any temporary turning circles created by the registration of any Phase of the Subdivision shall be subject to turning circle easements in favour of the Municipality in priority to all encumbrances and at no cost to the Municipality.
26. That the Owner includes traffic calming measures and/or devices to the satisfaction of the Municipality to aid in controlling vehicle speed on the streets proposed within the plan of subdivision in accordance with the approved transportation impact study.
27. Sidewalk shall be included on two sides of all streets proposed within the plan of subdivision for the full lengths of the roads.
28. 'Street A' and 'Street B' shall have a right-of-way width of 26.0 metres and 24.0 metres, respectively, and a pavement width of 9.0 metres with a 1.5 metres bike lane, turning lanes, and parking, as required, to the satisfaction of the Municipality.
29. That the development of more than 80 units will require a temporary secondary access for emergency purposes to the satisfaction of the Municipality and the County. The temporary secondary access shall be removed when permanent access(es) is provided by an

**Applicant: Sifton Properties Limited**  
**File No.: 39T-MC2501**  
**Municipality: Municipality of Middlesex**  
**Centre**  
**Subject Lands: CON 2 S PT LOT 7**

**Date of Decision:**  
**Date of Notice:**  
**Last Date of Appeal:**  
  
**Lapsing Date:**

PRELIMINARY  
PRELIMINARY  
PRELIMINARY  
  
PRELIMINARY

extension of the municipal right-of-way (Street B) to the lands to the east or west. All costs associated with the temporary secondary access shall be the responsibility of the Owner.

## **TRANSPORTATION – COUNTY ROADS**

30. The Owner shall be required to dedicate lands up to 18 metres from the centerline of construction of County Road 14 (Glendon Drive) across the entire frontage for road widening purposes to the County, if the right-of-way is not already that width.
31. The Owner shall be required to dedicate a 0.3 m reserve to the County of Middlesex, being Block 34, along the County Road 14 (Glendon Drive) frontage of proposed Block 21 such that all access to this property is limited to the proposed 'Street A'. Secondary access to Glendon Drive from this plan of subdivision will not be permitted, except in accordance with approval by the County of Middlesex.
32. The Owner shall be required to construct an entrance to County Road 14 (Glendon Drive), being the intersection of Street A and Glendon Drive to the satisfaction of the County with all costs being the responsibility of the Owner.

## **ARCHAEOLOGY**

33. That prior to entering into any development, subdivision, or site alteration agreement, a Licensed Archaeologist shall provide a letter or report to the Municipality and the County indicating that there are no concerns for impacts to archaeological sites on the subject lands. This is to be accompanied by a Ministry of Tourism, Culture and Gaming letter 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.

## **CANADA POST**

34. The Owner shall enter into an agreement with Canada Post Corporation for the installation of community mailboxes. The subdivision agreement shall include a requirement to notify all prospective lot purchasers of the mailbox(es) location.

## **UTILITIES**

35. That such easements as may be required for utility, servicing, or drainage purposes shall be granted to the appropriate authority, at the expense of the Owner.
36. 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.

**Applicant: Sifton Properties Limited**  
**File No.: 39T-MC2501**  
**Municipality: Municipality of Middlesex**  
**Centre**  
**Subject Lands: CON 2 S PT LOT 7**

**Date of Decision:**  
**Date of Notice:**  
**Last Date of Appeal:**  
  
**Lapsing Date:**

PRELIMINARY  
PRELIMINARY  
PRELIMINARY  
  
PRELIMINARY

## **PARKLAND DEDICATION AND TRAILS**

37. That the Owner convey up to 5% of the land included in this plan to the Municipality for park purposes and shall include Block 22. Blocks 23 through 32 shall not be included in the dedication calculation. Alternatively, the Municipality may accept cash-in-lieu of all or a portion of the conveyance.
38. That prior to final approval of Phase 1, the Owner shall submit for the review and approval of the Municipality in consultation with CN Railway an appropriate trail alignment and design for that portion of the trail that is to be installed within Blocks 23, 24 and 32, including various trail amenities. This trail alignment and its design shall be determined in consultation with and be to the satisfaction of the Municipality in consultation with CN Railway.
39. That the Subdivision Agreement contain provisions to allow for the Owner to construct the multi-use trail within Blocks 23, 24 and 32 to the specification and the satisfaction of the Municipality.

## **FENCING**

40. That the Subdivision Agreement address the erection of privacy fencing between Block 1 and Block 18, which shall be required with the construction of whichever block develops first.
41. That the Subdivision Agreement address the erection of fencing between residential uses and blocks for open space, municipal walkways, trails, stormwater management facilities to the satisfaction of the Municipality.
42. That the Owner erect a Noise Wall, as recommended by the Noise Study (dated May 2025), between Block 2 and Block 30 to the satisfaction of the Municipality and that the Noise Wall be located on private property.
43. That the Homeowners' package shall include details regarding the long-term responsibility and maintenance of the Noise Wall, between Block 2 and Block 30, by homeowners to the satisfaction of the Municipality.

## **NATURAL ENVIRONMENT**

44. That the Subdivision Agreement shall include construction best management practices, mitigation methods and provisions for protecting the ecological and natural heritage features of the land including any additional field surveys as described in the Development Assessment Report, (Englobe, dated October 2025 and as finalized to the satisfaction of

**Applicant: Sifton Properties Limited**  
**File No.: 39T-MC2501**  
**Municipality: Municipality of Middlesex**  
**Centre**  
**Subject Lands: CON 2 S PT LOT 7**

**Date of Decision:**  
**Date of Notice:**  
**Last Date of Appeal:**  
  
**Lapsing Date:**

PRELIMINARY  
PRELIMINARY  
PRELIMINARY  
  
PRELIMINARY

the Municipality). Regular monitoring of erosion and sediment control measures shall be undertaken by the Owner.

## **RAILWAY AND COUNTY ROAD**

45. That prior to final approval a Noise and Vibration Assessment be finalized, with any revisions, to the satisfaction of the Municipality, County, in consultation with CN Railway and that any recommendations be implemented through the subdivision agreement.
46. The noise and vibration attenuation and mitigation methods recommended by a qualified professional for lots identified in the Noise and Vibration Assessment shall be implemented into the design of dwellings on each lot or block so that noise levels do not exceed the sound level limits of the Municipality and the MECP.
47. A Hold symbol will be placed on Blocks 17 to 21 until a Noise and/or Vibration Assessment, as applicable, be prepared by qualified professional and the Hold symbol shall remain in place until mitigation methods are implemented through site plan approval of each block for any proposed development on the lands to which the holding symbol applies to the satisfaction of the County, and the Municipality in consultation with CN Rail, and that any recommendations for noise and vibration mitigation arising from the Noise and Vibration Assessment be incorporated into the building design or site plan such that the proposed development meets the Ministry of Environment, Conservation and Parks (MECP) noise criteria.
48. The Subdivision Agreement shall require the Owner to include in all offers of Purchase and Sale or Lease for all dwellings within the Plan of Subdivision the following clauses:

“The Municipality assumes no responsibility for noise issues which may arise from the existing or increased traffic of the Canadian National Railway and Glendon Drive (County Road 14) as it relates to the interior or outdoor living areas of any dwelling unit within the development. The Municipality will not be responsible for constructing any form of noise mitigation for this development.”
49. Prior to final approval, a combination berm and noise attenuation fence, having extensions or returns at the ends, consistent with the recommendations of the accepted Noise and Vibration Assessment, be erected on adjoining property parallel to the CN Railway right-of-way to the satisfaction of the Municipality in consultation with CN Railway.
50. That the Subdivision Agreement address the installation, ownership, responsibility and long-term maintenance of the berm and noise attenuation fencing and vibration isolation features within Block 25.

**Applicant: Sifton Properties Limited**  
**File No.: 39T-MC2501**  
**Municipality: Municipality of Middlesex**  
**Centre**  
**Subject Lands: CON 2 S PT LOT 7**

**Date of Decision:**  
**Date of Notice:**  
**Last Date of Appeal:**  
  
**Lapsing Date:**

PRELIMINARY  
PRELIMINARY  
PRELIMINARY  
  
PRELIMINARY

51. The Subdivision Agreement shall require the Owner to include a clause in all offers of Purchase and Sale or Lease agreements and be registered on title, advising that any berm, fencing, or vibration isolation features implemented are not to be tampered with or altered.
52. At minimum, the combination berm and noise attenuation fence or wall, being erected prior to final approval to the satisfaction of the Municipality in consultation with CN Railway, must have (a) a minimum total height of 5.5 metres above top-of-rail; (b) berm minimum height of 2.5 metres and side slopes not steeper than 2.5 to 1; and (c) fence or wall to be constructed without openings and of a durable material weight not less than 20 kg per square metre (4 lb/sw. ft) of surface area. No part of the berm/noise barrier is to be constructed on railway property.
53. A 1.83 metre high chain link security fence shall be constructed and maintained along the common property line of the CN Railway by the Owner at their expense. The Owner shall include a covenant registered on title and in all deeds obliging the purchasers of the land which abut the property of CN Railway Company or Municipality to maintain the fence in a satisfactory condition at their expense.
54. The Subdivision Agreement shall require the Owner to include the following clause in all development agreements, offers to purchase and agreements of Purchase and Sale or Lease of each dwelling unit within 300 metres of the Canadian National Railway right-of-way:
- “Warning: Canadian National Railway Company or its assigns and successors in interest has or have a rights-of-way within 300 metres from the land the subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuation measures in the design of the development and individual dwelling(s). Canadian National Railway Company will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.”
55. A Vibration Report shall be completed to address ground vibration transmission to be estimated through site tests. If in excess of the acceptable levels, all dwellings within 75 metres of the nearest Canadian National Railway Company track should be protected. The measures employed may be:
- a. Support the building on rubber pads between the foundation and the occupied structure so that the maximum vertical natural frequency of the structure of the pads is 12 Hz;

**Applicant: Sifton Properties Limited**  
**File No.: 39T-MC2501**  
**Municipality: Municipality of Middlesex**  
**Centre**  
**Subject Lands: CON 2 S PT LOT 7**

**Date of Decision:**  
**Date of Notice:**  
**Last Date of Appeal:**  
  
**Lapsing Date:**

PRELIMINARY  
PRELIMINARY  
PRELIMINARY  
  
PRELIMINARY

- b. Insulate the building from the vibration originating at the railway tracks by an intervening discontinuity or by installing adequate insulation outside the building, protected from the compaction that would reduce its effectiveness so that vibration in the building became unacceptable; or
- c. Other suitable measures that will retain their effectiveness over time consistent with the completed Noise and Vibration assessment/report(s).

56. The Owner shall confirm that there is no change in the existing drainage pattern which impacts any railway property. Any proposed alterations to the existing drainage patterns affecting railway property must receive prior concurrence from the Canadian National Railway Company, and be substantiated by a drainage report to be reviewed by the Canadian National Railway Company.

57. Any proposed utilities under or over CN Railway property to serve the development must be approved prior to their installation and be covered by the Railway's standard agreement.

#### **WARNING CLAUSE – INDUSTRIAL FACILITY**

58. The Subdivision Agreement shall require the Owner to include the following clause in all development agreements, offers to purchase and agreements of Purchase and Sale or Lease of each dwelling unit as a result of the Class 4 area designation associated with the abutting industrial facility:

“Purchasers/tenants are advised that sound and dust levels due to the adjacent industry, Masterfeeds located at 171 Railway Avenue, are required to comply with sound level limits that are protective of indoor areas and are based on the assumption that windows and exterior doors are closed. This dwelling unit has been supplied with a ventilation/air conditioning system which will allow windows and exterior doors to remain closed.”

#### **FUTURE DEVELOPMENT – BLOCKS 31 AND 32**

59. Block 31 and Block 32 may be used for maintenance and access to Open Space Blocks 23 through 25 as determined by the Municipality. If the Municipality determines that Block 31 and Block 32 are not required, Block 31 may be used for residential development in accordance with the applicable Zoning.

#### **CLEARANCES**

60. That prior to final approval, the County is to be advised in writing by the Municipality how conditions 1 through 29, and 33 through 59 have been satisfied.

61. That prior to final approval, the County is to be advised in writing by the County Engineer how conditions 22, 29 through 32, 45 and 47 have been satisfied.

**Applicant: Sifton Properties Limited**  
**File No.: 39T-MC2501**  
**Municipality: Municipality of Middlesex**  
**Centre**  
**Subject Lands: CON 2 S PT LOT 7**

**Date of Decision:**  
**Date of Notice:**  
**Last Date of Appeal:**  
  
**Lapsing Date:**

PRELIMINARY  
PRELIMINARY  
PRELIMINARY  
  
PRELIMINARY

## NOTES TO DRAFT APPROVAL

- a. Draft approval for this plan of subdivision is for a period of three (3) years from the date of decision. Any request made by the Owner to the Approval Authority to extend the lapsing date must be made 60 days prior to the lapsing date and include a written confirmation from the municipality endorsing the extension.
- b. It is the applicant's responsibility to fulfill the conditions of draft approval and to ensure that the required clearance letters are forwarded by the appropriate agencies to the approval authority, quoting the file number.
- c. It is suggested that the applicant be aware of:
  - subsection 144 (1) of The Land Titles Act, which requires all new plans be registered in a land titles system;
  - subsection 144 (2) - allows certain exceptions.
- d. Inauguration, or extension of a piped water supply, a communal sewage system or a storm water management system, is subject to the approval of the Ministry of Environment under Section 53 of the Ontario Water Resources Act.
- e. The Ministry of Environment must be advised immediately should waste materials or other contaminants be discovered during the development of this plan of subdivision.
- f. A copy of the subdivision agreement must be provided to the County (Planning and Development Department) prior to final plan approval.
- g. If the agency's condition concerns a clause in the subdivision agreement, a copy of the agreement should be sent to them. This will expedite clearance of the final plan.
- h. When the zoning by-law amendment required in Condition **xx** is being prepared, reference to this subdivision application file number should be included in the explanatory note. This will expedite the County and other agencies' consideration of the by-law.
- i. Clearance is required from the following agencies:
  - Municipality of Middlesex Centre | 10227 Ilderton Road, Coldstream, ON N0M 2A0
  - County Engineer – County of Middlesex | 399 Ridout Street North, London, ON N6A 2P1
- j. All measurements in subdivision final plans must be presented in metric units.

**Applicant: Sifton Properties Limited**  
**File No.: 39T-MC2501**  
**Municipality: Municipality of Middlesex**  
**Centre**  
**Subject Lands: CON 2 S PT LOT 7**

**Date of Decision:**  
**Date of Notice:**  
**Last Date of Appeal:**  
  
**Lapsing Date:**

PRELIMINARY  
PRELIMINARY  
PRELIMINARY  
  
PRELIMINARY

- k. The final plan approved by the County of Middlesex must include the following paragraph on all copies (1 Mylar and 1 paper) for signature purposes:

*"Approval Authority Certificate*  
*File No. \_\_\_\_\_*

*This Final Plan of Subdivision is approved by the County of Middlesex under*  
*Section 51(58) of the Planning Act, R.S.O. 1990, on this \_\_\_\_\_ day of*  
*\_\_\_\_\_, 202\_\_\_\_\_.*

*Durk Vanderwerff*  
*Director of Planning and Development"*

- l. The final plan for each phase must be submitted digitally in AutoCAD (DWG) and Portable Document Format (PDF) with the appropriate citation from the Planning Act used. The AutoCAD (DWG) file must be consistent with the following standards:

Georeferenced to the NAD83 UTM Zone 17N coordinate system.  
All classes of features must be separated into different layers.  
Each layer should be given a descriptive name so that the class of feature it contains is recognizable.

- m. The final plan approved by the County must be registered within 30 days or the County may withdraw its approval under Subsection 51(59) of the Planning Act.
- n. Reports/Studies submitted with the Plan of Subdivision application 39T-MC2501:
- a. Planning Justification Report, dated May 2025
  - b. Servicing and Stormwater Management Report, dated May 27, 2025
  - c. Transportation Impact Assessment, dated May 15, 2025
  - d. Preliminary Geotechnical Investigation, February 14, 2025
  - e. Noise and Vibration Assessment, May 2025
  - f. Archaeological Assessment, dated June 2023
  - g. Aggregate Resources Assessment, April 22, 2025
  - h. Hydrogeological Report, dated October 10, 2025
  - i. Development Assessment Report, dated October 2025