



## Committee of the Whole

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**Meeting Date:** June 25, 2024

**Submitted by:** Teresa Hill, Planning and Development Coordinator

**Subject:** Uncontested Plan of Condominium Exemption; Municipality of Thames Centre; File No. 39T-TC-CDM2401; White Pine Meadow

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### **BACKGROUND:**

The proposed White Pine Meadow vacant land plan of condominium would create 81 cluster townhouse units on a 3.7 ha (9.1 ac) property in the Board Walk subdivision, within Dorchester. The development would be connected to municipal water and sanitary services and would be accessible from public roads (Harvest Lane and Boardwalk Way).

The subject lands are located on the west side of Dorchester Road, on the south side of Boardwalk Way and on the east side of Harvest Lane and is currently vacant of buildings or structures. The subject lands are within the 'Residential Area' land use designation of the Thames Centre Official Plan. The subject lands are zoned a site-specific 'Residential Third Density (R3-8) Zone' within the Thames Centre Zoning By-law. Surrounding uses are predominantly residential in nature, however the lands to the east outside of the settlement area are agricultural and lands to the south consist of a natural heritage feature including a woodlot.

### **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 White Pine Meadows Vacant Land Condominium (File No. 39T-TC-CDM2401) on May 14, 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"><li>• Support opportunities to create a stronger and sustainable agricultural sector</li><li>• Support the development and prosperity of downtown core areas in Middlesex County</li></ul>
<p>Promoting Service Excellence</p> 	<p>Innovate and transform municipal service delivery</p>	<ul style="list-style-type: none"><li>• Anticipate and align municipal service delivery to emerging needs and expectations</li></ul>