



The Corporation of the Township of King Report to Council

From: Growth Management Services Department – Planning Division

Report Number: GMS-PL-2025-009

Date: Monday, March 17, 2025

Title: **Draft Plan of Condominium – Standard 19CDM-21K01
66 Main Street (66 Main Street Developments Inc.)**

1. Recommendation

- a. That Report GMS-PL-2025-009 be received;
- b. That Plan of Condominium Application CDM-21-K01 BE APPROVED subject to the Draft Plan Conditions attached as Appendix A;
- c. That Council authorize the Township Clerk to issue the required Notice of Decision for Draft Plan Approval.

2. Report Highlights

- The Owner has submitted a Draft Plan of Condominium Application for the lands municipally known as 66 Main Street, located on the north side of Main Street, west of Highway 27 in Schomberg.
- The purpose of the Application is to establish a Standard Draft Plan of Condominium to change the form of tenure to condominium ownership for 24 townhouse units and place the ownership of common features with a Condominium Corporation.
- The Planning Division recommends that the Draft Plan of Condominium Application be approved, subject to the Draft Plan conditions identified in Appendix A.

3. Purpose

The purpose of this Report is to provide a detailed review and recommend approval of the subject Draft Plan of Condominium Application.

4. Background

The subject site is located on the north side of Main Street, west of Highway 27 in the Village of Schomberg (see Schedule 1). The proposed Standard Draft Plan of Condominium consists of a total of 24 townhouse units. The Condominium will place the individual units together with the adjacent yards and private driveways into single transferable ownerships with the common elements consisting of the access road, visitor parking, sidewalks and others features will be under the ownership of the Condominium Corporation (see Schedule 2). The development fronts onto Main Street and is provided with full municipal servicing. The construction of the

development has progressed to a stage at which it is appropriate to proceed with the subject Application to change the form of tenure to condominium ownership.

The heritage dwelling on the development site is not included in the Draft Plan of Condominium and will be separated from the development once the plan is registered. In addition, environmental lands on the development site will be transferred to the Township prior to registration and therefore will not form part of the condominium.

The site-specific Zoning By-law 2020-051 was approved by the Local Planning Appeal Tribunal (now Ontario Land Tribunal (OLT)) in its decision dated November 12, 2020. The amendment to the Official Plan provided for the re-development and intensification of a maximum of 25 townhomes with access using a private laneway. The zoning by-law was amended to provide for townhouse dwellings and to establish parking requirements, yard setbacks lot coverage, and maximum height amongst other provisions.

On July 22, 2024, the Owner entered into a Site Plan Development Agreement with the Township, which obligates the Owner to construct in accordance with the approved plans, to facilitate the conservation of the heritage dwelling and to facilitate the transfer of lands to the Township for road widening and environmental land purposes. The Site Plan agreement remains in effect and securities remain held by the Township for the development.

In accordance with the relevant provisions of the Condominium and Planning Acts, the subject Application for Standard Draft Condominium Approval does not require a statutory public meeting. As per Township policy, a notice of the Draft Plan of Condominium Application was posted on the municipal website.

5. Analysis

Draft Plan of Condominium

Planning staff have carried out a review of the Application. A full internal and external circulation of the draft plan has been completed. Comments received are included in Appendix B to this report. Conditions of Draft Approval are also included in Appendix A to this report and will be required to be addressed by the Owner, prior to registration.

The majority of agencies and departments have chosen to not submit comments or advised that they have no objections to and/or support plan approval.

6. Financial Considerations

The property at 66 Main Street is currently assessed at \$821,000 RTEP Current Value Assessment (CVA). The finance conditions are current as of February 27, 2025.

If the proposed development were to proceed as planned, the property's taxable assessment value would change to reflect the change in use with Municipal Property Assessment Corporation (MPAC) from the current one lot to the proposed twenty-four townhouse units and preservation of the existing heritage dwelling.

All associated fees have been submitted in addition, any external costs incurred by the Township through the processing and review of this application will be recovered by the applicant in accordance with the Township’s standard practice and the acknowledgement through the application form.

7. Alignment to Strategic Plan

The 2023-2026 Corporate Strategic Plan (CSP) was adopted by Council on June 12, 2023. The CSP reflects the priorities of utmost importance to the community and defines the obligations and commitments of the Township of King to its citizens and to the public. The CSP is aligned with the Townships long-term vision defined in the “Our King” Official Plan. The CSP also aims to ensure that staff initiatives focus on and work towards supporting King’s Vision, Mission and Values.

This Report is in alignment with the CSP’s Priority Area(s), associated Objective(s) and/or Key Action(s):

Priority Area: Complete Communities

Objective: Enrich community well-being and make King the ideal place to live, work and play.

Key Result: Not Applicable.

The subject Draft Plan of Condominium application for 24 townhouse units has been reviewed in the context of the Township’s Corporate Strategic Plan and is consistent with the objectives of providing for intensification in the Core Area of Schomberg and thereby providing additional housing choice and tenure.

8. Conclusion

The condominium approval process is the required process which provides for the sale of the individual units within the Condominium Plan. As such, the Plan of Condominium will set out the defined limits of the individually owned areas or units and describe the various common elements which will become the ongoing ownership and maintenance obligations of the Condominium Corporation. The condominium lands are subject to an executed site plan development agreement subject to several conditions addressing the development of the site. The responsibility of fulfilling the Site Plan Development Agreement rests with the Owner of the lands and therefore will eventually rest with the Condominium Corporation.

As the majority of standard development-related conditions have been addressed or included in the associated Site Plan Development Agreement, the list of draft plan conditions for this particular Application is less extensive.

The conditions that Staff has received are considered standard and the Applicant has not indicated any conflict with any of the conditions at the time of the writing of this report. In conclusion, Staff is recommending that Council approve the Application for Draft Plan of Condominium Approval, together with the draft plan conditions indicated attached as Appendix A to this report.

9. Attachments

Schedule 1 - Location Map

Schedule 2 - Proposed Draft Condominium Plan – Standard

Appendix A – Conditions of Draft Plan of Condominium Approval

Appendix B – Department Agency Comments

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