



Committee of the Whole

Meeting Date: April 8, 2025

Submitted by: Durk Vanderwerff, Director of Planning and Development

Subject: Proposed Plan of Condominium (File No. 39T-TC-CDM2304);
Municipality of Thames Centre; 21829 Nissouri Road;
Thorndale; 1732435 Ontario Limited

BACKGROUND:

1732435 Ontario Limited is proposing to develop a residential plan of condominium on a 3.6 hectare (8.9 acre) property within Thorndale. The plan of condominium would create 91 vacant land units (lots) to support townhouse dwellings, and common element features (private road network, visitor parking, stormwater management facility, etc.). The development would include the construction of a new public road connecting to Nissouri Road (County Road 27) and aligning with Elliott Trail. The development would occur on full municipal services.

The subject lands are within 'Residential' designation of the Thames Centre Official Plan and surrounding land uses include agricultural uses in the form of field crop production to the west (those lands are to accommodate a sand and gravel pit as an interim use); industrial uses to the south on the opposite side of Thorndale Road (County Road 28); and residential uses in the form of single detached dwellings to the immediate east and beyond that the Trails at Wye Creek Subdivision. There are also nearby vacant commercial lands situated at the northeast corner of Nissouri Road and King Street.

A location map, the proposed draft plan of condominium, the municipal planning reports as provided to Thames Centre Council, and the preliminary conditions of draft plan approval for the plan of condominium are appended to this report. A number of reports have been provided in support of the proposals and considered in the local planning reports including: planning justification report; servicing report, geotechnical study, preliminary hydrogeological assessment, noise feasibility study.

This report is a short summary of the proposal from the perspective of the County as the Approval Authority and recommends approval of the draft plan of condominium subject to conditions.

ANALYSIS:

The plan of condominium submission was originally accepted as complete in December 2023 and subject to a local technical review as well as public engagement. Thames Centre Council supported the proposal at their February 10, 2025 meeting.

During the local process, the proposal generated limited public comments related to impact on surrounding lands. An agency circulation was undertaken and the comments received were either addressed during the process or can appropriately be addressed as conditions of draft plan approval. The preliminary draft plan conditions include matters to satisfy the Municipality, the County Engineer, and Canada Post.

The Provincial Planning Statement identifies the importance of focusing population growth and development to settlement areas both as a means of developing vital communities and to protect natural heritage and agricultural resources. This includes encouraging development to occur on full municipal services and encouraging the development of communities that are strong, sustainable, and resilient for people of all ages while making efficient use of land and infrastructure including accommodating a range and mix of housing options.

The County Official Plan directs growth and development to Settlement Areas and that development make use of existing and / or extended services in a logical and planned manner. The County Plan seeks protection for natural heritage features and agricultural land by directing development away from these areas. The Official Plan encourages new development to occur in settlement areas, like Thorndale, where full municipal services are available and places the primary responsibility to develop implementing policy to local municipalities in local official plans.

The Thames Centre Official Plan contains a similar policy approach and the development of the subject lands would be contingent on the provision of full municipal services. The applicant's team provided information to the satisfaction of the Municipality to demonstrate there is sufficient capacity to accommodate the proposed development.


The attached municipal planning reports address the land use planning issues in detail and outlines the documents and studies submitted in support of the proposal. I have reviewed this material throughout the process and am satisfied that the proposed plan is consistent with the Provincial Planning Statement, conforms with the County's Official Plan, conforms with the Municipality's Official Plan, and represents sound land use planning. I am therefore recommending draft plan approval of the plan of condominium subject to conditions.

FINANCIAL IMPLICATIONS:

The budget expense related to the provincially delegated Approval Authority responsibility for local official plans 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
Strengthening Our Economy 	Encourage a diverse and robust economic base throughout the county	<ul style="list-style-type: none">• Support opportunities to create a stronger and sustainable agricultural sector• Create an environment that enables the attraction and retention of businesses, talent, and investments• Support the development and prosperity of downtown core areas in Middlesex County

RECOMMENDATION:

THAT the Proposed Plan of Condominium (File No. 39T-TC-CDM2304); Municipality of Thames Centre; 21829 Nissouri Road; Thorndale; 1732435 Ontario Limited report be received for information;

THAT the proposed Plan of Condominium (File No. 39T-TC-CDM2304) be granted draft plan approval subject to conditions;

THAT a Notice of Decision be circulated as required by the *Planning Act*;

AND THAT the Notice of Decision indicate that all written submissions received on the application were considered; the effect of which helped to make an informed recommendation and decision.