



Committee of the Whole

Meeting Date: July 19, 2022
Submitted by: Durk Vanderwerff, Director of Planning and Development
Subject: THAMES CENTRE OFFICIAL PLAN AMENDMENT NO. 25;
2819842 ONTARIO INC.; FILE NO. 39-TC-OPA25

BACKGROUND:

Monteith Brown Planning Consultants on behalf of 2819842 Ontario Inc. have applied to amend the Thames Centre Official Plan for lands located at 136 and 156 Cromarty Drive. The 10 hectare (25 acre) property contains a campground (known as 'Camper's Corner', formally a 'KOA Campground') that features approximately 120 campsites and related amenities.

Amendment No. 25 would change the designation of a portion of the property from 'Recreational' to 'Recreational Special Policy Area 1' to recognize an existing single detached dwelling and facilitate the severance of the dwelling and approximately 0.6 hectares from the campground. The dwelling is considered surplus to the needs of the campground and the owner wishes to sever it from the remainder of the property.

The residence and campground are each serviced by their own independent water supply and sanitary sewage systems as well as separate driveways on Cromarty Drive. Surrounding land uses include a former MTO works site to the west and agricultural lands.

County Council is the Provincially delegated Approval Authority for locally adopted official plan amendments. This report summarizes the planning policy context and provides a planning recommendation for Council from the perspective of the Approval Authority. More detailed local planning analysis, as provided to Thames Centre Council, is provided within the attached local planning report. In addition, a location map, and a copy of Amendment No. 25 are appended.

ANALYSIS:

Amendment No. 25 was adopted by Thames Centre Council and submitted to the County as the Approval Authority. The submission was accepted as complete by the County and a further agency / ministry circulation was not undertaken given the nature of the proposal. It is noted that the lands are adjacent to Highway 401 and the Ministry of Transportation have indicated that they have no concerns.

The property is designated 'Recreational' in the Thames Centre Official Plan however this designation does not provide for the severance of a dwelling. Amendment No. 25 would create a 'special policy area' that recognizes the existing dwelling and allows for its severance.

Given that the property is designated and zoned for non-agricultural use and has been used for this purpose since the 1960s, and given that Amendment No. 25 does not propose new development, I am satisfied that there are no Provincial Policy Statement or County Official Plan or local official plan policy issues related to this proposal. The amendment is, in some respects, technical in nature.

In conclusion, Amendment No. 25 would change the designation of a portion of the subject lands from 'Recreational' to 'Recreational Special Policy Area 1' in order to recognize and allow the severance of an existing dwelling. It is my opinion that Amendment No. 25 is consistent with the Provincial Policy Statement, conforms to the intent and purpose of the County and the Thames Centre Official Plans, 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.

ALIGNMENT WITH STRATEGIC FOCUS:

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

Strategic Focus	Goals	Objectives
Strengthening Our Economy	Encourage a diverse and robust economic base throughout the county	Create an environment that enables the attraction and retention of businesses, talent, and investments

RECOMMENDATION:

That Amendment No. 25 to the 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 no written submissions were received concerning this application.

Attachments



LOCATION MAP



Description:
OFFICIAL PLAN AMENDMENT No. 25
MUNICIPALITY OF THAMES CENTRE

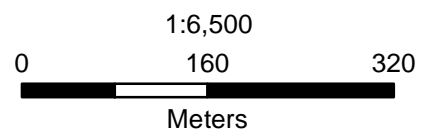
File Number:
39-TC-OPA25

Prepared by: Planning Department
The County of Middlesex, May 05, 2022.



LEGEND

-  LANDS SUBJECT TO AMENDMENT
-  CAMPGROUND





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. 25 as adopted by the Municipal Council on April 4, 2022, pursuant to By-law No. 24-2022.

Dated at the Municipality of Thames
Centre, in the County of Middlesex,
this 7th day of April, 2022.

A handwritten signature in black ink that reads "Sara Henshaw". The signature is written in a cursive style with a horizontal line underneath it.

Sara Henshaw
Deputy Clerk

**AMENDMENT NO. 25
TO THE

OFFICIAL PLAN
OF THE
MUNICIPALITY OF THAMES CENTRE**

**SUBJECT: 2819842 ONTARIO INC.
(PENTOR RECREATION C/O JASON WHITING)
156 CROMARTY DRIVE**

**Part of Lot 24, Concession 1, SRT
(geographic Township of North Dorchester)
Municipality of Thames Centre,
County of Middlesex**

**REDESIGNATE A PORTION OF THE SUBJECT LANDS FROM “RECREATIONAL”
TO “RECREATIONAL - 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. 25 to the Official Plan for the Municipality of Thames Centre.

PART A - THE PREAMBLE

1. PURPOSE AND EFFECT

The purpose and effect of the subject application is to amend the Thames Centre Official Plan by re-designating certain lands from the Recreational designation to a Recreational - Special Policy Area 1 designation to provide policy direction to recognize an existing dwelling and to allow the severance of a lot containing the said dwelling which is otherwise not permitted.

2. BACKGROUND

The subject property is located on the north side of Cromarty Drive, east of Westchester Bourne (County Road 74) and backing onto Highway 401. Having a total area of approximately 10 hectares (25 ac), the property contains a single detached dwelling (erected circa 1970s) and a recreational vehicle (RV) campground known as “Camper’s Corner” and originally established under the KOA banner during the 1960s. The campground features approximately 100 RV campsites, 18 tent campsites, 2 cabins and related amenities. A small portion of the property is also used for agricultural purposes for the cultivation of field crops.

The subject lands are serviced by an on-site potable water supply and private sanitary sewage disposal system with the residence and campground each serviced by their own independent systems. Access is also provided by means of separate driveway entrances on Cromarty Drive for the residential and campground uses. Both uses are also separately addressed with the residential use known municipally as 156 Cromarty Drive whereas the campground is known municipally as 136 Cromarty Drive.

The lands are designated Recreational under the Thames Centre Official Plan and zoned site-specific Commercial Recreation (CR-5). The RV campground is permitted through existing zoning however the single detached dwelling is not listed as a permitted use.

Surrounding land uses include the former MTO works garage site to the west and residential uses in the form of single detached dwelling located to the east as well as on the south side of Cromarty Drive. Beyond that, agricultural lands for the cultivation of field crops are also located to the south and east.

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. Each criterion is shown in *italics type* followed by a response.

1) *The Provincial Policy Statement (PPS):*

As noted in the applicant's planning justification report, this application would maintain additional housing options and choices, considering under the PPS, planning authorities are to permit and facilitate housing options required to meet the social, health, economic and well-being requirements of current and future residents. Recognizing that this RV campground is designated and zoned for non-agricultural use and has been used for this purpose since the 1960s and given that this application does not propose new development, there are no PPS policy issues related to this proposal.

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 regarding this application 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. This application would be consistent with that policy direction since the residential use would be retained.

4) *Conformity with County Policy;*

The subject lands are located in the Agricultural Areas designation under the County of Middlesex Official Plan. Recognizing that this RV campground is designated and zoned for non-agricultural use and has been used for this purpose since the 1960s and given that this application does not propose new development, there are no County policy issues related to this proposal.

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. This proposal would allow an opportunity to retain the existing residential use on a separate parcel of land.

- 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;*

This does not apply to the subject application considering the lands are not within 120 metres of lands designated Natural Area.

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

Considering no physical development is being proposed, this proposal will have no impact on the economy and financial position of the Municipality.

- 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;*

Although the adjacent lands to the west contain a former MTO public works yard separated by a row of mature coniferous trees, there is no change in land use proposed considering the residence is an existing land use. It should be noted that the function of the works yard has been intermittent and does not represent a high degree of industrial activity.

- 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;*

No change in private on-site services and access are proposed considering the campground and residential uses have their own independent systems in place. Furthermore, no physical development is being proposed but rather recognizing existing land uses in the form of the campground and residence albeit on separate lots.

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

Considering there is no physical development proposed, this policy does not apply.

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

By retaining this residential use to be located on a separate lot, this will ensure that this use continues to provide a housing option in the area.

- 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.*

This policy does not apply considering the subject lands contain no natural features or natural hazards.

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

PART B - THE AMENDMENT

All of this part of the Amendment entitled 'Part B - The Amendment', including the attached Schedule 'A', constitutes Amendment No. 25 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 4.7.4 as follows:

"4.7.4 RECREATIONAL SPECIAL POLICY AREAS

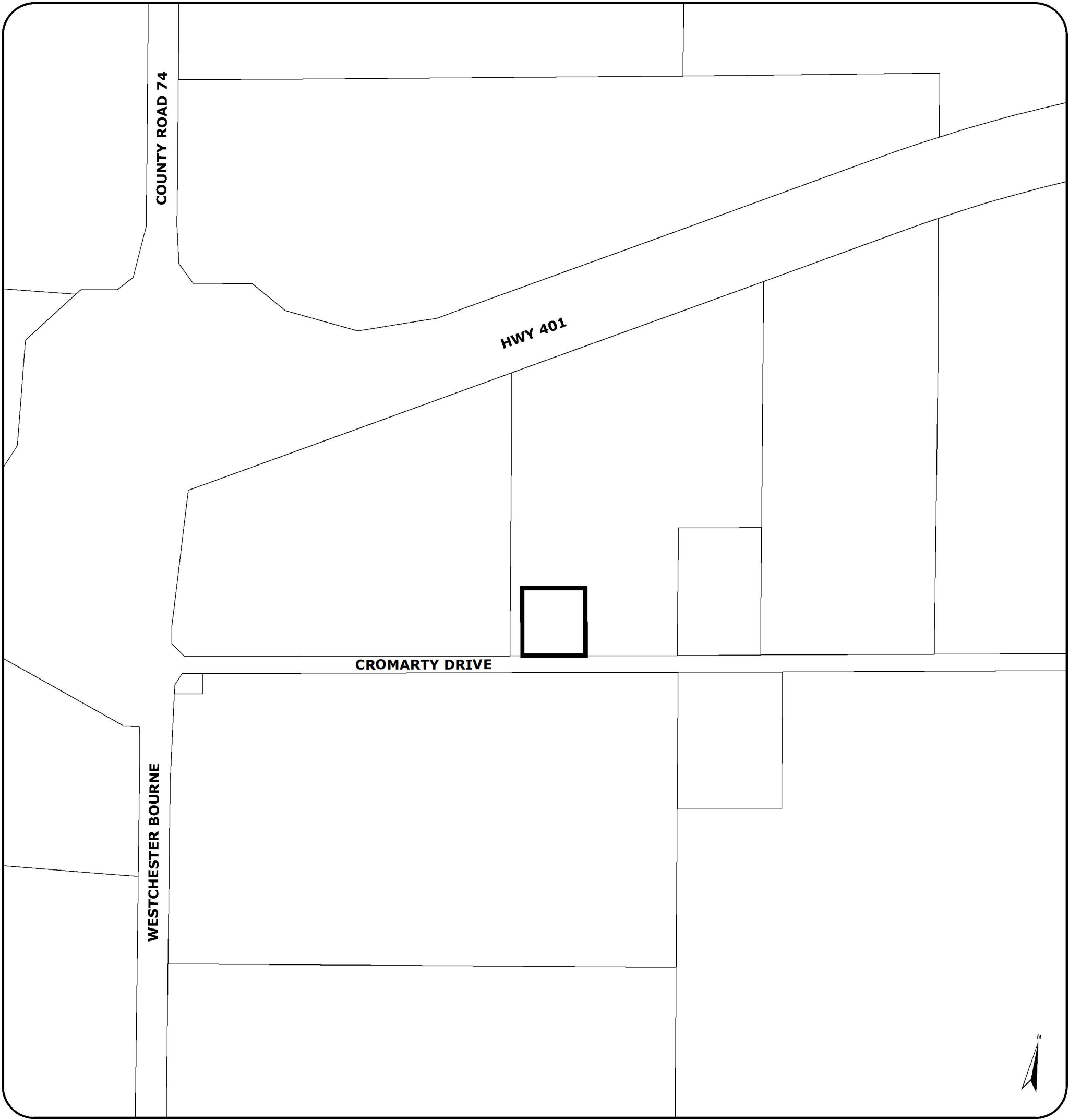
(1) Recreational - Special Policy Area 1

Notwithstanding Section 4.7.3 of this Plan, the existing single detached dwelling shall be permitted. Furthermore, the severance of the existing dwelling on a parcel of land having an area of approximately 0.6 hectares shall be permitted subject to Section 2.27.1 of this Plan."

2. That the Official Plan of Municipality of Thames Centre is hereby amended by revising Schedule 'A' Land Use Plan by specifically changing the designation of lands described as Part of Lot 24, Concession 1, SRT (geographic Township of North Dorchester), Municipality of Thames Centre, County of Middlesex having an area of approximately 0.6 hectares as shown on Schedule "A" attached hereto to Amendment No. 25, from Recreational to Recreational - Special Policy Area 1.

SCHEDULE "A" TO AMENDMENT NO. 25
TO THE MUNICIPALITY OF THAMES CENTRE OFFICIAL PLAN

PART OF SCHEDULE "A" – LAND USE PLAN
MUNICIPALITY OF THAMES CENTRE OFFICIAL PLAN



REDESIGNATE FROM RECREATIONAL TO
RECREATIONAL – SPECIAL POLICY AREA 1



MUNICIPALITY OF THAMES CENTRE

PLANNING & DEVELOPMENT SERVICES

REPORT NO: PDS-014-22

FILE: O1-22

TO: Mayor and Members of Council

FROM: Marc Bancroft, Director of Planning and Development Services

MEETING DATE: March 28, 2022

RE: APPLICATION FOR OFFICIAL PLAN AMENDMENT

2819842 ONTARIO INC. (APPLICANT)

MONTEITH BROWN PLANNING CONSULTANTS C/O DAN SMITH (AGENT)

136 & 156 CROMARTY DRIVE

1. PURPOSE

The purpose and effect of the subject application is to amend the Thames Centre Official Plan by re-designating certain lands from the Recreational designation to a Recreational Special Policy Area designation to provide policy direction to recognize an existing dwelling and allow the severance of a lot containing the said dwelling which is otherwise not permitted.

2. BACKGROUND (see attached map)

The subject property is located on the north side of Cromarty Drive, east of Westchester Bourne (County Road 74) and backing onto Highway 401. Having a total area of approximately 10 hectares (25 ac), the property contains a single detached dwelling (erected circa 1970s) and a recreational vehicle (RV) campground known as "Camper's Corner" and originally established under the KOA banner during the 1960s. The campground features approximately 100 RV campsites, 18 tent campsites, 2 cabins and amenities such as an on-site store, office, restrooms, laundry facilities, indoor pool and spa and miniature golf. A small portion of the property is also used for agricultural purposes for the cultivation of field crops.

The subject lands are serviced by an on-site potable water supply and private sanitary sewage disposal system with the residence and campground each serviced by their own independent systems. Access is also provided by means of separate driveway entrances on Cromarty Drive for the residential and campground uses.

The lands are designated Recreational under the Thames Centre Official Plan and zoned site-specific Commercial Recreation (CR-5). The RV campground is permitted through existing zoning however the single detached dwelling is not listed as a permitted use.

Surrounding land uses include the former MTO works garage site to the west and residential uses in the form of single detached dwelling located to the east as well as on the south side of Cromarty Drive. Beyond that, agricultural lands for the cultivation of field crops are also located to the south and east.

3. ANALYSIS

To recognize and allow the severance of a lot containing an existing single detached dwelling being part of an existing campground use, an amendment to the Thames Centre Official Plan is required considering the Official Plan does not allow this form of development. 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 (PPS):

As noted in the applicant's planning justification report, this application would maintain additional housing options and choices, considering under the PPS, planning authorities are to permit and facilitate housing options required to meet the social, health, economic and well-being requirements of current and future residents. Recognizing that this RV campground is designated and zoned for non-agricultural use and has been used for this purpose since the 1960s and given that this application does not propose new development, there are no PPS policy issues related to this proposal.

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 regarding this application 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. This application would be consistent with that policy direction since the residential use would be retained.

4) Conformity with County Policy;

The subject lands are located in the Agricultural Areas designation under the County of Middlesex Official Plan. Recognizing that this RV campground is designated and zoned for non-agricultural use and has been used for this purpose since the 1960s and given that this application does not propose new development, there are no County policy issues related to this proposal.

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. This proposal would allow an opportunity to retain the existing residential use on a separate parcel of land.

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;

This does not apply to the subject application considering the lands are not within 120 metres of lands designated Natural Area.

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

Considering no physical development is being proposed, this proposal will have no impact on the economy and financial position of the Municipality.

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;

Although the adjacent lands to the west contain a former MTO public works yard separated by a row of mature coniferous trees, there is no change in land use proposed considering the residence is an existing land use. It should be noted that the function of the works yard has been intermittent and does not represent a high degree of industrial activity.

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;

No change in private on-site services and access are proposed considering the

campground and residential uses have their own independent systems in place. Furthermore, no physical development is being proposed but rather recognizing existing land uses in the form of the campground and residence albeit on separate lots.

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

Considering there is no physical development proposed, this policy does not apply.

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

By retaining this residential use to be located on a separate lot, this will ensure that this use continues to provide a housing option in the area.

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.

This policy does not apply considering the subject lands contain no natural features or natural hazards.

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

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 Engineer: No comment.

3.1.2 Enbridge: No concerns.

3.1.3 Director of Public Works: No concerns.

3.1.4 Drainage Superintendent: No comment on this OPA however a drainage re-assessment will be required should a severance application be filed.

3.2 Public Comments

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

4. RECOMMENDATION

THAT Application for Official Plan Amendment O1-22 requested by Monteith Brown Planning Consultants c/o Dan Smith on behalf of 2819842 Ontario Inc. for lands known municipally as 136 Cromarty Drive and 156 Cromarty Drive be approved in principle and that staff be directed to forward an Official Plan Amendment for consideration of adoption at the next regular meeting of Council.

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

Reviewed by: Mike Henry, Chief Administrative Officer

APPLICATION FOR OFFICIAL PLAN AMENDMENT (O1-22)

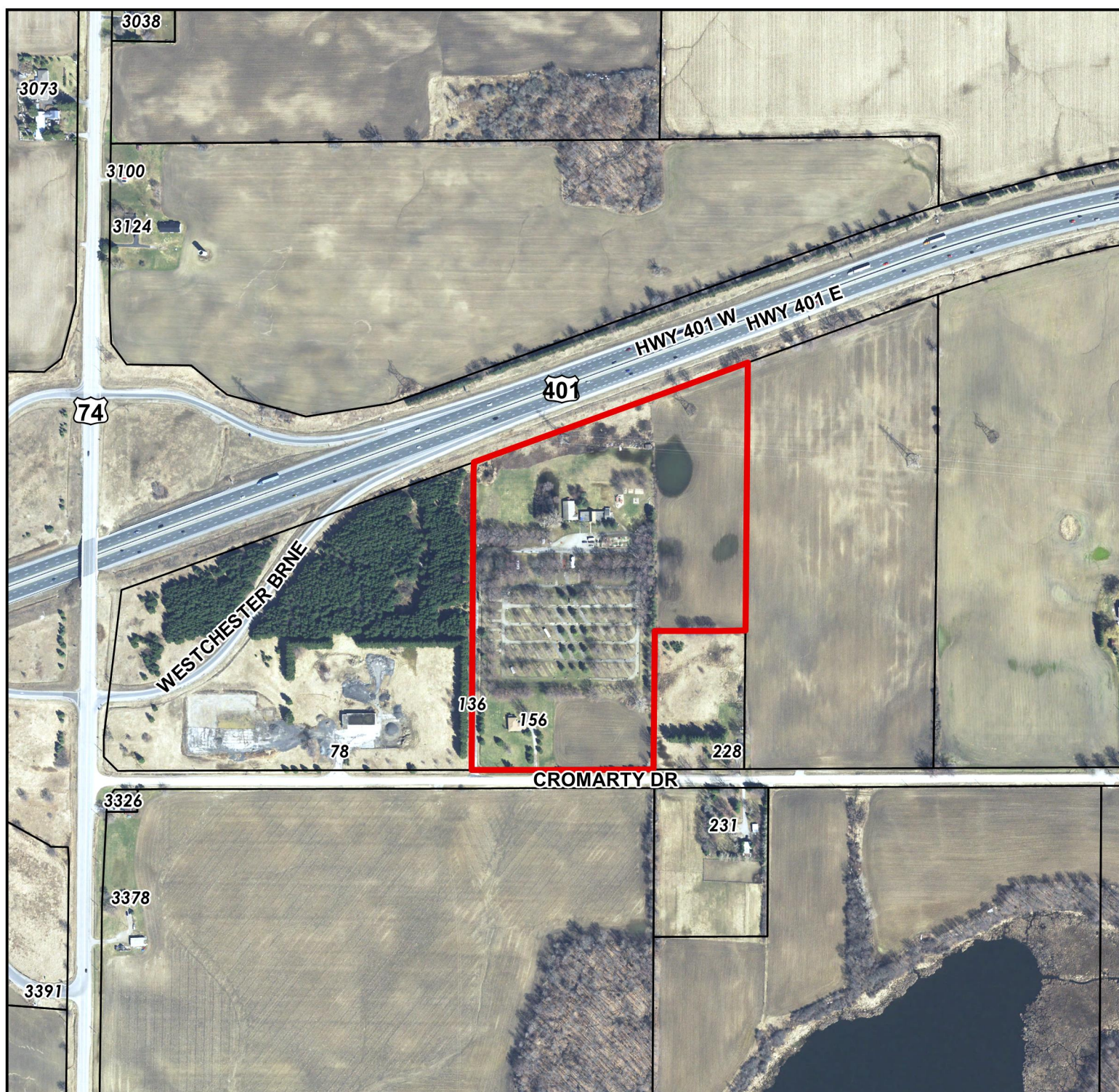
Applicant: 2819842 Ontario Inc.

Agent: Monteith Brown Planning Consultants (c/o Dan Smith)

Location: 136 & 156 Cromarty Drive



Municipality of THAMES CENTRE



 **LANDS TO BE REDESIGNATED**

MARCH 2022

1:6,000

0 35 70 140 210 280 Metres

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.