



**Meeting Date: May 17, 2023**

**Submitted by: Marion-Frances Cabral, Planner**

**Report No: PLA-34-2023**

**Subject: Applications for Official Plan Amendment (OPA 62) and Zoning By-law Amendment (ZBA-07-2023) for lands known as 708 and 714 Gideon Drive; Filed by Strik, Baldinelli, Moniz Ltd. on behalf of HGLW Inc.**

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**Recommendation:**

THAT Official Plan Amendment application (File: OPA 62), as amended, filed by Strik, Baldinelli, Moniz Ltd. on behalf of HGLW Inc., for lands known as 708 and 714 Gideon Drive, be ADOPTED and forwarded to the County of Middlesex for consideration of approval;

AND THAT Zoning By-law Amendment application (File: ZBA-07-2023), as amended, filed by Strik, Baldinelli, Moniz Ltd. on behalf of HGLW Inc., for lands known as 708 and 714 Gideon Drive be APPROVED.

**Purpose:**

The purpose of this report is to provide a recommendation regarding the applications to amend the Official Plan and Zoning By-law Amendment for the land known as 708 and 714 Gideon Drive and known legally as Concession Gore Pt Lot A Reg Comp Plan 429 Lot 36 RP 34R540 Part 2 (geographic Township of Delaware). The lands are located on the south side of Gideon Drive (County Road #3) and east of Brigham Road.

A location map is included as Attachment 1.

The purpose of the Official Plan Amendment application is to redesignate the lands to 'Agriculture - Special Policy Area' to permit recreational uses and a medical clinic in addition to uses permitted within the Agricultural designation.

The purpose of the Zoning By-law Amendment application is to rezone the lands from 'Parks and Recreation (PR)' to a new site-specific 'Parks and Recreation (PR-10)' zone to permit a *clinic, restaurant, offices (professional)* and *store (retail)* in addition to all uses within the Parks and Recreation zone, and a maximum height of 12.7 m (41.7 ft).

**Background:**

The subject lands are approximately 8.1 ha (20 ac) in area and contain an existing residential building (vacant), accessory structures, tennis and racquet courts and unmaintained sports fields. The applicant has indicated that the subject lands were previously used for outdoor and indoor recreational uses that operated for over 40 years.

Existing agricultural lands are located to the east, south and west of the subject lands. Rural residential and conservation lands are located to the north on the north side of Gideon Drive. The subject lands do not contain regulated area or natural heritage features, however, lands on the north-side of Gideon Drive contain significant woodland, regulated area and may contain habitat for threatened or endangered species.

Staff met and worked with the applicant over the last 2+ years to determine an appropriate location for the proposed development. Previously, the applicant considered locations within urban areas with municipal servicing and on lands currently used for recreational or institutional uses.

Applications were received by the Municipality for a Zoning By-law Amendment and Official Plan Amendment in March 2023 and deemed complete on April 4, 2023. The application includes the following:

- Planning Justification Report (Attachment 2)
- Servicing Feasibility Study (Attachment 3)
- Conceptual Site Plan (Attachment 4)

The applicant proposes a combination of indoor and outdoor recreational uses. The indoor recreational uses would be located in the proposed 2-storey recreation centre that has a building footprint of approximately 8,051.3 m<sup>2</sup> (86,663.5 ft<sup>2</sup>) and total floor area of 14,788.1 m<sup>2</sup> (159,177.8 ft<sup>2</sup>). The recreation centre would house 2 ice pads, a gym, golf-simulator, and studio space for yoga, dancing and other fitness activities. The building would also integrate a restaurant, retail space and administrative offices. Outdoor recreational spaces include a soccer field and running track. The development also proposes a standalone medical clinic with a building footprint of 929 m<sup>2</sup> (10,000 ft<sup>2</sup>).

**Policy Regulation:**

When reviewing these applications the following planning instruments are applicable to guide development within settlement areas. The Provincial Policy Statement provides planning direction for growth and a variety of uses within settlement areas and contains specific policies to ensure development is appropriate.

The property is identified as part of the Agricultural Area in Middlesex County's Official Plan and designated as 'Agriculture' within Middlesex Centre's Official Plan. The property is zoned 'Parks and Recreation (PR)' by Middlesex Centre's Comprehensive Zoning By-law. As such, the policies and provisions below are applicable to the land.

## **Provincial Policy Statement, 2020:**

The Planning Act states that all decisions made by planning authorities “shall be consistent with the policy statements issued” under subsection 3. The Provincial Policy Statement, 2020 (PPS) document is comprised of several policy statements and those that are applicable to the proposed development are noted below.

Section 1.1.4 – Rural Areas in Municipalities can include prime agricultural areas and are areas that have an interdependent relationship with urban areas. Rural areas can be supported by promoting diversification of the economic base and employment opportunities and activities in accordance with policy 2.3 of the PPS.

Section 1.6.6 – Sewage, Water and Stormwater directs future growth and development to efficiently use and optimize existing services such as municipal sewage and water services, when available, and promote water conservation and water use efficiency. Servicing and land use considerations shall be integrated at all stages of the planning process. Municipal sewage and water services are the preferred form of servicing, however, partial and private servicing can be considered where full servicing is not provided or planned.

Section 1.6.6.7 promotes planning for stormwater management that is integrated with planning for sewage and water services and ensures that systems are optimized, feasible and financially viable over the long term; minimizes or prevents an increase in negative impacts on the environment and water system; does not increase risks to human health and safety and property damage; maximizes the extent and function of vegetative and pervious surfaces; and promotes stormwater management best practices such as low impact development, water conservation and stormwater attenuation.

Section 2.1 – Natural Heritage directs that development shall not be permitted within significant wildlife habitat, significant woodlands and other significant natural heritage features unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 of the PPS unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

Further, Development and site alteration shall not be permitted in habitat of endangered species and threatened species, except in accordance with provincial and federal requirements.

Section 2.3 – Agriculture directs that prime agricultural areas shall be protected for long-term use for agriculture. Planning authorities may only permit non-agricultural uses in prime agricultural areas for: a) extraction of mineral, petroleum resources and mineral aggregate resources; or b) limited non-residential uses, provided that all of the following are demonstrated:

1. the land does not comprise a specialty crop area;
2. the proposed use complies with the minimum distance separation formulae;
3. there is an identified need within the planning horizon provided for in policy 1.1.2 for additional land to accommodate the proposed use; and
4. alternative locations have been evaluated, and
  - i. there are no reasonable alternative locations which avoid prime agricultural areas; and
  - ii. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

Further, impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and lands are to be mitigated to the extent feasible.

### **Middlesex County's Official Plan:**

The County of Middlesex Official Plan (County Plan) identifies the subject land within the Agricultural Area.

Section 2.2.2 – Agriculture and Section 3.3 – Agricultural Areas of the County Plan recognizes the importance of agricultural areas to the local and regional economy of the County and the policies are intended to protect agricultural lands from incompatible land uses. Permitted uses within Agricultural Areas including public and private open space and recreational facilities. Non-agriculture-related development in the Agricultural Area shall require an amendment to the Plan and must not a) detract or adversely affect present and/or future agricultural operations; b) interfere with the viability of farm units; or c) detract from the character of the agricultural community. The amendment to the Official Plan shall address the need for additional land to be designated to accommodate the proposed use; reasonable alternative locations that avoid agricultural areas; and reasonable alternative locations with lower priority agricultural lands.

Section 2.4.2 – Transportation Network in concurrence with Schedule B identifies Gideon Drive, a County road, within proximity to the subject lands. The County road system provides for the efficient movement of traffic between provincial freeways and highways and local roads. The County shall discourage development which would inhibit traffic movement along the County road system. The County shall ensure that development proposals that are likely to generate significant traffic are accompanied by a transportation study addressing the potential impact on the transportation network and surrounding land uses.

Section 2.4.5 – Sanitary Sewers and Water of the County Plan promotes efficient and environmentally responsible development that can be supported by full municipal systems servicing. Where it is not possible, the County is to cooperate with local municipalities, the Province and other public and/or private partners to negotiate innovative arrangements for the provision of water and sanitary sewage systems in the County. The County may require site-specific development proposals to be accompanied by an



evaluation of servicing options and address the County's preferred servicing hierarchy where an extension from existing municipal systems is preferred, followed by extending communal systems, installing new communal systems or through the provision of individual septic systems and private wells.

Section 2.3.10 – Natural Heritage Features and Section 3.4 – Natural Environment Areas identify that natural heritage features, including their functions and significance, should be considered when development proposals are reviewed. Development should be directed away from features, but may be permitted within or within proximity to a feature subject to the completion of a suitable Development Assessment Report where it demonstrates that the development will not result in negative impacts on the natural system or ecological processes.

Section 3.2 - Settlement Areas will be the focus for future growth including commercial uses. These areas are intended to have the highest concentration and a wide range of land uses and full municipal servicing in conjunction with 2.4.5 of the County Plan.

County Council adopted Amendment No. 3 to the County official plan on July 19, 2022. The purpose of the Amendment was to update the official plan to ensure that the land use planning policies are current, reflect Provincial legislation and policy, have regard for matters of Provincial interest and any guideline documents, are consistent with the Provincial Policy Statement (PPS), and reflect changing community needs for the next 25-years. While the policies implemented through Amendment No. 3 are not in force and effect until Ministry approval, the updated policies are included in this report for informative purposes indicating the intent of County Council, but are not determinative for the purposes of this planning application.

Section 2.2.2 – Agriculture identifies that the County shall not support Official Plan Amendments to permit new non-agricultural uses (i.e.: residential commercial or industrial) in proximity to the City of London municipal boundary. Adopted Section 2.2.2 removes this policy and permits limited non-agricultural uses subject to criteria.

### **Middlesex Centre's Official Plan:**

The Middlesex Centre Official Plan (Official Plan) designates the subject lands as 'Agriculture'.

Section 2.0 – Policies for Agricultural Areas recognizes the important of agricultural lands in the Municipality and encourages the protection of agricultural areas from interference or encroachment from conflicting land uses, or uses which would negatively impact the future flexibility or efficiency of agricultural operations.

Generally, non-agricultural urban uses within agricultural areas are prohibited, unless specifically permitted in other subsections of Section 2.0 of the Official Plan. Commercial or industrial activities directly related to agriculture and required in close proximity to associated farming operations, or "value-added" agricultural related uses as defined in Section 12.0 of the Official Plan.

Section 3.0 – Policies for Natural Areas and Natural Hazard Areas establish policies to protect, sustain and enhance the natural and environmental features and functions within the Municipality's Greenland System. Development is not permitted within natural environment areas that contain wetlands, significant habitat of endangered or threatened species and floodplains and flood prone areas. Development should be generally directed away from natural heritage areas, including Significant Woodlands, but may be permitted subject to the satisfactory undertaking of a Development Assessment Report where it can be shown that there will be minimal or no impacts on the form or function of such features.

Section 9.3.2 – Servicing in Non-Settlement Areas states that the principal means of sewage disposal in agricultural areas of the Municipality is the septic tank and weeping tile system. Municipal water and sewage systems shall generally not be provided to areas outside of settlement area boundaries, except where otherwise noted in this Official Plan. Appropriate approval shall be required for any new septic tank and tile bed systems. The Municipality may require a servicing options statement or report accompanying all development and redevelopment proposals to identify the most appropriate forms of servicing to ensure environmental protection. In processing development applications, the Municipality and the applicants shall have regard to the principles of storm water management so that new development does not significantly increase downstream flows above existing levels or degrade water quality.

Section 10.1 - Amendments to this Official Plan provides direction for municipalities when considering applications to amend the Official Plan. The municipality must consider all relevant issues relating to public interest, and notify the general public and agencies in accordance with the *Planning Act*.

At a minimum, the Municipality shall consider the following criteria:

- a) Does the proposed amendment relate, and conform to the vision for the Municipality of Middlesex Centre?
- b) Is there a demonstrated need or justification for the proposed change?
- c) Is the amendment in keeping with Provincial and County policy?
- d) What are the effects of the proposed change on demand for Municipal services, infrastructure and facilities?
- e) Can the lands affected by the application be adequately serviced to accommodate the proposed development? Are improvements necessary to adequately service the lands in question?
- f) What impacts will the proposed development have on surrounding land uses, traffic systems, infrastructure and servicing, settlement or Municipal character, features or structures of cultural heritage importance, and natural environment features? Can negative impacts be mitigated or eliminated?

Middlesex Centre Council adopted Amendment No. 59 on May 18, 2022. While the policies implemented through Amendment No. 59 are not in force and effect until County approval, the updated policies are included in this report for informative purposes indicating the intent of County Council, but are not determinative for the purposes of this planning application.

Adopted Section 2.6 – Non-Agricultural Related Uses was revised to implement policies of the PPS and County Official Plan which permits limited non-residential uses provided that the following are demonstrated:

- a) The land does not comprise a specialty crop area;
- b) The proposed use complies with the minimum distance separation formulae;
- c) There is an identified need within the planning horizon for additional land to accommodate the proposed use; and
- d) Alternative locations have been evaluated, and
  - i. There are no reasonable alternative locations which avoid prime agricultural areas; and
  - ii. There are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

#### **Middlesex Centre Zoning By-law:**

The subject lands are currently zoned 'Parks and Recreation (PR)' and permits private clubs, conservation uses, golf courses, forestry uses, private and public parks, places of recreation.

The requested amendment would rezone the subject lands to a new site-specific 'Parks and Recreation exception 10 (PR-10)' zone to add *clinic, restaurant, offices (professional)* and *store (retail)* to the list of permitted uses and a maximum height of 12.7 m (41.7 ft).

The proposed standards are shown in the table below. The underlined standards will be included as part of the new site-specific zones.

	<b>Current PR Zone</b>	<b>Proposed PR-10 Zone</b>
<b>Permitted Uses</b>	accessory use club, private conservation use forestry use golf course park, public or private place of recreation	accessory use clinic club, private conservation use forestry use golf course park, public or private office, professional

	Current PR Zone	Proposed PR-10 Zone
		place of recreation restaurant store, retail
<b>Maximum Height</b>	12.0 m (39.4 ft)	12.7 m (41.7 ft)

### **Consultation:**

Notice of the application was posted on the property and circulated to agencies, and property owners in accordance with the *Planning Act* and Ontario Regulation 545/06.

### **Public Comments:**

At the time of writing this report, staff did not receive comments from the public. However, staff did speak to an area resident about the proposal and they identified concerns with noise and lighting from the outdoor recreational areas and parking areas as they are within proximity to residential uses.

### **Agency Comments:**

The Municipality's Chief Building Official did not provide comments at the time of writing this report. If approved, the Building Department would provide detailed comments through the site plan approval process.

The Municipality's Public Works and Engineering Department did not provide comments at the time of writing this report. If approved, PWE would provide detailed comments and request additional supporting information through the site plan approval process. Additionally, PWE has been working with the applicant for the provision of servicing to support the proposed development.

The Municipality's Director of Emergency Services – Fire Chief did not provide comments prior to the public meeting.

The County Engineer did not provide comments at the time of writing this report, however, they did provide comments through preconsultation with the applicant. The County Engineer notes that full turning lanes may be required to be constructed on Gideon Drive as a result of the development. Further, the applicant may be required to dedicate land for road widening purposes. Any stormwater management facility needs to be maintained on-site to manage water quality and quantity. Further comments will be provided through the site plan approval process.

The Upper Thames River Conservation Authority (UTRCA) provided comments during pre-consultation with regard to the significant woodland located on the north-side of Gideon Drive. Development within 50 m of the significant natural heritage feature will require the completion of a Development Assessment Report, and minimum setback of 40 m is required from any building to natural heritage feature.

## **Analysis:**

### Official Plan Amendment

The Applicant requests an Official Plan Amendment to apply a Special Policy Area to permit recreational uses and a medical clinic on agricultural lands. To consider the appropriateness of an Official Plan Amendment, the Municipality is to consider the following criteria, at a minimum:

**a) Does the proposed amendment relate, and conform to the vision for the Municipality of Middlesex Centre?**

It is a policy of the Official Plan to preserve agriculture as the primary land use outside of settlement areas within the Municipality as it services as an economic driver for the Municipality. This direction supports the Municipality's vision to grow urban areas and provide a variety of uses that benefit residents. As such, current policies of the Official Plan prohibit non-agricultural uses within agricultural areas and direct them to settlement areas.

Staff note that the adopted Official Plan policies reflect current PPS policies and establishes that some non-agricultural uses can occur subject to criteria. This is to permit some development that contributes to the economic development of the agricultural area and support development where it is not feasible to continue common agricultural activities (i.e. cash crop, livestock).

**b) Is there a demonstrated need or justification for the proposed change?**

The proposed change is primarily to facilitate development of the medical clinic on the lands as it is proposed to be a standalone use that complements the recreational uses. Without the proposed amendment to the Official Plan some development may occur based on the existing Parks and Recreation (PR) zone, however, some uses be limited to the provisions of an accessory use.

Planning staff note that new commercial development, like a clinic, is more appropriate to be located within a settlement area where there is a demand and need for such resources. However, the location of the subject lands which is in proximity to Delaware and Komoka-Kilworth.

**c) Is the amendment in keeping with Provincial and County policy?**

The proposal represents the development of non-agricultural uses within an agricultural area. The PPS establishes criteria to evaluate non-agricultural uses within prime agricultural areas. Staff note that the current County Official Plan states that non-agriculture development shall be encouraged to be located in settlement areas, but may be permitted if they do not impact agricultural operations, interfere with the viability of farms or detract from the character of the agricultural community.

Staff assessed the development application against the PPS and County policies for non-agricultural development and find that the amendment is in keeping with the applicable policies as:

- 1) the land does not comprise specialty crop area. The lands have not been designated as a specialty crop area. Further, the lands have not been used for agricultural uses for several decades and do not result in a loss of active agricultural land.
- 2) the proposed use complies with the MDS formulae and does not conflict with the expansion of existing livestock operations in the area. There are no livestock facilities within 750 m of the subject lands and intervening uses (farm and non-farm related residential uses) are located within proximity to the subject lands. MDS II is not applicable as the proposed development does not include a livestock facility or manure storage.
- 3) there is a need for additional land to accommodate the proposed use. The recently completed comprehensive review in support of the Official Plan update did not identify the need for additional recreational land. However, staff note that the recreational land supply is not typically evaluated through this process and is normally developed through a parks plan for the Municipality. The proposed development represents a private recreational use and additional lands for private recreational uses (including uses such as clubs, golf courses) may be considered to provide alternatives to municipally owned spaces.

The comprehensive review did identify a small deficiency of commercial lands within the urban areas such as Komoka-Kilworth and Ilderton. Staff would prefer that commercial development like the clinic be directed towards the urban area where it is accessible. However, the clinic can be considered complementary to the recreation facility.

- 4) alternative locations within the urban and rural areas have been evaluated and there are no reasonable alternative locations where agricultural lands are not consumed and are of sufficient size for the development. The applicant reviewed lands within the urban areas throughout the municipality and determined that there were no suitable



lands in size and in proximity to an arterial road. Further, the proposed development can be supported by the populations in the County and City of London. Staff also note that the existing Parks and Recreation zone and previous uses on the subject land support the development proposal as it demonstrates that the applicant avoided consuming active agricultural land and directed the development proposal to lands that can already facilitate recreational development.

The current policies in the County Official Plan are not supportive of non-agricultural uses within proximity to the City of London. However, the adopted County Official Plan removes this policy and relies on the PPS criteria to establish non-agricultural uses throughout the Municipality.

Finally, to be consistent with current Provincial and County policies to preserve agricultural lands, staff recommend amending the Special Policy Area to prevent the severance of the subject lands which would separate the clinic use from the recreational facility.

**d) What are the effects of the proposed change on the demand for Municipal services, infrastructure and facilities?**

The Amendment will facilitate development of the lands that may require an extension of municipal water services from Middlesex Centre or the City of London. The applicant determined that reliance on a well would not be feasible for the proposed development due to the need for fire suppression, and the recreational and commercial uses.

The development is proposed to have a private septic system and on-site stormwater management.

**e) Can the lands affected by the application be adequately serviced to accommodate the proposed development? Are improvements necessary to adequately service the lands in question?**

As noted above, the proposed servicing plan includes “partial servicing” by relying on the provision of municipal water services and private septic system. Municipal staff have been working with the applicant to determine the most feasible and viable option for the provision of water to the subject lands, and cost-sharing, if required.

**f) What impacts will the proposed development have on surrounding land uses, traffic systems, infrastructure and servicing, settlement or Municipal character, features or structures of cultural heritage importance, and natural environment features? Can negative impacts be mitigated or eliminated?**

The Amendment would likely increase traffic on Gideon Drive year-round. Gideon Drive is designed to County standards and can accommodate the additional traffic. However, the proponent may be required to improve the right-of-way by adding in turning lanes to avoid traffic queueing along the roadway.

Staff note that the several rural residential properties exist within proximity to the subject lands. The hours of use, siting of the proposed facilities and buildings, and lighting over the field and in the parking lot may negatively affect neighbouring properties. These matters can be addressed through site plan control. However, it is advised that adequate buffers from nearby residential uses be implemented such as landscaping, fencing and siting the buildings in such a way that minimizes the impact.

Staff have also identified that nearby areas may be habitat to local species including bats, fowl and fauna due to the proximity of Komoka Provincial Park. The proposed development may affect habitat, and migration and travel patterns of such animals.

It is not anticipated that structures or features of cultural heritage will be negatively impacted by the proposed development.

Zoning By-law Amendment

The Applicant requests to rezone the subject lands to a new site-specific 'Parks and Recreation exception 10 (PR-10)' zone. To consider the appropriateness of the requested Zoning By-law Amendment it must conform to the Official Plan and maintain the intent of its policies.

As noted in the analysis above, staff find that the proposed uses can be supported as limited non-agricultural uses within agricultural areas. It is important to note that without the rezoning application, the applicant would be able to develop a recreational centre and fields within the current 'Parks and Recreation' zone. The rezoning application effectively adds a clinic use, which is limited in size and reflects approximately 1.2 % of the total lot area. As such, staff do not have concerns with the proposed use of the land. However, staff would like to ensure that non-agricultural uses are limited in area and the proposed development does not result in a significant commercial development. As such, staff recommend that the proposed *clinic, restaurant, offices (professional) and store (retail)* uses are considered accessory to the primary recreational use and subject to the applicable provisions in the Zoning By-law.

Further, staff recommend adding Holding symbol (h-2) to prevent development of the land until a site plan agreement, including but not necessarily limited to the requirement for the development to be connected to a public water supply system and a public sanitary sewer system, has been entered into with the Municipality.

The development proposal has been reviewed against the policies of the PPS, the County Official Plan, and the Middlesex Centre Official Plan. Staff are of the opinion that the proposal is consistent with the PPS, however, it does not conform to the County Official Plan and Middlesex Centre Plan. Staff note that the conflicting policies are outdated and are proposed to be removed or amended in the adopted Official Plans to be consistent with the PPS. As such, staff can provide a recommendation to adopt Official Plan Amendment 62, as amended, and be forwarded to the County of Middlesex for consideration. Staff also recommend that Council approve Zoning By-law Amendment ZBA-07-2023, as amended.

This opinion is provided prior to the public meeting and without the benefit of potentially receiving all comments from agencies or members of the public. Should new information arise regarding this proposal prior to or at the public meeting, Council is advised to take such information into account when considering the applications.

#### **Financial Implications:**

To be determined - based on on-going discussions related to the provision of water services to the subject lands.

#### **Strategic Plan:**

This matter aligns with following strategic priorities:

- Balanced Growth

#### **Attachments:**

Attachment 1 – Location Map

Attachment 2 – Planning Justification Report

Attachment 3 – Servicing Feasibility Study

Attachment 4 – Conceptual Site Plan

Attachment 5 – Draft Official Plan Amendment 62



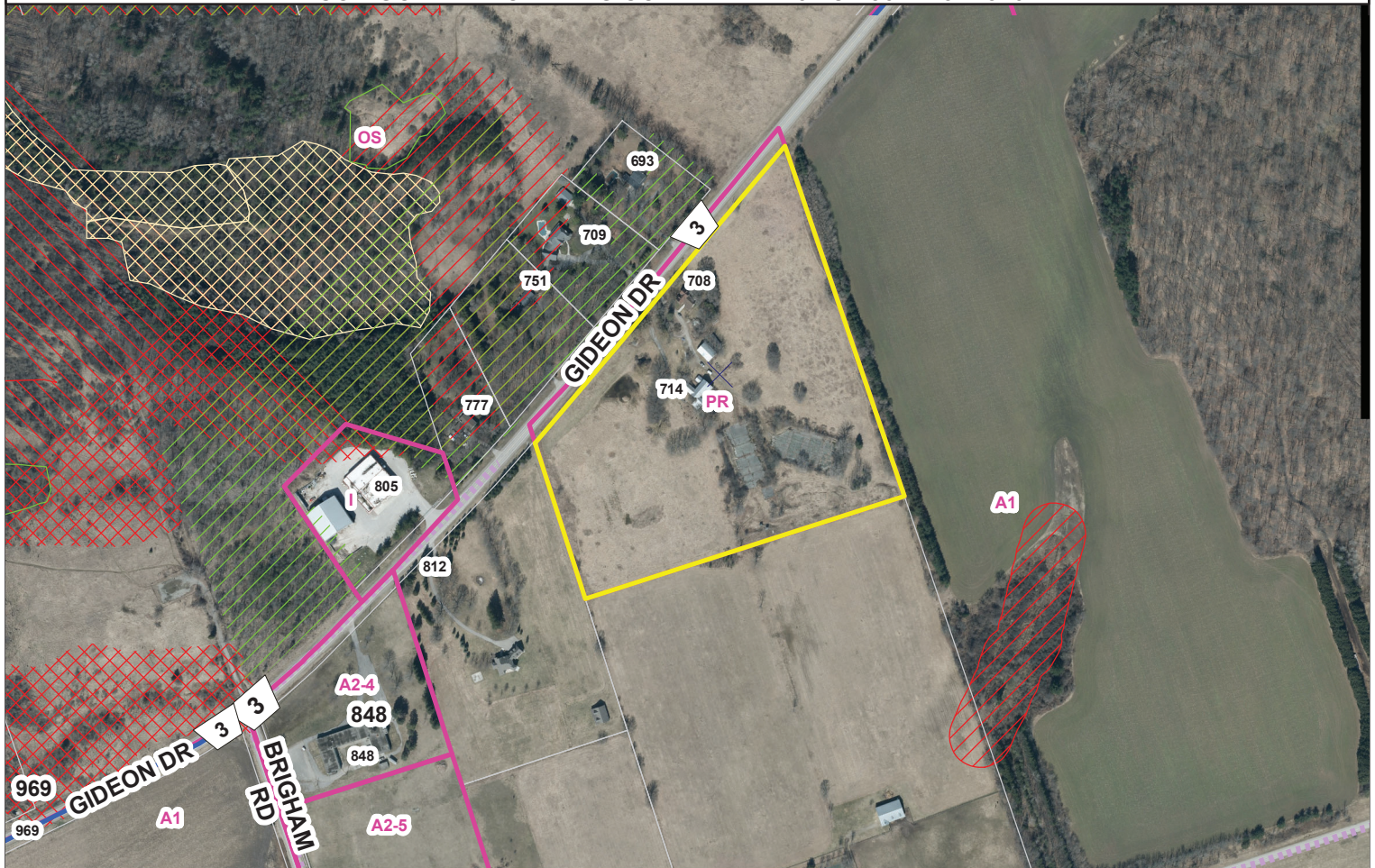


**middlesex**  
**centre**  
*in the centre of it all*




Location Map - Full Extent  
ZBA 07/2023 & OPA 62: HGLW INC.

708 and 714 Gideon Drive

CON GORE PT LOT A REG COMP PLAN 429 LOT 36 RP 34R540 PART 2



## Legend

-  Lands subject to OPA 62 and to be rezoned from 'Parks and Recreation (PR) Zone' to 'Parks and Recreation exception 10 (PR-10) Zone'
-  Zone Boundary
-  Parcels

 Significant Woodlands

 CA Regulated Area

## Road Classification

 Arterial

# PLANNING JUSTIFICATION REPORT

## 708/714 GIDEON DRIVE

### TOWNSHIP OF MIDDLESEX CENTRE

### COUNTY OF MIDDLESEX

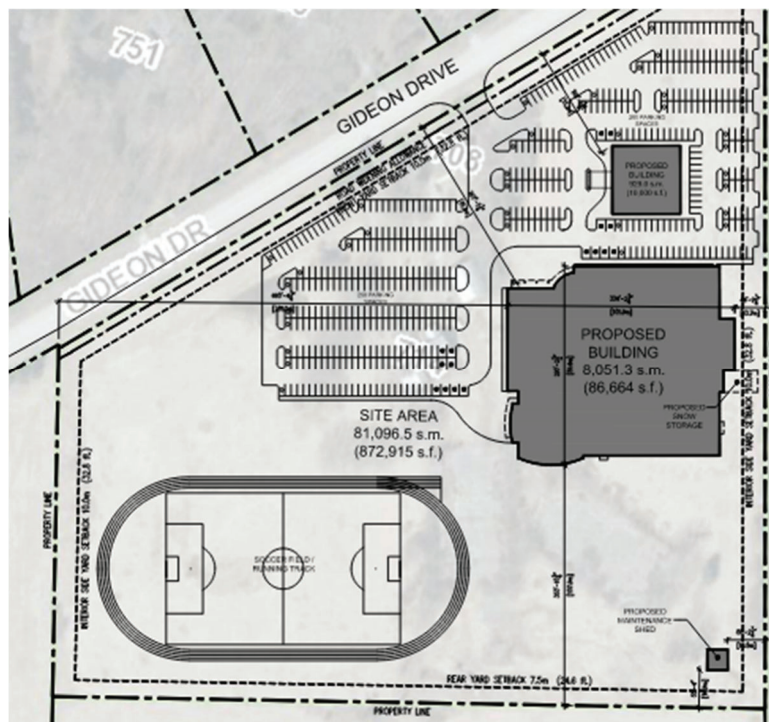
PROPOSED OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS TO  
FACILITATE A COMMERCIAL RECREATIONAL DEVELOPMENT

Prepared for:  
MCI Design-Build Corporation  
2081 Oxford Street East  
London, ON, N5V 2Z7

Prepared by:  
Strik, Baldinelli, Moniz Ltd.  
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SBM-22-2780

March 21, 2023





March 21, 2023

SBM-22-2780

Attn: Marian-Frances Cabral, Planner  
County of Middlesex  
399 Ridout Street North  
London, ON N6A 2P1

**RE: Planning Justification Report – 708/714 Gideon Drive, Township of Middlesex Centre, County of Middlesex**

Strik, Baldinelli, Moniz Ltd. has been retained by MCI Design-Build Corporation (the “Applicant”) to prepare and submit Official Plan and Zoning By-law Amendment applications for a property municipally identified as 708/714 Gideon Drive located on the south side of Gideon Drive in south Middlesex Centre, approximately 500 metres from the west boundary with the City of London. The purpose of the applications is to facilitate a commercial recreational development that includes a medical clinic.

This report provides a review and analysis of the applicable relevant policies in support of the proposed Official Plan and Zoning by-law Amendment applications, which are being submitted concurrently. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,

**Strik, Baldinelli, Moniz Ltd.**

Planning • Civil • Structural • Mechanical • Electrical



Simona Rasanu, RPP, MCIP  
Planner



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## 1 INTRODUCTION

The purpose of the following land use Planning Justification Report is to evaluate proposed Official Plan and Zoning By-Law Amendment applications within the context of existing land use policies and regulations, including the Provincial Policy Statement, County of Middlesex Official Plan (including Official Plan Amendment No.3), the Middlesex Centre Official Plan (including Official Plan Amendment No.59), and the Middlesex Centre Zoning By-law.

The report demonstrates that the applications are in keeping with Provincial, County and Municipal land use planning policies, are suitable for the subject lands, and would be compatible with neighbouring land uses. This report and associated plans and reports are intended to comprise a “complete” application and are reflective of the discussions and correspondence that have been held prior to this formal submission, including a pre-application consultation meeting held with County, Municipal and Upper Thames Region Conservation Authority (UTRCA) staff on October 19, 2022, which resulted in the meeting minutes included in the submission package (the “Consultation Meeting Minutes”).

## 2 SITE DESCRIPTION

The subject property (the “Subject Property”) is municipally identified as 708 and 714 Gideon Drive and legally described as LT 36 RCP 429 Delaware TWP; Middlesex Centre. It is located on the south side of Gideon Drive (County Road 3), across from Komoka Provincial Park, approximately 500 metres from the City of London west boundary, and approximately 600 metres south of the Thames River. The irregular parcel has a lot area of 8.1 hectares and a lot frontage of 370 metres along Gideon Drive (see **Figure 1** in Appendix A).

The existing owner purchased the Subject Property in 2022. According to a Phase I Environmental Site Assessment (ESA) report completed by EXP Services Inc. dated July 15, 2022, the Subject Property was used for agricultural purposes until the 1950s; the County Works Department used it during the 1950s and 1960s. In the 1970s, the Subject Property was retrofitted into a tennis club and eight (8) tennis courts were added, which remained operational until the early 1990s. In the late 1990s, a driving range called London West Practice Range began operating and the residential building was also used to operate a library cataloguing and labelling facility.

The Subject Property is currently improved with a vacant residential building, six (6) accessory structures (e.g., sheds and barns), tennis and racquet courts, as well as unmaintained sports (e.g., soccer) fields. These are vestiges of its previous recreational uses which operated for over 40 years and involved a variety of indoor (e.g., fitness) and outdoor recreational uses.

Vehicle access is via two (2) access routes/driveways from Gideon Drive. There is currently no municipal servicing infrastructure on Gideon Drive. Servicing for the former use was provided by two (2) onsite water wells and one (1) septic tank/system.

A site visit was undertaken on October 18, 2022 and the photos in Appendix B were taken.

### **3 SURROUNDING CONTEXT**

The immediate context surrounding the Subject Property is described below:

North: across from Gideon Drive are four rural residential lots zoned A1, an institutional use (Middlesex Centre Delaware Operations Centre), as well as Komoka Provincial Park zoned OS to the northeast

South: agricultural uses and Echo Valley Golf Course

East: agricultural uses

West: agricultural uses and Brigham Road; former retirement home at 848 Gideon Drive zoned A2-4 at the southeast corner of Brigham Road and Gideon Drive

### **4 DEVELOPMENT PROPOSAL**

As illustrated on the Proposed Concept Plan (SP1) (“the Conceptual Site Plan”), the Applicant is proposing a combination of indoor and outdoor recreational uses in addition to limited non-recreational uses. Indoor recreational uses would be located in the proposed two-storey commercial community centre with a building footprint of 8,051.3 square metres and a gross floor area (GFA) of 14,788.1 square metres.

Within the community centre there would be two (2) ice pads, a gym, a golf simulator, and studio space for activities such as yoga and dancing. The community centre would also integrate a restaurant, retail and administrative office uses. In addition, a standalone medical clinic, described by the Applicant as an “integrated ambulatory medical centre” with an approximate building footprint area of 929 square metres is proposed. A combined soccer field and running track is also proposed for outdoor recreational purposes. A total of 518 parking spaces, including 16 accessible/barrier-free spaces, would facilitate large community and sporting events.

Additional elements shown on the Conceptual Site Plan are a small maintenance shed with an approximate area of 84 square metres at in the southeast corner of the Subject Property as well as the proposed snow storage area for the Zamboni machine used to clear the arena inside the community centre. Please note that this is not the proposed snow storage area for the entire Subject Property.

Access is proposed from Gideon Drive – detailed vehicle and pedestrian circulation patterns will be provided as part of detailed design during the site plan control stage. As per section 2.4.2.3 of the County Official Plan, a road dedication width of 2.8 metres would satisfy the requirement for an 18 metre ROW width measured from the centreline of Gideon Drive (County Road 3) and would be confirmed through County staff and a plan of survey.

The intent of the Development Proposal is to revitalize the existing vacant Subject Property with active recreational uses in keeping with the historical uses over the last several decades. The proposes uses would complement the recreational uses offered by Komoka Provincial Park to the northeast and serve as a community recreational hub. The proposed community hub would draw families from around Middlesex County and the City of London by offering active recreational uses along with paramedical uses to improve performance and treat any minor sports injuries onsite. For example, a hockey player can use the proposed fitness gym for conditioning while

also getting physiotherapy for a strained ankle. Spectators (e.g., parents) could get something to eat and drink while watching their children's hockey games.

The standalone medical clinic building would be secondary to the primary recreational uses, as illustrated by its much smaller footprint, while being compatible and complimentary by providing medical and surgical services that could not be offered by the paramedical health practitioners in the community centre. For example, a hockey player with a broken leg could be treated at the medical clinic by a physician. The owner of the Subject Property is a surgeon and is particularly suited to implement this project and provide additional medical services to the surrounding community.

## **5 SUPPORTING STUDIES**

### **5.1 Servicing Feasibility Study**

A Servicing Feasibility Study dated March 17, 2023 was prepared by Strik, Baldinelli, Moniz (SBM) Ltd. to address servicing feasibility for the Development Proposal. The conclusions of the report are summarized below:

*Water Servicing:* There is no municipal watermain in the Gideon Drive right-of-way (ROW); however, there is an existing municipal 600mm steel watermain in the Brigham Road ROW, and, as per the Consultation Meeting Minutes, the Municipality is open to extending municipal water to the Subject Property. Municipal water is proposed to be provided by replacing the existing 600mm watermain on Elviage Drive and Brigham Road with a 350mm watermain and extend a new 300mm watermain on Gideon Drive to the Subject Property. The proposed water distribution system can provide the minimum required water supply flow rate under the fire flow plus maximum day demand scenario and water quality turnover under the average day domestic demand scenario. Therefore, there would be an adequate water supply available to accommodate the Development Proposal.

*Sanitary Servicing:* An onsite private septic system is proposed as there is no municipal sanitary sewer in the Gideon Drive ROW. The proposed area and location will be identified at the detailed design stage as part of the site plan control application. However, a preliminary review indicates that there is sufficient area on the Subject Property to accommodate an onsite individual private sewage system.

*Stormwater Management:* There are no municipal storm sewers within the Gideon Drive ROW. As the Development Proposal is expected to result in increased runoff, SWM quantity controls will be provided to restrict runoff to the existing outlet(s) to pre-development levels. Based on a preliminary review, an onsite SWM facility would not be required – the required storage volume can be accommodated on the flat roofs of the proposed buildings, as well as on open/landscaped areas. Detailed SWM calculations and grading design will be prepared in support of the required site plan control application.

## 6 PLANNING FRAMEWORK

### 6.1 Existing Planning Framework

The existing planning framework includes the Provincial Policy Statement (2020), the County of Middlesex Official Plan (2006), OPA No.3, Middlesex Centre Official Plan (2002), OPA No.59, and the Middlesex Centre Zoning By-law (2005-005).

### 6.2 Required Planning Applications

As per the Consultation Meeting Minutes, an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications are required to facilitate the Development Proposal.

- OPA: the proposed site-specific OPA Special Policy Area text is the following: “Redesignate from Agriculture to Agriculture SPA #X (Schedule ‘A’) to permit a private community centre, sports fields, and a medical clinic”.
- ZBA: from Parks and Recreation (PR) to Parks and Recreation (PR-XX). Please see section 6.7 for details.

### 6.3 Provincial Policy Statement

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the *Planning Act*, “provides policy direction on matters of provincial interest related to land use planning and development” to ensure efficient and resilient development and land use patterns. Any land use planning decision shall be consistent with the PPS. The section below identifies relevant policies and explains how the Development Proposal is consistent or why a particular policy is not applicable. Italicization reflects defined terms in the PPS.

Policy 2.3.1: “*Prime agricultural areas* shall be protected for long-term use for agriculture.”

Policy 2.3.3.1: “In *prime agricultural areas*, permitted uses and activities are: *agricultural uses*, *agriculture-related uses* and *on-farm diversified uses*.”

**Response:** The in-force Middlesex County Official Plan designates the Subject Property and any other property not within a “Settlement Area” or identified as a “Natural Environmental Area” as “Agricultural Areas” (see **Figure 3** in Appendix A). The Council-adopted OPA No.3 proposes the Agricultural Areas designation to capture all lands not designated Settlement Area. The land use designation under the Middlesex Centre Official Plan is also “Agriculture” (see **Figure 4** in Appendix A). These designations are meant to broadly capture what the PPS identifies as “prime agricultural areas”, which are “areas where *prime agricultural lands* predominate...” In turn, “prime agricultural land means specialty crop and/or Canada Land Inventory Class 1, 2 or 3 lands, as amended from time to time, in this order of priority protection.” It is important to note that the Subject Property has not been used for agricultural purposes for several decades, given the previously noted former recreational uses.

Furthermore, and notwithstanding policy 2.3.3.1, although prime agricultural areas are intended to be primarily used for agricultural purposes, section 2.3.6 of the PPS provides for limited non-agricultural uses in these areas. The criteria associated with policy 2.3.6 are outlined and discussed below in Table 1 below.

PPS Policy	Response
2.3.6.1 a)	This policy is not applicable since the Development Proposal does not propose extraction of minerals, petroleum resources or mineral aggregate resources.
2.3.6.1b) 1.	The Subject Property does not comprise a “speciality crop area”, as this term is defined by the PPS. Indeed, the Subject Property has not been used for agricultural production for over 50 years.
2.3.6.1b) 2.	There are no significant livestock facilities within 750 metres of the Subject Property so MDS I is not applicable. MDS II is also not applicable as the Development Proposal does not include a livestock facility.
2.3.6.1b) 3.	Notwithstanding the agricultural land use designations in the County and Municipal Official Plans, the Subject Property is zoned Parks and Recreation (PR) in the Middlesex Centre Zoning By-law (see <b>Figure 5</b> in Appendix A), which is aligned with the primary recreational uses of the Development Proposal. Therefore, at some point in the past, the Municipality decided that the Subject Property is an appropriate location for recreational uses. So “additional land” is not technically required to facilitate the Development Proposal as the proposed use would largely be a continuation of the former permitted recreational uses.
2.3.6.1b) 4. i) and ii)	Given its existing PR zoning, its former recreational uses and proximity to a larger urban area (i.e., the City of London), the use of the Subject Property to accommodate the Development Proposal is logical and appropriate. Furthermore, it is important to note that both the County and Municipality apply agricultural designations broadly to lands outside of settlement areas and site-specific field conditions are not necessarily taken into account when these designations are made.
2.3.6.2	With the possible exception of increased traffic generation, which would be addressed in more detail at the site plan control application stage and likely include design improvements to Gideon Drive, as requested by the Consultation Meeting Minutes, there are no anticipated impacts resulting from the Development Proposal on the surrounding agricultural operations.

**Table 1: PPS policy 2.3.6 analysis**



Section 2.3.6 of the PPS outlines general natural heritage policies which are to be implemented through local official plans and Conservation Authority policies. As **Figure 6** on Appendix A illustrates, Schedule C of the in-force Middlesex County Official Plan identifies the lands north and northwest of the Subject Property across Gideon Drive as Significant Woodlands/Areas of Natural and Scientific Interest (ANSI). **Figure 7 in Appendix A** shows an extract of Schedule C from the Council-adopted County Official Plan. Section 3.4 (Figure 1) of the Middlesex Centre Official Plan (as amended by OPA No. 59) identifies areas subject to an Environmental Impact Study (EIS) or Development Assessment Report (DAR). A DAR is required if development is proposed within 50 metres of “significant woodlands and ANSIs”, as identified on Schedule ‘B’. As illustrated on the Conceptual Site Plan, the proposed development complies with the 50-metre setback; therefore, as per the Middlesex Centre Official Plan, a DAR/EIS is not required on account of the significant woodlots associated with Komoka Provincial Park.

Moreover, the Subject Property does not have any mapped natural heritage features according to County and Municipal Official Plans and is not subject to UTRCA regulation limits. UTRCA staff attended the consultation meeting and advised that they do not have any concerns regarding the impact of the Development Proposal on the significant woodlot on the north side of Gideon Drive, provided that any buildings maintain a minimum 40 metre setback from the woodlot. This setback is being adhered to, as indicated above. Based on the available evidence, and keeping in mind that a DAR was not required as a complete application requirement in support of the subject OPA and ZBA applications, the Development Proposal is consistent with the relevant policies of the PPS.

#### 6.4 County of Middlesex Official Plan and OPA No.3

The County of Middlesex went through an Official Plan (OP) Review process that resulted in the adoption of OPA No. 3 to the existing County Official Plan on July 19, 2022. Although OPA No.3 has not yet been approved by the Ministry of Municipal Affairs and Housing (MMAH), and therefore is not in force and effect, any changes to the policies in the existing County Official Plan have been reviewed and will be included when referencing particular policies in this report. Council-adopted changes to the in-force policies are identified as underlined and shaded.

The Subject Property is designated Agricultural Areas in the County of Middlesex Official Plan, as per **Figure 3** in Appendix A. Notwithstanding the Council-adopted policies in section 2.3.9, Policy 3.3.3 outlines permitted uses in Agricultural Areas, which includes “f) public and private open space and recreation facilities (subject to Provincial Policy Statement 2020 policies for site-specific non-agricultural uses as provided in Section 2.3.6.1 (b) of the Provincial Policy Statement;” Since the Development Proposal is proposing private recreation facilities as the primary use, an official plan amendment to the County Official Plan is not required and the Subject Property can maintain its existing agricultural designation. Section 2.3.6.1 of the PPS was addressed in section 5.3 of this report, where it was concluded that the Development Proposal is consistent with policy 2.3.6.1b).

## 6.5 Middlesex Centre Official Plan and OPA No.59

Like the County, the Municipality of Middlesex Centre also went through an Official Plan Review and adopted OPA No.59 on May 18, 2022, which still requires MMAH approval. Council-adopted changes to the existing in-force Middlesex Centre Official Plan will be identified as underlined text.

The Subject Property is designated Agriculture in the Middlesex Centre Official Plan, as per **Figure 4** in Appendix A). Section 2 outlines policies for lands with an Agriculture designation. One of the permitted uses is “Small scale public and private passive recreation uses ~~areas~~ which may include trails and open spaces, but not campgrounds, golf courses or mobile home parks, subject to site specific zoning.” The Development Proposal envisions more active recreational uses as the dominant use and a medical clinic as a limited secondary use of the Subject Property. Therefore, as part of the OPA being submitted to facilitate the Development Proposal, a site-specific special policy area within the existing Agriculture designation is proposed that would permit the aforementioned uses, keeping in mind that the existing Parks and Recreation (PR) zoning permits more active recreational uses, including a “golf course”.

Although the in-force Official Plan restricts non-agricultural related uses, except for those outlined in the list of permissions, the Council-adopted Official Plan allows limited non-residential uses provided that the same criteria required by PPS policy 2.3.6.1b) - and required by the Council-adopted County Official Plan - are demonstrated. Please see section 6.3 of this report for my responses to policy 2.3.6.1b) and 2.3.6.2. In other words, both of the Council-adopted County and Municipal Official Plan policies seek policy alignment with section 2.3.6 of the PPS.

The Consultation Meeting Minutes also require that section 8.4 be addressed. Section 8.4 outlines “General Municipal Parks and Recreation Policies” – these policies are supposed to apply to lands designated Parks and Recreation on Schedule A of the Official Plan. The subject OPA application is not proposing to change the land use designation – instead, a Special Policy Area within the existing Agriculture designation is proposed. Nevertheless, given that the proposed uses fit in this category, responses to policies 8.4a) and 8.4b) are provided below – the policies remain the same in both the in-force and Council-adopted Official Plans. Policies 8.4a) and 8.4b) state the following:

*a) Recreational development on lands actively used for agricultural purposes or on lands that have a high capability for agriculture are discouraged and will only be permitted by amendment to this Plan. Where recreational development is proposed on lands considered to have a poor capability rating for agriculture, consideration shall be given to potential impacts that such development may have on surrounding agricultural activities. Minimum Distance Separation Formulae will be applied to provide adequate separation distances for new recreational development from existing, new or expanding livestock facilities, and adequate separation distances for new or expanding livestock facilities from existing or approved development. No recreational development will be permitted in agricultural areas where an adverse effect on the surrounding agricultural uses is expected.*

**Response:** The Subject Property is not and has not been actively used for agricultural purposes for over 40 years, and this is an important site-specific fact that should be considered when evaluating the Development Proposal. It is understood that the Subject Property is surrounded by agricultural operations to the south, east and west,

and no adverse impacts on these uses is expected. Any required mitigation measures (e.g., improved road design to accommodate the expected increased traffic to the Subject Property) will be addressed at the site plan control stage. With respect to the MDS I analysis, there are no significant livestock facilities within 750 metres of the Subject Property so a formal MDS analysis is not required.

*b) Uses considered to be parks and recreation uses include Ministry of Natural Resources land, Provincial parks, Conservation Authority lands, public parks, pedestrian walkways and bicycle paths, playgrounds, picnic areas, municipally owned swimming pools, sports fields, community centres, arenas, farmers markets, tourist information centres, museums, golf courses and other similar public recreational uses.*

**Response:** The Development Proposal would substantially conform to this policy by having a privately-owned community recreation centre and sports fields as the primary recreational use.

In summary, it is my opinion that the Development Proposal substantially conforms to the applicable policies of in-force and Council-adopted Middlesex Centre Official Plan.

## 6.6 Additional OPA Application Analysis

The Consultation Meeting Minutes also requested that this report “address items contained within an Agricultural Impact Assessment and other OMAFRA guidance documents as it relates institutional uses and commercial uses within a prime agricultural area.” In response, the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) website as it relates to “prime agricultural areas” and Agricultural Impact Assessments” was reviewed. With respect to prime agricultural areas, the OMAFRA website<sup>1</sup> states that “small pockets of existing non-agricultural uses may be found within prime agricultural areas.” The Subject Property and its former and proposed recreational uses fall within this category. The existing PR zoning for the Subject Property, of course, also explicitly permits recreational uses, and this is an important factor that must be taken into consideration when evaluating the Development Proposal. The website also addresses non-agricultural uses in prime agricultural areas, and these comments reflect PPS and Official plan policies that have been discussed above. One of the comments is that if “new non-agricultural uses are approved within prime agricultural areas (with the exception of settlement area expansions), they are to remain part of the designated prime agricultural area.” In accordance with this guideline, the proposed OPA requests a Special Policy Area within the Agriculture designation under the Middlesex Centre Official Plan to permit the Development Proposal, and not a new land use designation.

OMAFRA has a separate webpage providing commentary and guidance on Agricultural Impact Statements<sup>2</sup>. It has a draft *Agricultural Impact Assessment (AIA) Guidance Document (March 2018)* (the “AIA Guidance Document”), which is primarily meant to support provincial plan policies in the Greater Golden Horseshoe (GGH) area that require an agricultural impact assessment for certain types of development, such as infrastructure projects and mineral aggregate operations within prime agricultural areas. The Subject Property is not located in the GGH and

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<sup>1</sup> Retrieved January 19, 2023 from <http://omafra.gov.on.ca/english/landuse/prime-ag-areas.htm>

<sup>2</sup> Retrieved January 19, 2023 from <http://omafra.gov.on.ca/english/landuse/aia.htm>

is not subject to the provincial plans outlined in the guidance document – it is only subject to the PPS, which makes no mention of agricultural impact assessments. Regardless, the overall intent of the sections of the AIA Guidance Document that discuss non-agricultural uses in prime agricultural areas is that development proposals be compatible with the surrounding agricultural uses, have no adverse impacts on these uses, or, if adverse impacts cannot be avoided, they should be minimized and mitigated to the extent possible. The PPS and Official Plan policies discussed in this report are intended to implement these same goals. Therefore, in my opinion, the relevant sections of the AIA Guidance Document have been addressed in this report.

## 6.7 Zoning Analysis and Proposed Zoning By-law Amendment

The Subject Property is currently zoned Parks and Recreation (PR) Zone (see **Figure 5** in Appendix A). Although the existing zone would permit most of the recreational uses as well as “accessory uses”, the Consultation Meeting Minutes requested a Zoning By-law Amendment application since County/Municipal Planning staff were of the opinion that the additional uses, especially the medical clinic, could not be considered accessory to the primary recreational uses. As such, the existing zone is proposed to be retained and special provisions added to permit additional uses and address a building height deficiency. The zoning chart below (**Table 2**) summarizes the zoning standards and requested special provisions.

### Proposed Zone (PR-X)

Standard	Permitted/Required	Proposed	Comments
	Permitted uses as per Section 23.1.1	<p>Additional Uses:</p> <p><b>Clinic</b> (total area of 1,568 m<sup>2</sup>) Stand-alone medical clinic area: 929 m<sup>2</sup></p> <p>Physiotherapy area inside the community centre: 639 m<sup>2</sup></p> <p><b>Restaurant:</b> 328 m<sup>2</sup></p> <p><b>Commercial/retail:</b> 874 m<sup>2</sup> Amend the ZBL definition of “place of recreation” to include dining &amp; beverage rooms similar to the permitted “private club” definition. If this option is not preferred by the Municipality, “restaurant” can be added as an additional permitted use.</p>	Special Provisions Required
Minimum Front Yard Setback	10.0 m	51.2	Complies
Minimum Side Yard Setback	10.0 m	13.7	Complies

Minimum Rear Yard Setback	7.5 m	107.9	Complies
Maximum Lot Coverage	20%	11.1%	Complies
Maximum Height	12.0 m	12.7 m	Special Provision Required
Parking	As per Section 4.24	518 total (including 18 barrier-free spaces)	Complies

**Table 2. Zoning Analysis Summary**

As noted above, additional uses and a relatively minor increase in building height for the community centre are the only special provisions being requested as part of the ZBA. In my opinion, the requested provisions are appropriate and meet the overall intent and purpose of the Zoning By-law.

## **7 CLOSING**

Based on a review of the relevant policies and regulatory framework for the Subject Property, the proposed OPA and ZBA applications are justified for the following reasons:

- The Development Proposal reflects the historical recreational uses of the Subject Property and would revitalize the existing vacant Subject Property with a community recreation centre and appropriate accessory uses, such as a physiotherapy/sports medicine clinic that would improve athletic performance and provide treatment and rehabilitation for minor sports injuries. The proposed standalone medical clinic would provide complimentary medical, including surgical, services that can treat more serious injuries.
- The Development Proposal is consistent with the PPS, conforms to the County and Middlesex Centre Official Plan and meets the overall intent and purpose of the Zoning By-law.

For the reasons noted above and throughout this report, the proposed OPA and ZBA applications represent sound land use planning.

### **Strik, Baldinelli, Moniz Ltd.**

Planning • Civil • Structural • Mechanical • Electrical



Simona Rasanu, RPP, MCIP  
Planner



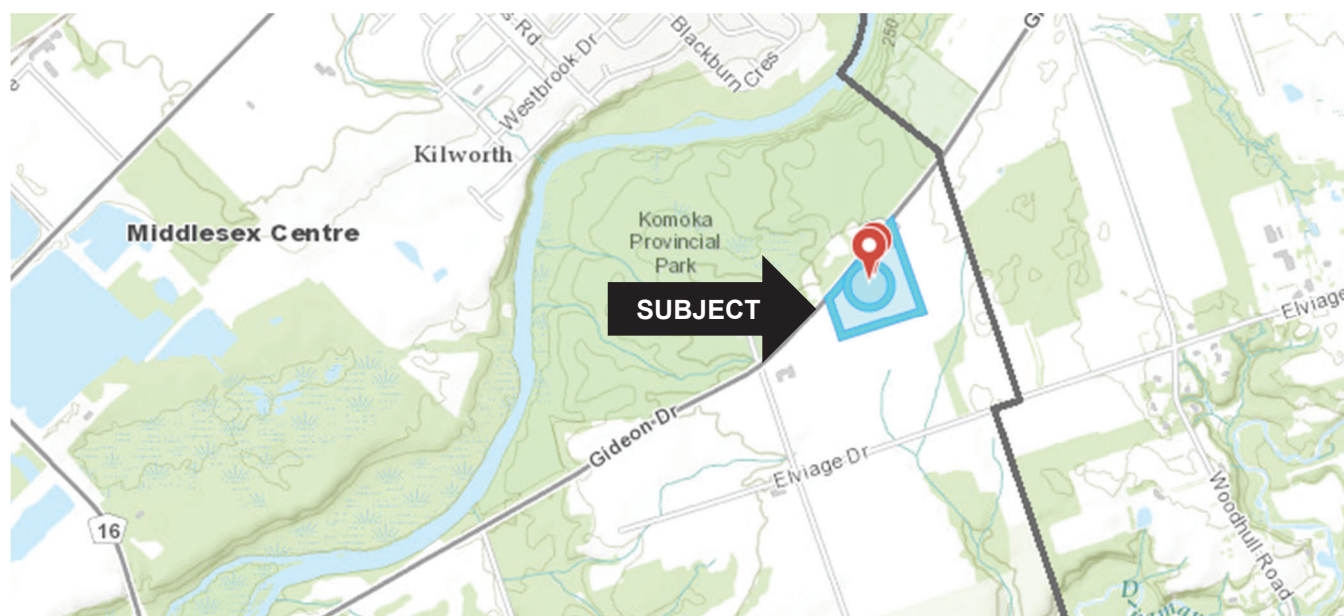
**APPENDIX A: FIGURES 1-7**

Figure 1. Subject Property and surrounding area (Source: Middlesex County)

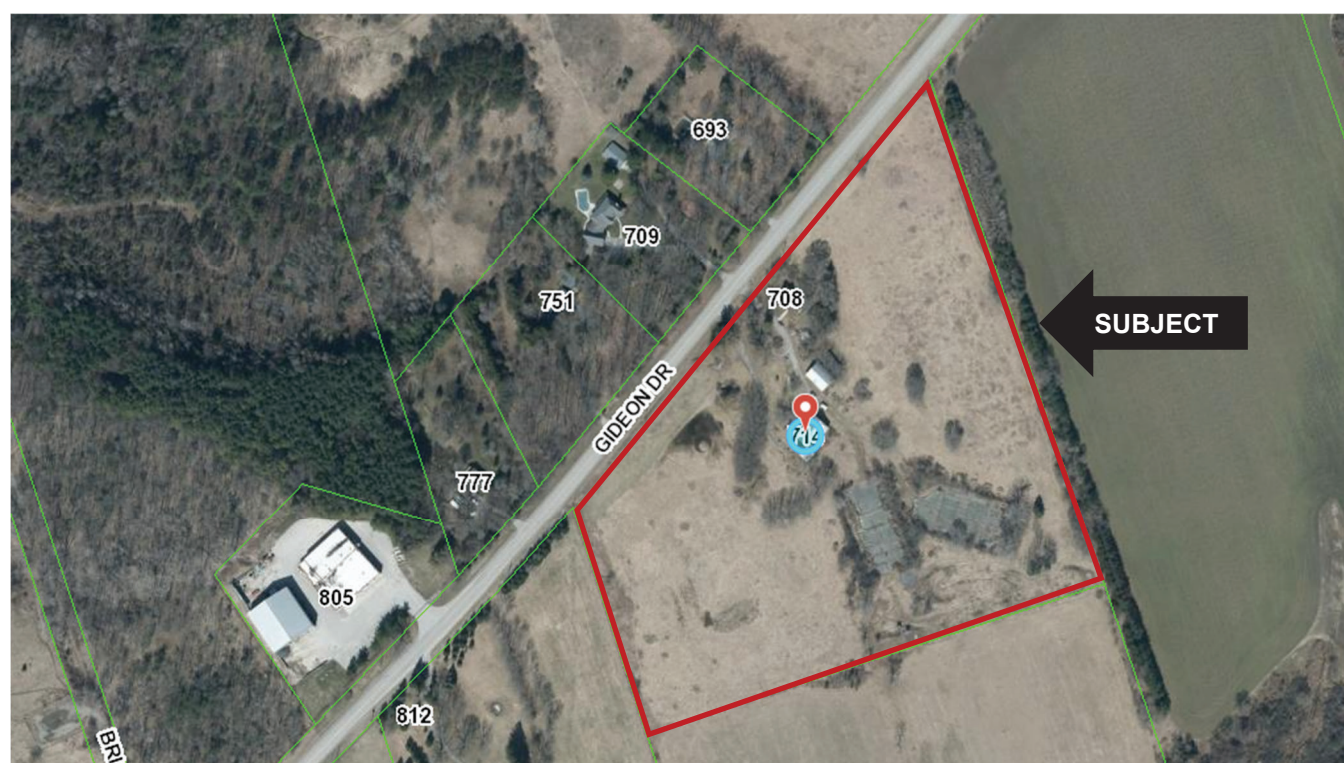
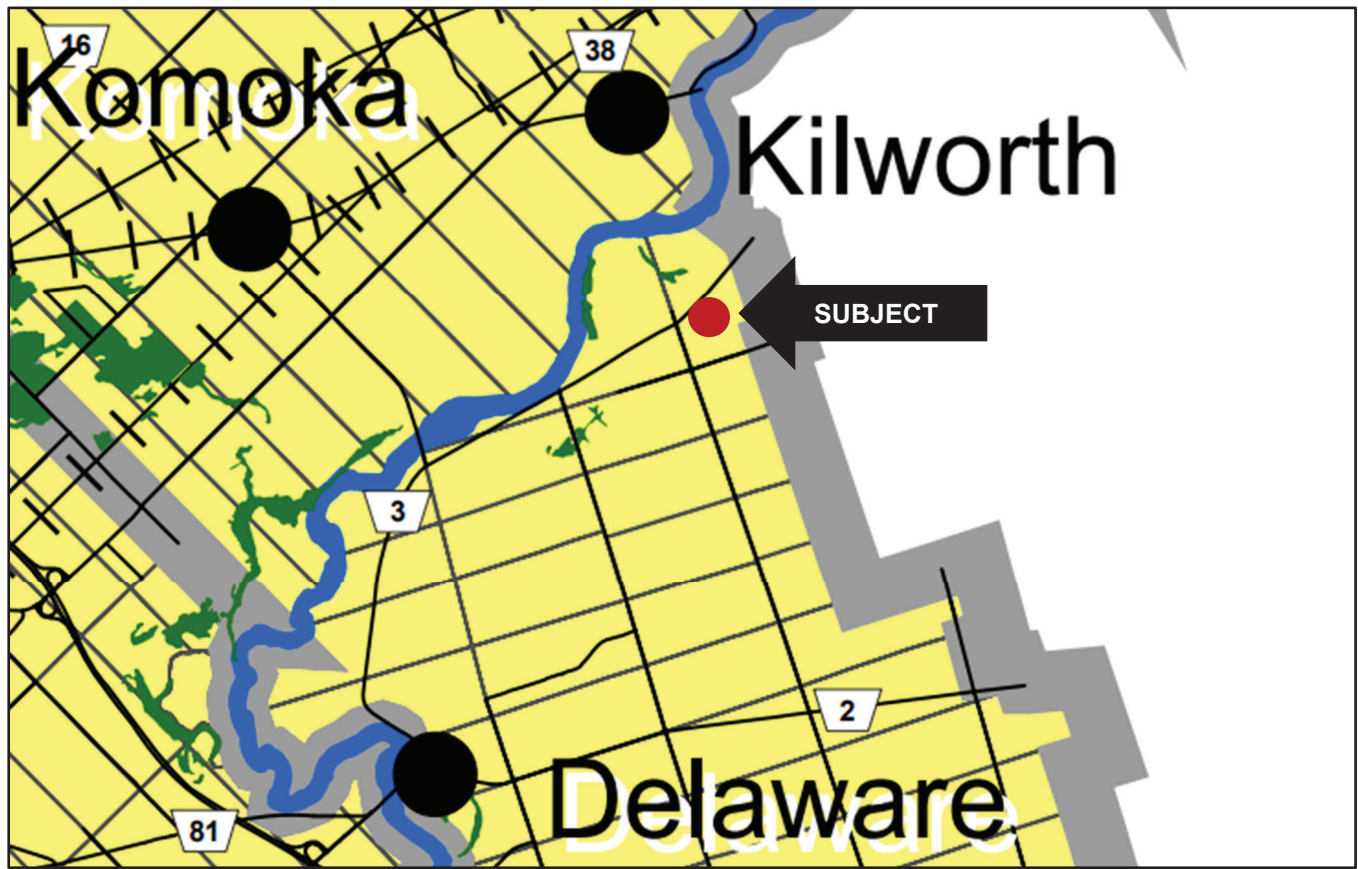
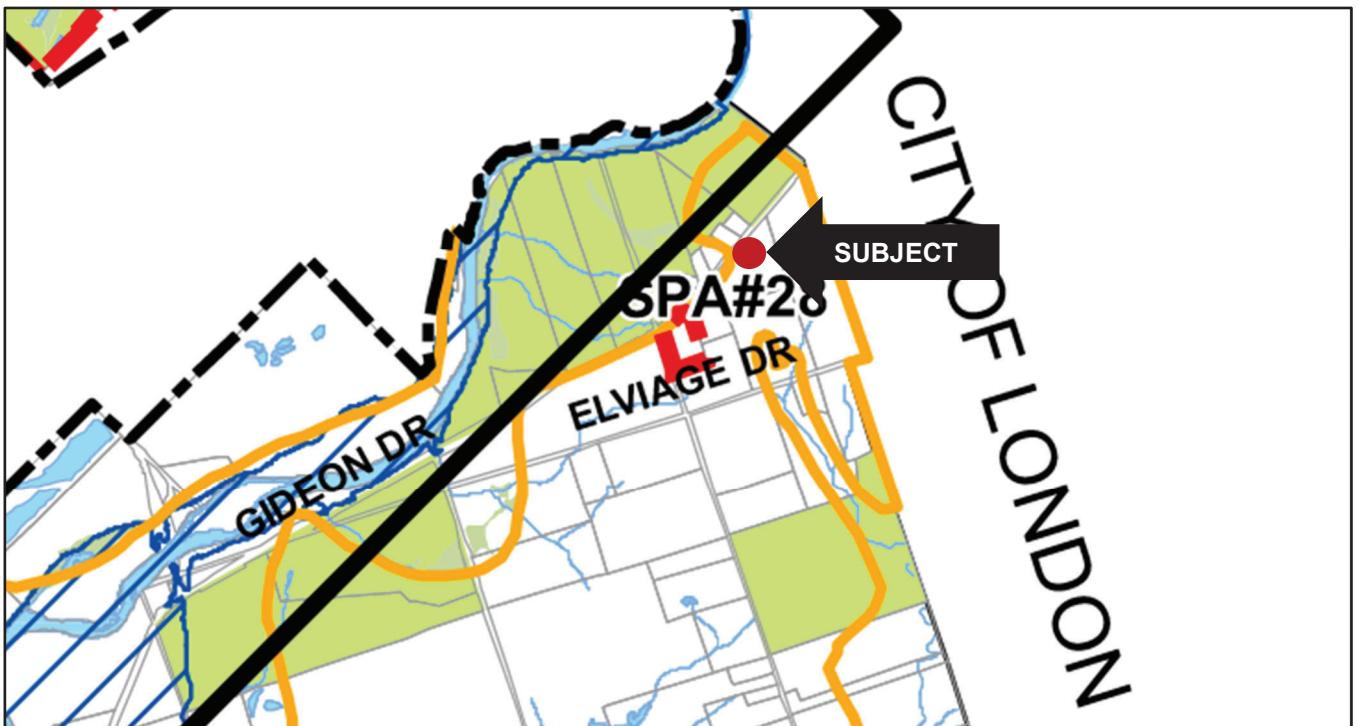


Figure 2. Aerial View of Subject Property (Source: Middlesex County)

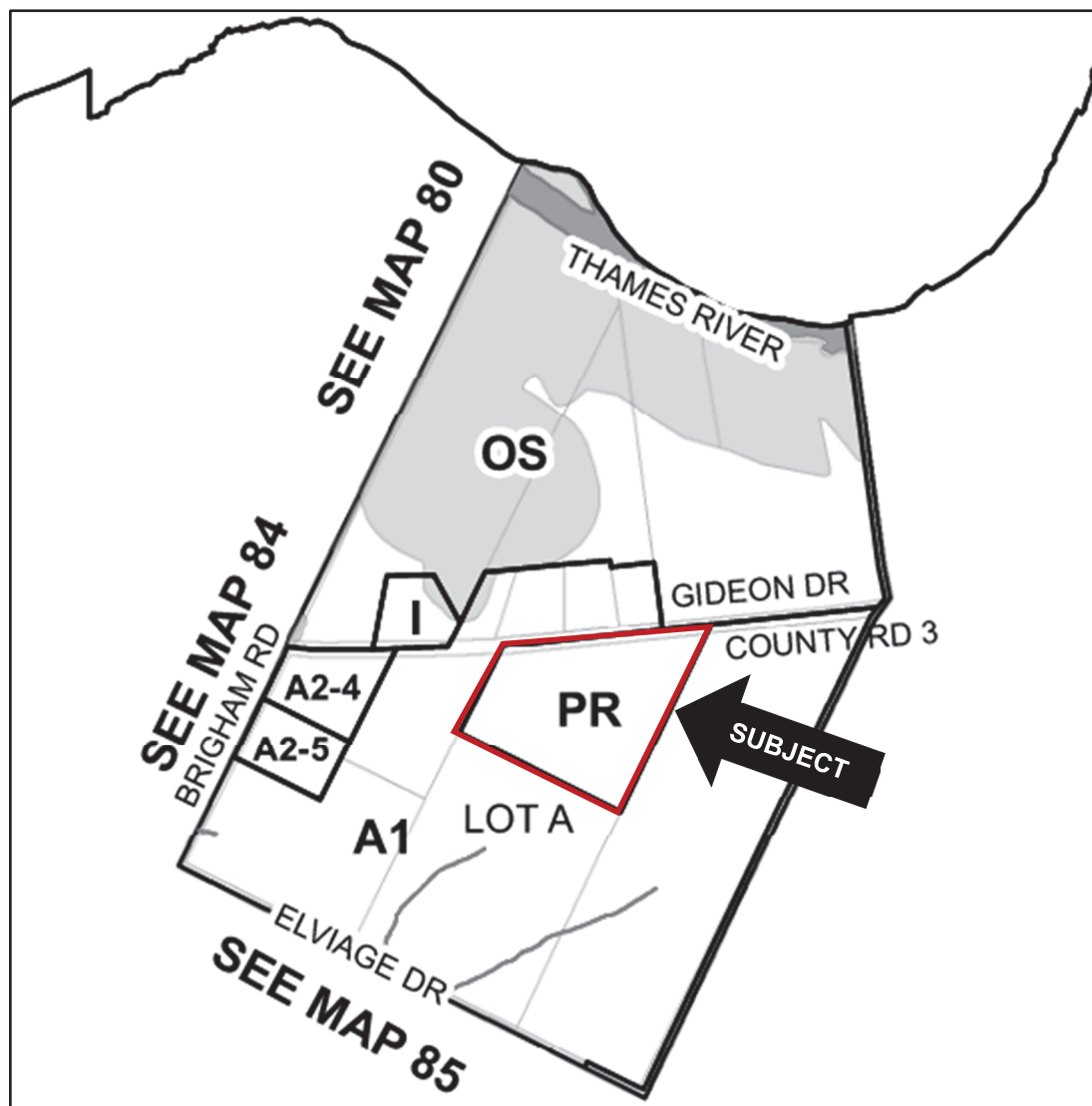




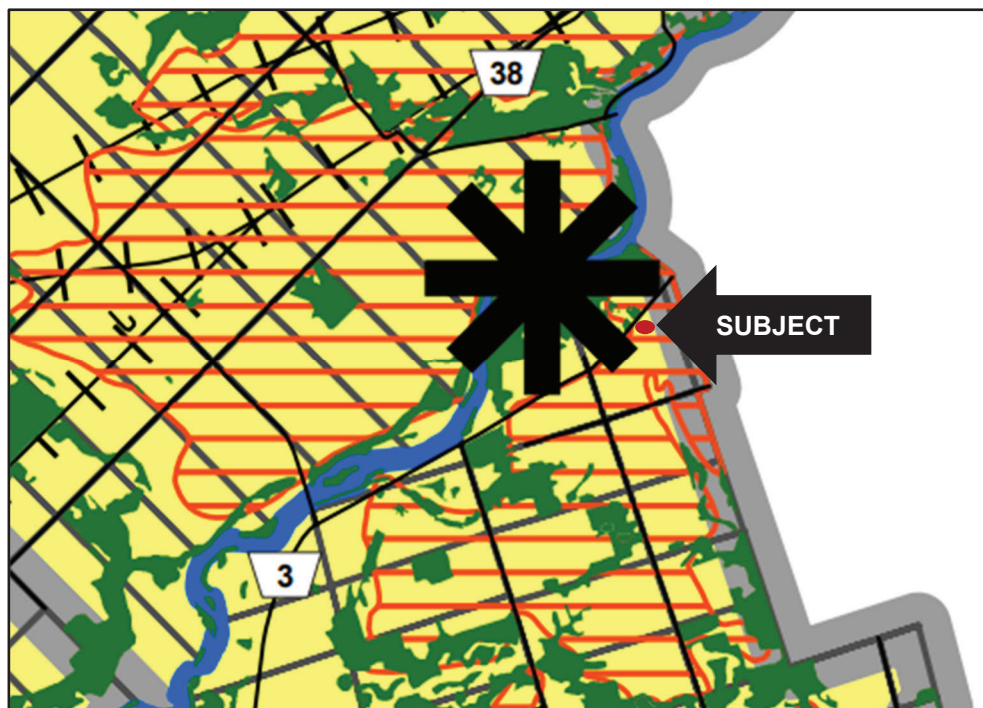
**Figure 3.** In-force County of Middlesex Official Plan land use designation - *Agricultural Areas* (Source: Schedule A Land Use)



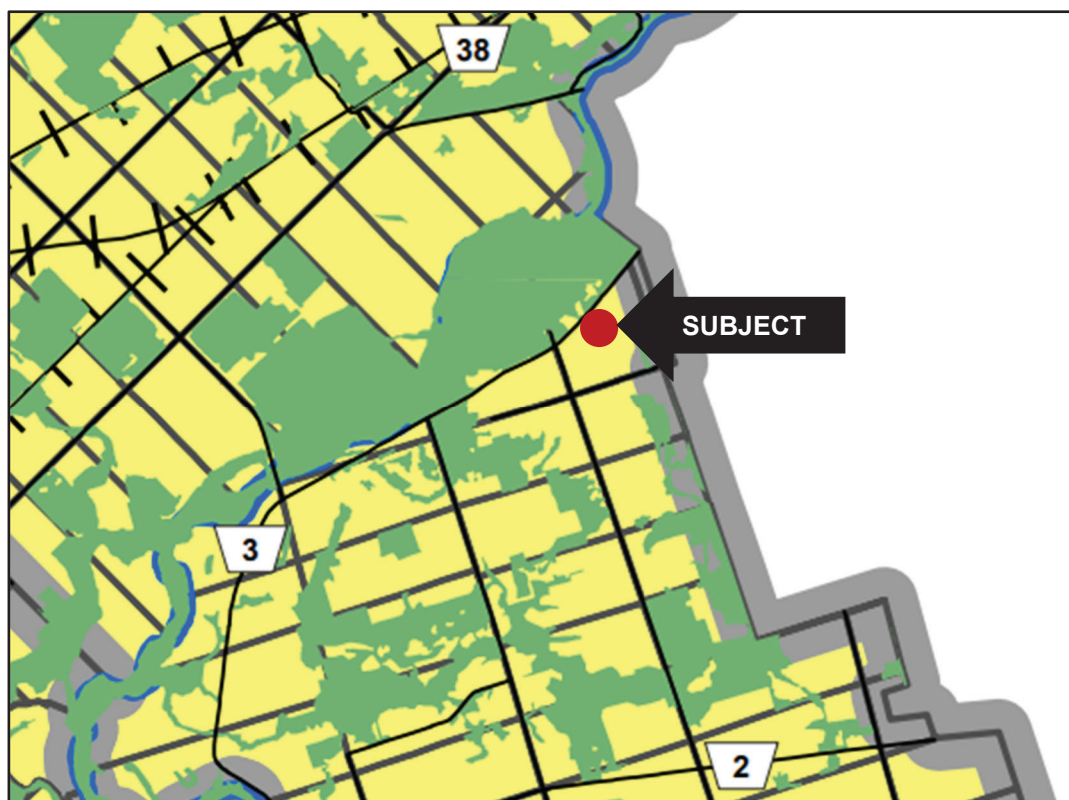
**Figure 4.** In-force Middlesex Centre Official Plan land use designation - *Agriculture* (Source: Schedule 'A' - Land Use Plan)



**Figure 5.** Existing zoning (Source: Middlesex Centre Zoning By-law)



**Figure 6.** In-force Middlesex County Official Plan natural features (Source: Schedule C Natural Heritage Features)



**Figure 7.** Council-adopted Middlesex County Official Plan natural heritage system (Source: Schedule C Natural Heritage System)



**APPENDIX B: PHOTOS #1-6**

**Photo No. 1.** View of Subject Property main access (driveway) across from Gideon Drive looking southeast – former residential building is to the left.





**Photo No.2.** View of one of the existing abandoned buildings previously home to the London West Racquet Club.





**Photo No. 3.** View of Subject Property looking north towards Gideon Drive.





**Photo No. 4.** View of one of the former tennis courts towards the southern portion of the Subject Property





**Photo No. 5.** View of northeastern portion of Subject Property abutting Gideon Drive.



**Photo No. 6.** View of Subject Property looking west.

March 17, 2023

SBM-22-2780

MCI Design Build Corp  
2081 Oxford St E  
London, ON, N5V 2Z7

Attn: MCI Design Build Corp  
Scott Masse, President

**Re: Servicing Feasibility Study  
Proposed Recreation Center and Medical Clinic  
708 & 714 Gideon Drive, Middlesex Center, Ontario**

## 1. INTRODUCTION

This Servicing Feasibility Study (Study) has been prepared by Strik, Baldinelli, Moniz Ltd. (SBM) to address the servicing feasibility for the Proposed Buildings and Recreation Center Development located at 708 & 714 Gideon Drive, Middlesex Center, Ontario. The site area is approximately 8.1 ha.

The subject land consists of one trapezoidal parcel located on the east side of Gideon Drive, as shown on the Site Plan prepared by MCI Design Build Corp. dated May 2022, enclosed. The site abuts the Gideon Drive Right-Of-Way (ROW) to the North, and agricultural lands to the east, west, and south. The Subject Property (former "London West Raquet Club and Driving Range") is currently improved with a vacant former residential building, six (6) accessory structures (e.g., sheds and barns), tennis and racquet courts, as well as former sports (e.g., soccer) fields. It is our understanding that the proposed development includes recreational center, medical building/clinic, outdoor recreation spaces, surface parking, landscape areas, and drive aisles.

This Study is to determine the adequacy of the existing City services in support of the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications for the proposed development.

Design requirements have been based on the Municipality of Middlesex Center Infrastructure Design Standards (IDS) Document (Revision 2, January 2018) and the current edition of the Ontario Building Code (OBC).

## 2. WATER SERVICING

It is our understanding that there is no municipal water main in the Gideon Drive ROW fronting this property; however, there is an existing municipal 600mm steel water main in the Brigham Rd. ROW and as



per preconsultation comments dated on October 19, 2022, the municipality is open to the developer extending the municipal water to the property.

## 2.1 Design parameters

The design parameters outlined below are based on the Municipality of Middlesex Center IDS, section 5.3, updated January 2018, and as per the Ministry of Environment Conservation and Parks (MECP) "Guidelines for the Design of Water Distribution Systems", chapter 3:

- An average domestic demand of 350 L/person per day.
- Commercial Area Allowance Average Flow=  $28\text{m}^3/(\text{ha} \cdot \text{d})$ , as per 3.4.3, commercial and institutional Water Demand, Guidelines for the Design of Water Distribution Systems.
- Population (assumed), 500-1000 to calculate peaking factors, as per table 3-1, Guidelines for the Design of Water Distribution Systems.
- Minimum water pressures to be maintained in the distribution system of:
  - Minimum of 140 kPa (20 psi) at maximum day demand flow plus fire flow
  - Minimum of 275 kPa (40 psi) at maximum hourly demand flow
  - Minimum of 275 kPa (40 psi) at average day demand flow
- Peaking factors of 2.75 for maximum day and 4.13 for maximum hour, as per table 3-1, Guidelines for the Design of Water Distribution Systems.
- Design Hydraulic Grade line (HGL) of 301.8m as per email from City of London (Aron Rozentals) on February 24, 2023.
- 72 hr water turnover for water quality as per the Municipality of Middlesex Center IDS.

## 2.2 Domestic Water Demand

The water demand was determined considering the proposed development area. Only the building areas were assumed (conservative since water turnover governs the design scenarios). Additionally, the commercial areas located at 848 and 805 Gideon Dr were considered as well as the 20 Low Density Residential Units, resulting in an average day flow of 0.716 L/s and a maximum day flow of 2.15 L/s (see calculations below).

The reservoir location used for the calculations is at the intersection of Woodhull Rd. and Elviage Dr., as provided by the City of London. the existing 600mm watermain on Elviage Dr. and Brigham Rd. is proposed to be downsized to a 350mm, and a new 300mm is proposed from the intersection of Brigham Rd. and Gideon Dr. to the proposed development (see sketch below)..

## 2.3 Water Demand for Fire Protection

The Municipality of Middlesex Center IDS states that the fire flow requirements on private property shall be determined in accordance with the OBC.

The water supply for Fire-Fighting for the proposed project was calculated to be 9,000L/min. Combined with the maximum day domestic demand of 129.1 L/min, the total water demand for the fire-fighting scenario is 9,129 L/min. Please see enclosed the water supply for Fire-Fighting calculations.

The total pressure loss in pipes of 30.71psi was calculated considering the proposed (350mm) watermain with an approximate length of 1400m from the reference reservoir located at Elviage Dr. and Woodhull Rd. to the Gideon Dr./Brigham Rd. intersection, and the proposed watermain (300mm) with an approximate length of 621.92m from the Gideon Dr./Brigham Rd. intersection to project site. Please see enclosed the watermain pressure loss calculations per Hazen-Williams methodology.

The Water pressure at the proposed property under the max day plus fire flow scenario, accounting for losses, is 198.09 kPa (28.73psi). As per section 5.3.1 of the Municipality of Middlesex Center IDS, the minimal residual pressure in a fire flow scenario shall not be less than 140 kPa (20 psi) at any hydrant lateral or fire service connection and that the maximum residual pressure shall not exceed 550 kPa (80 psi).

Section 5.3.7. of the Municipality of Middlesex Center IDS requires that the maximum velocity shall not exceed 2.4 m/s under all flow conditions. Under fire-flow + maximum day demand with 300mm and 350mm diameter watermain, the anticipated velocity was calculated to be 2.15 m/s and 1.58 m/s respectively. Refer to the water supply for Fire-Fighting calculations enclosed in this study.

Based on the current OBC requirements, a fire hydrant shall be located within 90 m from the proposed development; therefore, a new on-site hydrant(s) will be required. Location of hydrant(s) and fire-fighters' connection will be determined at the time of detailed design for Site Plan Approval (SPA)

## *2.4 Capacity Review*

In order to meet the velocity, pressure, and turnover requirements for the various flow scenarios (see below), the existing 600mm watermain on Elviage Dr. and Brigham Rd. is proposed to be downsized to a 350mm, and a new 300mm is proposed from the intersection of Brigham Rd. and Gideon Dr. to the proposed development.

As shown in the enclosed water supply for Fire-Fighting calculations, considering the Design Hydraulic Grade line (HGL) of 301.8m at the reservoir located in Elviage Dr., the fire flow demand requirements, and the maximum day domestic demand, the water pressure at the subject property (708 & 714 Gideon Drive) at the required flow of 9,129 L/min (fire flow + maximum day demand) will be approximately 28.73 psi. The final pressure in the sprinkler system will be calculated by the sprinkler system designer, for building permit application.

The water pressure during the the max. day plus fire flow scenario, is approximately 28.73 psi, which is larger than 20 psi and less than 80 psi, therefore the proposed water distribution system meets the Municipality of Middlesex Center IDS.

Water supply for Fire-Fighting and watermain pressure loss calculations show that the proposed water distribution system can provide the adequate fire flow protection for the proposed development.

## *2.5 Water Quality*

The volume and Turnover calculations were determined considering 621.95m length from Gideon Dr/Brigham Rd intersection to project site and 1400m length from the reservoir located on Elviage Dr to

Gideon Dr/Brigham Rd intersection, resulting in 2.89 days turnover, and as per the Municipality of Middlesex Center IDS (water quality) the maximum allowable turnover is 3 days (72 hours). See build-drawings enclosed.

### **3. SANITARY SERVICING**

Received record information revealed that there is no municipal sanitary sewer in the Gideon Drive ROW; therefore, an on-site septic system is required for sanitary servicing.

The design parameters outlined below are based on Sewage System Design Flows (OBC, section 8.2.1.3).

- 275 L/d per Doctor Office or Clinic was assumed one practitioner.
- 75 L/d per Doctor Office or Clinic was assumed one employee per 8 hour shift.
- 125 L/d per food Service (restaurant per seat)
- 125 L/d per Food Service (bar per seat)
- 0.75 L/d per Office Building
- 20 L/d per Stadiums (hockey Fields per seat)

Based on our preliminary Sewage System Sizing calculations enclosed, the sanitary sewage flow for the proposal development is 32,775 L/d. According to the Municipality of Middlesex Center IDS section 2.1.2., the daily flow of this development exceeds the maximum of 10,000 L/d for private wastewater system; therefore, the sewage system will be designed and constructed under the jurisdiction of the MECP. Detailed design and location will be provided at the time of detailed design for SPA.

### **4. STORM SERVICING AND STORMWATER MANAGEMENT**

Received record information revealed that there are no municipal storm sewers in the Gideon Drive ROW and the Bridham Rd, ROW As there are not know stormwater management (SWM) features existing on the site, site runoff discharges uncontrolled to the Municipal Drain to the east and south side, neighbouring property to the west and Gideon Dr. to the North.

#### **4.1 Pre-Development Conditions**

Pre-development conditions were obtained from the Topographic Survey provided by MCI, enclosed. As per the Colledge Drain Township of Delaware drawing dated Sep 1978, enclosed, the east side of the site (approx. 5.83ha) is considered tributary to the Colledge municipal Drain. The remainder of the site (approx. 2.3ha) drains uncontrolled to the west and north.

Under pre-development conditions, the east catchment (5.83ha) of the site is currently comprised by one residential dwelling, agricultural buildings, gravel and paved driveway areas and paved courts (from the former racquet club); on the other hand, under pre-development conditions. The west catchment area (2.3ha) of the site is currently comprised of open grassed area (former driving range). The total site area (8.1ha) has a net runoff coefficient (C-value) of 0.28. Please refer to Runoff Coefficient calculations, enclosed.

## 4.2 *Post-Development Conditions*

Post-development conditions were obtained from the Site Plan prepared by MCI Design-Build Corporation dated May 2022, enclosed. Under post-development conditions the subject site will consist of two new buildings (2-storey recreation center and a medical building clinic), outdoor recreation areas, parking lot, drive aisles, and landscaping areas. The enclosed Runoff Coefficient calculations show that under post-development conditions, the subject site has a runoff coefficient (C-value) of 0.47.

Due to an increase in impervious area due to site redevelopment, an increase in overland runoff is anticipated under post-development conditions. Therefore, SWM quantity controls will be required for this development to attenuate flows to pre-development levels. Post-development flows will be restricted to match pre-development levels for the 2-year through 250-year storm events. As per the enclosed SWM calcs, the required storage volume to meet the quantity control requirements for this development is 2,932.65 m<sup>3</sup>. Based on our preliminary review of the site, this storage volume can be provided on flat roofs of the proposed buildings and/or the surface of the proposed parking lot and open/landscaped areas. Detailed SWM calculations and grading design will be prepared at the time of detailed design for SPA.

## 5. **CONCLUSIONS AND RECOMMENDATIONS**

As there is no municipal water main in the Gideon Drive ROW; it is proposed to extend municipal water servicing to the property by replacing the existing 600mm watermain on Elviage Dr. and Brigham Rd. with a 350mm watermain and extend a new 300mm watermain on Gideon Rd. to the subject property.

Based on the above, the proposed water distribution system can provide the minimum required water supply flow rate under the fire flow plus maximum day demand scenario and water quality turnover under the average day domestic demand scenario; therefore, there is adequate water supply available for the proposed development.

There is no existing sanitary sewer; therefore, on-site sewage system is proposed for sanitary servicing. Based on our preliminary design calculations, the sewage system will be designed and constructed under the jurisdiction of the Ministry of the Environment.

Due to the proposed redevelopment, there is anticipated to be an increase in runoff; therefore, SWM quantity controls will be provided to restrict runoff to the existing outlet(s) to pre-development levels.

Based on the above, the proposed redevelopment can be provided with adequate water, sanitary, and storm water servicing. Therefore, we recommend, from a site servicing perspective, that the proposed OPA and ZBA be granted.

## 6. **LIMITATIONS**

This Study was prepared by SBM for MCI Design Build Corp, the Municipality of Middlesex Centre and the City of London. Use of this study by any third party, or any reliance upon its findings, is solely the responsibility of that party. SBM accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions undertaken as a result of this study. Third party use of this Study,



without the express written consent of the Consultant, denies any claims, whether in contract, tort, and/or any other cause of action in law, against the consultant.

All findings and conclusions presented in this Study are based on site conditions as they appeared in the information presented to SBM and related to in this document. This Study is not intended to be exhaustive in scope, or to imply a risk-free development. It should be recognized that the passage of time may alter the opinions, conclusions, and recommendations provided herein.

The design was limited to the documents referenced herein and SBM accepts no responsibility for the accuracy of the information provided by others. All designs and recommendations presented in this Study are based on the information available at the time of the review.

This document is deemed to be the intellectual property of SBM in accordance with Canadian copyright law.

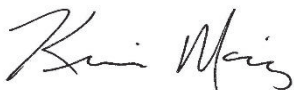
## 7. CLOSURE

We trust this Brief meets your satisfaction. Should you have any questions or require further information, please do not hesitate to contact us.

Respectfully submitted,

**Strik, Baldinelli, Moniz Ltd.**

Planning • Civil • Structural • Mechanical • Electrical



Kevin Moniz, P.Eng,  
Principal



Javier Vinazco, EIT  
Civil EIT

Encl: Site Plan and building drawings prepared by Design-Build Corporation, dated October 2021  
Colledge Drain Township of Delaware drawing, Spriet Associates, dated Sep 1978  
Sketch with proposed development and College Drain included  
Topographic Survey provided by MCI  
Record drawing of the watermain on Brigham Rd  
Water main proposed  
Domestic Water Demand Calculations  
Water Supply Fire-Fighting Calculations  
Watermain Pressure Loss Calculations  
Sewage System Design Calculations  
Preliminary SWM Calculations

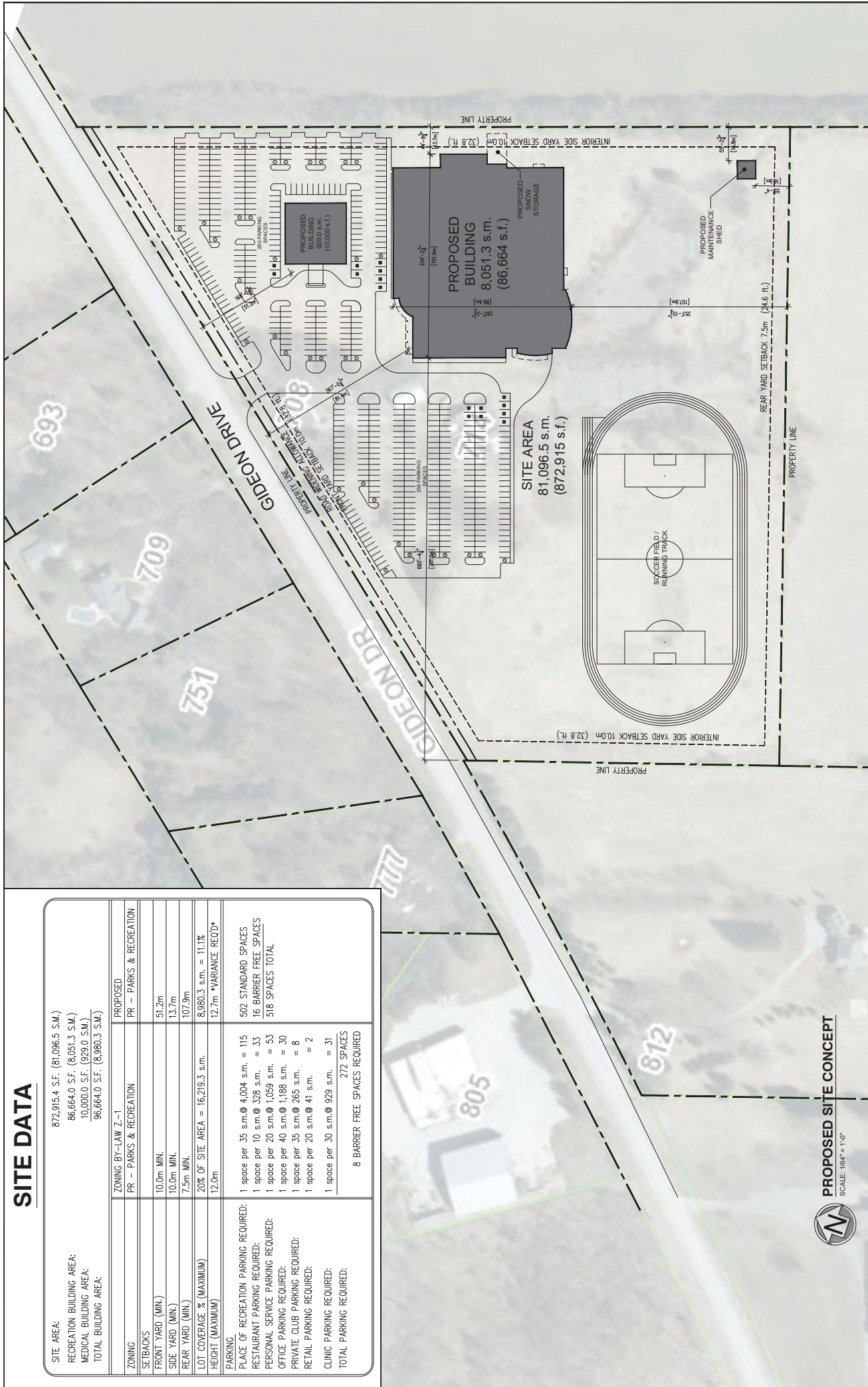
Site Plan and building drawings prepared by MCI, dated October 2021 (3pages)  
Colledge Drain Township of Delaware drawing, Spriet Associates, dated Sep 1978  
Sketch with proposed development and College Drain included  
Topographic Survey provided by MCI  
Record drawing of the watermain on Brigham Rd

# SITE DATA

<b>SITE AREA:</b> RECREATION BUILDING AREA: 86,664.0 S.F. (8,096.5 S.M.) MEDICAL BUILDING AREA: 10,000.0 S.F. (929.0 S.M.) TOTAL BUILDING AREA: 96,664.0 S.F. (8,980.3 S.M.)		<b>PROPOSED</b> PR - PARKS & RECREATION	
<b>ZONING</b>	PR - PARKS & RECREATION		
<b>SETBACKS</b>			
FRONT YARD (MIN.)	10.0m MIN.	51.2m	
SIDE YARD (MIN.)	10.0m MIN.	13.7m	
REAR YARD (MIN.)	7.5m MIN.	107.9m	
<b>LOT COVERAGE % (MAXIMUM)</b>	20% OF SITE AREA = 16,219.3 s.m.	8,980.3 s.m. = 11.1%	
<b>HEIGHT (MAXIMUM)</b>	12.0m	12.7m *VARIANCE REQ'D*	
<b>PARKING</b>			
PLACE OF RECREATION PARKING REQUIRED:	1 space per 35 s.m. @ 4,004 s.m. = 115	502 STANDARD SPACES	
RESTAURANT PARKING REQUIRED:	1 space per 10 s.m. @ 328 s.m. = 33	16 BARRIER FREE SPACES	
PERSONAL SERVICE PARKING REQUIRED:	1 space per 20 s.m. @ 1,059 s.m. = 53	518 SPACES TOTAL	
OFFICE PARKING REQUIRED:	1 space per 40 s.m. @ 1,188 s.m. = 30		
PRIVATE CLUB PARKING REQUIRED:	1 space per 35 s.m. @ 265 s.m. = 8		
RETAIL PARKING REQUIRED:	1 space per 20 s.m. @ 41 s.m. = 2		
CLINIC PARKING REQUIRED:	1 space per 30 s.m. @ 929 s.m. = 31		
<b>TOTAL PARKING REQUIRED:</b>	<b>272 SPACES</b>		
	8 BARRIER FREE SPACES REQUIRED		



**PROPOSED SITE CONCEPT**  
SCALE: 1/8" = 1'-0"

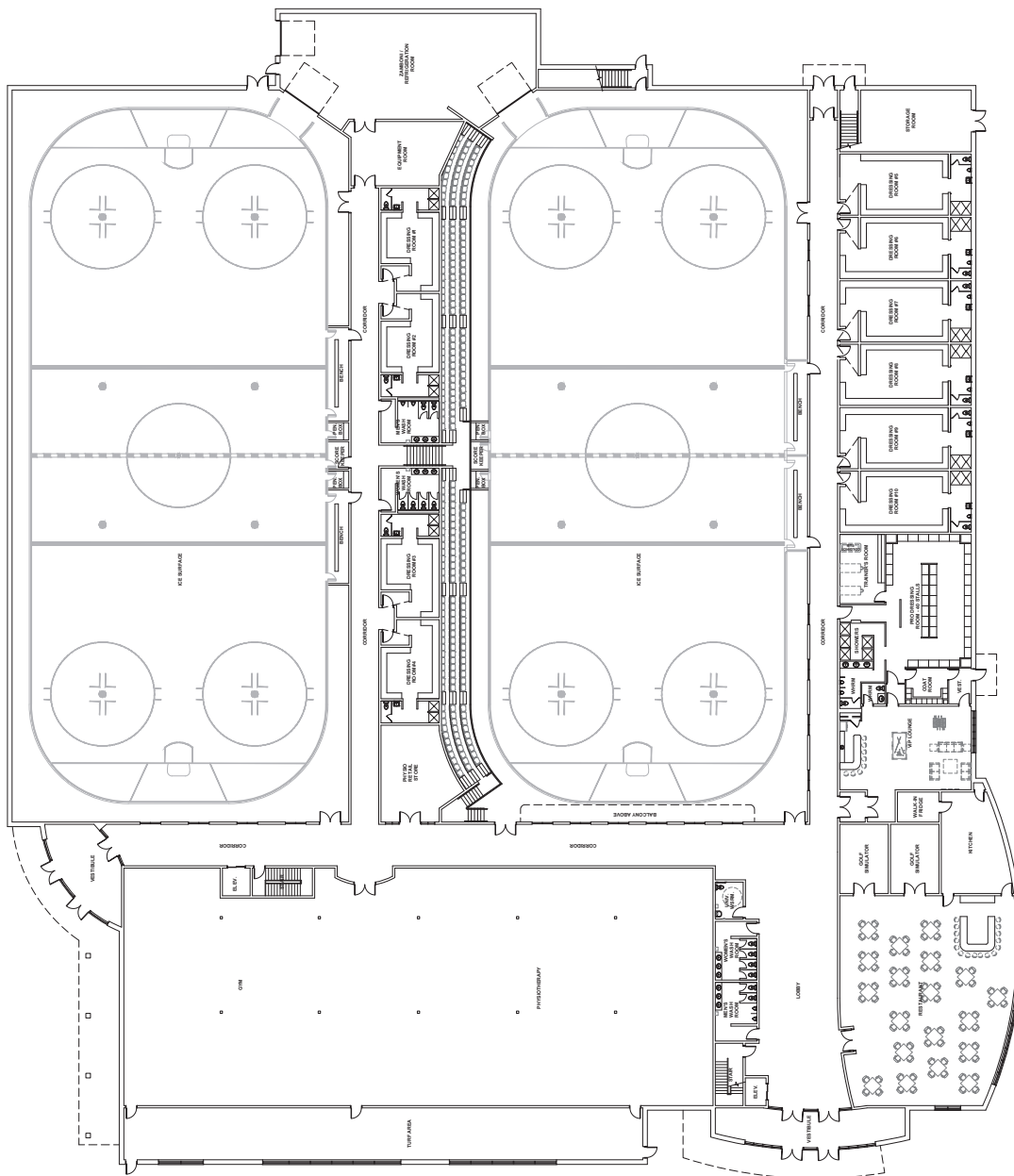


**PRELIMINARY**

**Proposed Site Concept**

Proposed Building  
Dr. Chris Chant  
10/15/2020

SP1



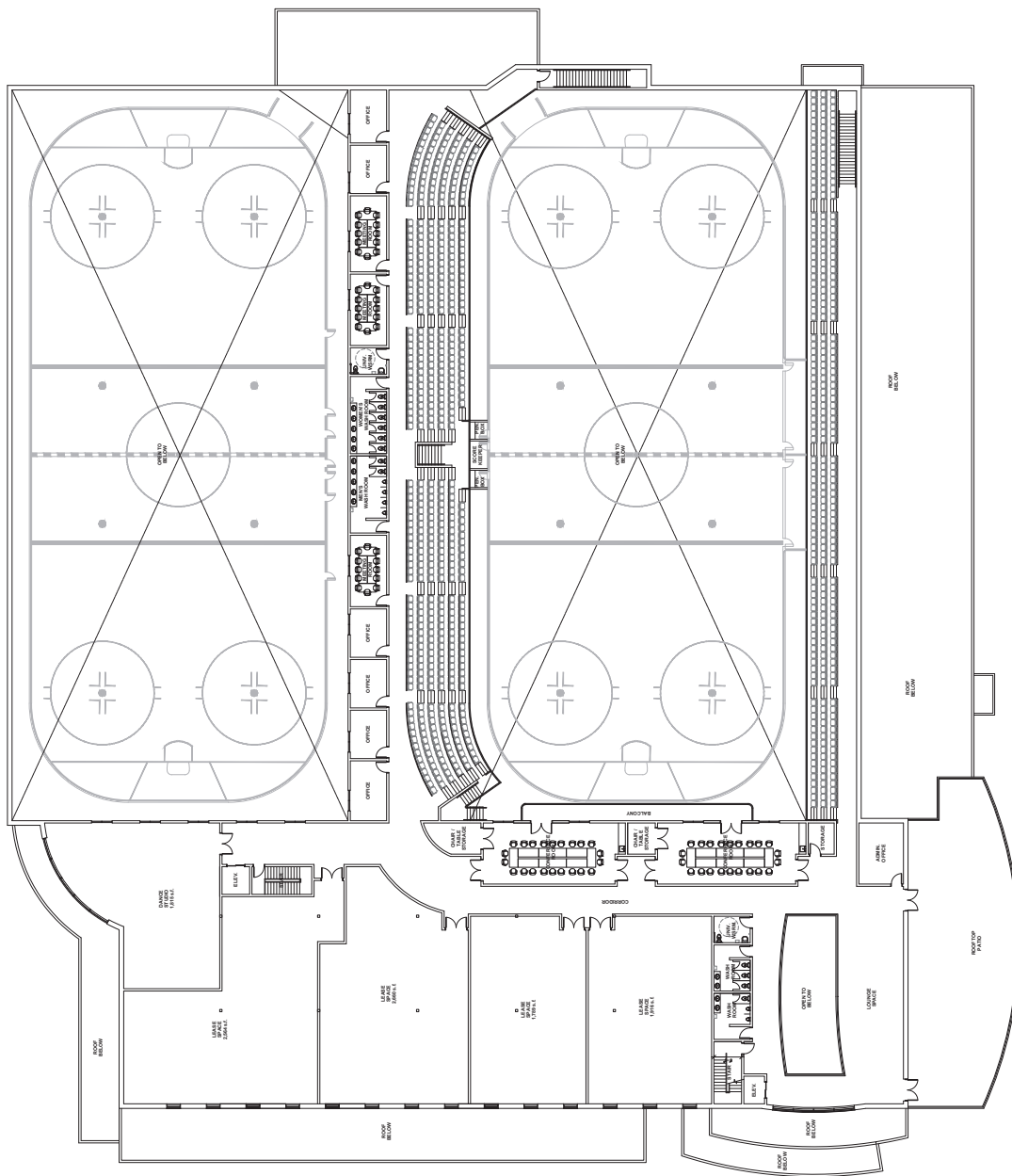
**PROPOSED GROUND FLOOR PLAN**

SCALE: 1/16" = 1'-0"

[illegible]

PRELIMINARY

**NEC**  
**DESIGN-BUILD CORPORATION**  
3601 CORPORA STREET, F.E. LONGFORD, ONT. TEL: 519/463-5670



**PROPOSED SECOND FLOOR PLAN**

[illegible]

PRELIMINARY

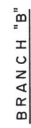
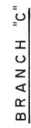
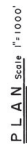


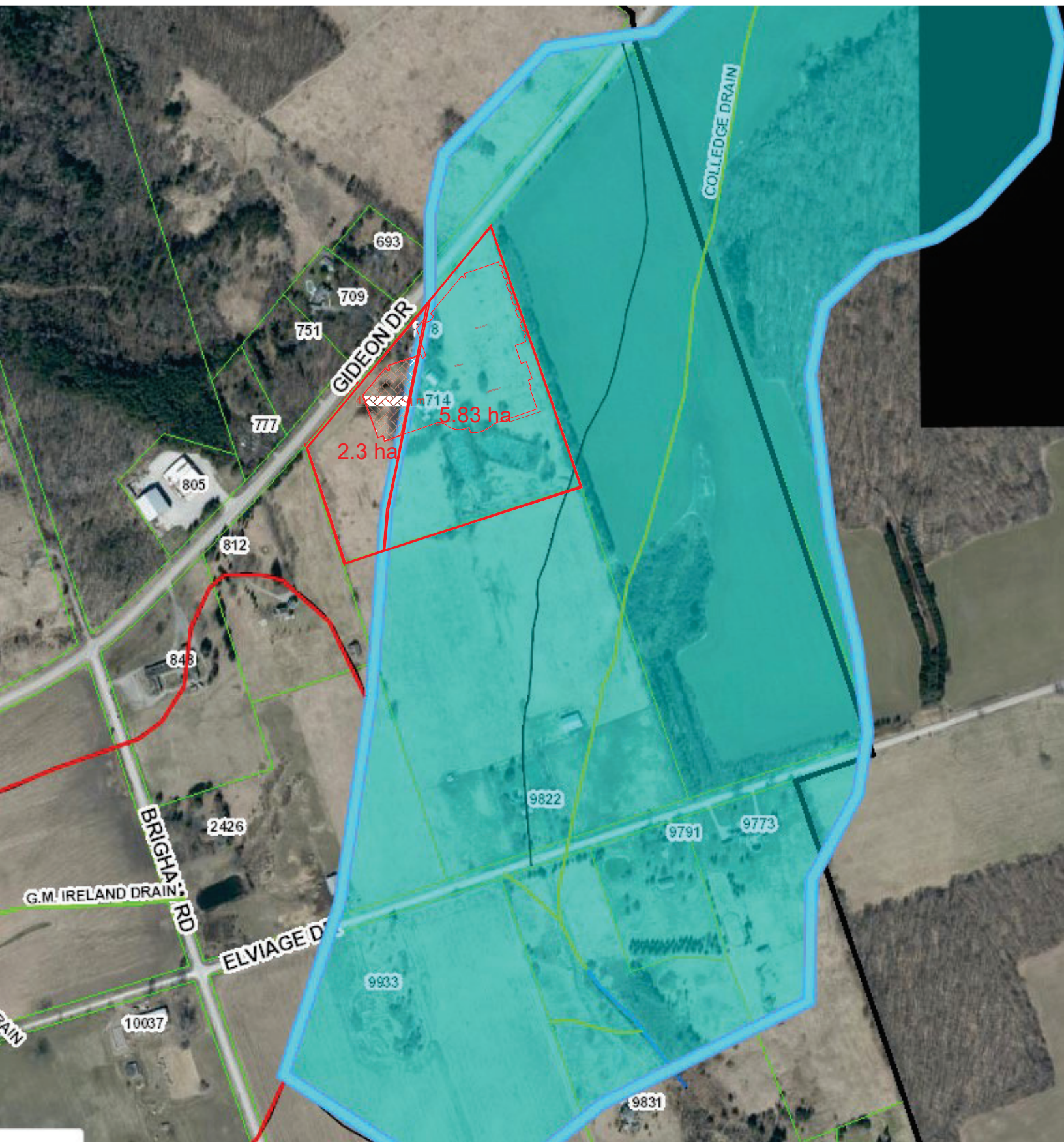
**NBS**  
DESIGN-BUILD CORPORATION  
3821 COWPOD STREET T.F. LONGBOON ON TEL 919 463 9070



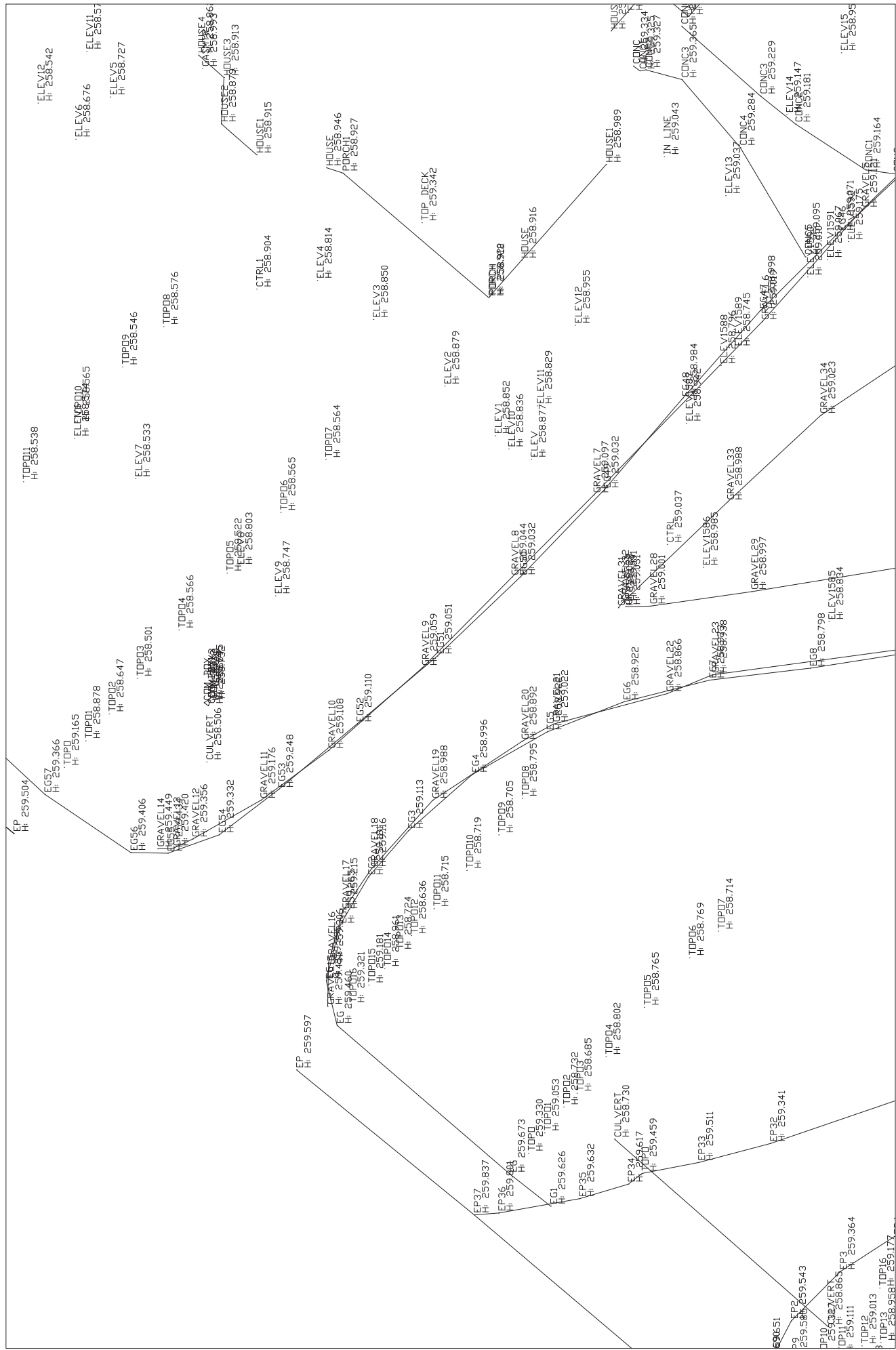


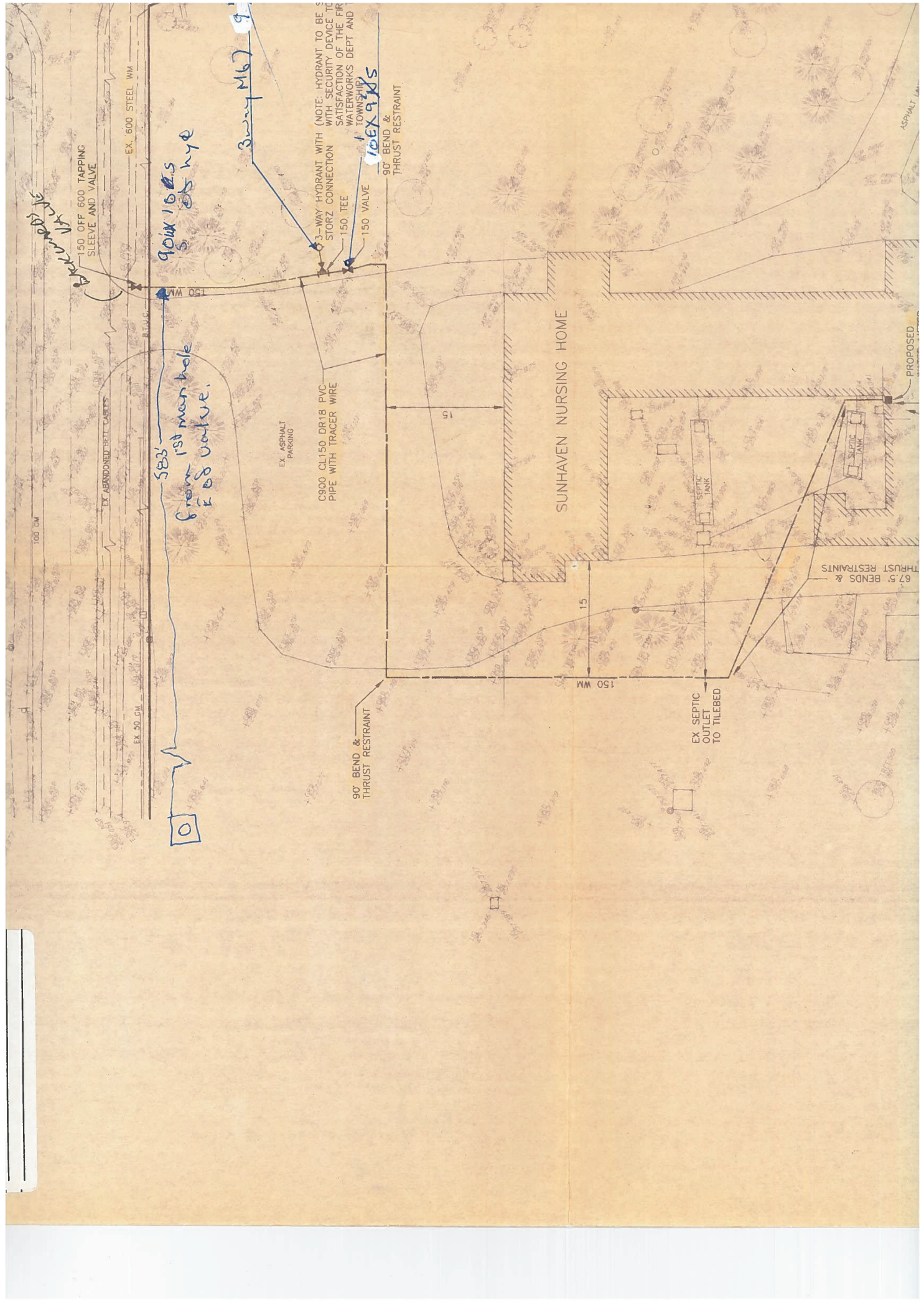
- 1) EXACT LOCATION OF NEW TIE MAIN TO BE VERIFIED IN FIELD BY DRAINAGE COMMISSIONERS.
- 2) STAINING 2 1/2' CATCHBASINS W/ALONG MTC TYPE DD-T624 WITH FRAME AND GATE TO BE MTC TYPE DD-705 OR APPROVED EQUAL.
- 3) STANDARD 26"2' DITCH INLET CATCHMAIN TO BE MTC TYPE DD-T614 WITH GATE SLOPE 2:1 GRATE TO BE MTC TYPE DD-T610-A OR APPROVED EQUAL.
- 4) CONTRACTOR TO INVESTIGATE LOCATION AND LOCATION OF WATERMAIN AND GAS MAINS ON TOWNSHIP ROAD BEFORE COMMENCING WORK. NOTIFY PHC AND UH WITH SPECIFICATIONS.
- 5) CLEARING STA. 3617.40 TO 3618.00 AND STA. 3619.00 TO 3640.00 AS PER SPECIFICATIONS.
- 6) DRAIN TO BE KEPT 4.0' NORTH OF EXISTING ROAD TO ALLOW FOR FUTURE FOR AREA STA. 3619.00

[illegible]









Water main proposed





## Domestic Water Demand Calculations





PLANNING • CIVIL • STRUCTURAL • MECHANICAL • ELECTRICAL

**LONDON LOCATION**  
1599 Adelaide St. N., Units 301 & 203  
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P: 519-471-6667

www.sbmltd.ca

**KITCHENER LOCATION**  
1415 Huron Rd., Unit 225  
Kitchener, ON N2R 0L3  
P: 519-725-8093

sbm@sbmltd.ca

## DOMESTIC WATER DEMAND, VELOCITY, AND TURNOVER CALCULATION

DATE: March 15, 2023  
JOB NO.: SBM-22-2780

Client: MCI Design Build Corp  
Project: Proposed Recreation Center and Medical Clinic  
Location: 708 & 714 Gideon Drive, Middlesex Center, Ontario

### DEMAND CALCULATION

Residential Avg. Day Demand = 350 L/day/cap 5.3.2  
Residential Avg. Day Demand = 0.004050926 L/s/cap  
Max. Day Peaking Factor = 3.5  
Max. Hour Peaking Factor = 7.8  
Low Density Residential = 3 p/Unit  
\*Commercial Area Allowance Average Flow = 28m3/(ha\*d) = 28000.0 L/day/ha 3.4.3, DGDWS  
Max. Day Peaking Factor = 2.75 Table 3-1: Peaking Factors  
Max. Hour Peaking Factor = 4.13 Table 3-1: Peaking Factors

Project Site	Units/Area (ha)	Population	Avg. Day (L/s)	Max. Hour (L/s)	Max. Day (L/s)
Institutional Project Site Area	0.9		0.29	1.19	0.79
Total			0.29	1.19	0.79
					47.59 L/min

Location	Units/Area (ha)	Population	Avg. Day (L/s)	Max. Hour (L/s)	Max. Day (L/s)
848 Gideon Area	0.3		0.09	0.36	0.24
805 Gideon area	0.3		0.10	0.40	0.27
Low Density Residential	20.0	60	0.243	1.90	0.85
Total			0.43	2.66	1.36
			0.716		81.52 L/min

Total max Day Demand = 129.11 L/min  
2.15 L/sec

\*Refer to MOECC "The Design Guidelines for Drinking-Water Systems" (2008)

### VELOCITY CALCULATION

Diameter (mm)	Demand (L/s)	Velocity (m/s)
300	1.19	0.017
350	2.66	0.028

Maximum allowable velocity of 1.5 m/s under maximum hour domestic flow conditions as per Section 4.3.5 of the City Middlesex Centre, Infrastructure Design Standards..

### VOLUME CALCULATION

Diameter (mm)	Length from Gideon Dr/Brigham Rd intersection to project site	Volume (Litres)
300	621.95	43963.05
350	1400.00	134695.79
Total		178658.84

### TURNOVER CALCULATIONS

Average Day Demand (L/s)	Volume (L)	Hours	Days
0.72	178658.84	69.292	2.89

Maximum allowable turnover of 3 days (72 hours) under average flow conditions as per Section 7.3.6 of the Municipality of Middlesex Center Infrastructure Design and Standards Manual (IDS)

## Water Supply Fire-Fighting Calculations



## Water Supply for Fire-Fighting Calculations

	For data entry
	Calculated, not for data entry

DATE: March 15, 2023  
JOB NO.: SBM-19-2024

Client: MCI Design Build Corp  
Project: Proposed Recreation Center and Medical Clinic  
Location: 708 & 714 Gideon Drive, Middlesex Center, Ontario

$$Q = K * V * S_{Tot}$$

Building Classification (3.1.2.1):	A-3
Type of Construction:	Noncombustible
K (Table 1):	22
Building Area, m <sup>2</sup> :	8051.30
Building Height, m:	15.00
Building Volume, m <sup>3</sup> :	120769.50

$$S_{Tot} = 1.0 + (S_{side1} + S_{side2} + S_{side3} + S_{side4})$$

S <sub>side1</sub> (Figure 1) =	0.00	(North)
S <sub>side2</sub> (Figure 1) =	0.00	(East)
S <sub>side3</sub> (Figure 1) =	0.00	(South)
S <sub>side4</sub> (Figure 1) =	0.00	(West)
S <sub>Tot</sub> =	1.00	
S <sub>Tot</sub> < or = 2, therefore S <sub>Tot</sub> =	1.00	

$$Q, L = 2656929$$

$$\text{Required Supply Flow Rate, L/min (Table 2)} = 9000$$

Maximum day domestic demand (as per separate calculation sheet)	2.15	L/sec
	129.00	L/min

$$\text{Required Supply Fire Flow + Maximum Day Demand, L/min} = \begin{matrix} 9129 \\ 152 \end{matrix} \quad \text{L/s}$$

$$\begin{aligned} \text{**HGL from City of London (Low Level System)} &= 301.80 \text{ m} \\ \text{Approximate Elevation of Proposed Connection to Hydrant} &= 260.00 \text{ m} \end{aligned}$$

$$\text{Water Pressure at service entrance Under Firefighting Conditions} = 41.80 \text{ m head (59.44 psi, 409.81 kPa)}$$

Therefore, water supply pressure at the proposed property under fire flow conditions accounting for losses = 409.81 kPa - 102.93 kPa - 108.79 kPa = 198.09 kPa (28.73 psi)

\*Refer to attached Domestic Water Demand calculation.

\*\*Refer to attached Watermain Pressure Loss Calculations

## Watermain Pressure Loss Calculations

## Watermain Pressure Loss Calculations

DATE: March 15, 2023  
JOB NO.: SBM-22-2780  
Client: MCI Design Build Corp  
Project: Proposed Recreation Center and Medical Clinic  
Location: 708 & 714 Gideon Drive, Middlesex Center, Ontario

For data entry  
Calculated, not for data entry

Pressure Loss in 350mm pipe, from Reservoir located at Elviage Dr. to Guideon Dr/Brigham Rd intersection, Total distance 1,400m

### Pressure in Main

Starting Pressure Head at Elviage Dr/Westdel Bourne intersection without pressure loss 409.81 kPa

Refer to Water Supply for Fire-Fighting Calculations

### Pressure Loss in 350mm Service

Friction Losses Through Pipe Fitting in Terms of Equivalent Length of Pipe:

\*\*TEE (2x30.10 ft)

Length of pipe (m)

l = total length of pipe, including additional length due to loss in fittings

\*\*\*c = Hazen-Williams roughness constant

q = volume flow (L/s) [refer to fire-fighting demand calculations]

d = inside or hydraulic diameter (mm)

### Calculated Pressure Loss

f = friction head loss in mm of water per 100 m of pipe (mm H<sub>2</sub>O per 100 m pipe)

f = friction head loss in kPa per 100 m of pipe (kPa per 100 m pipe)

Head loss (mm H<sub>2</sub>O)

Head loss (kPa)

18.35 m  
1400 m  
1418.35 m  
120  
152.2  
350 mm

Distance from Reservoir located at Elviage Dr. to Guideon Dr/Brigham Rd intersection

Refer to Middlesex Center, Infrastructure Design Standards, section 5.3.3

Refer to Water Supply for Fire-Fighting Calculations

-781.84  
-7.67  
-11089.21  
-108.79 or -15.78 psi

### Calculated Flow Velocity

v = flow velocity (m/s)

1.58

\*\*\*\*Less than 2.4 m/s as per section 5.3.7, Middlesex Center Design Standards.

Final Pressure at the proposed building accounting for pressure loss (kPa) 301.02 or 43.66 psi

## Watermain Pressure Loss Calculations

DATE: March 15, 2023  
JOB NO.: SBM-22-2780

Client: MCI Design Build Corp  
Project: Proposed Recreation Center and Medical Clinic  
Location: 708 & 714 Gideon Drive, Middlesex Center, Ontario

For data entry  
Calculated, not for data entry

Pressure Loss in 300mm pipe, From Gideon Dr/Brigham Rd intersection to project site, Total distance 621.95m

**Pressure in Main**  
Starting Pressure Head at Gideon Dr/Brigham Rd intersection accounting for losses 301.02 kPa

\*Refer to attached Watermain Pressure Loss Calculations for 350mm

### Pressure Loss in 300mm Service

Friction Losses Through Pipe Fitting in Terms of Equivalent Length of Pipe:

\*\*Valve (2x4.56 ft)

\*\*TEE (1x30.10 ft)

Length of pipe (m)

l = total length of pipe, including additional length due to loss in fittings

\*\*\*c = Hazen-Williams roughness constant

q = volume flow (L/s) [refer to fire-fighting demand calculations]

d = inside or hydraulic diameter (mm)

### Calculated Pressure Loss

f = friction head loss in mm of water per 100 m of pipe (mm H<sub>2</sub>O per 100 m pipe)

f = friction head loss in kPa per 100 m of pipe (kPa per 100 m pipe)

Head loss (mm H<sub>2</sub>O)

Head loss (kPa)

2.78	m
9.17	m
621.95	m
633.90	m
120	
152.2	
300	mm

\*\*Refer to NFPA 1142, Table I.1 (c)

Distance from Gideon Dr/Brigham Rd intersection to project site

\*\*\*Refer to the Municipality of Middlesex Center (IDS), section 5.3.3

\*\*\*\* Refer to Water Supply for Fire-Fighting calculations

-1655.19
-16.24
-10492.23
-102.93

or -14.93 psi

### Calculated Flow Velocity

v = flow velocity (m/s)

2.15
------

\*\*\*\*\*Less than 2.4 m/s as per the Municipality of Middlesex Center (IDS), section 5.3.7

Final Pressure at the proposed building for sprinklers accounting for pressure loss (kPa) 198.09 or 28.73 psi



## Sewage System Design Calculations

## Sewage System Sizing Calculations (OBC)

	For data entry
	Calculated, not for data entry

DATE:	March 15, 2023
JOB NO.:	SBM-22-2780

Client:	MCI Design Build Corp
Project:	Proposed Recreation Center and Medical Clinic
Location:	708 & 714 Gideon Drive, Middlesex Center, Ontario

### DAILY SEWAGE FLOW (Based on Sewage System Design Flows), OBC, Section 8.2.1.3

Facility	Number	Volume, Litres	Calculated Flow L/day
Clinic, Doctor Office			
Partitioner	1	275	275.0
Employee	1	75	75.0
Food service operations, (per seat)			
Restaurant (1), 76 seats	76	125	9500.0
Bar (2), 24 seats	24	125	3000.0
Office Building			
Second floor Offices	7	0.75	5.3
Stadiums, (per seat)			
Hockey fields (2)	996	20	19920.0
<b>TOTAL</b>			<b>32775.3</b>

As per table 8.2.1.3.A, Sewage System Design Flow. OBC, Minimum Septic Tank Size (L) in non-residential Occupancies = 3 * Daily Flow = 3 * 32775.25	<b>98325.75</b>
--	-----------------

\*Since the total design capacity is greater 10,000 litres per day falls under the jurisdiction of MECP

\*\*Refer to Site Plan prepared by MCI Design-Build Corporation, Drawing A1,A2 dated October, 2021

## Preliminary SWM Calculations

## SWM Calculations

DATE: March 16, 2023  
JOB NO.: SBM-22-2780

Client: MCI Design Build Corp  
Project: Proposed Recreation Center and Medical Clinic  
Location: 708 & 714 Gideon Drive, Middlesex Center, Ontario

### PRE-DEVELOPMENT CONDITIONS

#### PRE-DEVELOPMENT FULL SITE:

	Area (ft <sup>2</sup> )	C	A*C
Total Area:	81370		
Building Area:	1113.36	0.9	1002.02
Asphalt:	7513.79	0.9	6762.41
Concrete:	0.00	0.9	0.00
Gravel:	841.20	0.7	588.84
Landscaped/Open:	71901.65	0.2	14380.33
Totals:	81370.00		22733.61
$C_{eq} = \text{Sum}(A^*C)/\text{Sum}(A) =$	0.28		

#### 3 CHICAGO RAINFALL DISTRIBUTION PARAMETERS\*

Return Period (years)	A	B	C
2	1290.000	8.500	0.860
5	1183.740	7.641	0.838
10	1574.382	9.025	0.860
25	2019.372	9.824	0.875
50	2270.665	9.984	0.876
100	2619.363	10.500	0.884
250	3048.220	10.030	0.888

Intensity  $i = A/(t+B)^C$  (mm/hr)

#### 100 Year Pre-Development Area Flows

$C = 0.28$   
Time to concentration  $t_c = 19$  min  
Intensity,  $i$  (@  $t_c$ ) = 131.48 mm/hr  
Pre Development Flow,  $Q_p = 2.78^*C^i^*A = 830.97$  l/s

### POST-DEVELOPMENT CONDITIONS

#### POST-DEVELOPMENT FULL SITE:

	Area (ft <sup>2</sup> )	C	A*C
Total Area:	81370.00		
Building Area:	11073.86	0.9	9966.47
Asphalt/Concrete:	20633.01	0.9	18569.71
Landscaped/Open:	49663.13	0.2	9932.63
Totals:	81370.00		38468.81
$C_{eq} = \text{Sum}(A^*C)/\text{Sum}(A) =$	0.47		

#### 100 Year Area Post-Development Flows

$C = 0.47$   
Time to concentration  $t_c = 19$  min  
Intensity,  $i$  (@  $t_c$ ) = 131.48 mm/hr  
Area Post Development Flow,  $Q_p = 2.78^*C^i^*A = 1406.13$  l/s

RETURN PERIOD OF STORM	PRE-DEVELOPMENT FLOWS (L/S)	POST-DEVELOPMENT FLOWS (L/S)	RESTRICTED POST-DEVELOPMENT FLOWS (L/S)
100-YEAR	830.97	1406.13	575.16

### STORAGE CALCULATIONS

#### RAINFALL DATA

100 Yr Stm Event		Inflow, $Q_i$ $2.78^*C^i^*A$	Volume In $Q_i^*t^*60/1000$ (m <sup>3</sup> )	Restricted Outflow, $Q_o$ (L/s)	Surface Outflow, $Q_o$ (L/s)	Volume Out $Q_o^*t^*60/1000$ (m <sup>3</sup> )	Difference/ Storage (m <sup>3</sup> )
Duration (min.)	Intensity "i" (mm/hr)						
11.5	170.41	1822.42	1257.47	575.16	0.00	396.86	860.61
15	149.56	1599.44	1439.50	575.16	0.00	517.65	921.85
30	99.36	1062.57	1912.63	575.16	0.00	1035.29	877.34
60	60.87	650.95	2343.43	575.16	0.00	2070.58	272.85
120	35.32	377.70	2719.46	377.70	0.00	2719.46	0.00
180	25.28	270.35	2919.75	270.35	0.00	2919.75	0.00
Max. Storage Volume (m <sup>3</sup> ) =							2932.65

\* Refer to Topographical Plan of Survey provided by MCI

\*\* Refer to Site Plan prepared by MCI Design-Build Corporation dated May, 2022

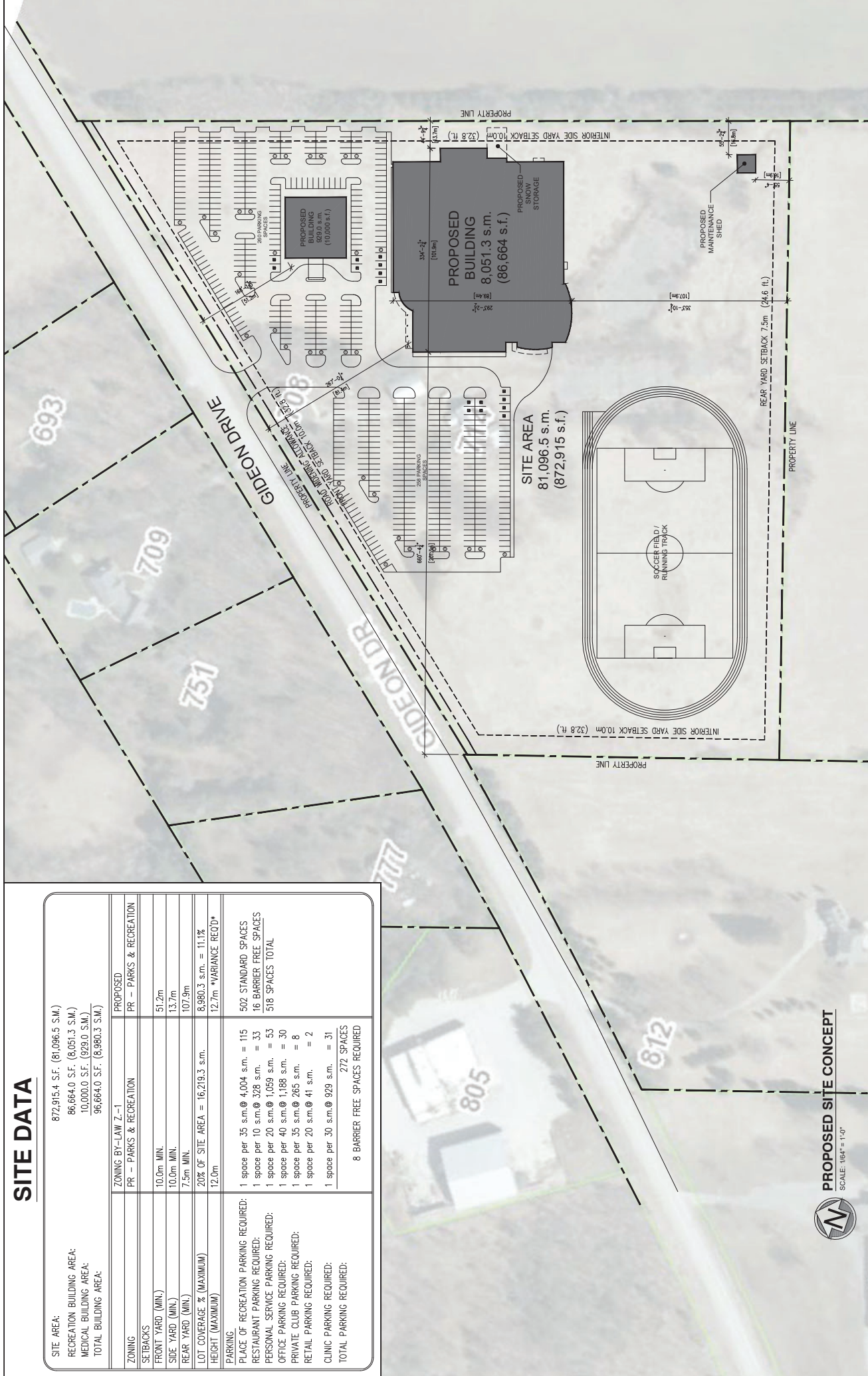


# SITE DATA

<b>SITE AREA:</b> RECREATION BUILDING AREA: 86,664.0 S.F. (8,096.5 S.M.) MEDICAL BUILDING AREA: 10,000.0 S.F. (929.0 S.M.) TOTAL BUILDING AREA: 96,664.0 S.F. (8,980.3 S.M.)		<b>ZONING BY-LAW Z-1</b> <b>PROPOSED</b> PR - PARKS & RECREATION	
<b>SETBACKS</b>		PR - PARKS & RECREATION	
FRONT YARD (MIN.)	10.0m MIN.		51.2m
SIDE YARD (MIN.)	10.0m MIN.		13.7m
REAR YARD (MIN.)	7.5m MIN.		107.9m
<b>LOT COVERAGE % (MAXIMUM)</b>	20% OF SITE AREA = 16,219.3 s.m.		8,980.3 s.m. = 11.1%
<b>HEIGHT (MAXIMUM)</b>	12.0m		12.7m *VARIANCE REQ'D*
<b>PARKING</b>			
PLACE OF RECREATION PARKING REQUIRED:	1 space per 35 s.m. @ 4,004 s.m. = 115		502 STANDARD SPACES
RESTAURANT PARKING REQUIRED:	1 space per 10 s.m. @ 328 s.m. = 33		16 BARRIER FREE SPACES
PERSONAL SERVICE PARKING REQUIRED:	1 space per 20 s.m. @ 1,059 s.m. = 53		518 SPACES TOTAL
OFFICE PARKING REQUIRED:	1 space per 40 s.m. @ 1,188 s.m. = 30		
PRIVATE CLUB PARKING REQUIRED:	1 space per 35 s.m. @ 265 s.m. = 8		
RETAIL PARKING REQUIRED:	1 space per 20 s.m. @ 41 s.m. = 2		
CLINIC PARKING REQUIRED:	1 space per 30 s.m. @ 929 s.m. = 31		
<b>TOTAL PARKING REQUIRED:</b>	<b>272 SPACES</b>		
	8 BARRIER FREE SPACES REQUIRED		



**PROPOSED SITE CONCEPT**  
SCALE: 1/8" = 1'-0"



**NCDI**  
DESIGN BUILD CORPORATION  
400 WEST 10TH ST. SUITE 100  
DENVER, CO 80202

**PROPOSED SITE CONCEPT**

Proposed Building  
Dr. Chris Chant  
10/15/2020

**SP1**

**PRELIMINARY**

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**Municipality of Middlesex Centre**  
**By-Law 2023-XXX**

**Being a By-Law to adopt Amendment No. 62 to the Official Plan of Middlesex Centre**

**WHEREAS** the Council of the Municipality of Middlesex Centre deems it advisable to amend the Middlesex Centre Official Plan;

**AND WHEREAS** this amendment is consistent with the Provincial Policy Statement, 2020 and is in conformity with the County of Middlesex Official Plan;

**THEREFORE** the Council of the Municipality of Middlesex Centre, in accordance with the provisions of Section 21 of the *Planning Act*, R.S.O. 1990, c. P. 13, hereby enacts as follows:

1. Amendment No. 62 to the Official Plan of the Municipality of Middlesex Centre consisting of the attached text and map schedule is hereby adopted.
2. The Clerk is hereby authorized to make application to the County of Middlesex for approval of the aforementioned Amendment No. 62 to the Official Plan of the Municipality of Middlesex Centre.
3. The By-Law shall come into force and take effect on the day of the final passing thereof.

**READ A FIRST, SECOND AND THIRD TIME, AND FINALLY PASSED** this \_\_\_\_ day of \_\_\_\_, 2023.

Passed this \_\_\_\_ day of \_\_\_\_, 2023.

\_\_\_\_\_  
Aina DeViet, Mayor

\_\_\_\_\_  
James Hutson, Clerk

**AMENDMENT NO. 62**

**TO**

**THE OFFICIAL PLAN**

**OF THE**

**Municipality of Middlesex Centre**

**Location:** The subject property is located on the south side of Gideon Drive (County Road 3) and east of Brigham Road. The subject property is municipally known as 708 and 714 Gideon Drive, and legally described as Concession Gore Pt Lot A Reg Comp Plan 429 Lot 36 RP 34R540 Part 2 (geographic Township of Delaware), Municipality of Middlesex Centre.

**Date:** \_\_\_\_\_, 2023

**Approval Authority:** County of Middlesex

DRAFT

AMENDMENT NO. 62

To the Official Plan of the Municipality of Middlesex Centre

The attached, constituting Amendment No. 62 to the Official Plan of the Municipality of Middlesex Centre, as authorized by the provisions of Section 22 of the Planning Act, R.S.O. 1990, c.P.13, was adopted by Council of the Municipality of Middlesex Centre by By-law 2023-\_\_\_\_\_ on the \_\_\_\_ day of \_\_\_\_\_, 2023, in accordance with the Planning Act, R.S.O. 1990, c.P.13.

\_\_\_\_\_  
Aina DeViet  
Mayor

\_\_\_\_\_  
James Hutson  
Clerk



AMENDMENT NO. 62

To the Official Plan of the Municipality of Middlesex Centre

PART A - THE PREAMBLE - does not constitute part of this Amendment.

PART B - THE AMENDMENT - consisting of the text which constitutes Amendment No. 62

PART C - THE APPENDICES - do not constitute part of this Amendment.

DRAFT

## AMENDMENT NO. 62

### To the Official Plan of the Municipality of Middlesex Centre

#### PART A - THE PREAMBLE

##### 1.0 PURPOSE AND EFFECT

The purpose and effect of the Official Plan Amendment application is to re-designate the subject property from the Agricultural designation to an Agricultural Special Policy Area designation to allow the development of a recreational facility, sports fields and medical clinic.

##### 2.0 LOCATION

The subject property is a vacant parcel located on the south side of Gideon Drive (County Road 3) and east of Brigham Road. The subject property is legally described as Concession Gore Pt Lot A Reg Comp Plan 429 Lot 36 RP 34R540 Part 2 (geographic Township of Delaware), Municipality of Middlesex Centre, and known municipally as 708 and 714 Gideon Drive.

##### 3.0 BASIS OF THE AMENDMENT

The Planning Act requires all decisions made under the Act “be consistent with” the Provincial Policy Statement, 2020 (PPS). Under the PPS, prime agricultural areas are defined as areas where prime agricultural lands predominate. In such areas, permitted uses and activities according to the PPS include: agricultural uses, agriculture-related uses and on-farm diversified uses. Notwithstanding, the PPS provides policy direction to planning authorities to permit non-residential uses in prime agricultural areas provided the following are demonstrated:

1. The land does not comprise a specialty crop area
2. The proposed use complies with the minimum distance separation formulae
3. There is an identified need within the planning horizon provided for in policy 1.1.2 of the PPS for additional land to accommodate the proposed use; and
4. Alternative locations have been evaluated and there is no reasonable alternative locations with avoid prime agricultural areas; and there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

The proposed development satisfies the criteria of the PPS as the lands do not comprise a specialty crop area, and are not within proximity to a livestock operation, thus alleviating the requirement for Minimum Distance Separation (MDS) compliance. Alternative locations within the settlement area were evaluated, however, they were limited in size and without direct access to an arterial road. Further, the lands have previously been used for recreational uses and zoned ‘Parks and Recreation (PR)’ within the Comprehensive Zoning By-law, and the proposed development would not result in the loss of active agricultural land. Further, the proposed development requires a larger amount of land that is typically not found within settlement areas in the Municipality.

According to the County Official Plan and Middlesex Centre Official Plan, the subject lands are within the Agricultural Area designation. Permitted uses within this designation include agricultural as well as some non-agriculture related uses including public and private open space and recreation facilities. The County Official Plan provides direction to permit the continuation, expansion or enlargement of uses that do not conform to the designation of the Official Plan and that municipalities may continue to permit the use if it does not have adverse effect on current surrounding lands, have regard for the MDS formula and be subject to any conditions in a local official plan. Further, economic development is a key component of the County’s goals and objectives. The County Official Plan supports the retention of institutional and commercial facilities that support communities and add economic vitality.

#### PART B - THE AMENDMENT

##### 4.0 DETAILS OF THE AMENDMENT

The document known as the Official Plan of the Municipality of Middlesex Centre

is hereby amended:

- i. By amending Section 11.0 of the Official Plan by inserting the following new subsection:

“SPA #43”

The land identified as Special Policy Area #43, as shown on Schedule ‘A’ to this Official Plan, shall be subject to the following policy:

Notwithstanding any other section of the Official Plan, recreational uses (including buildings and use of the land) and a medical clinic may be permitted in addition to uses permitted within the Agriculture designation.

Severance of the land shall be prohibited which separates the medical clinic from the recreational use”

- ii. By amending Schedule ‘A’ of the Official Plan the designation on the land described as Concession Gore Pt Lot A Reg Comp Plan 429 Lot 36 RP 34R540 Part 2 (geographic Township of Delaware), Municipality of Middlesex Centre as shown and defined on Schedule ‘A’ to this amendment, from Agricultural to Special Policy Area # 43.

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## SCHEDULE A: TO OFFICIAL PLAN AMENDMENT #60



## SCHEDULE A: LAND USE PLAN

### MUNICIPALITY OF MIDDLESEX CENTRE OFFICIAL PLAN



#### LEGEND

Special Policy Area #43

Settlement Boundary

Municipal Boundary

#### Official Plan Designation

Agriculture    Residential

Natural Environment

NOTE: Schedules should be read in conjunction with applicable policies of the Plan and other Schedules

SCALE 1:10,000  
0 85 170 340 510 680 Meters

