



Committee of the Whole

Meeting Date: May 10, 2022
Submitted by: Durk Vanderwerff, Director of Planning
Subject: PROPOSED PLAN OF SUBDIVISION (FILE NO. 39T-TC2101) & THAMES CENTRE OFFICIAL PLAN AMENDMENT NO. 24 (FILE NO. 39-TC-OPA24), PEMIC THORNDALE LAND CORPORATION

BACKGROUND:

Pemic Thorndale Land Corporation is proposing to develop a residential plan of subdivision on an 18 hectare (44 acre) property within Thorndale. The development would create 102 lots for single detached dwellings, six blocks for 12 semi-detached dwellings, three blocks for approximately 37 street townhouses and several blocks for stormwater management and future road allowances on 10.4 hectares (25.7 acres) of land. In addition, outside of the plan of subdivision, an approximately eight hectare (20 acre) remanent parcel that contains a creek and natural heritage feature is proposed to be dedicated to the Municipality.

Pemic Thorndale Land Corporation has also applied to amend the Thames Centre Official Plan. Amendment No. 24 would re-designate a portion of the subject lands, generally identified as Blocks 106, 107 and 108 on the proposed plan of subdivision, from 'Residential' to 'Residential Special Policy Area 1' to permit medium density development in the form of townhouse dwellings. The Thames Centre Official Plan allows the development of townhouse dwellings where two of four criteria are met (arterial road frontage, abutting a park, abutting commercial, minimum property size). Amendment No. 24 would allow for townhouse dwellings notwithstanding that the proposed location does not meet two of the four criteria.

Access to the proposed development would be provided from Thorndale Road / King Street (County Road 28) and Meadowbrook Lane and the development would occur on full municipal services. The subject lands are within the 'Residential' designation of the Thames Centre Official Plan and are currently in agricultural use. Surrounding land uses are primarily agricultural and residential. At the northwest corner of the site lies the Thorndale water supply well fields and related infrastructure.

A location map, the proposed draft plan of subdivision, Amendment No. 24, the municipal planning reports as provided to Thames Centre Council, and the proposed conditions of

draft plan approval are appended to this report. A number of reports have been provided in support of the proposal and considered in the planning reports including: planning justification report; development assessment report; hydrogeological review, archaeological assessment; preliminary servicing report; natural hazard delineation report; and geotechnical investigation.

This report is a short summary of the proposal from the perspective of the County as the Approval Authority and recommends approval of the draft plan of subdivision subject to conditions and approval of Amendment No. 24.

ANALYSIS:

The plan of subdivision submission was accepted as complete on March 22, 2021, and the Municipality held a public meeting on June 28, 2021. At their February 14, 2022 meeting Thames Centre Council supported the proposed plan of subdivision subject to recommended conditions as well as adopted Amendment No. 24 for County Council consideration. The proposed plan of subdivision and Amendment No. 24 were processed concurrently by the Municipality.

An agency circulation was undertaken for the plan of subdivision and the comments received were either addressed during the process or can appropriately be addressed as conditions of draft plan approval. The proposed draft plan conditions include matters to satisfy the Upper Thames River Conservation Authority (stormwater management, environmental, drinking source water protection, permits), the County Engineer (road widening, reserves, intersection improvements, stormwater management, two road connections) and the Municipality (infrastructure improvements, subdivision agreement, drinking source water protection, cost sharing, etc.).

The proposal generated substantial public comments during the local municipal process prior to Thames Centre Council making their decision. The concerns can generally be summarized as related to traffic (during construction, safety, connection to existing local road), municipal infrastructure capacity, school capacity, drinking source water protection, the proposed density (lot size and frontage compared to other developments within Thorndale and more specifically compared to the adjacent Monteith subdivision) and housing forms (townhouses).

The public concerns were not settled during the local municipal process and the County has received delegation requests to address County Council concerning this proposal. It is noted that a planning report (MB1 Urban Planning, attached to agenda) was submitted in opposition to the proposal prior to the County Council agenda deadline however that planning report was not available to Thames Centre Council. The underlying themes of the MB1 Urban Planning report appear to be consistent with the views expressed during local public consultation process however it provides a more fulsome land use planning analysis. It is also noted that a number of the public concerns relate to zoning provisions

which are not before the County for approval. Some of those matters do overlap, to a degree, with the County's review of the proposed plan of subdivision.

The Provincial Policy Statement (PPS) identifies the importance of focusing population growth and development to settlement areas like Thorndale both as a means of developing vital communities and to protect natural heritage and agricultural resources. This is to be achieved through well-planned communities that ensure the long-term prosperity and social well-being of the municipality. This includes encouraging development to occur on full municipal services and encouraging the development of communities that are strong, sustainable, and resilient for people of all ages. The PPS encourages compact form and densities to make efficient use of land and infrastructure while accommodating a range and mix of residential types.

The County Official Plan directs growth and development to Settlement Areas and that development make use of existing and / or extended services in a logical and planned manner. The County Plan seeks protection for natural heritage features and agricultural land by directing development away from these areas. The Official Plan designates Thorndale as an 'Urban Settlement Area' and encourages a range of housing types, densities, and options while placing the primary responsibility to develop implementing policy to local municipalities in local official plans.

The lands are located within the 'Residential' designation of the Thames Centre Official Plan. Much like the County Plan, the Thames Centre Plan has direction on natural heritage, housing, growth within settlement areas, and logically extending municipal services. The property is partially within a Well Head Protection Area (WHPA) and therefore subject to the Thames Sydenham and Region Source Protection Plan policies that have been incorporated into the Thames Centre Official Plan. The Official Plan encourages and promotes within Thorndale a broad range of housing types that are suitable for different age groups, lifestyles, and household structures including different built forms such as single detached, semi-detached, townhouse, and apartments. More detailed local planning considerations can be found in the attached local planning reports.

Overall, the subject lands are an appropriate location for residential development on full municipal services within Thorndale. The technical matters related to road connections, drinking source water protection, conservation authority setbacks, municipal development requirements, etc., have been addressed during the process or can appropriately be addressed as conditions of draft plan approval.

As it relates to the County's role as the Approval Authority, it appears that the fundamental public concerns relate to compatibility, in terms of density, lot sizes, and forms of housing, compared to other developments within Thorndale and more specifically within the adjacent Monteith subdivision. There is no doubt that the proposed lot sizes are smaller than the existing lot sizes within the Monteith subdivision. Further, the Monteith subdivision is comprised only of single detached dwellings where the proposal would

include semi-detached and townhouse units. The Monteith subdivision was developed under a different planning regime and at a time when sanitary sewers were not available within Thorndale and therefore lots were sized to support private on-site septic systems.

It is my opinion, that the test of compatibility is not that a proposed development is the same or even similar to existing development. The primary test of compatibility is that proposed development and existing development are capable of 'existing together in harmony'. I see nothing in the submitted material that leads me to conclude that the proposal that includes single detached dwellings on smaller lots and street-oriented townhouses is incompatible with the existing single detached dwellings on larger lots.

In conclusion, it is my opinion that the proposed plan of subdivision, subject to recommended conditions, is consistent with the Provincial Policy Statement, conforms to the intent and purpose of the County and the Thames Centre Official Plans, represents sound land use planning, and approving it would have regard to the decision of Council for the Municipality of Thames Centre.

It is also my opinion that Amendment No. 24 is consistent with the Provincial Policy Statement, conforms to the intent and purpose of the County and the Thames Centre Official Plans, represents sound land use planning, and approving it would have regard to the decision of Council for the Municipality of Thames Centre.

FINANCIAL IMPLICATIONS:

The budget expense related to the provincially delegated Approval Authority responsibility for local official plans is offset, to an extent, through the collection of application fees. The approval of development and the accompanied community growth has indirect long-term financial implications.

ALIGNMENT WITH STRATEGIC FOCUS:

This report aligns with the following Strategic Focus, Goals, or Objectives:

Strategic Focus	Goals	Objectives
Strengthening Our Economy Strengthening Our Economy	Encourage a diverse and robust economic base throughout the County	Create an environment that enables the attraction and retention of businesses, talent, and investments Support the development and prosperity of downtown core areas in Middlesex County

RECOMMENDATION:

That the proposed Plan of Subdivision (File No. 39T-TC2101) be granted draft plan approval subject to conditions and that a Notice of Decision be circulated as required by

the Planning Act and that the Notice of Decision indicate that all written submissions received on the application were considered; the effect of which helped to make an informed recommendation and decision.

That Amendment No. 24 (File NO. 39-TC-OPA24) to the Municipality of Thames Centre Official Plan be approved, and that staff be directed to circulate a Notice of Decision as required by the Planning Act and that the Notice of Decision indicate that all written submissions received on the application were considered; the effect of which helped to make an informed recommendation and decision.

Attachments

Attachment 1 Location Map

Attachment 2 Proposed Plan 39T-TC2101

Attachment 3 Certified OPA 39-TC-OPA24

Attachment 4 Planning Report 31Jan22

Attachment 5 Planning Report 28Jun21

Attachment 6 Preliminary Conditions

THAMES CENTRE






LOCATION MAP

Description:
PEMIC THORNDALE LAND CORPORATION
MUNICIPALITY OF THAMES CENTRE

Prepared by: Planning Department
The County of Middlesex, May 02, 2022.



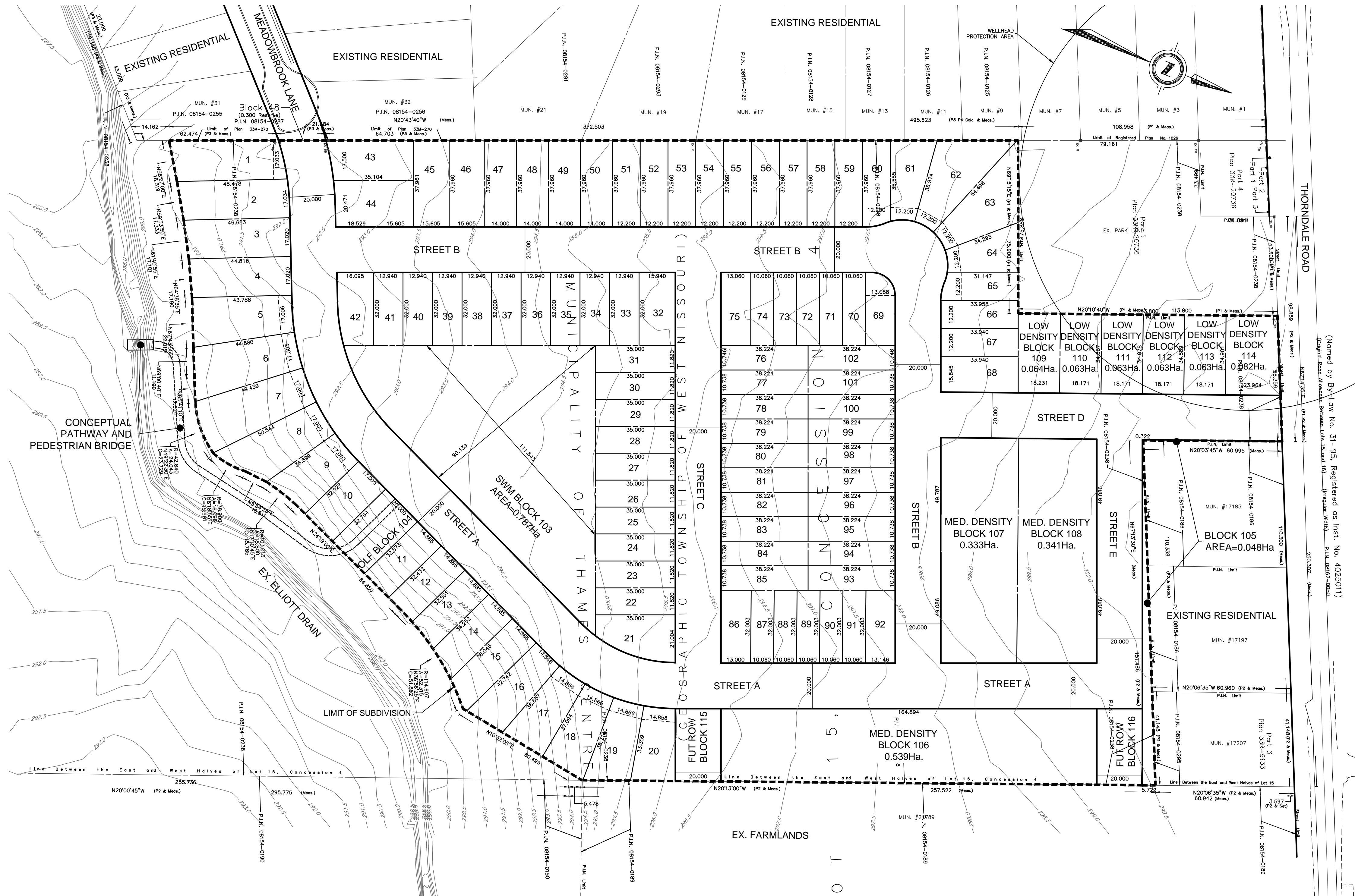
LEGEND

-  APPLICANT'S PROPERTY
-  (39T-TC2101) PROPOSED SUBDIVISION
-  LANDS SUBJECT TO AMENDMENT NO. 24 (39-TC-OPA24)

1:5,000

0 125 250
Meters






KEY PLAN NTS

DRAFT PLAN OF SUBDIVISION

PLAN OF SURVEY
OF PART OF
LOT 15, CONCESSION 4
(GEOGRAPHIC TOWNSHIP OF WEST MISSOURI)
IN THE MUNICIPALITY OF THAMES CENTRE
COUNTY OF MIDDLESEX

OWNER'S AUTHORIZATION


WE HEREBY SUBMIT THIS DRAFT PLAN OF SUBDIVISION
WE HAVE THE AUTHORITY TO BIND THE CORPORATION.


PETER MCCLURE
SECRETARY - PEMIC THORNDALE LAND CORP.

April 26, 2022
DATED

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED, AS
SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE
ACCURATELY AND CORRECTLY SHOWN.


ROBERT WOOD, O.L.S.
ARCHIEALD, GRAY & MCKAY LTD.

April 26, 2022
DATED

REQUIREMENTS UNDER SECTION 51(17) OF THE PLANNING ACT

A: AS SHOWN ON PLAN
B: AS SHOWN ON PLAN
C: AS SHOWN ON KEY PLAN
D: SINGLE AND MEDIUM DENSITY
E: AS SHOWN ON PLAN
F: AS SHOWN ON PLAN
G: AS SHOWN ON PLAN
H: PIPED WATER
I: SILTY SAND AND SAND
J: AS SHOWN ON PLAN
K: FULL SERVICES
L: AS SHOWN ON PLAN

LAND USE SCHEDULE

LAND USE	AREA IN HECTARES	%
LOW DENSITY RESIDENTIAL LOTS 1 THROUGH 102	5.009	48.099
STORMWATER MANAGEMENT BLOCK 103	0.787	7.557
OVERLAND FLOW BLOCK 104	0.065	0.624
BLOCK 105	0.048	0.461
MEDIUM DENSITY BLOCK 106 - 108	1.216	11.677
LOW DENSITY BLOCK - 109 - 114	0.398	3.822
FUTURE RIGHT OF WAY BLOCK 115	0.064	0.615
FUTURE RIGHT OF WAY BLOCK 116	0.067	0.643
RIGHT OF WAYS	2.760	26.503
TOTAL AREA	10.414	100.000

London Office
41 Adelaide St. N., Unit 71
(519) 672-8310

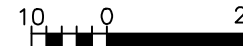
Paris Office
31 Mechanic St., Unit 301
(519) 442-1441


CONSULTING CIVIL ENGINEERS

DETAILS	No	REVISIONS	DATE	BY
DESIGN BY: SD	1	ISSUED FOR DRAFT PLAN SUBMISSION	FEB. 4, 2021	SD
DRAWN BY: RP	2	REISSUED FOR DRAFT PLAN SUBMISSION - R1	MAY 12, 2021	SD
CHECKED BY: SD	3	REISSUED FOR DRAFT PLAN SUBMISSION - R2	MAY 19, 2021	SD
	4	REISSUED FOR DRAFT PLAN SUBMISSION - R3	JAN. 20, 2022	SD
	5	REISSUED FOR DRAFT PLAN SUBMISSION - R4	JAN. 25, 2022	SD
	6	REISSUED FOR DRAFT PLAN SUBMISSION - R5	APR. 26, 2022	SD

PROJECT TITLE
**MONTEITH LANDS
THORNDALE, ONTARIO
PEMIC THORNDALE LAND CORP.**

SCALE

SCALE - 1:1000


PROJECT No.

DEL17-067

SHEET No.

DP-R5

PLAN FILE No.



Municipality of Thames Centre

Document Certification Record

I, Sara Henshaw, Deputy Clerk, of The Corporation of the Municipality of Thames Centre hereby certify that the document hereunder is a true copy of the Municipality of Thames Centre Official Plan Amendment No. 24 as adopted by the Municipal Council on February 14, 2022, pursuant to By-law No. 13-2022.

Dated at the Municipality of Thames
Centre, in the County of Middlesex,
this 14th day of February, 2022.

A handwritten signature in black ink, appearing to read "Sara Henshaw". The signature is written in a cursive, flowing style.

Sara Henshaw
Deputy Clerk

S. HENSHAW
Deputy Clerk
Municipality of
Thames Centre

**AMENDMENT NO. 24
TO THE
OFFICIAL PLAN
OF THE
MUNICIPALITY OF THAMES CENTRE**

**SUBJECT: PEMIC THORNDALE LAND CORPORATION
17177 THORNDALE ROAD**

**Part of Lot 15, Concession 4
(geographic Township of West Nissouri)
Municipality of Thames Centre,
County of Middlesex**

**AMEND OFFICIAL PLAN TO REDESIGNATE A PORTION OF THE SUBJECT LANDS
FROM “RESIDENTIAL” TO “RESIDENTIAL - SPECIAL POLICY AREA 1”**

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE does not constitute part of this amendment. The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information, but does not form part of this amendment.

PART B - THE AMENDMENT, consisting of the following text and schedule constitutes Amendment No. 24 to the Official Plan for the Municipality of Thames Centre.

PART A - THE PREAMBLE

1. PURPOSE AND EFFECT

The purpose of this Amendment is to change the designation of certain lands within the Municipality of Thames Centre from “Residential” to “Residential Special Policy Area 1” to permit medium-density residential development in the form of townhouse dwellings on a portion of the lands, generally identified as Blocks 106, 107 and 108 on Draft Plan of Subdivision (County File No. 39T-TC2101) and last revised on January 25, 2022. The lands are also subject to an application to amend the Municipality of Thames Centre Comprehensive Zoning By-law to rezone the lands to a site-specific Residential Third Density (R3-#) Zone (limited to Blocks 106 to 108) to permit townhouse dwellings.

2. BACKGROUND

The subject property is an 18 hectare (44 ac) parcel of land located on the south side of Thorndale Road (County Road 28), at the east end of Meadowbrook Lane and east of the Monteith Subdivision in Thorndale. The lands currently contain three (3) farm buildings and are used for agricultural purposes in the form of field crop cultivation. While the subject lands are not currently serviced, full municipal sanitary and water services are available. The southern portion of the site is traversed by the Elliott Drain, with approximately 8 hectares (20 acres) of land which is proposed to remain undeveloped. Those lands contain a significant woodland. Because of the drain, the lands are also regulated under the Conservation Authorities Act due to their flood prone nature.

The applicant, Pemic Thorndale Land Corporation, has applied for Draft Plan of Subdivision and is proposing a mix of densities and housing types. To allow medium density residential uses in the form of townhouse dwellings, the applicant has applied for an Official Plan Amendment. The Official Plan only allows such form of development if two of the following four evaluation criteria are met: frontage on an arterial road; abutting a major public park; abutting a commercial area; and, overall development application involves a land area of at least 2 hectares. Although the proposed location of the townhouse dwellings is part of a development application which is larger than 2 hectares in area, none of the remaining criteria are capable of being satisfied. As such, an Amendment to the Plan is required to allow this form of housing.

3. BASIS

The rationale for amending the Official Plan of the Municipality of Thames Centre is based on the following evaluation criteria provided under Section 7.20 of the Official Plan.

(1) The Provincial Policy Statement, as amended from time to time;

The Provincial Policy Statement (PPS) states that settlement areas shall be the focus of growth and development. Thorndale is a designated Urban Settlement Area according to both the County and Municipal Official Plans. The PPS also states that municipal water and municipal sanitary sewage services are the preferred form of servicing for settlement areas. The subject property is located in Thorndale where full municipal services are proposed to accommodate this development.

The PPS also states that new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. This proposed subdivision is situated in a designated growth area and adjacent to the existing built up area with road connectivity to an existing subdivision. It also offers a mix of housing types and demonstrates an efficient use of land and infrastructure.

(2) The desirability and appropriateness of changing the Official Plan to accommodate the proposed use in light of the basic objectives and intent of the Official Plan;

The basic objectives and intent of the Official Plan in regards to the proposed use is to provide a policy framework which encourages growth and prosperity in the Municipality and promotes the Municipality as a desirable place to live. The Plan also encourages the need to provide a variety of housing types in a variety of designated locations to accommodate a broad demographic including housing for all stages of life.

(3) The goals and policies of this Plan;

The Plan encourages the development of a greater variety of housing types, sizes and tenures. In particular, housing types that promote continuum of lifestyle and allow residents to remain within the community throughout the course of their lives are encouraged.

(4) conformity with County policy;

The County of Middlesex Official Plan encourages a range of housing types, housing densities and housing options to meet the needs of their share of current and future County residents. This proposed development reflects the foregoing given that it accommodates single detached dwellings, semi-detached dwellings and townhouse dwellings at the north central and north east areas of the subdivision.

- (5) *the need for the proposed use, including justification for the amount of land proposed for a change in designation based on existing undeveloped lands available for development;*

The Province of Ontario is experiencing a housing shortage with impacts being felt both regionally and locally, due to a limited supply of housing combined with a significant surge in housing demand. Simply put, the demand for housing has significantly outpaced supply resulting in escalating housing prices. The proposed medium density residential uses will provide a more affordable housing opportunity for the community compared to single detached dwellings which is largely the predominant housing type in the Municipality.

- (6) *whether the subject lands are within 120 metres of lands designated “Natural Area” and the results of an Environmental Impact Study as outlined in Section 3.2.3.1 of this Plan;*

Block 106 is located within 120 metres of a natural heritage feature. As such, the undertaking of an EIS is required as a condition of development as recommended by the Upper Thames River Conservation Authority and included as a recommended draft plan approval condition.

- (7) *the effect on the economy and financial position of the Municipality;*

The proposed development will provide employment opportunities for the area. It will also provide an opportunity for additional tax assessment. Due to the density and form of development, it will demonstrate an efficient use of infrastructure

- (8) *the compatibility of the proposed use with existing uses or potential uses in adjoining areas and the effect of such use on the surrounding area including the natural environment;*

The proposed medium density residential uses are compatible with existing uses in close proximity to the area namely low density residential uses in the form of single detached dwellings located on the south side of Thorndale Road and separated by the proposed uses by Street E. Regarding concerns from existing residents about medium density housing opportunities, the balance of the subdivision would be adjacent to existing single detached dwellings and will be zoned to permit low density residential uses in the form of single detached dwellings.

- (9) *the location of the site with respect to the transportation system, the adequacy of the potable water supply, sewage disposal facilities, solid waste disposal, and other municipal services as required, including the ability to provide logical extensions to existing services;*

As confirmed by Development Engineering (London) Limited in their Preliminary Servicing Report dated February 2021, new or extensions of existing infrastructure are required in the form of municipal roads, watermain, sanitary sewers, storm sewers and a stormwater management facility. The Report has also demonstrated an effective

approach to address servicing requirements while also meeting municipal and provincial design standards. In all, this development is capable of being adequately serviced to support the proposed medium density residential uses.

(10) the physical suitability of the land for the proposed use;

The site is relatively flat from a topographical standpoint and used historically for agricultural purposes for the cultivation of field crops. Overall, this site is physically suitable to be constructed for medium density residential uses.

(11) the effect on the provision of affordable housing in the Municipality; and

Medium density residential uses are currently non-existent in this part of the Municipality. The community will significantly benefit from the introduction of this housing type being a more affordable housing option compared to current housing options limited to single detached dwellings.

(12) whether the subject lands contain natural features or natural hazard lands that should be subject to an Environmental Impact Study as outlined in Section 3.2.3.1 of this Plan.

The Blocks intended to support medium density residential uses do not contain natural heritage features or natural hazards. Block 106 is located within 120 metres of a natural heritage feature. As such, the undertaking of an EIS is required as a condition of development as recommended by the Upper Thames River Conservation Authority and included as a recommended draft plan approval condition.

PART B - THE AMENDMENT

All of this part of the Amendment entitled 'Part B - The Amendment', including the attached Schedule 'A', constitutes Amendment No. 24 to the Official Plan of the Municipality of Thames Centre.

DETAILS OF THE AMENDMENT

The Official Plan of the Municipality of Thames Centre Official Plan is hereby amended:

1. That the Official Plan of the Municipality of Thames Centre is hereby amended by the addition of Section 4.3.3.1 as follows:

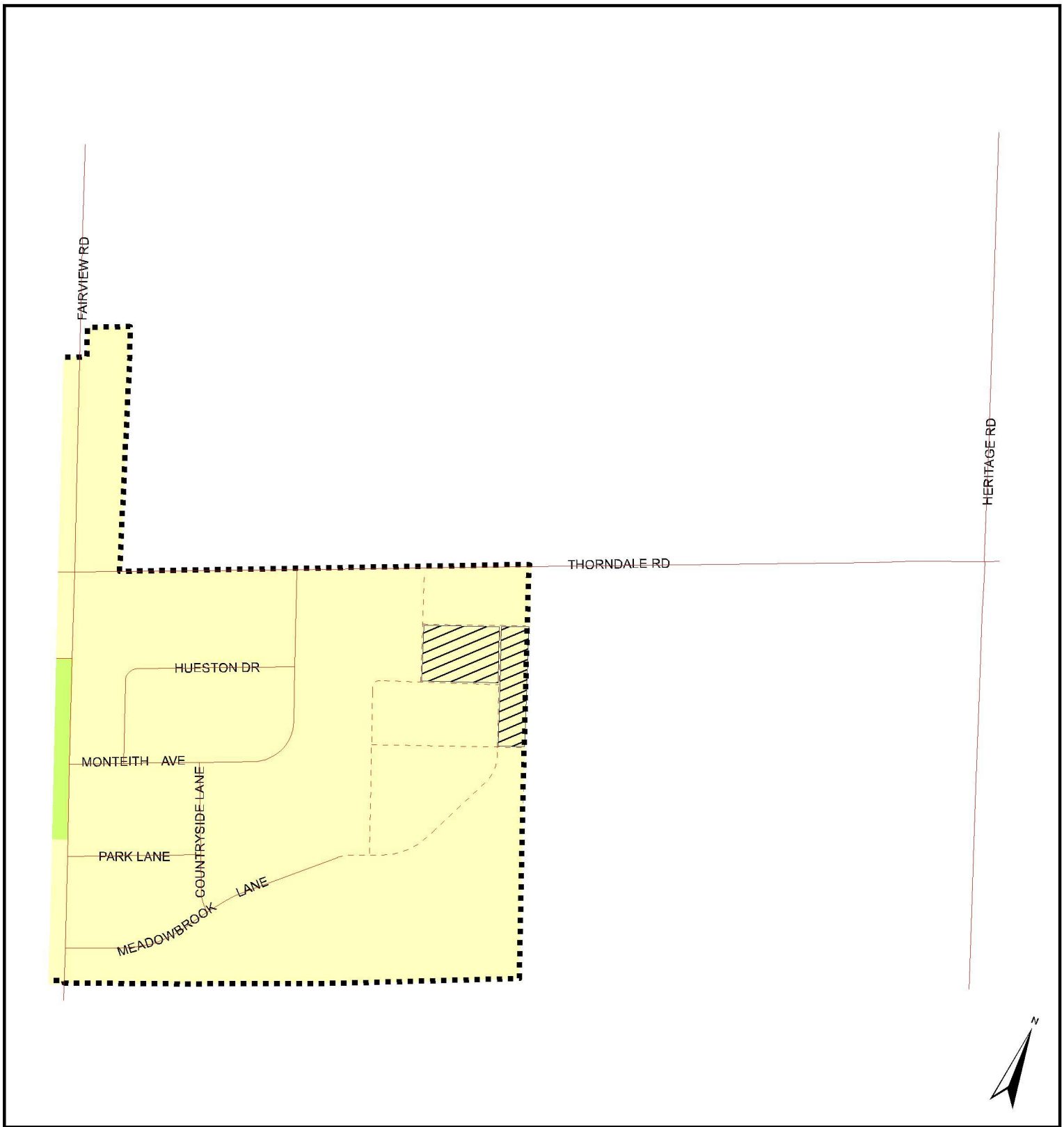
“4.3.3.1 RESIDENTIAL SPECIAL POLICY AREAS

(1) Residential - Special Policy Area 1

Notwithstanding the policies of Section 4.3.3 of this Plan to the contrary, lands designated “Residential – Special Policy Area 1” may be used for medium density- residential uses in the form of townhouse dwellings.”

2. That the Official Plan of Municipality of Thames Centre is hereby amended by revising Schedule ‘B-2’ Land Use Plan – Thorndale Settlement Area by specifically changing the designation of certain lands generally identified as Blocks 106 to 108 on Draft Plan of Subdivision 39T-TC2101 revised on January 25, 2022, legally described as Part of Lot 15, Concession 4 (geographic Township of West Nissouri), Municipality of Thames Centre, County of Middlesex and as shown on Schedule ‘A’ attached hereto to Amendment No. 24, from “Residential” to “Residential - Special Policy Area 1”.

SCHEDULE "A"
AMENDMENT NO. 24 TO THE MUNICIPALITY OF THAMES CENTRE OFFICIAL PLAN
PART OF SCHEDULE B-2 – LAND USE PLAN – THORNDALE SETTLEMENT AREA



**REDESIGNATE FROM RESIDENTIAL
TO RESIDENTIAL - SPECIAL POLICY AREA 1**



MUNICIPALITY OF THAMES CENTRE

PLANNING & DEVELOPMENT SERVICES

REPORT NO: PDS-009-22

FILE: 39T-TC2101, O4-21 & Z7-21

TO: Mayor and Members of Council

FROM: Marc Bancroft, Director of Planning and Development Services

MEETING DATE: January 31, 2022

**RE: APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND
OFFICIAL PLAN & ZONING BY-LAW AMENDMENTS
PEMIC THORNDALE LAND CORPORATION
17177 THORNDALE ROAD**

1. PURPOSE

The purpose of this report is to provide an evaluation of the subject applications to facilitate the development of a residential plan of subdivision. This report includes a summary of the public and agency consultation process along with recommendations for Council's consideration.

It is important to note that the County of Middlesex is the delegated approval authority for plans of subdivision and official plan amendments. Before the County is in a position to render a decision on these matters, this proposal must be subject to a statutory public meeting to engage the public and prescribed agencies. The foregoing requirements were met considering the proposal was presented at June 28 2021 public meeting of Municipal Council. To assist in the processing of this proposal, the County of Middlesex is requesting the Municipality's position on this matter through a resolution of Council in regards to the application for draft plan approval.

2. BACKGROUND (see attached map)

The subject property is an 18 hectare (44 ac) parcel of land located on the south side of Thorndale Road (County Road 28), at the east end of Meadowbrook Lane and east of the Monteith Subdivision in Thorndale. The lands currently contain three (3) farm buildings and are used for agricultural purposes in the form of field crop cultivation. While the subject lands are not currently serviced, full municipal sanitary and water services are available. The southern portion of the site is traversed by the Elliott Drain, with approximately 8 hectares (20 acres) of land which is proposed to remain undeveloped. Those lands contain a significant woodland. Because of the drain, the lands are also regulated under the Conservation Authorities Act due to their flood prone nature.

Surrounding land uses vary considerably and include: agricultural lands to the south and to the east for the cultivation of field crops; residential in the form of single detached dwellings to the west located on Monteith Avenue and Meadowbrook Lane. Those residential uses were developed at a time when sanitary sewers were not available and were therefore developed on larger lot sizes to support private on-site septic systems. At the northwest corner of the site lies the Municipality's well fields and related infrastructure that supports the potable water supply for the village of Thorndale.

According to the Thames Centre Official Plan, the subject lands are designated Residential and Residential First Density – Holding (R1-H), Environmental Protection (EP) and Open Space (OS) pursuant to the Thames Centre Comprehensive Zoning By-law. Given the proximity of the subject lands to the village's well fields, the property is largely located in a Well Head Protection Area (WHPA) and subject to the policies of the Thames, Sydenham and Region Source Protection Plan (SPP).

3. PROPOSAL

The latest proposed plan of subdivision as shown on the attached plan to facilitate the residential development of the lands is outlined below:

- 102 lots to support single detached dwellings
- Six (6) blocks to support semi-detached dwellings
- Three (3) blocks to support medium density residential development in the form of one and two-storey street townhouse dwellings
- Two (2) blocks for storm water management purposes
- Two (2) blocks for future road connections
- Five (5) new public streets, including an extension of Meadowbrook Lane from the adjacent Monteith Subdivision and a street connection to Thorndale Road.

Six (6) studies/reports have been provided in support of the subject proposal, namely: planning justification; natural hazard delineation; environmental impact; preliminary servicing; archaeological; and, geotechnical investigation.

Under the Planning Act, parkland dedication is required at a rate of 5% of the total draft plan of subdivision area. With a total area of 10.5 hectares, the amount of parkland required is 0.53 hectares (1.3 ac). Alternatively, the Municipality can accept cash-in-lieu of parkland dedication to fund the purchase of additional parkland or cover parks related capital costs. No parkland is proposed to be conveyed to the Municipality by the developer except for lands on the south side of the Elliott Drain for passive recreational purposes. Totalling 8 hectares (20 acres), a bridge across the Drain would need to be constructed to allow pedestrian and maintenance access.

To allow medium density residential uses in the form of townhouse dwellings, the applicant has applied for an Official Plan Amendment. The Official Plan only allows such form of development if two of the following four evaluation criteria are met: frontage on an arterial road; abutting a major public park; abutting a commercial area; and, overall development application involves a land area of at least 2 hectares. Although the proposed location of the townhouse dwellings is part of a development application which is larger than 2 hectares in area, none of the remaining criteria are capable of being satisfied. As such, an Amendment to the Plan is required to allow this form of housing.

The lands are currently zoned Residential First Density subject to a holding provision (R1-H), which freezes any new uses except those in place at the time of the passing of the Zoning By-law, being the cultivation of field crops. The zoning also does not permit any buildings and structures to be constructed until such time that the "h" symbol is removed. The prerequisite for the removal of holding is that a subdivision agreement be entered into with the Municipality to allow the development of the lands on full municipal services.

To allow the development of the subdivision, a Zoning By-law Amendment has been submitted to rezone the subject lands to the following three (3) zones:

Site-specific Residential First Density (R1-#) Zone limited to Lots 1 to 102 to the following standards* in addition to the regulations associated with the parent R1 Zone:	
Permitted uses	one single detached dwelling accessory uses, buildings or structures
Lot Area	290 square metres (interior lot) 390 square metres (corner lot)
Lot Frontage	9.7 metres (interior lot) 13 metres (corner lot)
Front Yard Depth	6.0 metres to garage 4.5 metres to main dwelling
Exterior Side Yard Width	3.5 metres
Interior Side Yard Width	1.2 metres
Rear Yard Depth	6 metres
Building Height (maximum)	10.5 metres
Lot Coverage (maximum)	45% of lot area
Landscaped Open Space	25%

*all standards are minimum requirements unless noted otherwise

Site-specific Residential Second Density (R2-#) Zone limited to Blocks 109 to 114 for semi-detached dwellings subject to the following standards* in addition to the regulations associated with the parent R2 Zone:	
Permitted Uses	semi-detached dwelling accessory uses buildings or structures
Lot Area	600 square metres
Lot Frontage	18 metres (per two units)
Front Yard Depth	6.0 metres to garage 4.5 metres to main dwelling
Exterior Side Yard Width	3.5 metres
Interior Side Yard Width	1.2 metres
Rear Yard Depth	6.0 metres
Building Height (maximum)	10.5 metres
Lot Coverage (maximum)	50% of lot area
Landscaped Open Space	20%

*all standards are minimum requirements unless noted otherwise

Site-specific Residential Third Density (R3-#) Zone limited to Blocks 106 to 108 for townhouse dwellings subject to the following standards* in addition to the regulations associated with the parent R3 Zone:	
Permitted Uses	street townhouse dwelling Accessory uses buildings or structures
Lot Area	180 square metres
Lot Frontage	6.0 metres
Front Yard Depth	6.0 metres to garage 4.5 metres to main dwelling
Exterior Side Yard Width	3.5 metres
Interior Side Yard Width	1.2 metres 0 metres for interior lots
Rear Yard Depth	6.0 metres
Building Height (maximum)	12.5 metres
Lot Coverage (maximum)	60%
Landscaped Open Space	20%
Lot Depth	30 metres
Open Space to recognize lands that are to remain undeveloped	

3.1 Agency Comments

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

3.1.1 County of Middlesex Engineer:

No concerns with the OPA or the ZBA.

For the plan of subdivision, we would have the typical County requirements:

Land dedication to 18 metres from the centerline of construction of County Road 28 (Thorndale Road) to the County of Middlesex for the purposes of road widening if the right of way is not already to that width.

The dedication of a 0.3 metres reserve across the proposed Medium Density Block 114 to prevent direct access to the County Road. All access to this block must be from proposed Street D.

Left and right turn lanes will be required at the intersection of Thorndale Road and Street D. All costs with regards to the design and construction of these lanes will be the responsibility of the developer.

The County would also want to review and approved grading and storm water management plans for the property.

For the purposes of emergency services access, at least two (2) access points must be provided to this subdivision through connections to the County road and existing street network through Meadowbrook Lane.

3.1.2 Upper Thames River Conservation Authority (UTRCA):

The applicant has made a significant effort to address the UTRCA's concerns identified in their letter dated June 25, 2021 and as such, the UTRCA is prepared to offer the following draft plan approval conditions:

- i. That prior to final approval, the Owner shall submit for the review and approval of the UTRCA and the Municipality, a final stormwater management plan and sediment and erosion control plan incorporating necessary measures to enhance the quality of stormwater discharges and to control erosion and sedimentation during and after construction. The final stormwater management plan and sediment and erosion control plan, and final detailed servicing and grading plans shall identify drainage and sediment and erosion control strategies. The final stormwater management plan shall also provide detail with respect to the monitoring and maintenance of the stormwater management facilities.
- ii. That prior to final approval, the owner shall submit a final Environmental Impact Study which addresses the UTRCA's outstanding comments and concerns, to be prepared to the satisfaction of the UTRCA.

- iii. That prior to final approval, the owner shall obtain a Section 28 permit under the Conservation Authorities Act from the UTRCA prior to the commencement of any development or site alteration within the UTRCA's Regulated Area including filling, grading, construction, site alteration to watercourse and/or interference with a wetland.
- iv. That prior to final approval, the owner shall obtain from the UTRCA a separate Section 28 permit under the Conservation Authorities Act for the proposed bridge/crossing over the Elliott Drain. Additional technical studies shall also be required including a scoped EIS to the satisfaction of the UTRCA to ensure that the crossing/structure does not have any impacts on the environment or the flow regime of the Elliott Drain.

3.1.3 Enbridge:

Request that as a condition of final approval that the developer provide the necessary easements and/or agreements required for the provision of gas services for this project to the satisfaction of Enbridge.

3.1.4 Hydro One: no comment.

3.1.5 Public Works Director: no comment.

3.1.6 Drainage Superintendent: no comment.

3.2 **Public Comments**

In the circulation of the notice of public meeting to surrounding property owners, written submissions were received which are appended to this report.

The attached list of names was provided in the form of an informal petition considering it did not contain any original signatures.

Key Areas of concern include:

- Compatibility with the surrounding neighbourhood in that only single detached dwellings should be allowed.
- Meadowbrook Lane will become a through-street with increased traffic, speed, and noise; less safe for kids and families - it should remain as a cul-de-sac.
- Smaller homes on smaller lots will decrease property values on Meadowbrook Lane which offers larger homes on larger lots.
- Does Thorndale have servicing capacity to support Rosewood, Wye Creek,

Foxborough, Elliott Estates and now this development? Question over capacity of the sanitary sewage system with the Municipality contacting homeowners in the Monteith Subdivision over sump pump discharge into the sewage system.

- With Nissouri Public School at over capacity, how is the school board going to accommodate this additional growth?
- Concern about the effects of the potable water supply for the village with development proposed within a WHPA.
- Losing small town feel with the amount of development proposed.

4.2 **Statutory Public Meeting of Municipal Council: June 28, 2021**

Mayor Warwick advised that the County of Middlesex is the approval authority for plans of subdivisions.

Mayor Warwick further advised the purpose of this Public Meeting is to obtain feedback from public before making a decision at a future Council meeting date, and any written feedback received will be considered by Council when making a decision.

The Director of Planning advised that notice of this proposal has been circulated to property owners within 120 m (400 ft) of the subject lands and to prescribed agencies under the Planning Act, as well as the posting of signage on the property. Beyond those requirements, the notice has also been posted on the municipal website.

The Director of Planning advised that the purpose of this public meeting is to facilitate community feedback. Following the public meeting, staff will consider all public and agency comments received and provide an evaluation report including a recommendation for Council's consideration to be heard at a future meeting.

The Director of Planning presented Report No. PDS-047-21 to provide background information regarding the subject proposal. The Director of Planning advised that comments received from circulated agencies and staff were summarized in planning report.

The Upper Thames River Conservation Authority (UTRCA) recommends deferral of the application in order to provide the applicant an opportunity to address their comments. The Director of Planning informed Council that written submissions were received from the following members of the public:

- Jean Lynne Arthur
- Jamie-Lyn & Geoff Chant
- Todd MacEwen
- Rick & Elizabeth McDuffe
- Nancy and Rob Kell

- Dave Chant & Tara Moyle
- Joe Phillips
- Thomas Pincombe
- Bryan & Joanne Schinkel
- Jason Sharp
- Darlene Sinclair
- Warren & Miranda Thrasher
- Angela Van den Boogaart
- Shawn Westerik
- Judy Verboom & Brian Bailey
- Jeff Wischlinski & Jennifer Ward

The Director of Planning provided a summary of key areas of concern:

- compatibility with the surrounding neighbourhood - only single detached dwellings should be allowed, as found in existing Monteith subdivision
- semi-detached and townhouse dwellings are inappropriate in this location
- meadowbrook Lane becoming a through street - would lead to increased traffic, speed, noise, safety concern for kids and families, should remain a cul-de-sac
- construction traffic using Meadowbrook Lane
- as an alternative to a through street, it was suggested to provide a pedestrian walkway to link the existing and new subdivision
- smaller homes on smaller lots will decrease property values on Meadowbrook Lane, which offers larger homes on larger lots
- Concerns over servicing capacity to support this subdivision, considering development is already occurring in Rosewood, Wye Creek, Foxborough and Elliott Estates subdivisions
- school capacity in the local school - at over capacity, how will the school board accommodate this additional growth?
- effects of village's potable water supply - the development is proposed partly within a Wellhead Protection Area
- suggestion for Meadowbrook Lane to only be extended to service the southern band of proposed residences and dead-end at the eastern end
- suggestion of using a modified traffic circle diversion at Countryside Lane and Meadowbrook Lane to slow westbound traffic on Meadowbrook Lane prior to the existing curve in Meadowbrook Lane west of Countryside Lane

The Director of Planning further advised that two petitions have been received objecting the creation of Meadowbrook Lane as a through street, and objecting to the proposal to allow medium density residential housing units.

The following comments from the public were also received:

Peter & Joan Crookston

- oppose any amendment to the plan to increase residential density on the subject land, based on the following potential/probable negative effects:
 - loss of neighbourhood and community character
 - decrease in the market value of home
 - increased traffic congestion
 - this type of medium density development does not fit into the single family neighborhood originally planned for these lands and that exist in the Monteith subdivision

Marc Isabelle

- within original zoning, future subdivision extension was to be a continuation of the existing Meadowbrook Lane look and feel of single detached housing
- new lot backyard fencing up against existing housing lots - would like to propose that Council plan for a permanent 6-foot wood fence prior to construction commencing. Fence should go along entire east side of existing subdivision line and would serve three purposes:
 - keep construction noise and dust to minimum
 - keep children out of construction area
 - esthetically look better than multiple types of fencing
- draining from the 20 new backyards backing onto existing lots - concerns that existing backyards will flood and pool during large rainfalls and spring melting. Please provide what has been planned to mitigate drainage issues
- have there been any environmental studies conducted for endangered species?
- safety issue with increased traffic on Meadowbrook Lane - during construction, it would be wise to route all construction traffic off of Thorndale Road until subdivision is complete
- driveway repairs due to removing the existing cul-de-sac - this will impact both yard and driveway grade

Tara Moyle

- definition of cul-de-sac is a street with only one inlet or outlet
- purchased property to have this and it's not fair to destroy that without compensation
- connect a walking path from the cul-de-sac to the stream and forest
- leave the kids' play space and property values alone
- neighbors are talking about leaving, there are already houses up for sale

The Director of Planning recommended that Report No. PDS-047-21, in regards to applications for Draft Plan of Subdivision (39T-TC2101), Official Plan Amendment (OP4-21) and Zoning By-law Amendment (Z7-21) as submitted by Pemic Thorndale Land Corporation, Applicant, be received; and that staff provide a subsequent report evaluating the subject applications with a recommendation for Council's consideration at a future meeting.

Craig Linton & Colin McClure, Applicants, and Ryan Hern, Engineer/Agent, were in attendance remotely and had no additional information to provide.

Mayor Warwick explained the process for public participation during this meeting.

The following members of the public were in attendance remotely and made oral submissions:

Joan Still

- children on street play in the cul-de-sac
- importance of street culture on the street
- smaller lots and homes will have impact on property value
- keep Meadowbrook Lane as it is and not a through street
- many residents on street extremely upset

Joe Phillips

- lived here since February of 1982
- in favour of development, not in favour of the way it will be developed
- medium density housing is 3-4x more than the Sifton subdivision, which will have 300 homes - not in favour of this
- big concern with well system - development progress could jeopardize wells

Marc Isabelle

- live right next to subject property, if approved, there would be 4 properties adjoining my side
- have not heard back about the possibility of a fence running from south to north before beginning construction. Thirteen (13) homeowners share this boundary - a fence would keep construction noise down, help keep children away and esthetically would look better
- drainage concerns - backyard draining sloping toward fence line will increase water, winter melting, concerned about getting neighbours' backyard water

Tom Pincombe

- purchased property 35 years ago, known at the time to be an executive-type area
- many people in Monteith subdivision did not receive the planning notice
- filed objection against this change and submitted a petition - went to 114 homes in the area, collected 77 signatures
- people want larger lots and large homes
- Official Plan allows for townhouses, semi-detached apartments and low income spots west of the railway line

Council commented on the following:

- 1991 West Nissouri Township Zoning By-law shows that subject property is zoned Future Development and shows that Meadowbrook Lane was not designed to be a cul-de-sac
- Middlesex County's Community Safety Well-Being Plan - Housing & Homelessness is a big part of this plan with an objective to increase affordable, quality and mixed housing options to encourage and increase inclusivity and diversity in the built housing environment
- comments received suggest that the new area being built west of the tracks should have semi-detached and townhouses vs. subject property creates unwelcoming segregation of community
- "I love Thorndale" has done a lot of work to create a welcoming and inclusive community
- Municipality has no say in school:
 - Thames Valley District School Board (TVDSB) - "School Accommodation Plan" report to trustees provides Nissouri Public School has 118% capacity. TVDSB aware of this development and is not concerned with capacity of the school, considers Thorndale to be a "maturing community" and thinks population will plateau. Information shared with municipal partners disagreed with this assessment and TVDSB staff said they would be happy to set up a meeting with Thames Centre.
 - no holding zones in the Thorndale community, no plans to add any
 - TVDSB's responsibility to find room at West Nissouri Public School for anyone who moves into the Thorndale area
 - public elects school board trustees - they are accountable to the public. If concerns about growth of our community as it relates to the school - talk to School Board trustees
 - Council is in process of creating a Local School Board Advisory Committee and there is still a community member vacancy on that committee, contact the Clerk to find out how they can get involved
- similar concerns to recent development in Dorchester:
 - very close to Sourcewater Protection Area
 - area that was developed quite some time ago
 - people are accustomed to looking at certain landscape
- tight-knit community - street has pulled together quickly to define their values and what defines their sense of home
- developers to take back what has been heard from community to provide a distinctive character to the homes and the region

Mayor Warwick advised that the public meeting portion for this application was completed.

Mayor Warwick thanked those in attendance for their input and advised that when Council makes at a future meeting, that the prescribed information will be submitted to the approval authority, County of Middlesex.

Mayor Warwick further advised that any person or public body may make written submissions to the approval authority before it makes its decision under the Planning Act.

Resolution: 204-2021

Moved by: K. Elliott

Seconded by: T. Heeman

THAT Report No. PDS-047-21 dated June 28, 2021 related to Application for Draft Plan of Subdivision (39T-TC2101), Application for Official Plan Amendment (04-21) and Application for Zoning By-law Amendment (Z7-21) for lands described as Part of Lot 15, Concession 4 (geographic Township of West Nissouri), Municipality of Thames Centre and owned by Pemco Thorndale Land Corporation, be received;
AND THAT the Director of Planning and Development Services provide a subsequent report evaluating the said Applications, taking into account all public and agency comments received, with a recommendation for Council's consideration at a future meeting.

Carried.

5. ANALYSIS

According to the Planning Act, decisions made by planning authorities including municipal councils shall be consistent with the Provincial Policy Statement (PPS).

The PPS states that settlement areas shall be the focus of growth and development. Thorndale is a designated Urban Settlement Area according to both the County and Municipal Official Plans. The PPS also states that municipal water and municipal sanitary sewage services are the preferred form of servicing for settlement areas. The subject property is located in Thorndale where full municipal services are proposed to accommodate this development.

To sustain healthy, liveable and safe communities, efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term are encouraged according to the PPS. The proposed subdivision reflects an efficient development and land use pattern as it would yield 14.2 units per hectare. By comparison, other existing subdivision applications and subdivision concepts are yielding at least 10.3 units per hectare. Although developed during a different planning regime on individual private on-site sewage disposal systems, the adjacent Monteith Subdivision by comparison was developed at a density of 5 units per hectare which does not demonstrate an efficient use of land or infrastructure based on today's standards.

The PPS also states that new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. This proposed subdivision is situated in a designated growth area and

adjacent to the existing built up area with road connectivity to an existing subdivision. It also offers a mix of housing types and demonstrates an efficient use of land and infrastructure.

The County of Middlesex Official Plan encourages a range of housing types, housing densities and housing options to meet the needs of their share of current and future County residents. This proposed development reflects the foregoing given that it accommodates single detached dwellings, semi-detached dwellings and townhouse dwellings at the north central and north east areas of the subdivision.

According to the County of Middlesex Official Plan and the Thames Centre Official Plan and echoing the PPS, policy direction is provided at establishing a land use pattern that ensures services and utilities are efficiently utilized. As noted previously, the proposed subdivision meets this policy direction.

Under the Thames Centre Official Plan, one of the themes repeated throughout the document calls for development to accommodate a mix of housing types to cater to all stages of life. More specifically, the Plan encourages a broad range of housing types which are suitable for different age groups, lifestyles, and household structures of existing and future residents. In particular, housing types that promote continuum of lifestyle and allow residents to remain within the community throughout the course of their lives shall be encouraged. This proposed development follows that policy direction by offering housing options in the form singles, semis and townhouse dwellings. More housing choices, to which this development demonstrates, means fostering a more sustainable community and encouraging existing residents to stay in the area.

Given the proximity of the subject lands to the Thorndale's well fields, the property is largely located in a Well Head Protection Area (WHPA) and subject to the policies of the Thames, Sydenham and Region Source Protection Plan (SPP). Relevant policies and regulations under the SPP have been included in the Thames Centre Official Plan and Zoning By-law. The vulnerability score for WHPAs can range from 1 to 10, with 10 being the most vulnerable. The vulnerability score is used, together with a Table of drinking water threats published by the Ministry of Environment and Climate Change, to determine whether a drinking water threat is significant, moderate or low. Most of the subdivision falls under a vulnerability score of 6 or less whereas the portion near Thorndale Road (County Road 28) registered a vulnerability score of 10 being within 100 metres of the well. Residential uses are considered to be low risk and generally do not normally pose a threat to drinking water systems. Within this area, it is important to note that these policies and regulations do not prohibit residential development opportunities. Before this development is able to proceed with respect to the area affected by the high vulnerability score of 10, clearance from the Municipality's Risk Management Officer will be required.

There were concerns raised by existing residents about the incompatibility of this subdivision compared to the existing Monteith subdivision. Aligned with this concern, one of the goals of the Thames Centre Official Plan is to ensure that new development is compatible with existing land uses. Compatibility means that planned and existing land uses are able to exist with no unacceptable adverse impacts. The interface of the proposed subdivision and the existing Monteith Subdivision demonstrates compatibility and includes rear yard to rear yard lots with low density residential uses in the form of single detached dwellings. The proposed medium density residential uses are also compatible with existing uses in close proximity to the area namely low density residential uses in the form of single detached dwellings located on the south side of Thorndale Road and separated by the proposed uses by Street E.

Regarding the interface with the existing Monteith Subdivision, the orientation of Lots 43 and 44 has been reconfigured so that they no longer back onto the side yard of 32 Meadowbrook Lane. This reconfiguration ensures the rhythm of homes facing the street is maintained where the new subdivision and proposed subdivision meet.

With respect to Meadowbrook Lane, there were concerns raised by existing residents that this street should remain a cul-de-sac and not be a through-street as proposed by this development. The Thames Centre Official Plan states that new plans of subdivision shall be designed so that continuous secondary, interior access roads will result between adjacent subdivisions. Furthermore, the County Engineer has commented from an emergency services access standpoint that the through connection to Meadowbrook Lane is required.

Neighbours raised concerns about how West Nissouri Public School is capable of accommodating this additional growth which falls under the jurisdiction of the Thames Valley District School Board (TVDSB). Municipalities are mandated by the Planning Act to circulate school boards on subdivision applications to ensure they can generate future enrollment projections and plan for future schools. Considering the current significant growth pressures, planning staff have established a new framework with the TVDSB where growth data can be shared on a more frequent basis so they can be better prepared.

There were concerns raised by residents questioning whether there is sufficient water and sanitary sewage capacity to service this subdivision in addition to other subdivisions that are also under construction. The Director of Public Works has indicated servicing direction comes from the Municipality's current Water and Wastewater Master Servicing Plan which takes these developments into account.

5.1 Official Plan Amendment

To support the development of Blocks 106, 107 and 108 for medium-density residential uses, an Amendment to the Thames Centre Official Plan is required. In considering an Amendment as noted under Section 7.20 of the Official Plan, Council shall have regard to the following items (in priority):

1) The Provincial Policy Statement:

As previously indicated, consistency with the PPS has been demonstrated in regards to accommodating a mix of housing types.

2) The desirability and appropriateness of changing the Official Plan to accommodate the proposed use in light of the basic objectives and intent of the Official Plan;

The basic objectives and intent of the Official Plan in regards to the proposed use is to provide a policy framework which encourages growth and prosperity in the Municipality and promotes the Municipality as a desirable place to live. The Plan also encourages the need to provide a variety of housing types in a variety of designated locations to accommodate a broad demographic including housing for all stages of life.

3) The goals and policies of this Plan:

The Plan encourages the development of a greater variety of housing types, sizes and tenures. In particular, housing types that promote continuum of lifestyle and allow residents to remain within the community throughout the course of their lives are encouraged.

4) Conformity with County policy:

As previously indicated, conformity with the County Official Plan has been demonstrated.

5) The need for the proposed use, including justification for the amount of land proposed for a change in designation based on existing undeveloped lands available for development;

The Province of Ontario is experiencing a housing shortage with impacts being felt both regionally and locally, due to a limited supply of housing combined with a significant surge in housing demand. Simply put, the demand for housing has significantly outpaced supply resulting in escalating housing prices. The proposed medium density residential uses will provide a more affordable housing opportunity for the community compared to single detached dwellings which is largely the predominant housing type in the Municipality.

6) Whether the subject lands are within 120 metres of lands designated "Natural Area" and the results of an Environmental Impact Study (EIS) as outlined in Section 3.2.3.1 of this Plan;

Block 106 is located within 120 metres of a natural heritage feature. As such, the undertaking of an EIS is required as a condition of development as recommended by the Upper Thames River Conservation Authority and included as a recommended draft plan approval condition.

7) The effect on the economy and financial position of the Municipality;

The proposed development will provide employment opportunities for the area. It will also provide an opportunity for additional tax assessment. Due to the density and form of development, it will demonstrate an efficient use of infrastructure.

8) The compatibility of the proposed use with existing uses or potential uses in adjoining areas and the effect of such use on the surrounding area including the natural environment;

The proposed medium density residential uses are compatible with existing uses in close proximity to the area namely low density residential uses in the form of single detached dwellings located on the south side of Thorndale Road and separated by the proposed uses by Street E. Regarding concerns from existing residents about medium density housing opportunities, the balance of the subdivision would be adjacent to existing single detached dwellings and will be zoned to permit low density residential uses in the form of single detached dwellings.

9) The location of the site with respect to the transportation system, the adequacy of the potable water supply, sewage disposal facilities, solid waste disposal, and other municipal services as required, including the ability to provide logical extensions to existing services;

As confirmed by Development Engineering (London) Limited in their Preliminary Servicing Report dated February 2021, new or extensions of existing infrastructure are required in the form of municipal roads, watermain, sanitary sewers, storm sewers and a stormwater management facility. The Report has also demonstrated an effective approach to address servicing requirements while also meeting municipal and provincial design standards. In all, this development is capable of being adequately serviced to support the proposed medium density residential uses.

10) The physical suitability of the land for the proposed use;

The site is relatively flat from a topographical standpoint and used historically for agricultural purposes for the cultivation of field crops. Overall, this site is physically suitable to be constructed for medium density residential uses.

11) The effect on the provision of affordable housing in the Municipality; and

Medium density residential uses are currently non-existent in this part of the Municipality. The community will significantly benefit from the introduction of this housing type being a more affordable housing option compared to current housing options limited to single detached dwellings.

12) Whether the subject lands contain natural features or natural hazard lands that should be subject to an Environmental Impact Study as outlined in Section 3.2.3.1 of this Plan.

The Blocks intended to support medium density residential uses do not contain natural heritage features or natural hazards. Block 106 is located within 120 metres of a natural heritage feature. As such, the undertaking of an EIS is required as a condition of development as recommended by the Upper Thames River Conservation Authority and included as a recommended draft plan approval condition.

5.2 Zoning By-law Amendment

The Thames Centre Official Plan requires that prior to the approval of a zoning by-law amendment, it shall be established to the satisfaction of Council that:

- 1) Soil and drainage conditions are suitable to permit the proper siting of buildings:

A geotechnical investigation, stormwater management plan and lot grading plans are required for this development. This is also capable of being addressed at the building permit issuance stage.

- 2) The services and utilities, whether they are municipal or private, can adequately accommodate the proposed development. Full municipal or communal sanitary and water services will be the preferred method of servicing development:

Full municipal services can adequately accommodate the proposed development as indicated in the Preliminary Servicing Brief prepared by Development Engineering (London) Ltd.

- 3) The road system is adequate to accommodate projected increases in traffic:

The road system is adequate to accommodate projected increases in traffic considering this subdivision will have two access points via Thorndale Road (County Road 28) and the extension of Meadowbrook Lane.

- 4) The land fronts on a public road (unless specifically noted as an approved private road) which is of a reasonable standard of construction and maintenance:

The development of this subdivision will also require new public roads that will tie into the existing public road network. These new public roads are to be constructed to municipal standards.

- 5) Lot frontage and area is suitable for the proposed use and conforms to the standards required by the implementing Zoning By-law:

The lots and blocks proposed would comply with the minimum lot frontage and minimum lot area requirements of the requested zoning by-law amendment.

- 6) Adequate measures will be taken to alleviate or prevent any adverse effects that the proposed use may possibly have upon any proposed or existing adjacent use or on the natural heritage features and functions:

Unacceptable adverse effects on surrounding uses are not anticipated considering surrounding uses are generally residential. Given the proximity of existing natural heritage features, an EIS is required to be undertaken as a recommended condition of draft plan approval.

The Thames Centre Official Plan indicates that the following criteria also needs to be considered when reviewing rezoning applications to permit medium density residential uses in areas designated as Residential, namely:

1) General compatibility with existing uses in close proximity to the proposed development:

The proposed medium density residential uses are compatible with existing uses in close proximity to the area namely low density residential uses in the form of single detached dwellings located on the south side of Thorndale Road and separated by the proposed uses by Street E. Regarding concerns from existing residents about medium density housing opportunities, the balance of the subdivision would be adjacent to existing single detached dwellings associated with the Monteith Subdivision and will be zoned to permit low density residential uses in the form of single detached dwellings.

2) The capacity of Municipal, County and Provincial roads affected and their ability to handle the expected increases in traffic:

Access to the proposed subdivision is proposed via Thorndale Road and the extension of Meadowbrook Lane. Being the most direct route, it is anticipated that traffic travelling to and from the proposed medium-density blocks will primarily use Thorndale Road, being a designated County Arterial Road under the County Official Plan, which is intended to accommodate large volumes of traffic. Overall, it is anticipated that traffic generated from the medium-density residential uses will have a nominal impact on the road network.

3) The adequacy of services to serve the proposed development:

As confirmed by Development Engineering (London) Limited in their Preliminary Servicing Report dated February 2021, the subdivision is proposed to be serviced with new municipal watermain, sanitary sewers, storm sewers and a stormwater management facility. The Report has also demonstrated an effective approach to address servicing requirements while also meeting municipal and provincial design standards. In all, this development is capable of being adequately serviced to support the proposed medium density residential uses.

4) Adequacy of off-street parking facilities to serve the proposed development:

These matters can be appropriately addressed as part of the site plan approval process considering medium density residential uses are subject to site plan control.

5) The provision of landscaping, buffering and building setbacks adequate to protect the privacy of surrounding residential properties:

Considering the proposed medium density residential blocks are not adjacent to existing residential properties but rather separated by Street F, these matters are likely not applicable. These matters can be reviewed however as part of the site plan approval process considering medium density residential uses are subject to site plan control.

6) Consistency with the Provincial Policy Statement (PPS):

Based on the analysis previously provided in the report, consistency with the PPS has been demonstrated in regards to this form of housing.

5.3 Other Matters

For parkland dedication, the amount of land required to be dedicated is 5% of total draft plan area (10.41 ha) or 0.521 ha. Through Official Plan policy direction, the Municipality reserves the right to not require the acceptance of constrained lands – either flood prone (hazard land) or wooded (natural heritage). Considering the developer is proposing to dedicate 6.62 ha of land which is flood prone, wooded and unconstrained (to a lesser extent), staff is satisfied that this land would adequately address the parkland dedication requirement.

Considering this future parkland is not accessible without a footbridge or crossing over the Elliott Drain, it would be appropriate for the Municipality and the developer to cost share this project estimated at \$250,000. The cost is a reflection of the crossing width and the need to accommodate landscaping equipment to maintain the land. The developer has agreed to the foregoing including the caveat that the Municipality's portion would be subject to an upset limit of \$175,000. If agreed by Council, the Municipality's portion would be included as part of the 2023 budget and could be financed through existing cash-in-lieu of parkland monies which can be used for parkland-related capital expenditures.

Block 105 on the draft plan is a remnant parcel of land adjacent to Street E and Street D. As requested by the developer, it is meant to prevent access to those streets from the adjacent residential properties that front on Thorndale Road (County Road 28) and known municipally as 17185, 17197 and 17207 Thorndale Road. As noted by the developer, when roads are built, a developer is trying to avoid creating single loaded roads in that it costs the same amount of money to build a road regardless of whether there are lots fronting both sides or one side. Street E is a single loaded road. The developer's concern is that with a single loaded road, they are only able to recover half of the revenue.

According to the developer, it is not fair that to require the installation of services which can be used to service those three residential lots should they redevelop in the future with no possible compensation. The developer has also indicated that this situation is not uncommon in that they have other developments where parcels of a similar nature are retained with no issues raised by the respective municipality. Should Block 105 be transferred to the Municipality, the developer is requesting that the Municipality pay the developer for half the value of the adjacent road and related services in that the Municipality could recover those costs if and when those residential lots fronting Thorndale Road redevelop.

Staff is concerned with the developer's request for Block 105. The residential lots fronting Thorndale Road could be redeveloped from the front if and when sanitary and storm sewers are extended along Thorndale Road. In 2017, staff faced a similar concern from the developer of the Trails at Wye Creek Subdivision with the development of a vacant parcel of land owned by a third party located on the north side of Elliott Trail and on the east side of Nissouri Road. That developer was required to develop that single loaded stretch of Elliott Trail with lots on the south side of the road and vacant lands on the north side. A severance proposal was submitted to subdivide that vacant parcel into lots to which the Trails at Wye Creek developer expressed a similar concern wanting financial compensation. Council at the time deferred consideration of the severance proposal until such time that the subdivision phase was assumed. Following that, the severance proposal was approved with no financial compensation offered to that developer. As such, staff recommends that Block 105 be conveyed to the Municipality and that the developer be offered no financial compensation.

All comments received have been considered and have been generally addressed or can be appropriately generally addressed as conditions of draft plan approval.

Recommended draft plan conditions are attached for Council's consideration.

Based on the foregoing, the subject proposal is consistent with the Provincial Policy Statement, conforms to the Middlesex County Official Plan and Thames Centre Official Plan.

6. RECOMMENDATION

THAT Council for the Municipality of Thames Centre recommends the issuance of draft plan approval to the County of Middlesex in regards to Application for Plan of Subdivision (File No. 39T-TC2101) and subject to the conditions attached Report No. PDS-009-22;

AND THAT Application for Official Plan Amendment (File No. O4-21) be adopted in principle and that the Director of Planning and Development Services be directed to forward the implementing Official Plan Amendment at the next regular meeting of Thames Centre Council for consideration of adoption which is to be forwarded subsequently to the County of Middlesex for consideration of approval;

AND THAT Application for Zoning By-law Amendment (File No. Z7-21) be approved in principle and that upon the granting of draft plan of subdivision approval (File No. 39T-TC2101) and the approval of the Official Plan Amendment (File No. O4-21) both by the County of Middlesex, that the Director of Planning and Development Services be directed to forward the implementing Zoning By-law Amendment to Thames Centre Council for consideration of approval.

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

Reviewed by: Mike Henry, Chief Administrative Officer

APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION (39T-TC2101), OFFICIAL PLAN AMENDMENT (O4-21) & ZONING BY-LAW AMENDMENT (Z7-21)

Owner: Pemic Thorndale Land Corporation

Location: 17177 Thorndale Road, Thorndale



Municipality of THAMES CENTRE



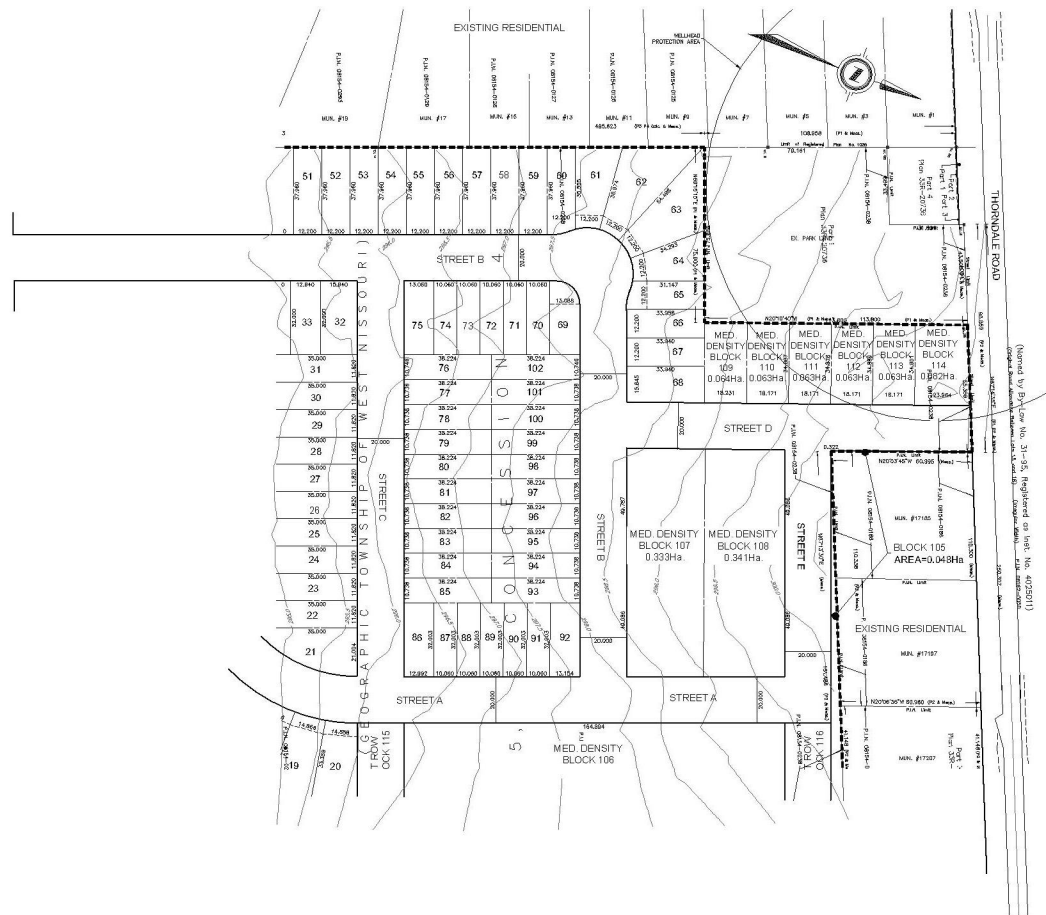
SUBJECT LANDS

1:5,000

0 25 50 100 150 200 Metres

ORTHOPHOTOGRAPHY: SWOOP 2015





Recommended Conditions of Draft Plan Approval

The conditions and amendments to final plan of approval for registration of this Subdivision as provided by the County of Middlesex ("the County") are as follows:

No.	Conditions
1.	<p>That this approval applies to the draft plan of subdivision prepared by Development Engineering (London) Limited and signed by Robert Wood, OLS dated February 3, 2021 and last revised January 20, 2022 showing the following:</p> <ul style="list-style-type: none">• 102 lots for single detached dwellings (Lots 1 to 102)• two (2) blocks for stormwater management (Blocks 103 & 104)• one (1) remnant parcel of land (Block 105)• three (3) blocks for medium density residential uses (Blocks 106, 107 & 108)• six (6) blocks for semi-detached dwellings (Blocks 109-114)• two (2) blocks for future road allowances (Blocks 115 & 116)
2.	<p>That the development of the draft plan of subdivision may be phased subject to the approval of an overall phasing plan for the development of the entire site to the satisfaction of the Municipality. For the purposes of this condition, the development of a phase may only proceed when the Municipality is satisfied that all of the external infrastructure/services for that stage are "in place" as described in condition 4.</p>
3.	<p>That the draft plan of subdivision shall be developed on full municipal services, including sanitary sewers, municipal water and urban storm water management practices. Prior to final approval of each phase of the development, the Municipality shall confirm that full municipal services are 'in place' as described in condition 4.</p>
4.	<p>That no development of the draft plan of subdivision shall commence until all external infrastructure and services required for the development of the lands affected are in place including municipal water supply, treatment and conveyance infrastructure and sewage treatment and waste water conveyance infrastructure. For the purpose of these conditions, services being "in place" means that the infrastructure exists and is operational to the satisfaction of the Municipality and that capacity in such infrastructure has been formally allocated by the Municipality for use in connection with the development of the draft plan of subdivision.</p>
5.	<p>That the road allowances included on the draft plan of subdivision shall be shown and dedicated to the Municipality as public highways, with the exception of Blocks 115 and 116.</p>
6.	<p>That the County shall be advised by the Municipality of any required unopened road allowance be dedicated as a public highway.</p>

7. That all streets, including any unopened road allowance to be dedicated as a public highway, shall be named and the lots addressed on the draft plan of subdivision to the satisfaction of the Municipality and the County.
8. That the Owner convey 0.3 metres reserves to the County to prevent direct access along the south side of King Street/Thorndale Road (County Road 28). Notwithstanding the foregoing, a 0.3 metre reserve shall not be required where Street "D" intersects with King Street/Thorndale Road (County Road 28).
9. That the Owner dedicate a road widening measuring up to 18 metres from the centreline of King Street/Thorndale Road (County Road 28) to the County if the right of way is not already to that width.
10. That left turn and right turn lanes shall be constructed on King Street/Thorndale Road (County Road 28) at the intersection of Street "D". All costs with regards to the design and construction of these lanes shall be borne by the Owner and an entrance permit shall be required prior to any construction work within the County road allowance.
11. That prior final approval, grading and stormwater management plans shall be to the satisfaction of the County.
12. That the development of this subdivision shall require two separate road access points through connection to King Street/Thorndale Road (County Road 28) and the adjacent neighbourhood's street network through Meadowbrook Lane.
13. That the Owner convey Blocks 103 and 104 to the Municipality for stormwater management purposes.
14. That the Owner convey Block 105 to the Municipality being a remnant undevelopable parcel of land.
15. That the Owner convey Blocks 115 and 116 to the Municipality being future road allowances to the adjacent lands to the east.
16. That the Owner convey the balance of the subject lands not subject to this draft plan approval, located south of Lots 1 to 18 (inclusive) and Block 104 to the Municipality to satisfy parkland dedication requirement.
17. That prior to final approval, that an Official Plan Amendment be required to facilitate the development of Blocks 106-114, inclusive for medium density residential uses.
18. That prior to final approval, the County is to be advised by the Municipality that appropriate zoning is in effect for the draft plan of subdivision.

19. That the Owner and the Municipality enter into a subdivision agreement ("Subdivision Agreement") pursuant to Section 51 (26) of the Planning Act to be registered on title of the lands to which it applies prior to the Plan of Subdivision being registered. Further that the Subdivision Agreement shall include provisions that it will also be registered against the lands to which it applies once the plan of subdivision has been registered.
20. That the Subdivision Agreement satisfy all requirements of the Municipality related to financial, legal, planning and engineering matters including but not limited to the provision of roads, temporary roads and turning circles, pedestrian walkways, grading and drainage, planting of trees, landscaping, provision of community mailboxes, fencing, buffering, recommended and approved EIS mitigation requirements, street lighting and other amenities, the provision and installation of full municipal water and sanitary services, the installation of underground electrical services, and other matters which may be required by the Municipality respecting the development of the Plan of Subdivision.
21. The Owner shall enter into an agreement with Canada Post Corporation for the installation of community mailboxes.
22. The Owner shall enter into an agreement with the appropriate service providers for the installation of underground communication / telecommunication utility services for these lands to enable, at a minimum, the effective delivery of the broadband internet services and communication / telecommunication services for 911 Emergency Services.
23. That prior to final approval, that the Owner shall obtain any necessary approval(s) under the Drainage Act to facilitate legal outlet to discharge stormwater.
24. That the Subdivision Agreement shall ensure that the persons who first purchase the subdivided land after the final approval of the plan of subdivision are informed, at the time the land is transferred, of all the development charges related to the development, pursuant to Section 59(4) of the Development Charges Act.
25. That such easements as may be required for utility, servicing, or drainage purposes shall be granted to the appropriate authority.
26. That prior to final approval, arrangements shall be made to the satisfaction of the Municipality for the relocation of any utilities required for the development of the Plan, which relocation shall be undertaken and provided at the expense of the Owner.

27. That prior to final approval, the Owner shall submit for the review and approval of the Upper Thames River Conservation Authority (UTRCA) and the Municipality, a final stormwater management plan and sediment and erosion control plan incorporating necessary measures to enhance the quality of stormwater discharges and to control erosion and sedimentation during and after construction. The final stormwater management plan and sediment and erosion control plan, and final detailed servicing and grading plans shall identify drainage and sediment and erosion control strategies. The final stormwater management plan shall also provide detail with respect to the monitoring and maintenance of the stormwater management facilities.
28. That prior to final approval, the owner shall submit a final Environmental Impact Study which addresses the UTRCA's outstanding comments and concerns, to be prepared to the satisfaction of the UTRCA.
29. That prior to final approval, the owner shall obtain a Section 28 permit under the Conservation Authorities Act shall be obtained from the UTRCA prior to the commencement of any development or site alteration within the UTRCA's Regulated Area including filling, grading, construction, site alteration to watercourse and/or interference with a wetland.
30. That prior to final approval, the owner shall obtain from the UTRCA a separate Section 28 permit under the Conservation Authorities Act for the proposed pathway and footbridge/crossing over the Elliott Drain. Additional technical studies shall also be required including a scoped EIS to the satisfaction of the UTRCA to ensure that the crossing/structure does not have any impacts on the environment or the flow regime of the Elliott Drain.
31. That prior to final approval, the Owner shall submit a final Geotechnical Assessment for review and approval by the Municipality.
32. That prior to final approval, the Municipality and the Owner shall enter into a cost sharing agreement to finance the construction of the bridge/crossing over the Elliott Drain and furthermore both parties agree the cost be shared 50/50 with the Municipality's portion subject to an upset limit of \$175,000.
31. That prior to final approval, the Municipality shall advise the County that the Subdivision Agreement between the Municipality and the Owner provides for the following:
 - a. municipal assumption and ownership of any facilities required for the detention and enhancement of storm water quality, and for the purpose of ensuring perpetual maintenance and operation; and

- b. the inclusion of any environmental protection measures recommended in the final stormwater management plan required by condition 25 that are not capable of being addressed under the Ontario Water Resources Act.
- 33. That prior final approval, the development of Blocks 110, 111, 112, 113 and 114 shall be to the satisfaction of the Municipality's Risk Management Official to ensure compliance with the Thames Sydenham and Region Source Protection Plan and the Clean Water Act, 2006.
- 34. That prior to final approval, that all existing buildings and structures be removed from the subject lands to the satisfaction of the Municipality subject to any applicable permits that may be required.
- 33. That prior to final approval, the County is to be advised in writing by the Municipality how conditions 1-7 (inclusive), 12-27 (inclusive) and 31-34 (inclusive), have been satisfied.
- 34. That prior to final approval, the County is to be advised in writing by the County Engineer how conditions 8, 9, 10 and 11 have been satisfied.
- 35. That prior to final approval, the County is to be advised in writing by the Upper Thames River Conservation Authority how conditions 27, 28, 29 and 30 have been satisfied.



MUNICIPALITY OF THAMES CENTRE

PLANNING & DEVELOPMENT SERVICES

REPORT NO: PDS-047-21

FILE: 39T-TC2021, O4-21 & Z7-21

TO: Mayor and Members of Council

FROM: Marc Bancroft, Director of Planning and Development Services

MEETING DATE: June 28, 2021

**RE: APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND
OFFICIAL PLAN & ZONING BY-LAW AMENDMENTS
PEMIC THORNDALE LAND CORPORATION
17177 THORNDALE ROAD**

1. PURPOSE

The purpose of this report is to provide Council with background information regarding the subject proposal which is scheduled to be heard at a public meeting of Municipal Council on June 28, 2021.

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

2. BACKGROUND (see attached map)

The subject property is an 18 hectare (44 ac) parcel of land located on the south side of Thorndale Road (County Road 28), at the east end of Meadowbrook Lane and east of the Monteith Subdivision in Thorndale. The lands currently contain three (3) farm buildings and are used for agricultural purposes in the form of field crop cultivation. While the subject lands are not currently serviced, full municipal sanitary and water services are available. The southern portion of the site is traversed by the Elliott Drain, with approximately 8 hectares (20 acres) of land which is proposed to remain undeveloped. Those lands contain a significant woodland. Because of the drain, the lands are also regulated under the Conservation Authorities Act due to their flood prone nature.

Surrounding land uses vary considerably and include: agricultural lands to the south and to the east for the cultivation of field crops; residential in the form of single detached dwellings to the west located on Monteith Avenue and Meadowbrook Lane. Those residential uses were developed at a time when sanitary sewers were not available and were therefore developed on larger lot sizes to support private on-site septic systems. At the northwest corner of the site lies the Municipality's well fields and related infrastructure that supports the potable water supply for the village of Thorndale.

According to the Thames Centre Official Plan, the subject lands are designated Residential and Residential First Density – Holding (R1-H), Environmental Protection (EP) and Open Space (OS) pursuant to the Thames Centre Comprehensive Zoning By-law.

Given the proximity of the subject lands to the village's well fields, the property is largely located in a Well Head Protection Area (WHPA) and subject to the policies of the Thames, Sydenham and Region Source Protection Plan (SPP). Relevant policies and regulations under the SPP have been included in the Thames Centre Official Plan and Zoning By-law through previous amendments thereto. Within this area, it is important to note that these policies and regulations do not generally preclude residential development opportunities within WHPAs.

3. PROPOSAL

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

- 102 lots to support single detached dwellings
- Six (6) blocks to support semi-detached dwellings
- Three (3) blocks to support medium density residential development in the form of one and two-storey street townhouse dwellings
- One (1) block for storm water management
- Five (5) new public streets, including an extension of Meadowbrook Lane from the adjacent Monteith Subdivision and a street connection to Thorndale Road.

Six (6) studies/reports have been provided in support of the subject proposal, namely: planning justification; natural hazard delineation; environmental impact; preliminary servicing; archaeological; and, geotechnical investigation.

Under the Planning Act, parkland dedication is required at a rate of 5% of the total draft plan of subdivision area. With a total area of 10.5 hectares, the amount of parkland required is 0.53 hectares (1.3 ac). Alternatively, the Municipality can accept cash-in-lieu of parkland dedication to fund the purchase of additional parkland or cover parks related capital costs. No parkland is proposed to be conveyed to the Municipality by the developer except for lands on the south side of the Elliott Drain for passive recreational purposes, totaling 8 hectares (20 acres), a bridge across the Drain would need to be

constructed to allow pedestrian and maintenance access.

To allow medium density residential uses in the form of townhouse dwellings, the applicant has applied for an Official Plan Amendment. The Official Plan only allows such form of development if two of the following four evaluation criteria are met: frontage on an arterial road; abutting a major public park; abutting a commercial area; and, overall development application involves a land area of at least 2 hectares. Although the proposed location of the townhouse dwellings is part of a development application which is larger than 2 hectares in area, none of the remaining criteria are capable of being satisfied. As such, an Amendment to the Plan is required to allow this form of housing.

The lands are currently zoned Residential First Density subject to a holding provision (R1-H), which freezes any new uses except those in place at the time of the passing of the Zoning By-law, being the cultivation of field crops. The zoning also does not permit any buildings and structures to be constructed until such time that the "h" symbol is removed. The prerequisite for the removal of holding is that a subdivision agreement be entered into with the Municipality to allow the development of the lands on full municipal services.

To allow the development of the subdivision, a Zoning By-law Amendment has been submitted to rezone the subject lands to the following three (3) zones:

Site-specific Residential First Density (R1-#) Zone limited to Lots 1 to 102 to the following standards* in addition to the regulations associated with the parent R1 Zone:	
Permitted uses	one single detached dwelling accessory uses, buildings or structures
Lot Area	290 square metres (interior lot) 390 square metres (corner lot)
Lot Frontage	9.7 metres (interior lot) 13 metres (corner lot)
Front Yard Depth	6.0 metres to garage 4.5 metres to main dwelling
Exterior Side Yard Width	3.5 metres
Interior Side Yard Width	1.2 metres
Rear Yard Depth	6 metres
Building Height (maximum)	10.5 metres
Lot Coverage (maximum)	45% of lot area
Landscaped Open Space	25%

*all standards are minimum requirements unless noted otherwise

Site-specific Residential Second Density (R2-#) Zone limited to Blocks 109 to 114 for semi-detached dwellings subject to the following standards* in addition to the regulations associated with the parent R2 Zone:	
Permitted Uses	semi-detached dwelling accessory uses buildings or structures
Lot Area	600 square metres
Lot Frontage	18 metres (per two units)
Front Yard Depth	6.0 metres to garage 4.5 metres to main dwelling
Exterior Side Yard Width	3.5 metres
Interior Side Yard Width	1.2 metres
Rear Yard Depth	6.0 metres
Building Height (maximum)	10.5 metres
Lot Coverage (maximum)	50% of lot area
Landscaped Open Space	20%

*all standards are minimum requirements unless noted otherwise

Site-specific Residential Third Density (R3-#) Zone limited to Blocks 106 to 108 for townhouse dwellings subject to the following standards* in addition to the regulations associated with the parent R3 Zone:	
Permitted Uses	street townhouse dwelling Accessory uses buildings or structures
Lot Area	180 square metres
Lot Frontage	6.0 metres
Front Yard Depth	6.0 metres to garage 4.5 metres to main dwelling
Exterior Side Yard Width	3.5 metres
Interior Side Yard Width	1.2 metres 0 metres for interior lots
Rear Yard Depth	6.0 metres
Building Height (maximum)	12.5 metres
Lot Coverage (maximum)	60%
Landscaped Open Space	20%
Lot Depth	30 metres
Open Space to recognize lands that are to remain undeveloped	

3.1 Agency Comments

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

3.1.1 County of Middlesex Engineer:

No concerns with the OPA or the ZBA.

For the plan of subdivision, we would have the typical County requirements:

Land dedication to 18 m from the centerline of construction of County Road 28 (Thorndale Road) to the County of Middlesex for the purposes of road widening if the right of way is not already to that width.

The dedication of a 0.3 m reserve across the proposed Medium Density Block 114 to prevent direct access to the County Road. All access to this block must be from proposed Street D.

Left and right turn lanes will be required at the intersection of Thorndale Road and Street D. All costs with regards to the design and construction of these lanes will be the responsibility of the developer.

The County would also want to review and approved grading and storm water management plans for the property.

3.1.2 Enbridge:

Request that as a condition of final approval that the developer provide the necessary easements and/or agreements required for the provision of gas services for this project to the satisfaction of Enbridge.

3.1.3 Hydro One: no comment.

3.1.4 Chief Building Official:

The majority of this subdivision falls within the municipalities Well Head Protection Area (WHPA) for the Thorndale well site and the Thorndale water distribution system. Only the portion near Thorndale road has the most concern as the vulnerability score is 10 (high) within 100 metres of the well. The remainder of the subdivision falls into a vulnerable area of 6 associated with the WHPA. According to the source water protection plan, uses within a vulnerable area are required to be restricted under the Thames Centre Official Plan and the Zoning By-law. Residential uses are considered to be low risk and generally do not normally pose a threat to drinking water systems. The main concerns from our department are, the recharge of water to the WHPA, and the containment of the storm and sanitary sewage systems that are proposed. Building division would like to see:

- a) At this point in time the 6 lots within the WHPA-A are shown as medium density and our division is unsure of the total amount of hard surface area. We require a design to show the control of the water for the 6 lots within the WHPA-A. With

the storm water pond proposed away from these lots to the south and partially outside of the entire WHPA, we do not want to see a loss of water to recharge the municipal wells.

- b) As per our Source Water Plan Policy 2.09 – we also require that an Environmental Compliance Approval be obtained from the Ministry of Environment, Conservation and Parks for the sanitary and storm sewer piping within any WHPA's with a score of 8 or more.
- c) Require stormceptors or other alternatives to control pollutants with water runoff from the medium density blocks where parking lots may be created.
- d) That a condition of no private wells be permitted on individual lots within WHPAs.

3.1.5 Public Works Director: no comment.

3.1.6 Drainage Superintendent: no comment.

3.2 Public Comments

In the circulation of the notice of public meeting to surrounding property owners, written submissions were received which are appended to this report.

Key Areas of concern include:

- Compatibility with the surrounding neighbourhood in that only single detached dwellings should be allowed.
- Meadowbrook Lane will become a through-street with increased traffic, speed, and noise; less safe for kids and families - it should remain as a cul-de-sac.
- Smaller homes on smaller lots will decrease property values on Meadowbrook Lane which offers larger homes on larger lots.
- Does Thorndale have servicing capacity to support Rosewood, Wye Creek, Foxborough, Elliott Estates and now this development? Question over capacity of the sanitary sewage system with the Municipality contacting homeowners in the Monteith Subdivision over sump pump discharge into the sewage system.
- With Nissouri Public School at over capacity, how is the school board going to accommodate this additional growth?
- Concern about the effects of the potable water supply for the village with development proposed within a WHPA.
- Losing small town feel with the amount of development proposed.

4. RECOMMENDATION

THAT Report No. PDS-047-21 dated June 28, 2021 related to Application for Draft Plan of Subdivision (39T-TC2101), Application for Official Plan Amendment (O4-21) and Application for Zoning By-law Amendment (Z7-21) for lands described as Part of Lot 15, Concession 4 (geographic Township of West Nissouri), Municipality of Thames Centre and owned by Pemic Thorndale Land Corporation, be received;

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

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

Reviewed by: Mike Henry, Chief Administrative Officer

APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION (39T-TC2101), OFFICIAL PLAN AMENDMENT (O4-21) & ZONING BY-LAW AMENDMENT (Z7-21)

Owner: Pemic Thorndale Land Corporation

Location: 17177 Thorndale Road, Thorndale

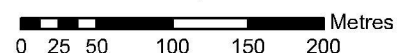


Municipality of THAMES CENTRE



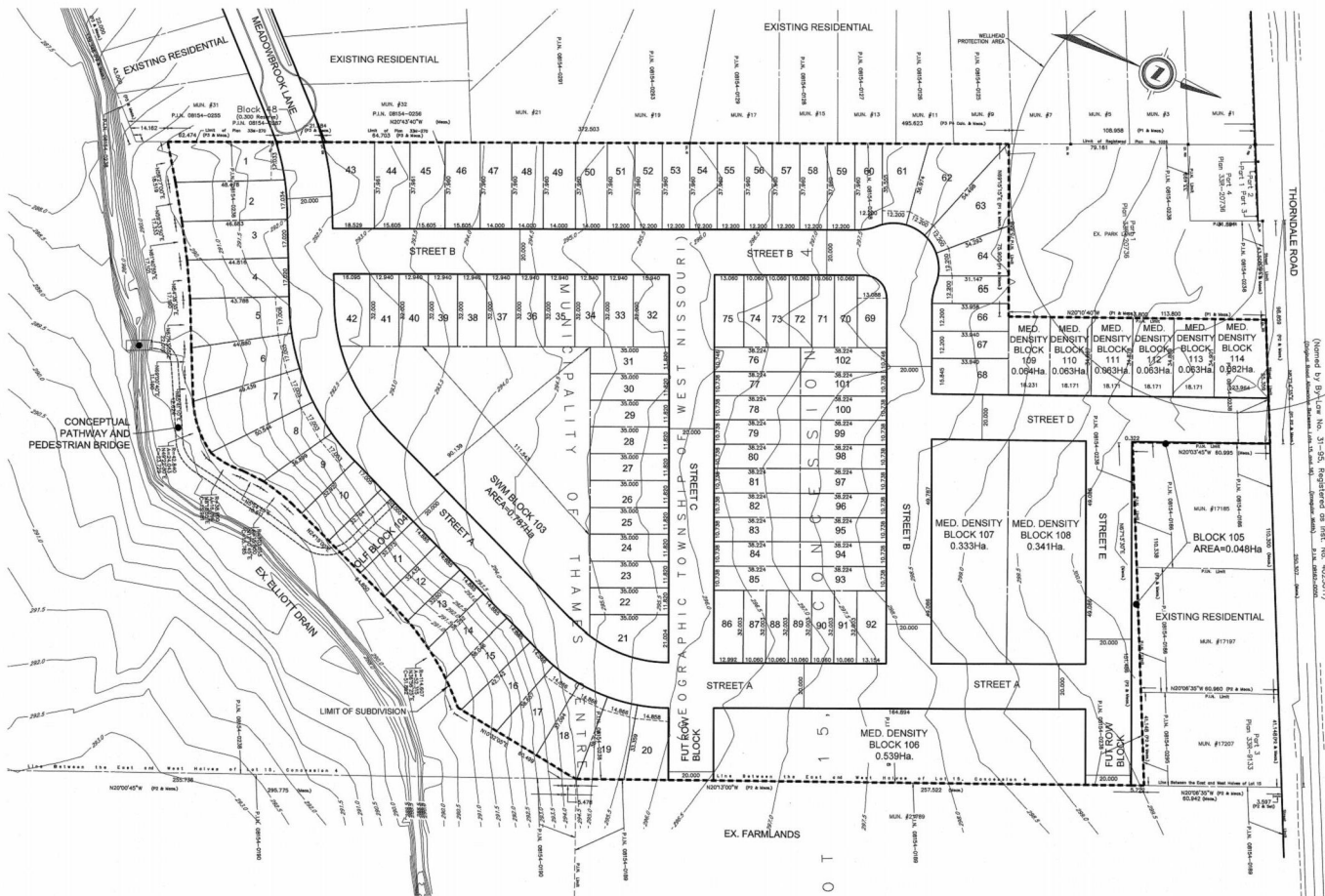
 **SUBJECT LANDS**

1:5,000

 Metres
0 25 50 100 150 200

ORTHOPHOTOGRAPHY: SWOOP 2015

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



KEY PLAN NTS

DRAFT PLAN OF SUBDIVISION

PLAN OF SURVEY
OF PART OF
LOT 15, CONCESSION 4
(GEOGRAPHIC TOWNSHIP OF WEST NISSOURI)
IN THE MUNICIPALITY OF THAMES CENTRE
COUNTY OF MIDDLESEX

OWNER'S AUTHORIZATION

WE HEREBY SUBMIT THIS DRAFT PLAN OF SUBDIVISION
WE HAVE THE AUTHORITY TO BIND THE CORPORATION.

CRAG LINDEN
VICE PRESIDENT - PEMIC THORNDALE LAND CORP.

1/11/17/2016
DATED

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED, AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

ROBERT WOOD, O.L.S.
ARCHIBALD, GRAY & MCKAY LTD.

1/11/17/2016
DATED

REQUIREMENTS UNDER SECTION 51(17) OF THE PLANNING ACT

A. AS SHOWN ON PLAN
B. AS SHOWN ON PLAN
C. AS SHOWN ON PLAN
D. AS SHOWN ON PLAN
E. AS SHOWN ON PLAN
F. AS SHOWN ON PLAN
G. AS SHOWN ON PLAN
H. PIPED WATER
I. SILENT SAND AND SAND
J. AS SHOWN ON PLAN
K. FULL SERVICES
L. AS SHOWN ON PLAN

LAND USE SCHEDULE		
LAND USE	AREA IN HECTARES	%
LOW DENSITY RESIDENTIAL LOTS 1 THROUGH 102	5.009	48.099
STORMWATER MANAGEMENT BLOCK 103	0.787	7.557
OVERLAND FLOW BLOCK 104	0.085	0.824
BLOCK 105	0.048	0.461
MEDIUM DENSITY BLOCK 106 - 114	1.614	15.498
RIGHT OF WAYS	2.891	27.761
TOTAL AREA	10.414	100.000

London Office
41 Ashdown St. N., Unit 71
(519) 872-8310

Paris Office
31 Mechanic St., Unit 301
(519) 442-1441

development engineering
(London) Limited
CONSULTING CIVIL ENGINEERS

DETAILS	No	REVISIONS	DATE	BY
DESIGN BY SD	1	ISSUED FOR DRAFT PLAN SUBMISSION	FEB. 4, 2021	SD
DESIGN BY SD	2	REVISED FOR DRAFT PLAN SUBMISSION - #1	MAY 12, 2021	SD
DESIGNED BY SD	3	REVISED FOR DRAFT PLAN SUBMISSION - #2	MAY 19, 2021	SD

MONTEITH LANDS
THORNDALE, ONTARIO
PEMIC THORNDALE LAND CORP.

SCALE	PROJECT NO.
SCALE - 1:1000	DEL17-067
SHEET NO.	DP-R2
PLAN FILE NO.	

Recommended Conditions of Draft Plan Approval

The conditions and amendments to final plan of approval for registration of this Subdivision as provided by the County of Middlesex ("the County") are as follows:

No.	Conditions
1.	<p>That this approval applies to the draft plan of subdivision prepared by Development Engineering (London) Limited and signed by Robert Wood, OLS dated April 26, 2022 showing the following:</p> <ul style="list-style-type: none">• 102 lots for single detached dwellings (Lots 1 to 102)• two (2) blocks for stormwater management (Blocks 103 & 104)• one (1) remnant parcel of land (Block 105)• three (3) blocks for medium density residential uses (Blocks 106, 107 & 108)• six (6) blocks for semi-detached dwellings (Blocks 109 to 114)• two (2) blocks for future road allowances (Blocks 115 & 116)
2.	<p>That the development of the draft plan of subdivision may be phased subject to the approval of an overall phasing plan for the development of the entire site to the satisfaction of the Municipality. For the purposes of this condition, the development of a phase may only proceed when the Municipality is satisfied that all of the external infrastructure / services for that stage are "in place" as described in condition 4.</p>
3.	<p>That the draft plan of subdivision shall be developed on full municipal services, including sanitary sewers, municipal water and urban storm water management practices. Prior to final approval of each phase of the development, the Municipality shall confirm that full municipal services are 'in place' as described in condition 4.</p>
4.	<p>That no development of the draft plan of subdivision shall commence until all external infrastructure and services required for the development of the lands affected are in place including municipal water supply, treatment and conveyance infrastructure and sewage treatment and waste water conveyance infrastructure. For the purpose of these conditions, services being "in place" means that the infrastructure exists and is operational to the satisfaction of the Municipality and that capacity in such infrastructure has been formally allocated by the Municipality for use in connection with the development of the draft plan of subdivision.</p>
5.	<p>That the road allowances included on the draft plan of subdivision shall be shown and dedicated to the Municipality as public highways, with the exception of Blocks 115 and 116.</p>

6. That all streets, including any unopened road allowance to be dedicated as a public highway, shall be named and the lots addressed to the satisfaction of the Municipality and the County. This shall include permanent and temporary road name and municipal address signage during all stages of construction which shall be a requirement of the Subdivision Agreement.
7. That the Owner convey 0.3 metre reserves to the County of Middlesex to prevent direct access along the south side of King Street / Thorndale Road (County Road 28). Notwithstanding the foregoing, a 0.3 metre reserve shall not be required where Street "D" intersects with King Street / Thorndale Road (County Road 28).
8. That the Owner dedicate a road widening measuring up to 18 metres from the centreline of King Street / Thorndale Road (County Road 28) to the County of Middlesex if the right of way is not already to that width.
9. That left turn and right turn lanes shall be constructed on King Street / Thorndale Road (County Road 28) at the intersection of Street "D". All costs with regards to the design and construction of these lanes shall be borne by the Owner and an entrance permit shall be required prior to any construction work within the County road allowance.
10. That the development of this subdivision shall require two separate road access points through connection to King Street / Thorndale Road (County Road 28) and through Meadowbrook Lane.
11. That the subdivision agreement includes a provision that all construction traffic access shall be solely contained to the entrance from King Street / Thorndale Road (County Road 28).
12. That the Owner convey Blocks 103 and 104 to the Municipality for stormwater management purposes.
13. That the Owner convey Blocks 115 and 116 to the Municipality being potential future road allowances to the adjacent lands to the east.
14. That the Owner convey the balance of the lands not subject to this draft plan approval, located south of Lots 1 to 18 (inclusive) and Block 104, to the Municipality to satisfy parkland dedication requirements.
15. That prior to final approval, that an Official Plan Amendment be required to facilitate the development of Blocks 106 to 108 for medium density residential uses.
16. That prior to final approval, the County is to be advised by the Municipality that appropriate zoning is in effect for the draft plan of subdivision.

17. That the Owner and the Municipality enter into a subdivision agreement ("Subdivision Agreement") pursuant to Section 51 (26) of the Planning Act to be registered on title of the lands to which it applies prior to the Plan of Subdivision being registered. Further that the Subdivision Agreement shall include provisions that it will also be registered against the lands to which it applies once the plan of subdivision has been registered.
18. That the Subdivision Agreement satisfy all requirements of the Municipality related to financial, legal, planning and engineering matters including but not limited to the provision of roads, temporary roads and turning circles, pedestrian walkways, grading and drainage, planting of trees, landscaping, provision of community mailboxes, fencing, buffering, recommended and approved EIS mitigation requirements, street lighting and other amenities, the provision and installation of full municipal water and sanitary services, the installation of underground electrical services, and other matters which may be required by the Municipality respecting the development of the Plan of Subdivision including the payment of Municipal Development Charges, if any, in accordance with the Municipality's Development Charge By-Law.
19. If necessary, the Owner shall enter into an agreement with Canada Post Corporation for the installation of community mailboxes which is to include a requirement to notify all prospective lot purchasers of the mailboxes' location(s).
20. The Owner shall enter into an agreement with the appropriate service providers for the installation of underground communication / telecommunication utility services for these lands to enable, at a minimum, the effective delivery of the broadband internet services and communication/ telecommunication services for 911 Emergency Services.
21. That prior to final approval, that the Owner shall obtain any necessary approval(s) under the Drainage Act to facilitate legal outlet to discharge stormwater.
22. That the Subdivision Agreement shall ensure that the persons who first purchase the subdivided land after the final approval of the plan of subdivision are informed, at the time the land is transferred, of all the development charges related to the development, pursuant to Section 59(4) of the Development Charges Act.
23. That such easements as may be required for utility, servicing, or drainage purposes shall be granted to the appropriate authority.
24. That prior to final approval, arrangements shall be made to the satisfaction of the Municipality for the relocation of any utilities required for the development of the Plan, which relocation shall be undertaken and provided at the expense of the Owner.

25. That prior to final approval, the Owner shall submit for the review and approval of the Upper Thames River Conservation Authority (UTRCA), the County Engineer and the Municipality, a final stormwater management plan and sediment and erosion control plan incorporating necessary measures to enhance the quality of stormwater discharges and to control erosion and sedimentation during and after construction. The final stormwater management plan and sediment and erosion control plan, and final detailed servicing and grading plans shall identify drainage and sediment and erosion control strategies. The final stormwater management plan shall also provide detail with respect to the monitoring and maintenance of the stormwater management facilities.
26. That prior to final approval, the owner shall submit a final Environmental Impact Study / Development Assessment Report which addresses the UTRCA's outstanding comments and concerns, to be prepared to the satisfaction of the UTRCA.
27. That prior to final approval, the owner shall obtain a Section 28 permit under the Conservation Authorities Act shall be obtained from the UTRCA prior to the commencement of any development or site alteration within the UTRCA's Regulated Area including filling, grading, construction, site alteration to watercourse and/or interference with a wetland.
28. That prior to final approval, the owner shall obtain from the UTRCA a separate Section 28 permit under the Conservation Authorities Act for the proposed pathway and footbridge / crossing over the Elliott Drain. Additional technical studies shall also be required including a scoped EIS to the satisfaction of the UTRCA to ensure that the crossing/structure does not have any impacts on the environment or the flow regime of the Elliott Drain.
29. That prior to final approval, the Owner shall submit a final Geotechnical Assessment for review and approval by the Municipality.
30. That prior to final approval, the Municipality and the Owner shall enter into a cost sharing agreement to finance the construction of a footbridge / crossing over the Elliott Drain and furthermore both parties agree the cost be shared 50/50 with the Municipality's portion subject to an upset limit of \$175,000.
31. That any dead ends or open sides of road allowances created by this draft plan shall be terminated in 0.3 m reserves to be conveyed to and held in trust by the Municipality.

32. That prior to final approval, the Municipality shall advise the County that the Subdivision Agreement between the Municipality and the Owner provides for the following :
- a. municipal assumption and ownership of any facilities required for the detention and enhancement of storm water quality, and for the purpose of ensuring perpetual maintenance and operation; and
 - b. the inclusion of any environmental protection measures recommended in the final stormwater management plan required by condition 25 that are not capable of being addressed under the Ontario Water Resources Act.
33. That prior final approval, the development of Blocks 110, 111, 112, 113 and 114 shall be to the satisfaction of the Municipality's Risk Management Official to ensure compliance with the Thames Sydenham and Region Source Protection Plan and the Clean Water Act, 2006.
34. That prior to final approval, that all existing buildings and structures be removed from the subject lands to the satisfaction of the Municipality subject to any applicable permits that may be required.
35. That prior to final approval, the County is to be advised in writing by the Municipality how conditions 1 to 6, 10 to 25 and 29 to 34, have been satisfied.
36. That prior to final approval, the County is to be advised in writing by the County Engineer how conditions 7, 8, 9, 10 and 25 have been satisfied.
37. That prior to final approval, the County is to be advised in writing by the Upper Thames River Conservation Authority how conditions 25, 26, 27, and 28 have been satisfied.