

Applicant:	1960726 Ontario Inc.	Date of Decision:	Preliminary
File No.:	39T-SC1702	Date of Notice:	Preliminary
Municipality:	Strathroy-Caradoc	Last Date of Appeal:	Preliminary
Subject Lands:	Part of Lot 17, Concession 2	Lapsing Date:	Preliminary
		Revised by County	

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

1. That this approval shall apply to the draft plan of subdivision, prepared by LDS dated June, 2024 and signed by Thomas J. Stirling, AGM Ltd. Dated October 16, 2024, which shows:
 - 114 single detached residential building lots (Lots 1-114 inclusive);
 - 0.3 m street reserve at the terminus of Street 'A' (Blk 122 – 125);
 - Two (2) new streets, Street 'A' and 'B';
 - One (1) block for land owned by applicant (Block 115)
 - One (1) block for woodland purposes (Block 117), including a 5.0 m buffer;
 - One (1) block for park purposes (Block 118);
 - Three (3) blocks for open space (Block 119, 120 and 121);
 - One (1) block for stormwater management purposes (Block 116);
2. That the road allowances included in this draft plan shall be shown and dedicated to the Municipality as public highways.
3. That the streets shall be named and lots shall be addressed to the satisfaction of the Municipality in consultation with the County of Middlesex Emergency Services.
4. That the owner convey 5% of the entire property being 19.315 ha (47.7 ac) in size to the municipality for park purposes including but not limited to Block 118. If the parkland dedication is less than 5% of the land, the Municipality will require cash-in-lieu for the residual portion.
5. That the Owner convey Blocks 119, 120 and 121 to the Municipality for open space purposes.
6. That the Owner convey Block 117 for woodland purposes.
7. That the Owner convey Block 122 to the Municipality for stormwater management purposes.
8. That a Holding (H) provision is to be placed on Lots 72, 73, 85 to 89 and 106 to 110, as well as Block 116 and 121 which will require, prior to its removal, the issuance of a permit from the Lower Thames Valley Conservation Authority.
9. 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 wastewater 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. Should the Municipal Engineer deem there to be insufficient external

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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.

10. That prior to final approval, the Owner shall provide to the Municipality confirmation from an Ontario Land Surveyor retained by the Owner at no cost to the Municipality that the lot areas and lot frontages conform to the Zoning By-law requirements of the Municipality of Strathroy Caradoc.
11. That prior to final approval, the Approval Authority is to be advised by the Municipality that appropriate zoning is in effect for this proposed subdivision.
12. Block 117 is natural heritage restoration block that includes a 5 m buffer to an identified 'proposed' dripline along its side adjoining Lots 106 to 114 and Street 'A' the replanting plan for this area is to be to the satisfaction of the Municipality and the County of Middlesex.
13. That any dead ends or open sides of road allowances created by this draft plan shall be terminated in 0.3 metre reserves to be conveyed to and held in trust by the Municipality.
14. 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.
15. That the Owner enter into a Subdivision Agreement with the Municipality 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 between the Owner and the Municipality shall satisfy all requirements of the Municipality related to financial, legal, planning and engineering matters including the provision of new roads and upgrades to existing roads, roadway culvert, temporary roads, turning circles, pedestrian sidewalks and walkways, grading and drainage, planting of trees, landscaping, fencing, buffering, street lighting and other amenities, the provision and installation of full municipal water and sanitary services, the installation of underground utilities, and other matters of the Municipality respecting the development of these lands including the payment of development charges in accordance with the Municipality's Development Charges By-laws or a cost share agreement as deemed appropriate by the Municipality. The Subdivision Agreement shall also provide for the Municipality to assume ownership and operation of these systems where appropriate.
17. Prior to final approval, the Owner shall enter into an agreement with the Municipality relating to off-site works within the Parkhouse Drive right-of-way. More specifically, works for local services related to this development that are not Development Charge funded but form part of the Parkhouse Reconstruction Project.

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18. That the Subdivision Agreement between the Owner and Municipality shall ensure that 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 development charges related to the development, pursuant to Section 59(4) of the Development Charges Act.
19. That a 1.5m high chain-link fencing without gates shall be provided along the rear of lots 106 to 114 (adjacent to Block 117). Fencing shall be installed prior to final approval and offset slightly to the private side of the property line. All fencing between private property and open space will be deemed to be the responsibility of the lot owner.
20. That the Subdivision Agreement shall contain a clause that requires the installation of a privacy fence along the rear and side of Lot 1, the rear of Lots 2 to 18, and the side of Lot 42 and 43 to the satisfaction of the Municipality.
21. That the Subdivision Agreement shall contain a clause that provides for an adequate turnaround on the westerly extension of Street 'A' to the satisfaction of the Municipality. That any temporary turning circles created by the registration of any Phase of the Subdivision shall be subject to a turning circle easement in favour of the Municipality in priority to all encumbrances and at no cost to the Municipality.
22. That prior to final plan approval woodchips and debris located on Block 115 shall be removed to the satisfaction of the Municipality.
23. The Owner shall comply with all tree replanting and maintenance obligations imposed by any applicable court order(s). The Owner shall also submit a signed and dated written acknowledgment confirming that compliance with the court order(s) will proceed concurrently with the subdivision development and that the development does not supersede, modify, or delay the Owner's obligations. This acknowledgment shall be provided to the satisfaction of the County.
24. That the Subdivision Agreement shall contain a clause that requires that the final grading design will ensure that the underside of house footing foundations will be a minimum of 100 mm above the highest water table surface, as inferred from water levels in all available on-site monitoring wells, measured over a period of no less than 18 months that includes two full spring seasons of data results and considers all current data if more is available over multiple years to the satisfaction of the Municipality.
25. That the Subdivision Agreement shall include a provision that requires the entirety of the two deciduous swamp wetland features identified as SWD3-3 and SWD2 on Figure 6 of the "Development Assessment Report Addendum", Biologic, dated January 28, 2018 be classified through the Ministry of Natural Resources and Forestry (MNRF) Ontario Wetland Evaluation System (OWES) evaluation process (as amended from time to time) to the satisfaction of the Lower Thames Valley Conservation Authority and the Municipality.
26. That the "Development Assessment Report Addendum", Biologic, dated January 28, 2018 be amended to incorporate the inclusion of wetland features upon completion of the MNRF's Ontario Wetland Evaluation System (OWES) evaluation process and further any development mitigation

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measures, wetland buffers, recommendations, and / or amendments to the plan by completed as may be necessary to the satisfaction of the Lower Thames Valley Conservation Authority and the Municipality.

27. That the Subdivision Agreement shall include a provision that requires implementation of recommendations contained within the "Development Assessment Report Addendum", Biologic, dated January 28, 2018 and those recommendations that may be contained in a further amended Development Assessment Report as referenced in Condition 24 above to the satisfaction of the Lower Thames Valley Conservation Authority and the Municipality.
28. That the prior to final plan approval, the owner shall undertake an evaluation of the stability and capacity of the downstream receiving channel demonstrating that the channel can accept runoff volumes to the satisfaction of the Lower Thames Valley Conservation Authority.
29. That the Subdivision Agreement shall contain a provision that requires the approval from DFO, MNRF and LTVCA regarding the relocation of Mount Brydges Drain No. 2.
30. That such easements as may be required for utility, servicing, or drainage purposes shall be granted to the appropriate authority (agency) at the expense of the Developer.
31. 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 Developer.
32. That prior to final approval, the Owner shall:
 - a) Prior to the installation of any site servicing or grading, submit for the approval of the Municipal Engineer, a detailed soils investigation of the site prepared by a Geotechnical Engineer,
 - b) Agree in the subdivision agreement to remove any matter, which is determined during soil investigations as being hazardous, at a time and in a manner to the satisfaction of the Municipality and the Ministry of the Environment.
33. That prior to final approval, the owner shall submit for the review and approval of the Municipality and the Lower Thames Valley Conservation Authority, a final stormwater management plan, written permission from the owner receiving the dewatering discharge, and sediment and erosion control plan incorporating necessary measures to enhance the quality of stormwater discharges and to control erosion and sedimentation during and after construction. The sediment and erosion control plan shall protect all the natural heritage features on and adjacent to the site. The approved sediment and erosion control measures shall be in place prior to any work being undertaken on the subject lands.
34. That any environmental protection measures recommended in the stormwater management plan required by Condition 33 above, that are not capable of being addressed under the Ontario Water Resources Act, be implemented through the Subdivision Agreement.

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35. That prior to final approval, the Owner shall make arrangements with the affected property owner(s) to the west, being the lands subject to draft plan of subdivision application 39T-SC-1901, for the construction of any portions of services or grading situated on private lands outside this plan, and shall provide satisfactory easements over these works, as necessary, all to the specifications and satisfaction of the municipality, at no cost to the municipality.
36. The Owner shall enter into an agreement with Canada Post Corporation for the installation of community mailboxes.
37. That prior to final approval, arrangements shall be made to the satisfaction of the Municipality for the relocation of any utilities that may be required as a result of the development of the subject lands, such relocation shall be undertaken at the expense of the Owner.
38. That the subdivision agreement include a provision that prohibits all construction traffic from travelling on Rougham Road, to the satisfaction of the Municipality.
39. That prior to final approval, a Licensed Archaeologist shall provide a letter 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 & Sport letter indicating that the licensee has met the Terms and Conditions for Archaeological Licensing and that the report(s) have been entered into the Ontario Public Register of Archaeological Reports.
40. That prior to final approval, the County of Middlesex is to be advised in writing by the Municipality of Strathroy-Caradoc how conditions 1 to 39 have been satisfied.
41. That prior to final approval, the County of Middlesex is to be advised in writing by the Lower Thames Valley Conservation Authority how conditions 25 to 28 and 33 have been satisfied.

NOTES TO DRAFT APPROVAL

1. Draft approval for this plan of subdivision is for a period of eight years (8) from the date of decision (September 11, 2018). Any request made by the Owners 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.
2. 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.
3. It is suggested that the applicant be aware of:
 - a) subsection 144 (1) of The Land Titles Act, which requires all new plans be registered in a land titles system;
 - b) subsection 144 (2) - allows certain exceptions.

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4. 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 52 and Section 53 of the Ontario Water Resources Act.
5. The Ministry of Environment must be advised immediately should waste materials or other contaminants be discovered during the development of this plan of subdivision.
6. It is the applicant's responsibility to obtain the necessary permits from the Lower Thames Valley Conservation Authority (LTVCA) in accordance with Ontario Regulation 152/06 made pursuant to Section 28 of the Conservation Authorities Act.
7. A copy of the subdivision agreement must be provided to the County of Middlesex (Department of Planning) prior to final plan approval.
8. If the agency's condition concerns a condition in the subdivision agreement, a copy of the agreement should be sent to them. This will expedite clearance of the final plan.
9. When the zoning by-law amendment required in Condition 11 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.
10. Clearance is required from the following agencies:

Municipality of Strathroy Caradoc
52 Frank Street,
Strathroy, ON N7G 2R4

Lower Thames Valley Conservation Authority
100 Thames Street,
Chatham, ON N7L 2Y8
11. All measurements in subdivision final plans must be presented in metric units.
12. The final plan 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.
13. 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:

Applicant: 1960726 Ontario Inc.
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"Approval Authority Certificate

39T-SC1702

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 _____, 20____.

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

14. The final plan approved by the County of Middlesex must be registered within 30 days or the County may withdraw its approval under Subsection 51(59) of the Planning Act.

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