



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. 28 as adopted by the Municipal Council on September 12, 2022, pursuant to By-law No. 80-2022.

Dated at the Municipality of Thames
Centre, in the County of Middlesex,
this 13th day of September, 2022.

A handwritten signature in black ink that reads "Sara Henshaw".

Sara Henshaw
Deputy Clerk

S. HENSHAW
Deputy Clerk
Municipality of
Thames Centre

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Deputy Clerk
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Thames Centre

**AMENDMENT NO. 28
TO THE

OFFICIAL PLAN
OF THE
MUNICIPALITY OF THAMES CENTRE

SUBJECT: HAWTHORNE PARK SUBDIVISION
SIFTON PROPERTIES LIMITED**

**Part of Lot 17, Concession B, SRT (geographic Township of North Dorchester) and
designated as Parts 1 to 4, Plan 33R-16963
Municipality of Thames Centre, County of Middlesex**

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. 28 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 to implement a proposed draft plan of subdivision (County File No. 39T-TC1903). This Amendment would redesignate lands located on the east side of Dorchester Road (County Road 32) and south of Byron Avenue, from “General Commercial Special Policy Area 2” to “General Commercial Special Policy Area 2A” to allow for a broader range of medium density residential development options as well as retirement homes and long-term care homes. This Amendment would also redesignate lands internal to the proposed subdivision from “Residential” to “Residential Special Policy Area 2” to allow a wider range of medium density housing types and would further redesignate lands from “General Commercial Special Policy Area 2” and “Residential” to “Parks and Open Space” to ensure lands along the south side of the site remain undeveloped adjacent to neighbouring natural heritage features.

2. BACKGROUND

The subject property is a 20.8 hectare (51.5 ac) parcel of land located south of Byron Avenue and on the east side of Dorchester Road (County Road 32) in the village of Dorchester. The Dorchester Creek lies just south of the subject lands. The lands are used for agricultural purposes in the form of field crop cultivation and currently occupied by two farm buildings. Although the subject lands are not serviced, municipal services are available.

According to the Thames Centre Official Plan, the subject lands are designated ‘Residential’ for the most part, which generally permits a wide range of housing types and densities. Along Dorchester Road (County Road 32), the subject lands are however designated ‘General Commercial Special Policy Area 2’, which permits commercial uses along with medium density residential uses (i.e. townhouses, low-rise apartments, etc.). In addition, a small portion of the subject lands to the southeast are designated Protection Area and Environmental Area.

Given the proximity of the subject lands to the well fields, which supply potable water to Dorchester, the property is 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 Comprehensive 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 or commercial development opportunities within WHPAs.

The majority of the subject lands are zoned site-specific Future Development (FD-3), which only allows existing uses. A small portion to the southeast corner of the subject lands are zoned Environmental Protection (EP), which prohibits development. Consistent with the Official Plan, the lands are located in a WHPA, which prohibits certain land uses and activities, which may pose a significant drinking water threat. Current zoning regulations do not preclude residential or commercial development within WHPAs.

Surrounding land uses vary and include: residential uses in the form of single detached dwellings to the north and east; also, north of the subject lands lies an institutional use in the form of a retirement home (Dorchester Terrace) located on the south side of Byron Avenue and a commercial use (Shoppers Drug Mart) located at the southeast corner of Dorchester Road and Byron Avenue; natural areas associated with the Dorchester Creek lie to the south; and, agricultural lands are located on the west side of Dorchester Road along with a residential use.

The applicant, Sifton Properties Limited, has applied for draft plan approval for a residential subdivision and is proposing a mix of densities and housing types. To allow a wider range of medium density residential uses, the applicant has applied for an Official Plan Amendment in respect of the following: A new Residential Special Policy Area limited to Block 13 to permit an increased range of medium-density uses including stacked back-to-back townhouse dwellings with a maximum height of 3.5 storeys and an overall density of 80 units per hectare; Limited to the mixed-use development Blocks 16 and 17 along Dorchester Road (County Road 32), a modified General Commercial Special Policy Area 2 designation to permit medium density residential uses including townhouse and apartment buildings as well as retirement homes and long-term care homes with new residential development in this area limited to a maximum of 4 storeys and an overall density of 74 units per hectare; and the re-designation of certain lands generally located along the south side of the site to Parks and Open Space which would complement abutting natural heritage features to the south.

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 PPS states that settlement areas shall be the focus of growth and development. Dorchester 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 Dorchester 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. Specifically, all three concepts include single detached dwellings along the northern and eastern edges of the subdivision adjacent to existing single detached residential uses fronting Byron Avenue and Oakwood Drive providing similar built-form and density transition with higher-density land uses focuses towards the central portion of the property and along Dorchester Road.

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 development 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. This Amendment would also add to the protection of the adjacent natural heritage features.

(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 wide range of medium density residential uses being proposed.

- (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;*

The subject lands are adjacent to natural heritage features to the south. To ensure the protection of the features, a buffer area of 30 metres is to be included where these lands are to remain undeveloped and re-designated to Parks and Open Space. The undertaking of an EIS is required as a condition of development as recommended by the Upper Thames River Conservation Authority and is included as a recommended draft plan approval condition including the implementation of any recommended and approved mitigation measures.

- (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 development is compatible with existing neighbouring uses including the commercial block and retirement home located northwest of the site at the intersection of Byron Avenue and Dorchester Road, as well as existing single detached residential uses located along the northern and eastern edges of the site. Lands directly adjacent to existing single detached dwellings are to be limited to single detached dwellings to offer similar form and density. The central portion of the site will provide a transition for low/medium residential uses between high-density development to the west along Dorchester Road and low-density residential uses to the north and east. To mitigate impacts on the natural environment, an approved Environmental Impact Study will be required as a condition of draft plan approval.

(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;

The road system appears to be adequate to accommodate projected increases in traffic considering this subdivision will have two access points via Dorchester Road (County Road 32) and Byron Avenue. Although a traffic impact study was undertaken in support of this development, it will need to be updated to reflect this latest proposal and noted as a recommended condition of draft plan approval. As confirmed by Servicing Report, the subdivision is proposed to be serviced with new watermain, sanitary sewers, storm sewers and a stormwater management facility. Servicing requirements will also need to be addressed to ensure consistency with municipal and provincial design standards. In all, this development is capable of being adequately serviced to support the proposed uses.

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

The site is relatively flat from a topographical standpoint with surface drainage provided from north to south towards the Dorchester Creek. A natural heritage corridor related to the Dorchester Creek containing the South Dorchester Swamp Provincially Significant Wetland (PSW) along with a Significant Woodlot are situated south of the subject lands. Overall, this site is physically suitable to accommodate the proposed 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.

An Environmental Impact Study (EIS) has been prepared in support of the proposed development. To mitigate potential impacts on adjacent natural heritage features, a naturalized buffer area is proposed on Block 26 to provide additional separation between the proposed residential development and the South Dorchester Swamp PSW and the Significant Woodlot. An approved 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. 28 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 Section 4.3.3.1 of the Official Plan of the Municipality of Thames Centre is hereby amended by the addition of the following:

“(2) Residential Special Policy Area 2

Notwithstanding Section 4.3.3 of the Municipality of Thames Centre Official Plan, the Residential Special Policy Area 2 shall permit an increased range of medium density residential uses, including stacked back-to-back townhouses with a general maximum height of 3.5 storeys and an overall gross density of 80 units per hectare, calculated using the total land area within said Residential Special Policy Area 2. Despite the foregoing, the policies of Sections 4.3.3(1)(c)(iii) to 4.3.3(2) and Sections 4.3.3(4) to 4.3.3(9), inclusive, shall apply to said medium density residential development.”

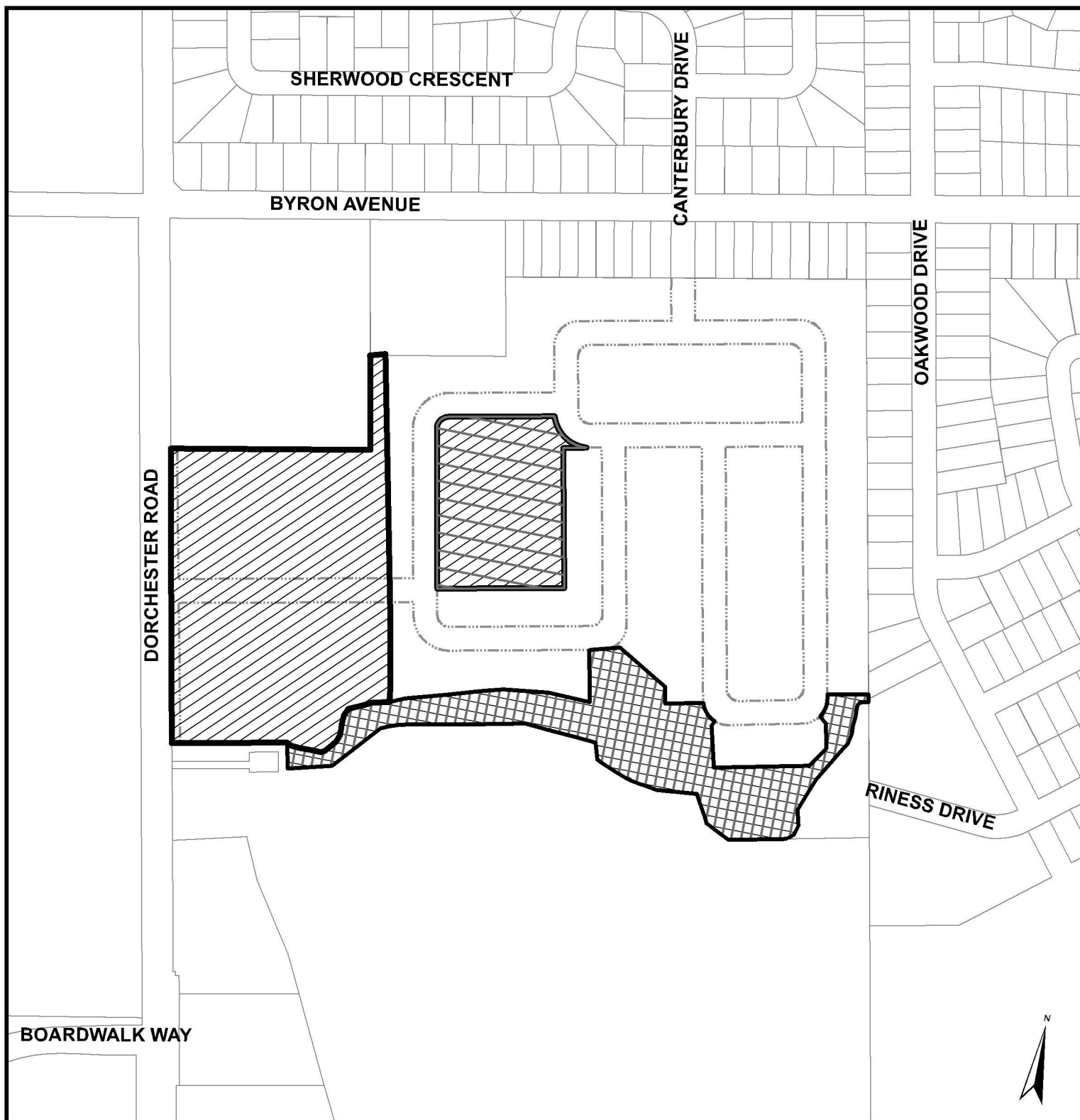
2. That Section 4.4.6 of the Official Plan of the Municipality of Thames Centre is hereby amended by the addition of the following:

“(2A) General Commercial Special Policy Area 2A

Notwithstanding Section 4.4.3 of the Municipality of Thames Centre Official Plan, medium density residential uses, including townhouses and apartment buildings, as well as retirement homes and long-term care homes, shall be permitted on the lands designated General Commercial Special Policy Area 2A. Notwithstanding Sections 4.3.3(1)(c) and 4.3.3(3), the density and height of residential development within this Special Policy Area shall generally be limited to a maximum of four storeys and an overall gross density of 75 units per hectare, calculated using the total land area within the Special Policy Area. Sections 4.3.3(1)(c)(iii) to 4.3.3(2) and Sections 4.3.3(4) to 4.3.3(9), inclusive, shall apply to said medium density residential development. General Commercial uses will also be permitted within the Special Policy Area 2A, with an aggregate total floor area for these uses defined through the Zoning By-law. The gross floor area permitted for commercial uses does not include institutions, long-term care homes, or day care centres.”

3. That the Official Plan of Municipality of Thames Centre is hereby amended by revising Schedule 'B-1' Land Use Plan – Dorchester Settlement Area by specifically changing the designation of certain lands generally identified as Blocks 16 and 17 on Draft Plan of Subdivision 39T-TC1903 dated May 3, 2021, legally described as Part of Lot 17, Concession B, SRT (geographic Township of North Dorchester), Municipality of Thames Centre, County of Middlesex and as shown on Schedule 'A' attached hereto to Amendment No. 28, from "General Commercial Special Policy Area 2" to "General Commercial Special Policy Area 2A".
4. That the Official Plan of Municipality of Thames Centre is hereby amended by revising Schedule 'B-1' Land Use Plan – Dorchester Settlement Area by specifically changing the designation of certain lands generally identified as Block 13 on Draft Plan of Subdivision 39T-TC1903 dated May 3, 2021, legally described as Part of Lot 17, Concession B, SRT (geographic Township of North Dorchester), Municipality of Thames Centre, County of Middlesex and as shown on Schedule 'A' attached hereto to Amendment No. 28, from "Residential" to "Residential Special Policy Area 2".
5. That the Official Plan of Municipality of Thames Centre is hereby amended by revising Schedule 'B-1' Land Use Plan – Dorchester Settlement Area by specifically changing the designation of certain lands generally identified as Blocks 18, 19, 20, 21 and 26, on Draft Plan of Subdivision 39T-TC1903 dated May 3, 2021, legally described as Part of Lot 17, Concession B, SRT (geographic Township of North Dorchester), Municipality of Thames Centre, County of Middlesex and as shown on Schedule 'A' attached hereto to Amendment No. 28, from "General Commercial Special Policy Area 2" and "Residential" to "Parks and Open Space".

SCHEDULE "A"
AMENDMENT NO. 28 TO
THE MUNICIPALITY OF THAMES CENTRE OFFICIAL PLAN
PART OF SCHEDULE "B-1" - DORCHESTER SETTLEMENT AREA



RE-DESIGNATE FROM 'GENERAL COMMERCIAL SPECIAL POLICY AREA 2'
 TO 'GENERAL COMMERCIAL SPECIAL POLICY AREA 2A'



RE-DESIGNATE FROM 'GENERAL COMMERCIAL' & 'RESIDENTIAL' TO
 'PARKS AND OPEN SPACE'



RE-DESIGNATE FROM 'RESIDENTIAL' TO 'RESIDENTIAL SPECIAL POLICY AREA 2'



SEPTEMBER 2022