



Committee of Whole

Meeting Date: April 26, 2022
Submitted by: Durk Vanderwerff, Director of Planning
SUBJECT: PROPOSED PLAN OF CONDOMINIUM, MUNICIPALITY OF THAMES CENTRE, FILE NO. 39T-TC-CDM2102; DONNYBROOK INDUSTRIAL CONDOMINIUM

BACKGROUND:

The proposed Donnybrook Industrial plan of condominium would create six vacant land condominium units (lots) on a six-hectare (15 acre) property within the Donnybrook industrial area near Dorchester. The proposed units would front onto a private roadway and would range in size from approximately 0.61 hectares to 1.5 hectares. The development would occur on private individual sanitary and water services.

The subject lands are designated and zoned for employment / industrial uses. The lands are vacant but were previously used for agriculture. Surrounding land uses include agricultural uses and several industrial uses under development including the applicant's contracting / excavating business which was previously conveyed as a separate lot and has legal access over the proposed private road through an easement.

The subject lands are located on the south side of Donnybrook Drive (County Road 78) and east of Westchester Bourne (County Road 74). A location map, the proposed plan, the local planning report, and proposed draft plan conditions are appended to this report. This report is a short summary of the issues from the perspective of the County as the Approval Authority and recommends draft plan approval of this condominium subject to conditions.

ANALYSIS:

The submission was accepted as complete on December 2, 2021, and the Municipality held a statutory public meeting on March 28, 2022. Thames Centre Council supported the application on April 4, 2022. During the local process, no public input was received.

An agency / ministry circulation was undertaken, and the comments received were either addressed or can appropriately be addressed as conditions of draft plan approval. The draft plan conditions include matters to satisfy the Municipality and the County Engineer.

The Provincial Policy Statement (PPS) and the County Official Plan encourage new development to occur in settlement areas where full municipal services exist or will be provided. There is however policy allowance for the development of areas designated for non-agricultural uses on the basis of private services where appropriate. The lands are located within the 'Rural Industrial' designation of the Thames Centre Official Plan. Municipal services are not available to the Donnybrook Industrial Area and it is intended for these lands be privately serviced and used for 'dry' industrial uses. The Municipality are satisfied in this regard.

The planning policies encourage municipalities to promote economic development and competitiveness by providing for a mix of employment uses and diversified economic base to meet long-term needs. This includes maintaining a range and choice of suitable sites for employment uses that consider existing and future businesses. A proposal such as this provides future economic opportunities for smaller light-industrial businesses.

The attached municipal planning report addresses the land use planning issues in detail and also 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 Policy 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	Create an environment that enables the attraction and retention of businesses, talent, and investments

RECOMMENDATION:

That the proposed Plan of Condominium (File No. 39T-TC-CDM2102) be granted draft plan approval subject to conditions and 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.

Attachments

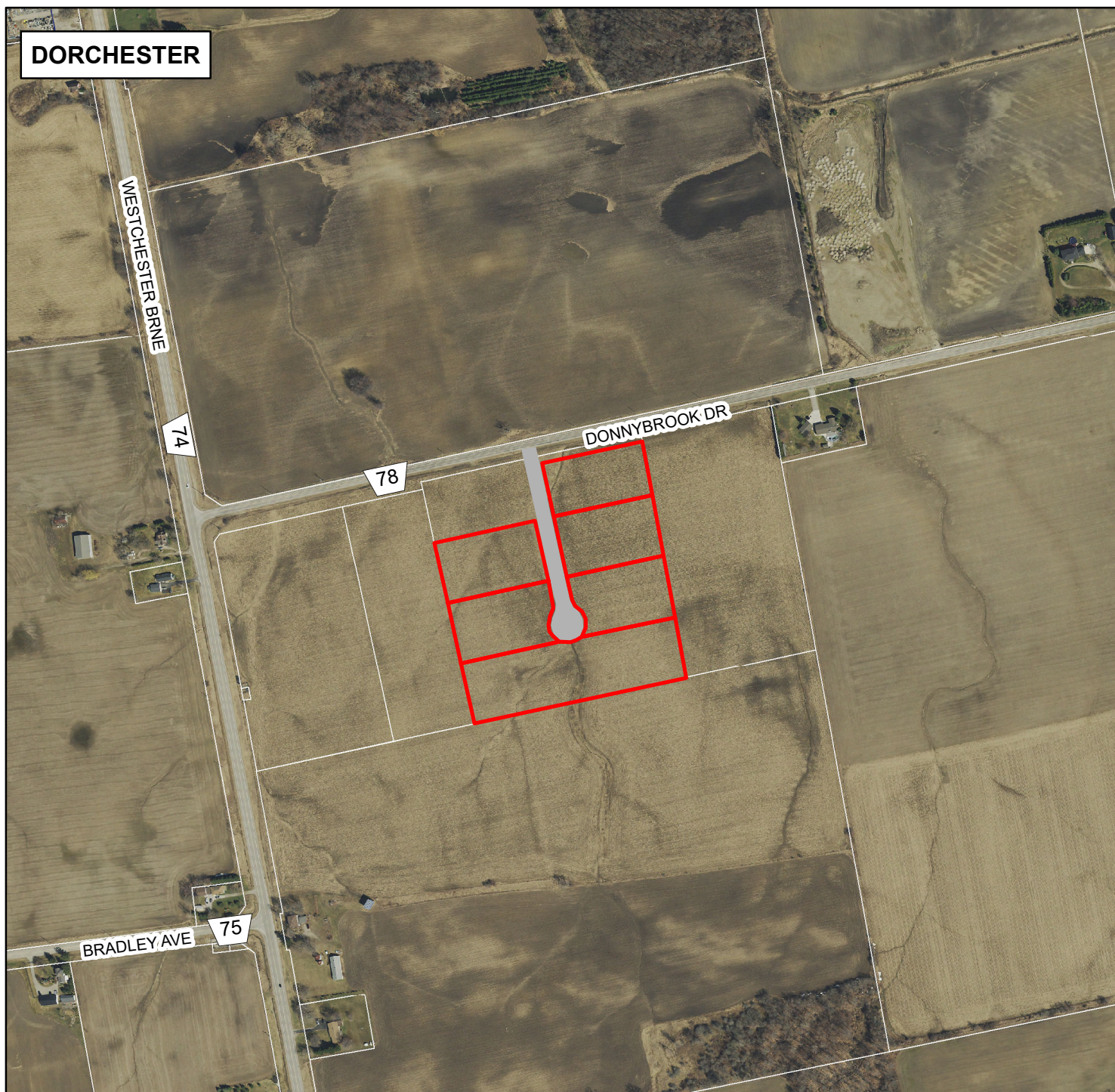
Attachment 1 Location Map

Attachment 2 Proposed Draft Plan

Attachment 3 Local Planning Report

Attachment 4 Preliminary Conditions

DORCHESTER



LOCATION MAP

Description:
PROPOSED PLAN OF CONDOMINIUM
269994 ONTARIO INC.
MUNICIPALITY OF THAMES CENTRE

File Number:
39T-TC-CDM2102

Prepared by: Planning Department
The County of Middlesex, December 03, 2021.



LEGEND

 Subject Lands



1:6,000
0 150 300
Meters

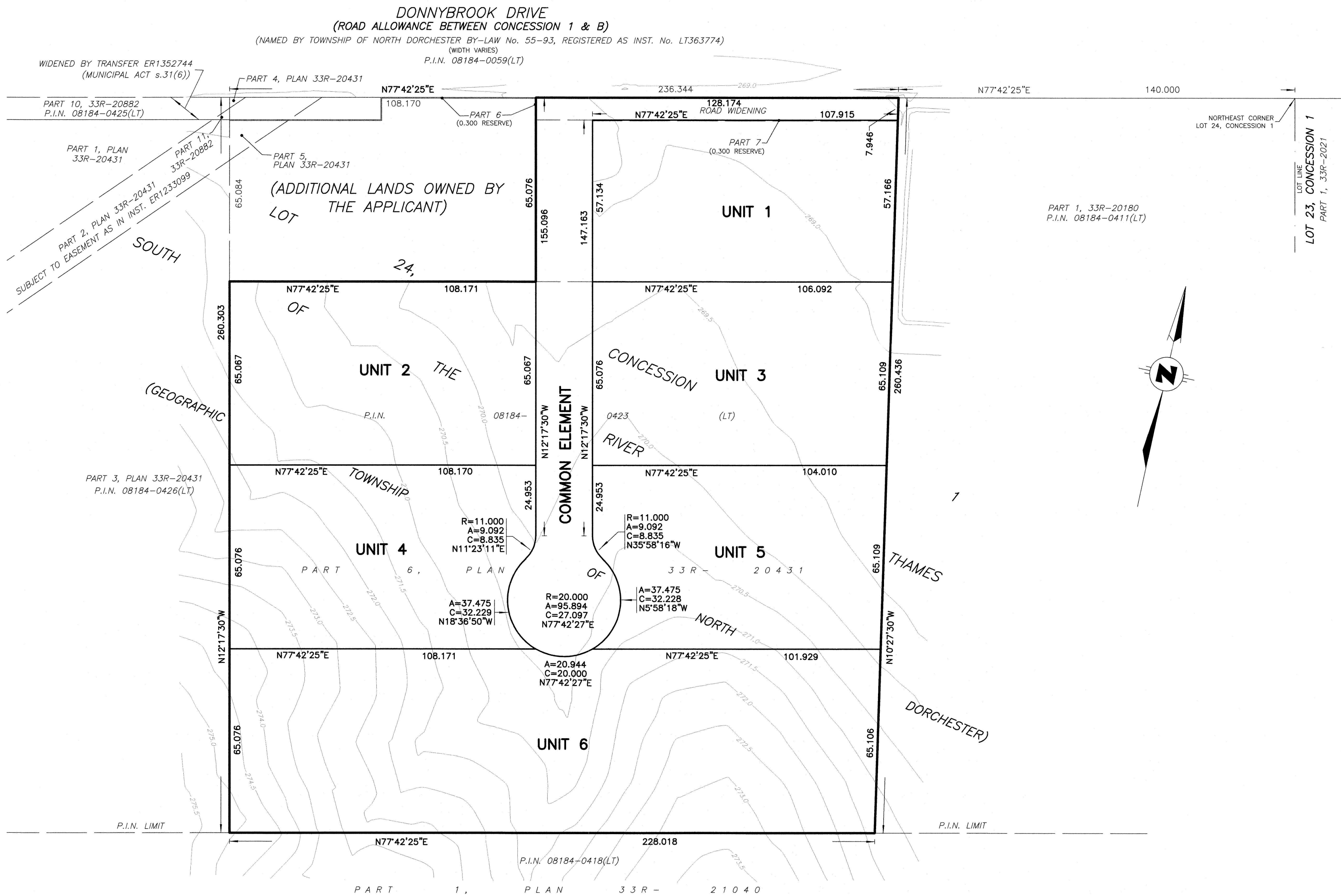
ADDITIONAL INFORMATION REQUIRED UNDER
SECTION 51(17) OF THE PLANNING ACT:

- | | |
|-------------|--|
| a) AS SHOWN | g) AS SHOWN |
| b) AS SHOWN | h) MUNICIPAL WATER AVAILABLE |
| c) AS SHOWN | i) SILTY CLAY LOAM |
| d) AS SHOWN | j) AS SHOWN |
| e) AS SHOWN | k) STORM & SANITARY SEWERS, HYDRO, GAS |
| f) AS SHOWN | l) AS SHOWN |

LAND USE SCHEDULE

SITE AREA: 6.04 ha. (60,438.16 sq.m.)
TOTAL NUMBER OF UNITS: 6 COMMERCIAL
COMMON ELEMENT AREA: 0.53 ha. (5,298.69 sq.m.)
DENSITY: 1.16 COMMERCIAL UNITS / ha.

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER
DATED _____ DAY OF _____, 20____,
THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE
PLANNING ACT AND SECTION 9 OF THE CONDOMINIUM ACT 1998,
THIS _____ DAY OF _____, 20____.



DRAFT PLAN OF
VACANT LAND CONDOMINIUM
OF PART OF
LOT 24, CONCESSION 1
SOUTH OF THE RIVER THAMES
(GEOGRAPHIC TOWNSHIP OF NORTH DORCHESTER)
IN THE
MUNICIPALITY OF THAMES CENTRE
COUNTY OF MIDDLESEX
SCALE 1:1000 (Metric)
(SCALE IN METRES)
TERRY P. DIETZ
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE
I HEREBY SUBMIT THIS PLAN OF PROPOSED CONDOMINIUM TO THE MUNICIPALITY
OF THAMES CENTRE FOR APPROVAL.
269994 ONTARIO INC.
JENNA CASSIDY
I HAVE THE AUTHORITY TO BIND
THE CORPORATION

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR
RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.
TERRY P. DIETZ
ONTARIO LAND SURVEYOR

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
C:\CDvault\DWG\2020a\2021\21-24503 133 Donnybrook\Draftplan\LC(C-2488).dwg November 24, 2021

Callon + Dietz INCORPORATED
ONTARIO LAND SURVEYORS
CARLETON PLACE LONDON NORTH BAY
info@callondietz.com callondietz.com

SURVEY BY: DRAWN BY: H.D. FILE No: 21-24503 PLAN No: C-2488

100605



MUNICIPALITY OF THAMES CENTRE

PLANNING & DEVELOPMENT SERVICES

REPORT NO: PDS-015-22

FILE: 39T-TC-CDM2102

TO: Mayor and Members of Council

FROM: Marc Bancroft, Director of Planning and Development Services

MEETING DATE: March 28, 2022

**RE: APPLICATION FOR DRAFT PLAN OF CONDOMINIUM
269994 ONTARIO INC. (C/O MATT AND JENNA CASSIDY)
133 DONNYBROOK DRIVE**

1. PURPOSE

The purpose of this report is to provide an evaluation of the subject application to facilitate the development of a vacant land plan of condominium for industrial purposes. This proposal was presented at a public meeting of Municipal Council on January 31, 2022. This report includes a summary of the public and agency consultation process along with recommendations for Council's consideration.

2. BACKGROUND (see attached map)

Originally having an area of 6 hectares (14.93 ac), the subject property is located on the south side of Donnybrook Drive (County Road 78) east of Westchester Bourne (County Road 74). Through Application for Consent B23/20, the applicant's contracting and excavating business was conveyed from the subject property as a separate parcel of land having an area of 0.7 hectares (1.7 ac) and privately serviced with a well and septic system. The balance of the lands is vacant having an area of 5.3 hectares (13.14 ac) which is to accommodate a proposed industrial condominium.

The lands affected are designated Rural Industrial under the Thames Centre Official Plan and zoned Rural Industrial (M2) pursuant to the Thames Centre Comprehensive Zoning By-law.

Surrounding land uses include agricultural lands used for field crop production to the south and west which are also designated for future industrial development. Lands to the north also contain agricultural lands for field crop production whereas lands to the east are used for industrial purposes in the form of a contracting business. Further east lies a residential use in the form of a single detached dwelling.

3. PROPOSAL

The purpose of the proposed vacant land plan of condominium, as shown on the attached plan, is to facilitate the development of the subject lands for the following purposes:

- a total of 6 lots (or units) to support industrial development;
- lots are generally 0.68 hectares (1.7 ac) in size with the exception of the southerly lot being 1.5 ha (3.67 ac) in size;
- accessible by a private road (with a cul-de-sac) off Donnybrook Drive being a shared common element feature of the condominium;
- serviced by private individual wells and private individual sewage disposal systems, considering full municipal services are not available in the area; and
- the applicant's contracting/excavating business which was conveyed as a separate lot has legal access over the proposed private road through a registered easement.

The following information has been provided in support of the subject proposal, namely: servicing brief; septic design with soils investigation; archaeological assessment; and mapping showing the location of monitoring wells as part of a geotechnical investigation.

Under the Planning Act, parkland dedication is required at a rate of 2% of the total draft plan area in the case of industrial development. With a total area of 5.3 hectares (13.14 ac), the amount of parkland required is 0.1 hectares (0.24 ac). Considering parkland dedication is generally more desirable in a residential setting, the Municipality will accept cash-in-lieu of parkland dedication to fund the purchase of additional parkland at another location or fund parks related capital costs. Cash-in-lieu would be based on 2% of the value of the property based on a land appraisal.

Similar to plans of subdivision, the County of Middlesex is the delegated approval authority for plans of condominium. Before the County is able to render a decision, this application must first be considered by Thames Centre Council and subject to a statutory public meeting to engage the public and prescribed agencies.

4. AGENCY AND PUBLIC CONSULTATION

4.1 Agency Comments

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

3.1.1 County of Middlesex Safety and Standards Officer:

The property will need to be assigned a Donnybrook Drive Municipal 911 Address and that each unit be assigned a unit number to the satisfaction of the Municipality in consultation with Middlesex County. This shall include permanent and temporary address/unit signage during all stages of construction which shall be required through the condominium agreement.

3.1.2 Bell Canada:

The following paragraphs should be included as a condition of approval:

“The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and 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.”

The Owner is advised to contact Bell Canada at planninganddevelopment@bell.ca during the detailed utility design stage to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Owner to provide entrance/service duct(s) from Bell Canada’s existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell Canada Act, the Owner may be required to pay for the extension of such network infrastructure.

3.1.3 Enbridge:

A portion of an Enbridge Gas easement is within this drawing. It doesn’t appear any of the proposed condos would be on this easement but just a reminder that no permanent structures/ foundations can be installed on the easement. This is not a high pressure line and thus, no setback is required from the easement.

3.1.4 Hydro One: No concerns.

3.1.5 Public Works Director:

Public Works requests to be copied on all water well records once completed and that, as stated in the application, each property shall maintain its own individual well and no one well will service more than one property.

3.1.6 Drainage Superintendent: Drainage reassessments will be required.

3.1.7 Chief Building Official:

The private road will need to comply with the Ontario Building Code (OBC) as a fire department access route and will need a turn-around area to accommodate a fire truck. Each site will require a 12 metre turning radius with a minimum 6 metre wide access route and entrance. Further each site will need to provide water for firefighting by way of water supply tanks or ponds with a design for each according to NFPA 24 and the OBC. The developer will also need to provide soil testing, and verify that on-site sewage systems can be accommodated on each site.

Building and By-Law request that the new private road have no parking permitted one side and signage installed to reflect no parking and that no parking permitted in the turnaround area of the south end of private road to maintain fire routes.

4.2 Public Comments

In the circulation of the notice of public meeting to surrounding property owners, no responses have been received to date.

4.3 Excerpt of Minutes of the Public Meeting of Municipal Council held on January 31, 2022

The Director of Planning presented Report No. PDS-008-22 to provide Council with background information regarding the subject proposal. The Director of Planning advised that 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 and provide an evaluation report including a recommendation for Council's consideration at a future meeting.

The Director of Planning advised that comments received from circulated agencies and staff at the time of the writing of this report have been summarized in the planning report. There were no comments received from the public.

The Director of Planning recommended that Report No. PDS-008-22 dated January 31, 2022 related to Application for Draft Plan of Condominium (File No. 39T-TC-CDM2102) requested by 269994 Ontario Inc. (c/o Matt and Jenna

Cassidy) for lands known municipally as 133 Donnybrook Drive be received, and that the Director of Planning and Development Services provide a subsequent report evaluating the said Application, taking into account all public and agency comments received, with a recommendation for Council's consideration at a future meeting. Matt and Jenna Cassidy, Applicants, were in attendance remotely and had no additional information to provide.

There were no members of the public in attendance.

Council inquired about municipal water services and fire hydrants. The Director of Planning confirmed there are no municipal water services or fire hydrants near the subject property.

5. ANALYSIS

Although the subject lands lie within the Agricultural Areas designation under the County Plan, the subject lands do not contemplate the removal of agricultural land since they were previously removed from agriculture, from a policy standpoint, given the current Rural Industrial designation under the Thames Centre Official Plan. The same applies concerning the Provincial Policy Statement.

Through the Rural Industrial designation, the proposed industrial vacant land condominium would be consistent with the Municipality's vision for the development of the lands. Staff is satisfied that the proposed development would contemplate an efficient use of land and infrastructure subject to private servicing.

The Thames Centre Official Plan provides policy direction for the conveyance of lands including by plan of condominium which may require that the applicant enter into appropriate agreements registered on title to ensure the proper and orderly development of the lands. Recommended draft plan conditions are attached for Council's consideration which would generally be implemented through an agreement with the applicant. All comments received have been considered and have been generally addressed or can be appropriately generally addressed as conditions of draft plan approval, or through a future site plan application which shall be required on per unit (lot) basis.

Through a vacant land condominium, the units are the individual plots of land or lots. The proposed lots would conform to the minimum lot frontage and minimum lot area requirements under the Rural Industrial (M2) Zone.

6. RECOMMENDATION

THAT the Municipality of Thames Centre recommends the issuance of draft plan of condominium approval to the County of Middlesex for Application for Draft Plan of Condominium (File No. 39T-TC-CDM2102) requested by 269994 Ontario Inc. (c/o Matt and Jenna Cassidy) for lands known municipally as 133 Donnybrook Drive and subject to the conditions attached to Report No. PDS-015-22.

Prepared by: Marc Bancroft, Director of Planning & Development Services

Reviewed by: Mike Henry, Chief Administrative Officer

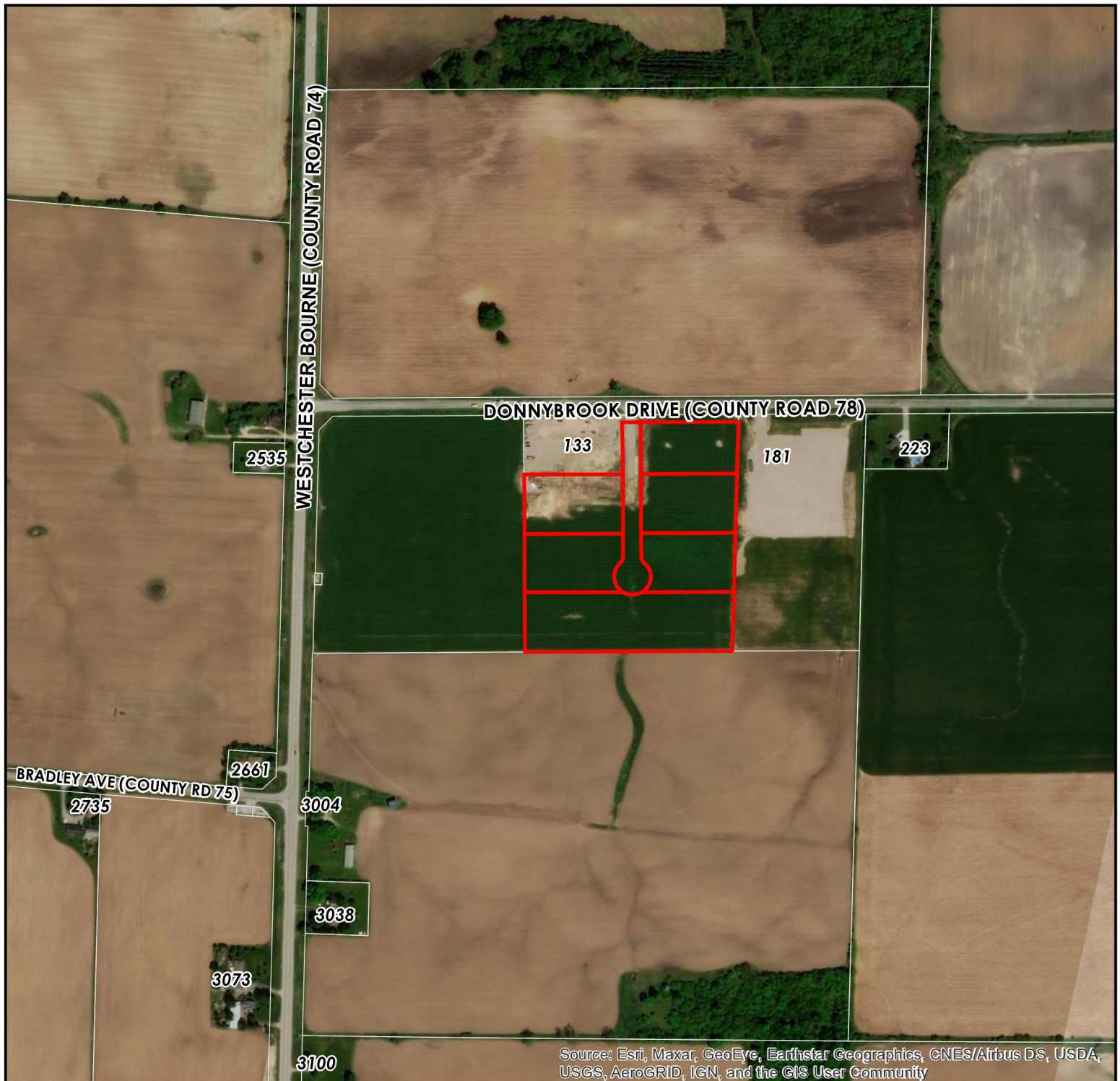
**APPLICATION FOR PROPOSED PLAN OF CONDOMINIUM
(39T-TC-CDM2102)**

Applicant: 269994 Ontario Inc.

Location: Part of Lot 24, Concession 1, Dorchester



Municipality of THAMES CENTRE



 **SUBJECT LANDS**

JANUARY 2022

1:6,000

0 35 70 140 210 280 Metres



Disclaimer: This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation.

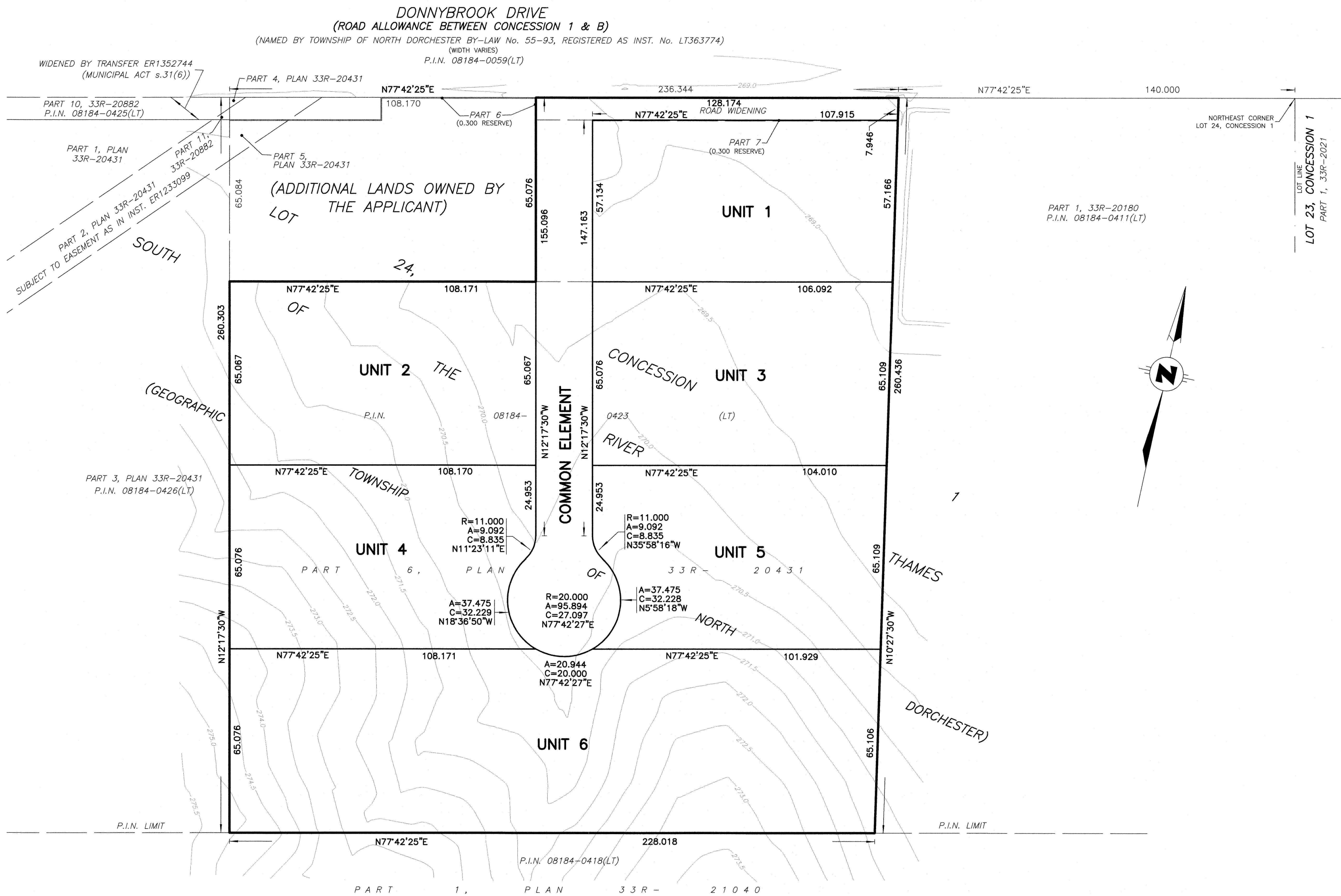
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SECTION 51(17) OF THE PLANNING ACT:

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| a) AS SHOWN | g) AS SHOWN |
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| e) AS SHOWN | k) STORM & SANITARY SEWERS, HYDRO, GAS |
| f) AS SHOWN | l) AS SHOWN |

LAND USE SCHEDULE

SITE AREA: 6.04 ha. (60,438.16 sq.m.)
TOTAL NUMBER OF UNITS: 6 COMMERCIAL
COMMON ELEMENT AREA: 0.53 ha. (5,298.69 sq.m.)
DENSITY: 1.16 COMMERCIAL UNITS / ha.

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____, 20____, THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT AND SECTION 9 OF THE CONDOMINIUM ACT 1998, THIS _____ DAY OF _____, 20____.



DRAFT PLAN OF
VACANT LAND CONDOMINIUM
OF PART OF
LOT 24, CONCESSION 1
SOUTH OF THE RIVER THAMES
(GEOGRAPHIC TOWNSHIP OF NORTH DORCHESTER)
IN THE
MUNICIPALITY OF THAMES CENTRE
COUNTY OF MIDDLESEX
SCALE 1:1000 (Metric)
(SCALE IN METRES)
TERRY P. DIETZ
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE
I HEREBY SUBMIT THIS PLAN OF PROPOSED CONDOMINIUM TO THE MUNICIPALITY OF THAMES CENTRE FOR APPROVAL.
DATE: Nov 26/21
JENNA CASSIDY
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.
DATE: Nov 26/21
TERRY P. DIETZ
ONTARIO LAND SURVEYOR

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
C:\CD\vault\DWG\2020a\2021\21-24503 133 Donnybrook\Draftplan\LC(C-2488).dwg November 24, 2021

Recommended Conditions of Draft Plan Approval

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.	<p>That this approval applies to the draft plan of vacant land condominium prepared by Callon Dietz Incorporated and signed by Terry P. Dietz, OLS dated November 26, 2021 and showing:</p> <ul style="list-style-type: none">• six (6) units to support independent industrial development opportunities (Units 1 to 6).• One (1) block for common elements.
2.	<p>That the units shall be addressed to the satisfaction of the Municipality in consultation with the County of Middlesex.</p>
3.	<p>That the Owner provide cash-in-lieu of parkland dedication to the Municipality pursuant to the <u>Planning Act</u> equal to 2% of the value of the land.</p>
4.	<p>That prior to final approval, the Approval Authority is to be advised by the Municipality that appropriate zoning is in effect for the development.</p>
5.	<p>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.</p>
6.	<p>That the Owner and the Municipality enter into a Condominium Agreement pursuant to Section 51(26) of the <u>Planning Act</u> to be registered on title of the lands to which it applies prior to the plan of condominium being registered. Further that the Condominium Agreement shall include provisions that it will also be registered against the lands to which it applies once the plan of condominium has been registered.</p>
7.	<p>That the Condominium Agreement between the Owner and the Municipality shall satisfy all requirements of the Municipality related to financial (including property taxes), legal, planning and engineering matters including but not limited to the provision of landscaping and other amenities; the installation of underground utilities and other matters of the Municipality respecting the development of this land.</p>

8. That prior to registration Owner shall submit for the review and approval of the Municipality a comprehensive Stormwater Management Plan for all of the land subject to the Draft Plan of Condominium Application.
9. That prior to registration the Owner shall submit for the review and approval of the Municipality a comprehensive plan for utility servicing (gas, hydro, fibre etc.) for all of the land subject to the Draft Plan of Condominium Application and furthermore that any easements as may be required for utility, servicing, drainage or any other purposes shall be granted to the appropriate authority.
10. That prior to registration the Owner shall submit a draft condominium declaration document for review by the Municipality. The condominium declaration shall contain details on servicing allocation for each unit, stormwater allocation for each unit along with a summary of interests and obligations related to the Common Elements for each unit. Further, the declaration shall contain wording advising that future development of each of the units shall be subject to site plan approval.
11. That the Owner enter into an agreement with Canada Post Corporation for the installation of community mailboxes.
12. That prior to final approval, that the Owner shall obtain any necessary approval(s) under the Drainage Act to facilitate legal outlet to discharge stormwater to the satisfaction of the Municipality.
13. That the Condominium Agreement shall ensure that the persons who first purchase the subdivided land after the final approval of the plan of condominium 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.
14. That such easements as may be required for utility, servicing, or drainage purposes shall be granted to the appropriate authority.
15. 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 Owner.
16. That the Owner agrees that the development of the lands shall be undertaken in accordance with the Servicing Brief dated November 1, 2021 and undertaken by Spriet Associates and the soils investigation/septic design plan dated August 13, 2021 and undertaken by Bos Engineering and Environmental Services Inc.

17. That prior to final approval, a Licensed Archaeologist shall provide a letter to the Municipality indicating that there are no concerns for impacts to archaeological sites on the subject lands. This is to be accompanied by a letter from the Ministry having jurisdiction indicating that the licensee has met the Terms and Conditions for Archaeological Licensing and that the report has been entered into the Ontario Public Register of Archaeological Reports.
18. That prior to final approval, the County is to be advised in writing by the Municipality how conditions 1 to 17 have been satisfied.

Preliminary Conditions of Draft Plan Approval

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.	<p>That this approval applies to the draft plan of vacant land condominium prepared and signed by Terry P. Dietz, OLS dated November 26, 2021 and showing:</p> <ul style="list-style-type: none">• six (6) units to support independent industrial development opportunities (Units 1 to 6).• One (1) block for common elements.
2.	<p>That the units shall be addressed to the satisfaction of the Municipality in consultation with the County of Middlesex. This shall include permanent and temporary municipal address signage during all stages of construction which shall and will be required through the subdivision agreement.</p>
3.	<p>That the Owner provide cash-in-lieu of parkland dedication to the Municipality pursuant to the <u>Planning Act</u> equal to 2% of the value of the land.</p>
4.	<p>That prior to final approval, the Approval Authority is to be advised by the Municipality that appropriate zoning is in effect for the development.</p>
5.	<p>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.</p>
6.	<p>That the Owner and the Municipality enter into a Condominium Agreement pursuant to Section 51(26) of the <u>Planning Act</u> to be registered on title of the lands to which it applies prior to the plan of condominium being registered. Further that the Condominium Agreement shall include provisions that it will also be registered against the lands to which it applies once the plan of condominium has been registered.</p>
7.	<p>That the Condominium Agreement between the Owner and the Municipality shall satisfy all requirements of the Municipality including but not limited to: financial (including property taxes), legal, planning and engineering matters including but not limited to the provision of landscaping and other amenities; the installation of underground utilities and other matters of the Municipality respecting the development of the Plan of Condominium, including the payment of Municipal Development Charges in accordance with the Municipality's Development Charge By- Law.</p>

8. That prior to registration Owner shall submit for the review and approval of the Upper Thames River Conservation Authority, the Municipality and the County of Middlesex (County Engineer) a comprehensive Stormwater Management Plan.
9. That prior to registration the Owner shall submit for the review and approval of the Municipality a comprehensive plan for utility servicing (gas, hydro, fibre etc.) for all of the land subject to the Draft Plan of Condominium Application and furthermore that any easements as may be required for utility, servicing, drainage or any other purposes shall be granted to the appropriate authority.
10. That prior to registration the Owner shall submit a draft condominium declaration document for review by the Municipality. The condominium declaration shall contain details on servicing allocation for each unit, stormwater allocation for each unit along with a summary of interests and obligations related to the Common Elements for each unit. Further, the declaration shall contain wording advising that future development of each of the units shall be subject to site plan approval.
11. That the Owner enter into an agreement with Canada Post Corporation for the installation of community mailboxes.
12. That prior to final approval, that the Owner shall obtain any necessary approval(s) under the Drainage Act to facilitate legal outlet to discharge stormwater to the satisfaction of the Municipality.
13. That the Condominium Agreement shall ensure that the persons who first purchase the subdivided land after the final approval of the plan of condominium 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.
14. That such easements as may be required for utility, servicing, or drainage purposes shall be granted to the appropriate authority.
15. 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 Owner.
16. That the Owner agrees that the development of the lands shall be undertaken in accordance with the Servicing Brief dated November 1, 2021 and undertaken by Spriet Associates and the soils investigation/septic design plan dated August 13, 2021 and undertaken by Bos Engineering and Environmental Services Inc.

17. That prior to final approval, a Licensed Archaeologist shall provide a letter to the Municipality indicating that there are no concerns for impacts to archaeological sites on the subject lands. This is to be accompanied by a letter from the Ministry having jurisdiction indicating that the licensee has met the Terms and Conditions for Archaeological Licensing and that the report has been entered into the Ontario Public Register of Archaeological Reports.
18. The Owner will be required to dedicate lands up to 18 metres from the centerline of construction of Donnybrook Drive (County Road 78) for road widening purposes to the County of Middlesex.
19. That any open sides of road allowances along Donnybrook Drive (County Road 78) created by this plan shall be terminated in 0.3 metre reserves to be conveyed to the County of Middlesex.
20. That the Owner construct a right and left turn lane suitable for industrial traffic including large trucks at the entrance to the site to the satisfaction of the County of Middlesex.
21. That the Owner obtain a work or entrance permit prior to construction or any work completed within the County road allowance.
22. That prior to final approval, the County is to be advised in writing by the Municipality how conditions 1 to 17 have been satisfied.
23. That prior to final approval, the County is to be advised in writing by the County Engineer, how conditions 8, and 18 through 21 have been satisfied.
24. That prior to final approval, the County is to be advised in writing by the Upper Thames River Conservation Authority how condition 8 has been satisfied.