



Committee of the Whole

Meeting Date: August 15, 2023

Submitted by: Durk Vanderwerff, Director of Planning & Development

Subject: Exemption for a Proposed Plan of Condominium: Rosewood Condominium (Block 71); Thames Centre; File No. 39T-TC-CDM2101

BACKGROUND:

1845999 Ontario Limited (Sifton), is seeking to develop a vacant land condominium on a two-hectare parcel in Thorndale. The lands are to be developed on full municipal services and would consist of 67 townhouses. The subject lands are a block within the Rosewood Plan of subdivision that is under development. A location map and the proposed plan are appended to this report.

The owner of the lands is requesting that the County exempt this development from the full condominium approval process as set out in Section 51 of the Planning Act. Sections 9(6) and 9(10) of the Condominium Act authorizes the Approval Authority to grant an exemption when the Approval Authority believes it to be appropriate. Essentially, an exemption allows the developer to by-pass the draft plan approval process and proceed to final plan approval where the typical draft plan approval matters can be appropriately addressed by another land use planning process.

County Council is the Provincially delegated Approval Authority for plans of condominium. This report summarizes the planning policy context and provides a planning recommendation for Council from the perspective of the Approval Authority.

ANALYSIS:

The proposed plan of condominium was accepted as complete by the County on November 15, 2021 and it was determined that an agency circulation was not necessary in this case. The developer and the Municipality of Thames Centre have been working to bring this project, and phases of the underlying Rosewood plan of subdivision, forward to construction.

The Provincial Policy Statement (PPS) and the County Official Plan encourage new development to occur in settlement areas, like Thorndale, where full municipal services can be provided. The County Official Plan designates Thorndale as a 'Community Area'.

The lands are located within the 'Residential' designation of the Thames Centre Official Plan and within a site specific 'Residential Third Density Exception (R3-9-H) Zone with a holding provision' of the Municipal Comprehensive Zoning By-law. The holding provision will be removed once the site plan agreement is registered.

An exemption from the full condominium approval process is appropriate in cases where there are no outstanding matters respecting the development that impact outside agencies, there would be no benefit from undertaking additional public consultation, and the development is subject to an existing planning approval and agreement. In this case, there are no outstanding matters and the proposal was subject to a public planning process when the lands were rezoned to permit the proposed use and the underlying plan of subdivision was approved. In all, staff are satisfied that an exemption is appropriate in this case.

It is noted that the Municipality is working with the developer to finalize and register the site plan agreement that would address the technical requirements of the development. At the time of writing this report, the site plan agreement is not yet registered but it is anticipated that this will occur shortly. Consideration of the exemption at this time allows the two processes to move forward concurrently and if, for any reason, the site plan agreement is not finalized to the satisfaction of the Municipality, the County would not sign the final plans for registration.


It is my opinion that this plan of condominium will be consistent with the PPS, conform to the County Official Plan policies that encourage new residential development to locate in settlement areas, and conform to the policies of the local Official Plan. It is also my opinion that it will be appropriate to exempt this development from the full condominium approval process as set out in Section 51 of the Planning Act.

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	Goal	Objectives
Strengthening Our Economy 	Encourage a diverse and robust economic base throughout the county	<ul style="list-style-type: none">• 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 County of Middlesex exempt plan of condominium File No. 39T-TC-CDM2101 for 1845999 Ontario Limited from the full condominium approval process.

Attachments