



**Meeting Date:** September 22, 2021

**Submitted by:** Marion-Frances Cabral, Planner

**Report No:** PLA-80-2021

**Subject:** Application for Draft Plan of Condominium (39T-MC-CDM2002);  
**Filed by** 10919 Longwoods Road Inc.

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**Recommendation:**

THAT the County of Middlesex be advised that Middlesex Centre recommends draft plan approval for the land known legally as Concession 1 Part Lot 6 RP 33R17432 Part 9, former Township of Delaware, Middlesex Centre, County File: 39T-MC-CDM2002, subject to the draft plan conditions appended to the Middlesex Centre report PLA-80-2021, and subject to a three (3) year lapse period;

AND THAT Council direct staff to prepare a zoning by-law amendment subject to the Planning Act requirements to place a Holding symbol (h-2) on the lands legally described as Concession 1 Part Lot 6 RP 33R17432 Part 9, in which the precondition for the removal of the holding symbol shall be a site plan agreement entered into with the Municipality.

**Purpose:**

The purpose of this report is to provide Council with a recommendation for a draft plan of condominium proposal for the property known municipally as 10915, 10929 and 11157 Longwoods Road and legally described as Concession 1 Part Lot 6 RP 33R17432 Part 9 in Delaware.

A location map is included as Attachment 1 and proposed plan of condominium as Attachment 2.

**Background:**

The subject property is located within the Delaware Community Settlement Area is located on the south side of Longwoods Road (County Road 2) east of Martin Road and west of Carriage Road.

The subject property is irregularly shaped and is 6.64 ha (16.4 ac) in area. There is an existing metal shed that will be removed and the remnant of the parcel is actively farmed. Previously, residential uses were present on the property. The subject property is

surrounded by actively farmed land to the east, west and south. Residential uses exist immediately to the west and to the east along Carriage Road, and industrial, commercial and residential uses exist on the north side of Longwoods Road.

The subject property is designated 'Settlement Employment' and within "Special Policy Area # 5" within the Delaware Community Settlement Area. The property is zoned 'Light Industrial exception 2 with Hold (M1-2)(h-3)'.

Preconsultation with staff occurred in December 2019. A formal submission was made by the applicant and the application was deemed completed on September 15, 2020. A Notice of Complete Application was circulated to area residents and agencies.

The plan proposes to create 15 units for light industrial uses and a block for stormwater management. The units are proposed to front onto private roadway and range in size from 0.3 ha (0.74 ac) to 0.46 ha (1.13 ac). Seven (7) units will back onto Longwoods Road on the northern portion of the property, and the remaining 8 units and block will be located on the southern portion of the property. Each unit will be serviced by municipal water as a result of a watermain extension and will contain an individual septic system.

The private roadway will be a common element within the plan of condominium and will be the only access permitted off Longwoods Road. The roadway is proposed to terminate on each end with a permanent turning circle as future road extensions or connections are not proposed or anticipate. A ditch will be located on each side of the roadway and will direct water runoff to the stormwater pond. The block containing the stormwater management pond is 0.51 ha (1.26 ac) in area.

The proposed plan of condominium is included as Attachment 2. The following supporting reports are also appended to this report.

- Final Noise Feasibility Assessment Letter - Attachment 4
- Groundwater Sampling Nitrate Loading Assessment - Attachment 5
- Preliminary Stormwater Management Report - Attachment 6
- Stage 1 and 2 Archaeological Assessment - Attachment 7
- Geotechnical Investigation - Attachment 8
- Infiltration Results - Attachment 9
- Preliminary Erosion Plan - Attachment 10
- Preliminary Grading Plan - Attachment 11
- Preliminary Details - Attachment 12

A Public Meeting was held on November 25, 2020. Staff received comments from area residents which are noted below and appended to this report as Attachment 13 and 14.

### **Policy Regulation:**

The Middlesex County Official Plan identifies Delaware as a settlement area and defers to municipal official plans to delineate the boundaries of the settlement area. The subject property is within the Delaware Community Settlement Area and is designated as 'Settlement Employment' within Middlesex Centre's Official Plan. Additionally, the property is subject to Special Policy Area (SPA) #5. The subject property is zoned 'Light Industrial exception 2 with Hold (M1-2)(h-3)' within the Middlesex Centre's Comprehensive Zoning By-law.

As such, the policies and provisions below are applicable to the subject property.

### **Provincial Policy Statement, 2020:**

The Planning Act states that all decisions made by planning authorities/municipalities "shall be consistent with the policy statements issued" under subsection 3. The Provincial Policy Statement, 2020 (PPS) document is comprised of several policy statements and those that are applicable to the proposed development are noted below:

Generally, the PPS promotes healthy, liveable and safe communities by supporting efficient land use patterns that facilitate economic growth, create liveable communities, and protect the environment and public health and safety.

Section 1.1 – Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns identifies that healthy communities are sustained by accommodating an appropriate range and mix of uses, avoiding development patterns that cause environmental concerns, and promoting cost-effective development patterns that optimize the use of planned and future infrastructure.

Section 1.1.3 – Settlement Areas establishes that settlement areas shall be based on densities and mix of land uses, including employment uses, that efficiently use land, are appropriate for infrastructure and avoid the need for uneconomical expansion, and are freight-supportive.

Section 1.3 – Employment requires municipalities to promote economic development and competitiveness by providing for a mix of employment uses and diversified economic base to meet long-term needs. This includes maintaining a range and choice of suitable sites for employment uses that consider existing and future businesses. Municipalities must also facilitate conditions for economic investment including monitoring the availability and suitability of employment sites including market-ready sites and addressing barriers to investment. Municipalities are to encourage compact, mixed-use development that incorporate compatible employment uses to support liveable resilient communities in consideration of section 1.4 – Housing.

Section 1.3.2 – Employment Areas contain a variety of policies for the protection and preservation of employment areas for current and future uses, and to ensure the necessary infrastructure is provided to support its need. Section 1.3.2.3 states that within employment areas planned for industrial or manufacturing uses, municipalities shall prohibit residential uses and prohibit or limit other sensitive land uses that are not ancillary to the primary employment uses in order to maintain land use compatibility. Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-employment areas. Section 1.3.2.6 requires planning authorities to protect employment areas in proximity to major goods movement facilities and corridors, such as primary transportation routes, for employment uses that require those locations.

Sections 1.6 – Infrastructure and Public Service Facilities directs that infrastructure and be provided in an efficient manner that also prepares for the impacts of a changing climate. Section 1.6.3 directs municipalities to consider optimizing the use of existing infrastructure before consideration is given to developing new infrastructure. Infrastructure should be strategically located to support the effective and efficient delivery of services.

Section 1.6.6 – Sewage, Water and Stormwater directs future growth and development to efficiently use and optimize existing services such as municipal sewage and water services, when available. Municipal sewage and water services are the preferred form of servicing for settlement areas. However, private services can be supported where it is suitable for the long-term provision of such services with no negative impacts.

In settlement areas, individual on-site sewage services may be used for infilling and minor rounding out of existing development. At the time of the official plan review or update, planning authorities should assess the long-term impacts of individual on-site sewage services and water services on the environmental health of the settlement area.

Section 1.6.6.7 promotes planning for stormwater management that minimizes or prevents an increase in negative impacts on the environment and water system; does not increase risks to human health and safety and property damage; and uses best practices, vegetation, and pervious surfaces as part of an effective stormwater management system. Stormwater management best practices shall be promoted including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

Section 1.6.7 – Transportation Systems directs transportation and land use coordination to be considered at all stages of the planning process. Transportation networks should be safe, energy efficient and facilitate the movement of people and goods. Efficient development patterns, and a mix of uses and densities should also be promoted to minimize the number of vehicle trips and support active transportation.

### **Middlesex County's Official Plan:**

The County of Middlesex Official Plan (County Plan) identifies the subject property as within the Delaware 'Settlement Area'.

Section 2.3.4 – Policy Framework-Economic Development identified that economic development is an important component of the County's Growth Management policy framework. Diversifying the economic base is an important factor to foster new opportunities within the County. The County encourages local municipalities to monitor the supply of employment land to ensure there is sufficient supply and particularly in those municipalities with access to provincial highways and major arterials roads.

Section 2.3.8 – Policy Framework-Settlement Areas of the County Plan recognizes that Settlement Areas will be the focus for future growth including commercial and industrial uses. These areas are intended to have a wide range of land uses and full municipal servicing in conjunction with 2.4.5 of the County Plan. Additionally, section 2.3.8.1 – Urban Areas permit new development fully serviced by municipal or communal water and sewage disposal systems.

Where there is substantial vacant land between the built-up area and the Urban Area boundary, the local municipality shall ensure the development proceeds in a logical, phased manner.

Section 2.4.2 – Transportation Network recognizes the importance of roads, highways, and railways within the network. The County Road system provide inter-municipal service moving people and goods throughout the County, and functions as an arterial or collector road. For high-volume arterial roads, access shall be strictly controlled. Agricultural, industrial, commercial and open space land uses are considered to be appropriate land use adjacent to arterial County Roads.

With regard to municipal sanitary sewers and water services, section 2.4.5 – Sanitary Sewers and Water of the County Plan promotes efficient and environmentally responsible development that can be supported by full municipal systems servicing. Where partial municipal services are considered the supporting studies of new development shall address all servicing options. Additionally, municipalities are also encouraged to implement suitable and economically viable methods of reducing urban storm water runoff and to improve its quality.

Section 3.2 – Detailed Land Use Policies-Settlement Areas provides additional development policies for lands within Settlement Areas. The County Plan further supports that Settlement Areas, including Urban Areas, permit a variety of uses including commercial and industrial uses.

### **Middlesex Centre's Official Plan:**

The Middlesex Centre Official Plan (Official Plan) designates the subject property as 'Settlement Employment' within the Delaware Community Settlement Area on Schedule A-4. Additionally, the property is located within Special Policy Area (SPA) #5.

Section 5.5 – Settlement Employment Areas pertains to lands designated 'Settlement Employment Area' within Urban and Community Settlement Areas. The Official Plan encourages the development of industrial and business uses within settlement areas on full municipal services wherever possible. Within Urban and Community Settlement Areas industrial land uses shall have access to public roads of reasonable construction and year-round maintenance. Development is encouraged on hard-surface, dust-free roads. Within Community Settlement Areas, industrial land uses shall be dry in nature.

Industrial uses shall be adequately buffered where adjacent to residential uses or other sensitive land uses. New industrial operations that product significant amounts of noise, dust, odours, particulate emissions, or heavy truck movements shall not be permitted to locate in proximity to existing residential areas or in locations within settlement areas that would negatively affect the quality of life or character of the settlement area. Proposed industrial uses not meeting this policy are encouraged to locate within existing Rural Industrial designations outside of settlement areas where they are not located in proximity to sensitive agricultural uses. Additionally, new development shall be subject to the policies of Section 6.0 – Municipal Design Policies and Section 10.5 – Site Plan Control, and shall have regard for the Municipality's site plan manual and urban design guidelines.

Permitted uses within the Settlement Employment designation include industrial uses (e.g. manufacturing, processing, wholesaling, repair and servicing and storage of goods and materials). Within Community Settlement Areas, where municipal water supply is not provided, such uses must be dry in nature. Other uses include office park and limited retail and personal service uses that are compatible with industrial uses and located within an office building or industrial use.

Section 5.6 – Protection of Employment Lands directs council to support the protection of designated Settlement Employment areas within the municipality including lands that are designated for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices and secondary uses.

Section 9.3 – Municipal Infrastructure and Services Policies states that the Delaware Settlement Area has full municipal water, and that municipal sanitary sewer infrastructure is Delaware is possible within the planning period of the Official Plan. Development within settlement areas are to proceed on the basis of full municipal services with partial services potentially permitted on an interim basis where proper justification is provided. Additionally, all lots affected by an application for a plan of subdivision/condominium shall be sized such that there is sufficient space for a building envelope, sewage envelope, sewage system contingency area, and potable water supply if municipal water is not available.

Section 9.4 – Transportation and Utilities Policies supports the efficient movement of people and goods to and from the Municipality, and within the Municipality. This can be supported by limiting direct access to County Roads where access is available by a local road.

Section 10.4 – Plan of Subdivision Policies details policies for draft plans of subdivision and draft plans of condominium applications and are as follows:

- a) Plans of subdivision/condominium will not be required where three or fewer new lots are proposed to be created or where circumstances exist where a plan of subdivision is not considered by the Municipality to be necessary. Where more than three new lots are to be created, the Municipality may exercise flexibility in determining whether a plan of subdivision process is required. Notwithstanding the above, in all cases where the creation or extension of municipal streets and/or services is proposed, a plan of subdivision process will be required.
- b) When considering plans of subdivision/condominium applications, the review is to consider whether the proposed development is premature. One key consideration of this review relates to the availability of appropriate services and capacity. Other relevant factors may also be considered.
- c) The review of plans of subdivision/condominium within the Municipality will be based in part on consideration of design policies included in Section 6.0 of this Plan and the Municipality's Urban Design Guidelines.
- d) Where possible, plans of subdivision/condominium within the Municipality will incorporate a mixture of housing types and levels of affordability in keeping with policies included in Residential policies included in Section 5.2 of this Plan.
- e) All lots within a proposed plan of subdivision must have frontage on a public road which is or will be opened and maintained on a year round basis, and constructed to an acceptable Municipal standard.
- f) Plans of subdivision/condominium that respect natural contours and topography will be encouraged. All unique natural features and assets, as well as heritage features, should be preserved and integrated into the subdivision design.
- g) For large plans of subdivision/condominium, consideration of appropriate staging or phasing will be included.
- h) It is the policy of this Plan that all new plans of subdivision/condominium be subject to a subdivision agreement between the Municipality and the owner / developer. This agreement shall address various matters pertaining to the plan of subdivision/condominium, as determined by the Municipality.

- i) Park land dedication provided to the Municipality in keeping with Section 9.5 of this Plan, must be considered suitable for park land purposes and acceptable to the Municipality. Under no circumstances shall Municipal Council be obligated to accept park land which is being offered by an applicant for a proposed plan of subdivision. Park land dedications shall be reviewed in the context of public realm policies included in Section 6.0 of this Plan.
- j) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy.
- k) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area.
- l) That highways, including pedestrian pathways, bicycle pathways and public transit rights of way, be dedicated as the approval authority considers necessary.

The subject property is also subject to Special Policy Area (SPA) #5 and subject to the following policy: Notwithstanding the Settlement Employment designation of the subject lands, prior to the consideration of enactment of an implementing zoning by-law amendment, a noise impact assessment is required to be prepared by a qualified consultant and approved by the Municipality which determines the appropriate uses that are to be permitted on the land; and provides recommendations for appropriate mitigation measures to be incorporated into subdivision design and site plan design.

#### **Middlesex Centre Zoning By-law:**

The subject property is currently zoned 'Light Industrial exception 2 with Hold (M1-2)(h-3)' within Middlesex Centre's Comprehensive Zoning By-law.

The site-specific zone permits all the uses within the 'Light Industrial (M1)' zone and a *contractor's yard or shop, machine shop and service shop*. The minimum lot area for the zone is 3, 000 m<sup>2</sup> (0.75 ac) and minimum lot frontage is 0.0 m (0.0 ft).

Further, the precondition for removal of the holding symbol (h-3) shall be that a Noise Impact Analysis be prepared by a qualified professional in association with the site plan approval process for any proposed development on the lands to which the holding symbol applies and that any recommendations for noise mitigation arising from the Noise Impact Analysis have been incorporated into the site plan such that the proposed development will meet the Ministry of Environment (MOE) noise criteria.

#### **Consultation:**

Notice of the application has been circulated to agencies, as well as property owners in accordance with the *Planning Act* and Ontario Regulation 544/06.



## **Public Comments:**

At the time of the Public Meeting in November 2020, planning staff received the following comments from an area resident:

- The proposed plan of condominium abuts the neighbouring property to the north and west. In preparation of the public meeting on November 25, 2020 the landowner requested to review supporting materials (e.g. hydrogeological, geotechnical, etc.) that was submitted with the application. Further, the landowner would like to know if noise impact assessments would be conducted on current or future surrounding residential areas, and if so, what measures are being proposed. Lastly, the landowner would like to know what fencing, berms or buffers are required around the site.

Further, at the public meeting an area land owner presented concerns with the development especially where the subject property abut their property and the overall use of the site and compatibility in consideration of future development on their lands. The applicant was open to further discussions with the area land owner in consideration of drainage and future servicing connections that may occur on abutting properties. The area land owner also provided written comments to the Municipality.

A copy of the letters are appended to this report as Attachments 13 and 14.

## **Agency Comments:**

At the time of the Public Meeting in November 2020 the following comments were received. Following the Public Meeting staff worked with the applicant to address the comments and it is reflect in the draft plan conditions and site design.

The Municipality's Chief Building Official has not concerns with the condominium proposal and will provide additional comments at the time of site plan review.

The Municipality's Public Works and Engineering Department has reviewed the applications and provide the following comments:

- The property is assessed into a municipal drain. Further discussion is needed to establish how the assessment will be split.
- Surface water should be contained internally where possible, especially around the existing residential property.
- The applicant should consider the use of storm sewers instead of road side ditches.
- A greater slope within the roadside ditches is preferred. The same applies to the swale located in the rear of lots 8-15. The minimum slope in a swale is 2% per the municipality's infrastructure design standards.

- There appears to be an error in the average ditch depth mentioned in the SWM letter report
- The emergency overflow is not shown on the grading plan, further details should be provided on where the overflow would go on the adjoining property. The pond should be sized for the 100 year, 24 hour storm as a minimum before overflow. Please confirm the impact of the 250 year, 24 hour storm.
- Servicing drawings will need to be provided during the detailed design stage. These drawings should include the watermain extension along Longwoods Road.
- PWE would prefer to see the grade breaks on lots 8-15 shifted so that a minimum side yard slope of 1% can be achieved where possible.
- The 100 year water level in the pond is 235.95 which is higher than the berm at the rear of lots 12-15. The rear yard swales would have some flooding. The flooding limit should be shown in the ditches and the swales.
- With no SWM outlet the pond should have sufficient freeboard (ideally containing the 250 year)
- Based on the findings of the nitrate loading study, using a conventional septic system on all the proposed lots would not meet the 10 mg/L requirement. The Municipality's practice is that lot sizes shall be based on conventional septic system in order to meet nitrate loading requirements. Staff would like to have a further conversation with the applicant's consultant (MTE) on this matter to ensure the lots are sized appropriately. Some modification to the lot sizes may be needed based on the discussions.
- In addition to the already submitted materials, PWE would like to review:
  - Site plan, showing concept for driveways, septic layout, etc.
  - Servicing brief
  - Servicing plans, with plan and profile drawings of the watermain extension along Longwoods Road
  - Detailed grading plans
  - Lighting plan with photometrics
  - Landscape plan

The County's Safety and Standards Officer requests that one (1) municipal street 911 address off Longwoods Road is proposed, and the units are issued individual numbers. When the units are developed ensure the unit numbers are posted on the face of the

building and in a consistent location (e.g. above the main entrance door) of each unit so emergency responders can easily identify the units.

The Lower Thames Valley Conservation Authority (LTVCA) has not provided comments at the time of writing this report.

Canada Post reviewed the proposal and advised the applicant to consult with Canada Post to determine a suitable permanent location for a community mailbox and that the applicant agrees to provide a walkway, curb and base pad for the community mailbox. Canada Post requests to be notified of any changes or approval to the plan of condominium.

### **Analysis:**

The plan of condominium is generally supported by the PPS, 2020 and County Official Plan. To consider the appropriateness of the proposed plan of condominium it must conform to the policies of the Middlesex Centre Official Plan.

- a) Plans of subdivision/condominium will not be required where three or fewer new lots are proposed to be created or where circumstances exist where a plan of subdivision is not considered by the Municipality to be necessary. Where more than three new lots are to be created, the Municipality may exercise flexibility in determining whether a plan of subdivision process is required. Notwithstanding the above, in all cases where the creation or extension of municipal streets and/or services is proposed, a plan of subdivision process will be required.**

A total of 15 units or lots within the plan of condominium will be created for future industrial and employment uses, 1 block for a stormwater management pond and a private road to access all units. The proposed plan of condominium will have access to Longwoods Road and proposes to extend municipal water services.

- b) When considering plans of subdivision/condominium applications, the review is to consider whether the proposed development is premature. One key consideration of this review relates to the availability of appropriate services and capacity. Other relevant factors may also be considered.**

The Delaware settlement area does not contain municipal sanitary services and it is acknowledged that each unit will be serviced with individual private sanitary systems. Staff recommend that a Hold be placed on the property to require a site plan agreement to be entered into with the Municipality to ensure servicing and other detailed site plan matters are addressed. At the time of site plan approval for the development of each unit, the Municipality will review the servicing capacity to the satisfaction of the Municipality.

Further, the Municipality has requested a special Condition (#6) which will provide an opportunity to connect to a sanitary system should it become available in the future.

- c) The review of plans of subdivision/condominium within the Municipality will be based in part on consideration of design policies included in Section 6.0 of this Plan and the Municipality's Urban Design Guidelines.**

The plan of condominium will be designed to meet municipal standards including the private roads, curbing and intersection at Longwoods Road.

At the time of site plan approval for each unit the proponent will need to consider Section 7 of the Municipality's Urban Design Guidelines as it relates to building massing, fenestration, façade design and pedestrian and vehicular safety within the proposed development.

- d) Where possible, plans of subdivision/condominium within the Municipality will incorporate a mixture of housing types and levels of affordability in keeping with policies included in Residential policies included in Section 5.2 of this Plan.**

Housing is not proposed for this development.

- e) All lots within a proposed plan of subdivision must have frontage on a public road which is or will be opened and maintained on a year round basis, and constructed to an acceptable Municipal standard.**

The units will have frontage onto a private road constructed to the satisfaction of the Municipality, and the development will have a single access onto Longwoods Road constructed to the satisfaction of the County.

- f) Plans of subdivision/condominium that respect natural contours and topography will be encouraged. All unique natural features and assets, as well as heritage features, should be preserved and integrated into the subdivision design.**

The subject property is relatively level and does not contain any natural heritage features or regulated areas.

- g) For large plans of subdivision/condominium, consideration of appropriate staging or phasing will be included.**

The plan of subdivision will occur in a single phase. However, each unit may be developed at different times in the future depending on update and demand for industrial and employment lands.

- h) It is the policy of this Plan that all new plans of subdivision/condominium be subject to a subdivision agreement between the Municipality and the**

**owner / developer. This agreement shall address various matters pertaining to the plan of subdivision/condominium, as determined by the Municipality.**

The application will be required to enter into a Development Agreement with the Municipality prior to final plan approval of the development. The Development Agreement will need to address all draft plan conditions seen in Attachment 3.

- i) Park land dedication provided to the Municipality in keeping with Section 9.5 of this Plan, must be considered suitable for park land purposes and acceptable to the Municipality. Under no circumstances shall Municipal Council be obligated to accept park land which is being offered by an applicant for a proposed plan of subdivision. Park land dedications shall be reviewed in the context of public realm policies included in Section 6.0 of this Plan.**

Parkland dedication, at the rate of 2% of the total lands, is not considered on-site as part of this development. In conformity with the Middlesex Centre Official Plan and Planning Act, the applicant will be required to provide cash-in-lieu of parkland dedication and it will be requested through the Development Agreement.

- j) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy.**

The proposed plan of condominium optimizes existing infrastructure and available lands within the Delaware settlement areas, and maintains the industrial and employment corridor along Longwoods Road.

- k) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area.**

Staff recommend that each unit be required to enter into a site plan agreement with the Municipality prior to development occurring on the site in conformity with the Site Plan Control By-law.

- l) That highways, including pedestrian pathways, bicycle pathways and public transit rights of way, be dedicated as the approval authority considers necessary.**

The subject property fronts onto Longwoods Road (County Road 2). The County of Middlesex will consider the appropriate dedication of land to maintain and enhance the County right-of-way to ensure the safe and efficient movement of traffic and pedestrians.

No trails, pedestrian or bicycle pathways, and public transit rights-of-way are considered within the proposed development.

Staff reviewed the proposed plan of condominium with the existing 'Light Industrial exception 2 (M1-2)' zoning for the property. The proposed plan conforms to the zoning by-law and applies a Holding Symbol (h-3) for the requirement of a Noise Impact Assessment in conformity with Special Policy Area #5 of the Official Plan. To ensure the appropriate and consistent development of each unit, staff recommend that an additional Holding Symbol (h-2) be placed on the subject property to require a site plan agreement prior to any development.

The proposed development will contain a private stormwater management system basin which will provide a stormwater outlet connected to ditches located within the private road corridor that captures runoff from each unit. The Ministry of the Environment, Conservation and Parks (MECP) has also requested further study of chloride levels within the groundwater which can have multiple sources including storm runoff. A special draft plan condition (# 26) is included to address chloride levels as part of the hydrogeological study and overall stormwater management plan.

The proposed private road will terminate as a turning circle on each end and will be required to be constructed to a permanent standard. The Municipality does not contemplate an extension or connection to other lands for future development.

Condition # 4 was added to address the extension of the municipal watermain to service the subject property. Details of the cost-sharing agreement, including proportions and timing of payment, will be identified within the Development Agreement.

Further, Condition # 5 is to ensure there is sufficient water flow through the extended watermain for fire fighting purposes. Should the flow rate not be acceptable, the owner is required to install individual dry hydrant water tanks as approved by the Fire Chief.

A special condition (# 20) is added to provide fencing along the shared property line between the subject property and 10987 Longwoods Road immediately to the west. Fencing around individual units will be considered during site plan approval.

The subject property is wholly located within the jurisdiction of the Lower Thames Valley Conservation Authority (LTVCA). However, it is within proximity to the Upper Thames River watershed. As a standard condition of draft plan approval, the County requests that a conservation authority reviews the stormwater management plan prior to final plan approval. The LTVCA acknowledged that the Upper Thames River Conservation Authority will be responsible for the review of the stormwater management plan and it is reflected in condition # 25. Further, due to the subject property's frontage along Longwoods Road the County Engineer will also review the stormwater management plan to their satisfaction.

The County Engineer has requested special conditions including the dedication of a 0.3 metre reserve along Longwoods Road (#28), the construction of a right and left turn lane

suitable for industrial traffics on Longwoods Road (# 29), and the requirement of a work or entrance permit for any work/construction within the County road allowance (# 30).

Given the above and review by the public, agencies and council, planning staff is satisfied that the subject application is consistent with the PPS, 2020, and in conformity with both the County of Middlesex and Middlesex Centre Official Plans and comprehensive zoning by-law. As such, it is appropriate that Middlesex Centre recommend draft plan approval subject to the attached draft plan conditions. Further, staff recommend that Council direct staff to prepare a zoning by-law amendment to place a Holding symbol (h-2) on the subject property.

This opinion is provided as a result of the public meeting and with the benefit of receiving comments from agencies or members of the public. Should new information arise regarding this proposal prior to or at the meeting, Council is advised to take such information into account when considering the application.

**Financial Implications:**

None.

**Strategic Plan:**

This matter aligns with following strategic priorities:

- Vibrant Local Economy

**Attachments:**

Attachment 1 – Location Map

Attachment 2 – Proposed Plan of Condominium

Attachment 3 – Preliminary Draft Plan Conditions

Attachment 4 – Final Noise Feasibility Assessment Letter

Attachment 5 – Groundwater Sampling Nitrate Loading Assessment

Attachment 6 – Preliminary Stormwater Management Report

Attachment 7 – Stage 1 and 2 Archaeological Assessment

Attachment 8 – Geotechnical Investigation

Attachment 9 – Infiltration Results

Attachment 10 – Preliminary Erosion Plan

Attachment 11 – Preliminary Grading Plan

Attachment 12 – Preliminary Details

Attachment 13 – Letter from area resident 1

Attachment 14 – Letter from area resident 2