



Committee of the Whole

Meeting Date: June 25, 2024

Submitted by: Teresa Hill, Planning and Development Coordinator

Subject: Uncontested Plan of Condominium Exemption; Municipality of North Middlesex; File No. 39T-NM-CDM2401; Ausable Bluffs; 1659875 Ontario Inc.

BACKGROUND:

The proposed Ausable Bluffs vacant land plan of condominium would create 22 one-storey townhome lots on a 1.10 ha (2.7 ac) property in the Ausable Bluffs subdivision, within Ailsa Craig. The development would be connected to municipal water and sanitary services and would be accessible from a public road (Postma Crescent).

The subject lands are within the 'Residential Area' land use designation of the North Middlesex Official Plan. The subject lands are zoned 'Residential Density Two ((H)R2-2) Holding Zone' within the North Middlesex Zoning By-law. Surrounding uses are predominantly residential in nature, however the lands to the east outside of the settlement area are agricultural.

ANALYSIS:

This report is to advise the Committee of the Whole that, in accordance with the Delegation of Duties By-law, this Plan of Condominium Exemption was processed as an 'uncontested Plan of Condominium Exemption' as the plan satisfied the following criteria: consistent with the Provincial Policy Statement; conforms with the County Official Plan; conforms with the Municipal Official Plan; has no outstanding matters respecting the development or any outstanding matters are addressed through another land use planning approval; and has no unresolved objections / concerns from agencies or the public. The County of Middlesex approved the exemption for the Ausable Bluffs Vacant Land Condominium (File No. 39T-NM-CDM2401) on March 26, 2024.



FINANCIAL IMPLICATIONS:

The budget expense related to the Provincially delegated Approval Authority responsibility is offset, to an extent, through the collection of application fees. The

approval of development and the accompanied community growth has indirect long-term financial implications.

ALIGNMENT WITH STRATEGIC FOCUS:

This report aligns with the following Strategic Focus, Goals, or Objectives:

Strategic Focus	Goals	Objectives
<p>Strengthening Our Economy</p> 	<p>Encourage a diverse and robust economic base throughout the county</p>	<ul style="list-style-type: none">• Support opportunities to create a stronger and sustainable agricultural sector• Support the development and prosperity of downtown core areas in Middlesex County
<p>Promoting Service Excellence</p> 	<p>Innovate and transform municipal service delivery</p>	<ul style="list-style-type: none">• Anticipate and align municipal service delivery to emerging needs and expectations