



## MUNICIPALITY OF THAMES CENTRE

**REPORT NO.** PDS-013-24

**FILE NO.** 39T-TC-CDM2304 & Z34-23

**TO:** Mayor and Members of Council

**FROM:** Director of Planning & Development Services

**MEETING DATE:** February 26, 2024

**SUBJECT:** **APPLICATIONS FOR DRAFT PLAN OF CONDOMINIUM & ZONING BY-LAW AMENDMENT; 1732435 ONTARIO LIMITED (OWNER); STEWART FINDLATER (AGENT); 21829 NISSOURI ROAD, THORNDALE**

### RECOMMENDATION:

**THAT** Report No. PDS-013-24, with respect to Applications for Draft Plan of Condominium (39T-TC-CDM2304) and Zoning By-law Amendment (Z34-23) submitted by Stewart Findlater on behalf of 1732435 Ontario Limited for lands known municipally as 21829 Nissouri Road, Thorndale, be received for information;

**AND THAT** the Director of Planning and Development Services provide a subsequent report evaluating the said Applications, taking into account all public and agency comments received, with a recommendation for Council's consideration at a future meeting.

### PURPOSE:

The purpose of this report is to provide Council with background information regarding the subject proposal which is scheduled to be heard at a public meeting of Municipal Council on February 26, 2024. This proposal was first presented at a public open house held on February 7, 2024 in alignment with the Community Communications and Engagement goal outlined in the 2024-2027 Strategic Plan.

This proposal has been circulated to property owners within 120 m (400 ft) of the subject lands and to prescribed agencies under the Planning Act. The purpose of the public meeting is to facilitate feedback from the community. Following the public meeting, staff will consider all public and agency comments received and provide an evaluation report including a recommendation for Council's consideration at a future meeting.

**NOTE:** The County of Middlesex is the delegated approval authority for draft plans of condominium. Before the County can make a decision, this proposal must first be considered by Thames Centre Council and subject to a community engagement process.

## BACKGROUND:

The subject property is a 3.6 hectare (8.9 ac) parcel of land located on the west side of Nissouri Road (County Road 27) and on the north side of Thorndale Road (County Road 28) in the village of Thorndale. Containing a driveshed, the property is used for agricultural purposes in the form of cultivated land. Full municipal services are available in the area. These lands are located in the Thorndale Settlement Area under the Thames Centre Official Plan and designated Residential. The lands are also zoned site-specific Future Development (FD-4) under the Thames Centre Comprehensive Zoning By-law.

Surrounding land uses include: agricultural uses to the north and west in the form of field crop production; (those same lands to the west are proposed to accommodate a sand and gravel pit); 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, east of Nissouri Road (County Road 27) being the Trails at Wye Creek Subdivision. There are also vacant commercial lands situated at the northeast corner of Nissouri Road and King Street.

## PROPOSAL:

The purpose of the proposed vacant land condominium (attached) is to facilitate the residential development of the subject lands for the following purposes:

- 91 units to support townhouse dwellings;
- Off Nissouri Road (County Road 27) and aligned with Elliott Trail, a proposed future street would provide two points of access for the condominium to support a private road network;
- Full municipal services including municipal water and sanitary sewers would be required to develop the lands;
- A stormwater management facility is proposed at the southwest corner of the site.

Five (5) studies/reports have been provided in support of the subject proposal, namely: planning justification; servicing; geotechnical/hydrogeological; noise; and, archaeological.

To allow the development of the subject lands, a Zoning By-law Amendment has been submitted to rezone the subject lands to the following new category to allow townhouse dwellings subject to the following requirements:

Site-specific Residential Third Density (R3-#) Zone		
Minimum Requirements	R3 Standard	Requested
Lot Frontage	30 m	7 m per unit
Front Yard Depth / Exterior Side Yard Depth	10 m / 10 m	6.6 m to the building and 6.89 m to the garage / 4.5 m
Interior Side Yard Width	10 m	3 m
Rear Yard Depth	10 m	8.5 m



## **CIRCULATION COMMENTS:**

### **Agency Comments**

In the circulation of the notice of public meeting to prescribed agencies, the following comments were received:

#### County Engineer:

The owner will be required to dedicate lands up to 18.0 m from the centreline of construction of County Road 27 (Nissouri Road) and County Road 28 (Thorndale Road) across the property to the County of Middlesex for the purposes of road widening if the right of way is not already to that width.

The owner will be required to dedicate 0.3 m reserves along the common property lines with County Road 27 (Nissouri Road) and County Road 28 (Thorndale Road) save and except across the proposed access road from County Road 27 (Nissouri Road) to the County of Middlesex to restrict access to only the common access road.

Left and right turn lanes will be required at the access to the development at County Road 27 (Nissouri Road). All costs associated with the design and construction of these lanes will be the responsibility of the developer.

The owner will be required to submit a noise study and implement the recommendations of such study to the satisfaction of the County Engineer.

Grading and servicing plans should be submitted to the County for review and approval. Note that no additional storm water flows from the site will be permitted from the property to the County road allowance.

Note that work and/or entrance permits issued by the County of Middlesex are required prior to any works proceeding within the County road allowances.

#### Bell Canada:

Request that as a condition of draft plan approval, that the following standard clauses be included:

The Owner acknowledged and agrees to convey any easements as deemed necessary by Bell Canada to service this new development and at no cost to Bell Canada. The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current or valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

Canada Post:

Mail delivery for the development is to be provided through centralized Community Mail Boxes (CMBs). Should this development be approved, Canada Post wishes to be notified of new civic addresses as soon as possible. Canada Post is also requesting the implementation of standard developer requirements.

Thames Valley District School Board:

No comments, other than it has been confirmed that students will be accommodated at West Nissouri Public School. The School Board has requested an addition to the School through the Ministry of Education's Capital Priorities Funding program and is currently awaiting funding outcomes.

Upper Thames River Conservation Authority:

No objections.

Drainage Superintendent:

This development will require a sufficient drainage outlet in order to safely discharge storm water from the proposed site.

Director of Public Works:

No comments or concerns at this stage. All concerns have been or will be addressed in the detailed design stage following the issuance of draft plan approval.

**Public Comments**

To date, one (1) written submission has been received and appended to this report from the following resident:

James Iglesias

**FINANCIAL IMPLICATIONS:**

None.

**STRATEGIC PLAN LINK**

**Pillar:** *Smart Planning*

**Goal:** *Make smart planning decisions to grow the community, while maintaining a "hometown feel"*



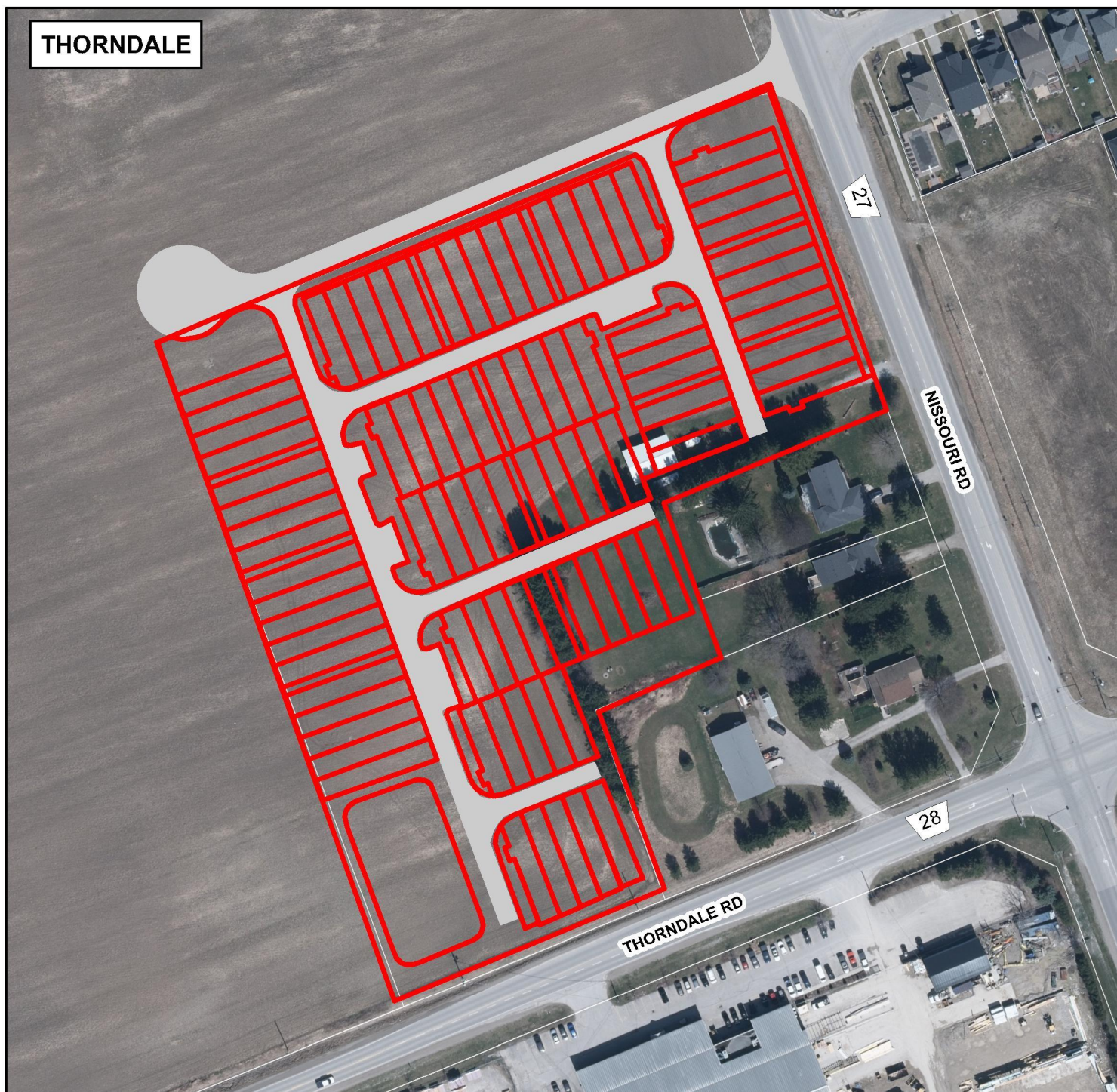
## ATTACHMENTS:

Location Map  
Proposed Draft Plan of Condominium  
Written Submission from James Iglesias

Prepared by: M. Bancroft, Director of Planning and Development Services

Reviewed by: D. Barrick, Chief Administrative Officer

## THORNDALE



### LOCATION MAP

Description:  
ELLIOT CONDOMINIUMS  
PROPOSED PLAN OF CONDOMINIUM  
MUNICIPALITY OF THAMES CENTRE

File Number:  
39T-TC-CDM2304

Prepared by: Planning Department  
The County of Middlesex, December 19, 2023.



### LEGEND

 SUBJECT LANDS



1:1,800

0 40 80

Meters







## Marc Bancroft

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**From:** James Iglesias <iglesias@persatt.com>  
**Sent:** Wednesday, February 7, 2024 4:45 PM  
**To:** Marc Bancroft  
**Cc:** Thomas Heeman  
**Subject:** Thorndale 91 Condo Project

**CAUTION:** This email originated from outside of the Thames Centre email system. Please use caution when clicking links or opening attachments unless you recognize the sender and know the content is safe.

Marc

I enjoyed finally meeting you today

We think that the new housing development is excellent for our community

Affordable homes for hard working young families

Thank you

James

**James Iglesias**, B.Sc.(Mech Eng),MBA,CPA CMA  
President | Co-Founder

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