



MUNICIPALITY OF THAMES CENTRE

PLANNING & DEVELOPMENT SERVICES

REPORT NO: PDS-060-21

FILES: 39T-TC1903, O3-21 & Z19-19

TO: Mayor and Members of Council

FROM: Marc Bancroft, Director of Planning and Development Services

MEETING DATE: September 27, 2021

RE: REVISED PROPOSAL

**APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION,
OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW
AMENDMENT – SIFTON PROPERTIES LTD. (APPLICANT) –
MONTEITH BROWN PLANNING CONSULTANTS (AGENT) –
SOUTH OF BYRON AVENUE AND EAST OF DORCHESTER
ROAD, DORCHESTER**

1. PURPOSE

The purpose of this report is to provide Council with background information regarding the latest revised proposal, which is scheduled to be heard at a virtual public meeting of Municipal Council on September 27, 2021.

This proposal has been circulated to property owners within 120 metres (400 ft) of the subject lands and to prescribed agencies under the Planning Act. Beyond that, notice of the meeting has been posted on the municipal website.

The purpose of the public meeting is to solicit feedback from the community. 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.

2. BACKGROUND (see attached maps)

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.

Council will recall that Sifton's original proposal was presented at a public meeting on November 25, 2019, which was revised based on comments received and subsequently heard at a public meeting on February 22, 2021. In response to comments received, Sifton is now proposing a revised submission, which now includes an amendment to the Thames Centre Official Plan.

3. PROPOSAL

The purpose of the revised (attached) draft plan of subdivision application is to facilitate the development of the subject lands for the following purposes:

- Eight (8) blocks for single-detached residential development (Blocks 1 to 8)
- Four (4) blocks for low and medium-density residential development (Blocks 9 to 12)
- Three (3) blocks for medium-density residential development (Blocks 13 to 15)
- Two (2) mixed-use commercial blocks (Blocks 16 and 17)
- Two (2) open space blocks for parkland (Blocks 18 and 19)
- Three (3) open space blocks for stormwater management and drainage (Blocks 20 to 22)
- Three (3) road widening reserve blocks (Blocks 23 to 25)
- One (1) open space block for an ecological buffer (Block 26)
- One (1) open space block for natural environment areas (Block 27)
- Five (5) new public streets

The effect of the proposed plan would facilitate primarily residential development and related amenity areas as well as limited commercial and institutional development opportunities, all serviced by municipal water and municipal sanitary sewers along with a stormwater management pond. The developer has indicated that the development will include a variety of housing types and tenure options including opportunities for rental and condominium units.

In support of the proposed approach to compound zoning and land use flexibility, Sifton is proposing three attached (3) concept plans which demonstrates how the proposed zoning could be implemented through the development of Blocks 13, 16 and 17 considering the proposed official plan policies and zoning framework permit the widest range of uses on these blocks.

As indicated by Sifton's consultant, all three concepts would include the following common elements from a residential development standpoint:

- Single-detached dwellings along the northern and eastern areas of the subdivision adjacent to existing single detached residential uses to provide similar form and density transition.
- Over one-quarter (27.3%) of the subdivision would be developed for single detached dwellings.
- Blocks 9 to 12 are proposed be developed for low or medium density residential uses.
- Single-storey townhouse dwellings are proposed for Block 14 to meet the demand for more accessible housing.
- Highest density residential uses are directed along Dorchester Road on Blocks 16 and 17.

Below is a description of the unique features associated with each concept, as indicated by Sifton's consultants, which should be read in conjunction with the attached concept plans:

	Concept #1	Concept #2	Concept #3
Block 13 (Centrally located)	3-storey townhouses totaling 51 units at a density of 34 units per hectare.	3.5 storey back-to-back stacked townhouse units totaling 116 units at a density of 78 units per hectare	3-storey townhouses totaling 51 units at a density of 34 units per hectare.
Block 16 (Dorchester Road)	3-storey townhouses totaling 34 units and 6-storey apartment building totaling 90 units.	2 six-storey apartment buildings with combined total of 154 units.	2-storey building with commercial space on the main floor and medical/dental offices on the second floor and 1-storey commercial building. 6-storey apartment building totaling 96 units.
Block 17 (Dorchester Road)	two 1-storey commercial buildings facing Dorchester Road along with a 4-storey apartment building totaling 41 units and a 6-storey apartment building totaling 130 units.	1-storey commercial building and 2-storey building for medical/dental offices. 4-storey stacked townhouse units on the east side totaling 78 units.	1-storey commercial building and a 2-storey building for commercial space on the main level and medical/dental offices on the second floor. 4-storey long-term care home with 220 beds.
Notes	Of all concepts, Concept #1 has the highest residential density for Blocks 16 and 17 at 71 units per hectare.	Overall residential density for Blocks 16 and 17 is 64 units per hectare	Lowest combined residential density for Blocks 16 and 17 of all three concepts at 27 units per hectare, as long-term care homes are institutional and do not count towards density calculations.

At the time of the original submission, eleven (11) studies/reports were provided by the applicant in support of the subject proposal, namely: geotechnical investigation; hydrogeological assessment; archaeological assessment; preliminary servicing; preliminary phasing plan; conceptual water distribution analysis; conceptual stormwater management report and water balance; transportation impact study; planning justification report; noise assessment report; and, environmental impact study. To supplement the latest submission, the applicant has provided (3) three revised studies/reports, namely: an updated conceptual stormwater management and water distribution analysis, an updated conceptual water distribution analysis and a sanitary servicing memo.

Vehicular access for the subdivision would be provided through an extension of Canterbury Drive south of Byron Avenue and a new street at Dorchester Road. No direct road connection is proposed to Oakwood Drive considering existing natural heritage features in the area. The new subdivision would however include a pedestrian connection through proposed open space areas at the southeast corner of the site adjacent to the stormwater management pond on Oakwood Drive.

To implement the latest draft plan proposal, Sifton is seeking to amend the Thames Centre Official Plan to allow the following (which should be read in conjunction with the attached official plan amendment sketch):

- 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 6 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.

To allow the development of the subdivision, a Zoning By-law Amendment has also been submitted to rezone the subject lands from the site-specific Future Development (FD-3) Zone and the Environmental Protection (EP) Zone to the following zones (which should be read in conjunction with the attached zoning sketch):

- a) **Site-specific Residential First Density (R1-#) Zone** proposed for Blocks 1, 2, 3, 4, 6, 7 and 8 subject to the following standards in addition to the regulations associated with the parent R1 Zone:

Minimum Lot Area	400 square metres
Minimum Lot Frontage	12 metres
Maximum Lot Coverage	50%

- b) Site-Specific Residential Third Density (R3-#) Zone** proposed for Blocks 14 and 15 to accommodate fourplex dwelling; stacked townhouse dwelling; street townhouse dwelling; townhouse dwelling; triplex dwelling, subject to the following standards in addition to the regulations associated with the parent R3 Zone:

Front Yard Depth (minimum)	6 metres
Exterior Side Yard Depth (minimum)	6 metres
Interior Side Yard Width (minimum)	1.4 metres
Rear Yard Depth (minimum)	7.5 metres
Maximum Lot Coverage	50%
Maximum Density	35 units per hectare

- c) Dual zoning - Site-Specific Residential First Density (R1-#) Zone/Residential Third Density (R3-#) Zone** proposed for Blocks 9, 10, 11 and 12 which would provide opportunities for either low density residential in the form of single detached dwelling or medium density residential in the form of fourplex dwelling; stacked townhouse dwelling; street townhouse dwelling; townhouse dwelling; triplex dwelling, subject to the standards described in a)/b) above in addition to the regulations associated with the parent R1/R3 Zone:

- d) Site-Specific Residential Third Density (R3-##) Zone** proposed for Blocks 16 and 17 along Dorchester road to accommodate apartment dwelling; fourplex dwelling; stacked/back to back townhouse dwellings, street townhouse dwelling; townhouse dwelling; triplex dwelling; retirement home, subject to the following standards in addition to the regulations associated with the parent R3 Zone:

Minimum Lot Area	200 m ² /unit
Front Yard Depth (minimum)	6 metres
Exterior Side Yard Depth (minimum)	6 metres
Interior Side Yard Width (minimum)	3 metres
Rear Yard Depth (minimum)	9 metres
Maximum Building Height	22 metres (6 storey)
Maximum Density	84 units per hectare

- e) Dual zoning – site-specific General Commercial 2 (GC2-#) in conjunction with the R3-## Zone** would also apply to Blocks 16 and 17 along Dorchester Road allow commercial uses, residential uses in the form of apartment units, or a mix of both. In addition to the commercial uses permitted, medical/dental offices are being requested as additional uses, subject to following standards in addition to the regulations associated with the parent GC2 zone:

Front Yard Depth (minimum)	6 metres
Exterior Side Yard Depth (minimum)	6 metres

- f) **Open Space (OS) Zone** proposed for Block 18, 20, 21 to accommodate a multi-use trail, parkland and stormwater management facilities; for Block 19, a reduced front yard depth of 5 metres and side yard of 2 metres is being requested.
- g) **Environmental Protection (EP) Zone** proposed for Blocks 26 and 27 to function as a natural buffer and to protect existing natural areas identified in the Environmental Impact Study.

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: The Plan shows the required widening dedication to the County Road 32 (Dorchester Road) measured 18 metres to the centreline of construction and 0.3 metre reserves to limit access onto the County Road to a single access point at Street "A". The developer will be required to enter into an agreement with Middlesex County for the construction of left and right turn lanes on County Road 32 (Dorchester Road) at the intersection with Street 'A'. 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 approve storm water management and grading plans for the development. The developer should also conduct a noise study to determine the presence and address any impacts of road noise on the proposed residential development.
- 3.1.2 Hydro One: No comment.
- 3.1.3 Enbridge: No concerns.
- 3.1.4 Drainage Superintendent: No comment.
- 3.1.5 Director of Public Works: The entire area is inside a Well Head Protection Area (WHPA A&B) and must be considered a vulnerable area.

3.2 Public Comments

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

Key areas of concern include:

- Density of the development – significant number of housing units
- Inadequate housing to support seniors and young families
- Traffic impacts
- Servicing capacity
- Compatibility with surrounding neighbourhood

- Parking
- General “fit” within the community
- Affect on the Dorchester wellfields considering this site is located in a designated Well-Head Protection Area (WHPA).

4. RECOMMENDATION

THAT the Report No. PDS-060-21, in regards to Revised - Applications for Draft Plan of Subdivision (39T-TC1903), Official Plan Amendment (O3-21) and Zoning By-law Amendment (Z19/19) and for lands owned by Sifton Properties Ltd., be received;

AND THAT staff provide a subsequent report evaluating the said Applications with a recommendation for Council’s consideration at a future meeting.

The following attachments are included with this report:

Location Map
Draft Plan of Subdivision
Concepts #1, #2 and #3
Official Plan Amendment Sketch
Zoning Sketch
Public Submissions

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

Reviewed by: Mike Henry, Chief Administrative Officer

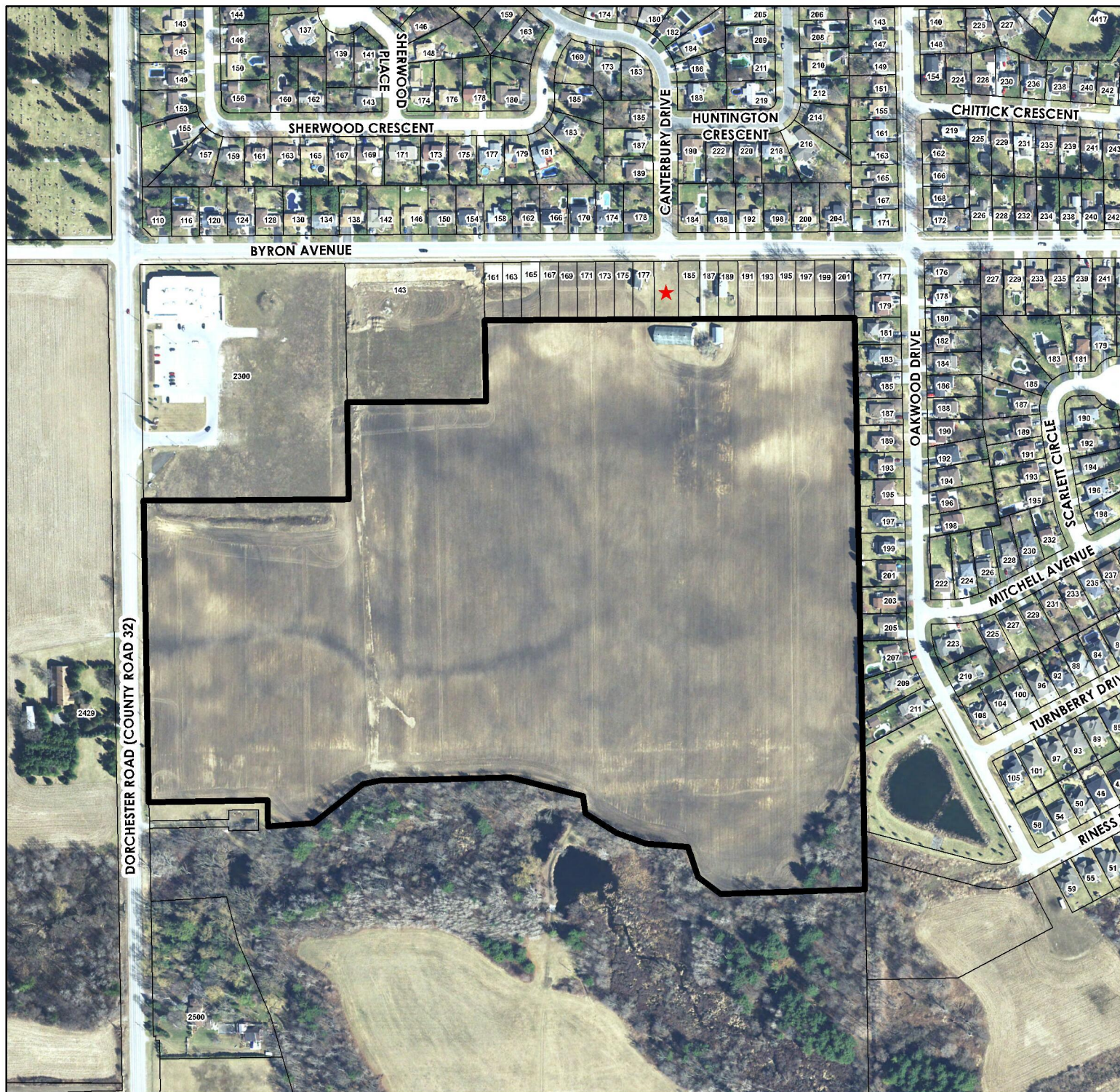
APPLICATIONS FOR PROPOSED PLAN OF SUBDIVISION (39T-TC1903), OFFICIAL PLAN AMENDMENT (O3-21) and ZONING BY-LAW AMENDMENT (Z19-19)

Applicant: Sifton Properties Limited
Agent: Monteith Brown Planning Consultants



Location: East side of Dorchester Road and south of Byron Avenue,
Village of Dorchester

Municipality of THAMES CENTRE



FUTURE STREET CONNECTION



SUBJECT LANDS

1:4,500

0 25 50 100 150 200 Metres

ORTHOPHOTOGRAPHY: SWOOP 2015

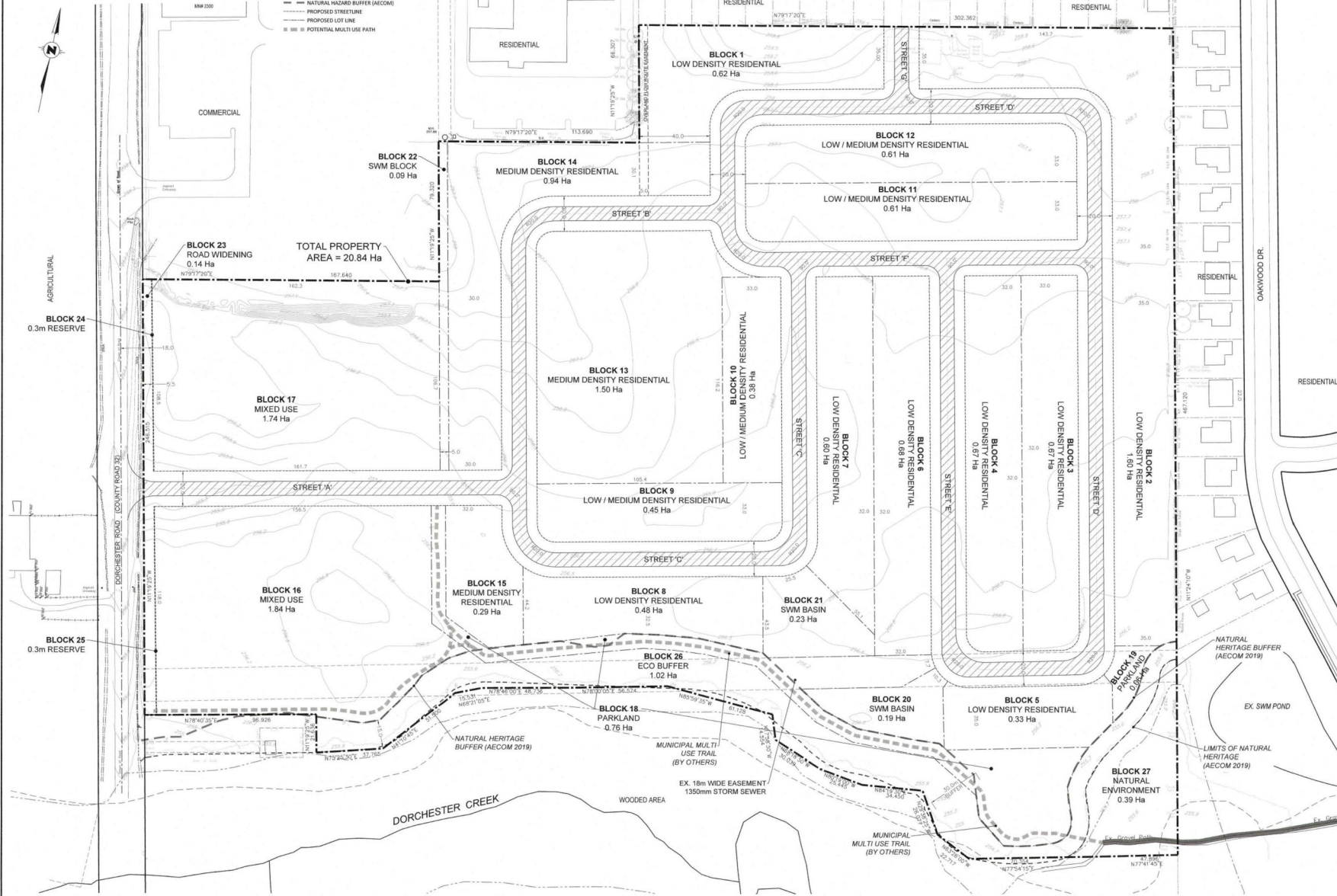


Disclaimer: This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation.

SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____ 20____ THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____ 20____

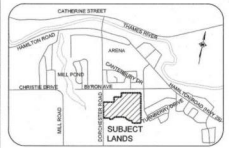
DATE _____ SIGNATURE _____

- LEGEND**
- SUBJECT LANDS
 - NATURAL HAZARD UNIT (AECOM)
 - NATURAL HAZARD BUFFER (AECOM)
 - PROPOSED STREETLINE
 - PROPOSED LOT LINE
 - POTENTIAL MULTI-USE PATH



DRAFT PLAN OF SUBDIVISION

PART LOT 17 CONCESSION B, SOUTH OF THAMES RIVER, 33M-15863 PART 1 NORTH DORCHESTER MUNICIPALITY OF THAMES CENTRE



KEY PLAN N.T.S.

OWNER'S CERTIFICATE

I, Jay McGuffin of Monteith + Brown Planning Consultants, am authorized to submit this Draft Plan of Subdivision on behalf of the owner, Sifton Properties Ltd.

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown.

REQUIREMENTS UNDER SECTION 51 (17) OF THE PLANNING ACT, 1990

as shown on plan	as shown on plan
as shown on plan	as shown on plan
as shown on plan	as shown on plan
as shown on plan	as shown on plan

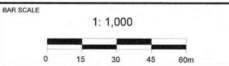
LAND USE SCHEDULE		
LAND USE	AREA in Ha	PERCENT
LOW DENSITY RESIDENTIAL BLOCKS 1 to 3	5.71	27.4
LOW / MEDIUM DENSITY RESIDENTIAL BLOCKS 9 to 12	2.06	9.9
MEDIUM DENSITY RESIDENTIAL BLOCKS 13 to 15	2.73	13.1
MIXED USE BLOCKS 16 to 17	3.58	17.2
OPEN SPACE - PARKLAND BLOCKS 18 to 19	0.82	3.9
OPEN SPACE - SWM DRAINAGE BLOCKS 20 to 22	0.52	2.5
ROAD WIDENING, RESERVES BLOCKS 23 to 25	0.14	0.7
STREETS A to E	3.87	18.6
OPEN SPACE - ECO BUFFER BLOCK 26	1.02	4.9
OPEN SPACE - NATURAL ENVIRONMENT BLOCK 27	0.39	1.9
TOTAL SITE AREA	20.84	100.00

No.	Revision	Revision	Date	Info
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CLIENT



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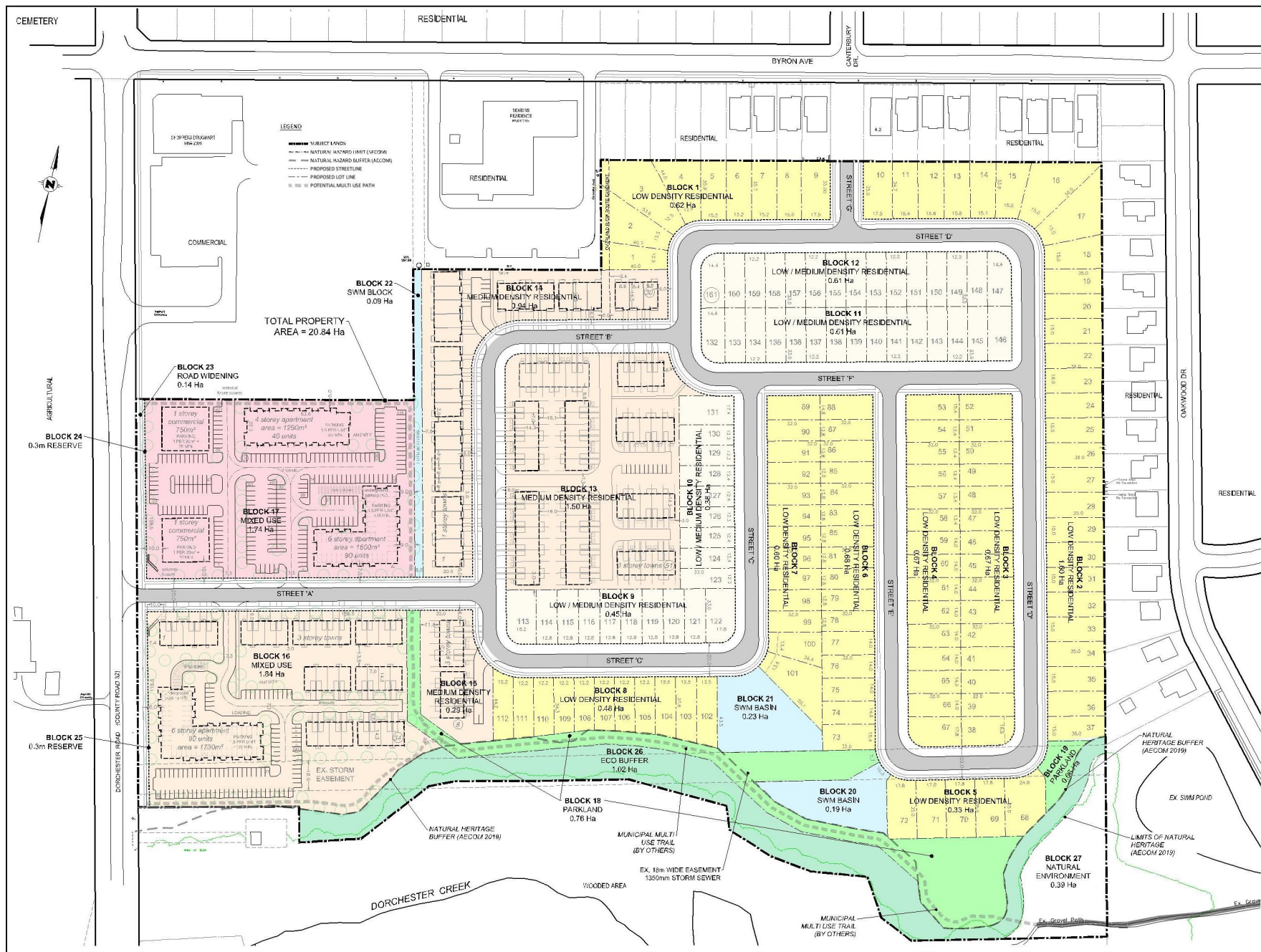


ADDRESS
HAWTHORNE PARK SUBDIVISION
187 Dorchester Road
39T-TC1903

DRAWN BY: BS CHECKED BY: JMC PROJECT NO: 12-827

DESIGNED BY: BS APPROVED BY: DATE: May 03, 2021 DRAWING NO: 1

SCALE: as 2438 1:1000



Menteth + Brown
planning consultants

DRAFT PLAN OF SUBDIVISION

PART LOT 17 CONCESSION B, SOUTH OF THAMES RIVER, 238-16963 PART 1 NORTH DORCHESTER MUNICIPALITY OF THAMES CENTRE

KEY PLAN N.T.S.

PRELIMINARY

LAND USE SCHEDULE

LAND-USE	AREA (H.A.)	PERCENT	OF TOTAL	OF TOTAL
LOW DENSITY RESIDENTIAL	8.71	27.1	12	10.0
LOW / MEDIUM DENSITY RESIDENTIAL	7.88	24.0	48	25.0
MIXED USE	2.27	11.1	29	20.0
ROAD WIDENING	0.14	0.7	1	10.0
SWIMMING POOL	0.09	0.4	1	10.0
ROAD WIDENING RESERVES	0.14	0.7	1	10.0
OPEN SPACE - ECO BUFFER	0.32	1.5	1	10.0
OPEN SPACE - NATURAL ENVIRONMENT	0.39	1.9	1	10.0
TOTAL SITE AREA	31.51	100.0	100	100.0

HAWTHORNE PARK

Sifton

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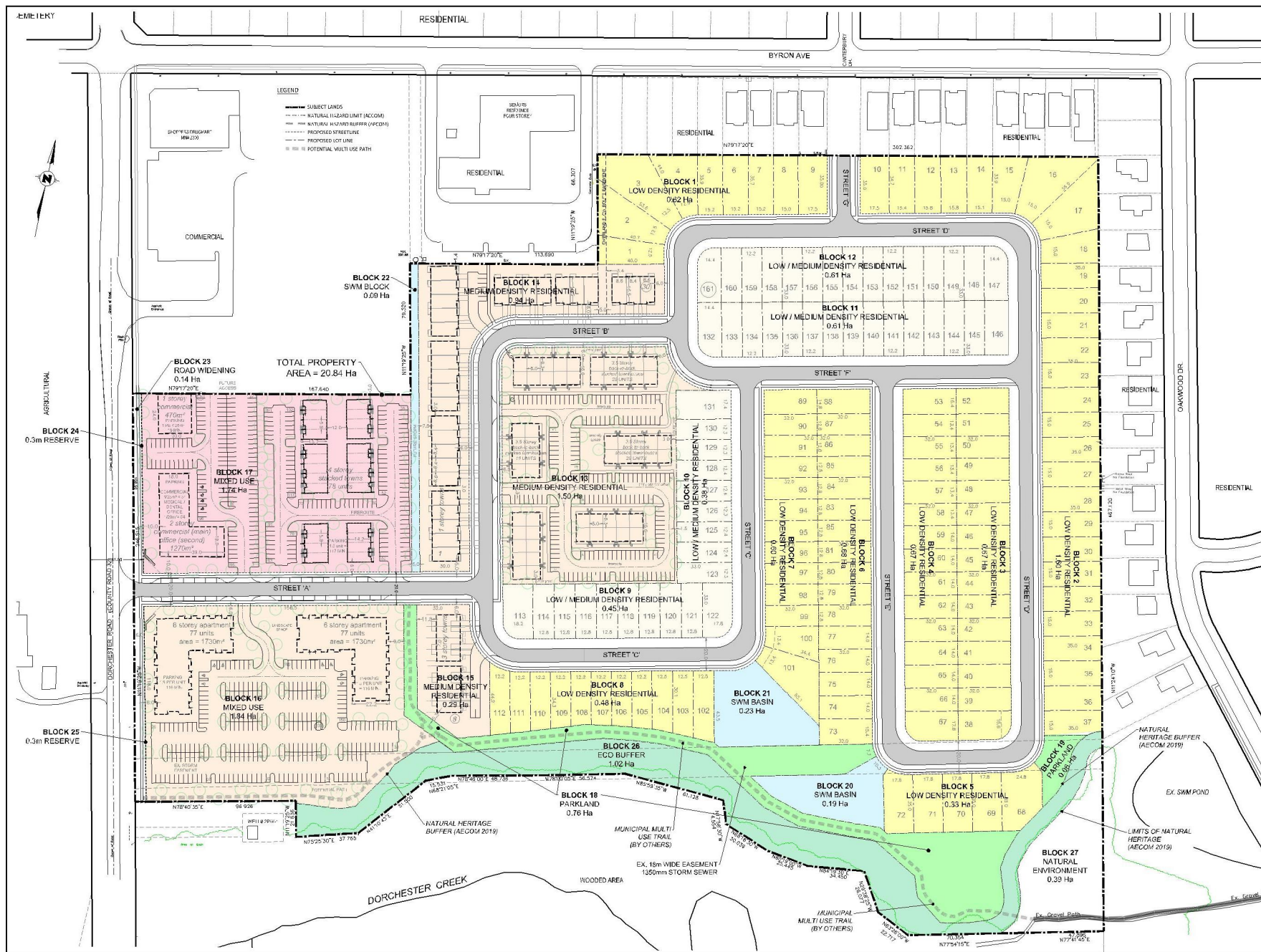
RAR SCALE: 1:1,000


ADDRESS: **CONCEPT 1 HAWTHORNE PARK SUBDIVISION 187 Dorchester Road**

DESIGNED BY: BS
CHECKED BY: BS
DATE: May 23, 2021

PROJECT NO.: 12-927

C1

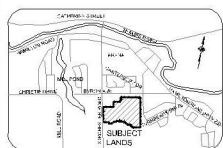




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DRAFT PLAN OF SUBDIVISION


PART LOT 17 CONCESSION B, SOUTH OF THAMES RIVER, 138-1693 PART 1 NORTH DORCHESTER MUNICIPALITY OF THAMES CENTRE




KEY PLAN N.T.S.

PRELIMINARY

LAND USE SCHEDULE					
LAND USE	AREA (Ha)	PERCENT	CO#	DC	DC-2017
LOW DENSITY RESIDENTIAL	8.71	27.1	12	10	
LOW / MEDIUM DENSITY RESIDENTIAL	7.88	24.0	48	20	
MEDIUM DENSITY RESIDENTIAL	7.27	21.7	15	10	
MIXED USE	2.28	6.8	20	10	
ROAD WIDENING RESERVES	0.14	0.4			
OPEN SPACE - ECO BUFFER	1.02	3.0			
OPEN SPACE - NATURAL ENVIRONMENT	0.39	1.1			
TOTAL SITE AREA	31.81	100.0			




HAWTHORNE PARK



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SCALE 1:1,000



CONCEPT 2
HAWTHORNE PARK SUBDIVISION
187 Dorchester Road

DESIGNED BY: BS

DRAWN BY: BS

SCALE: 1:1000

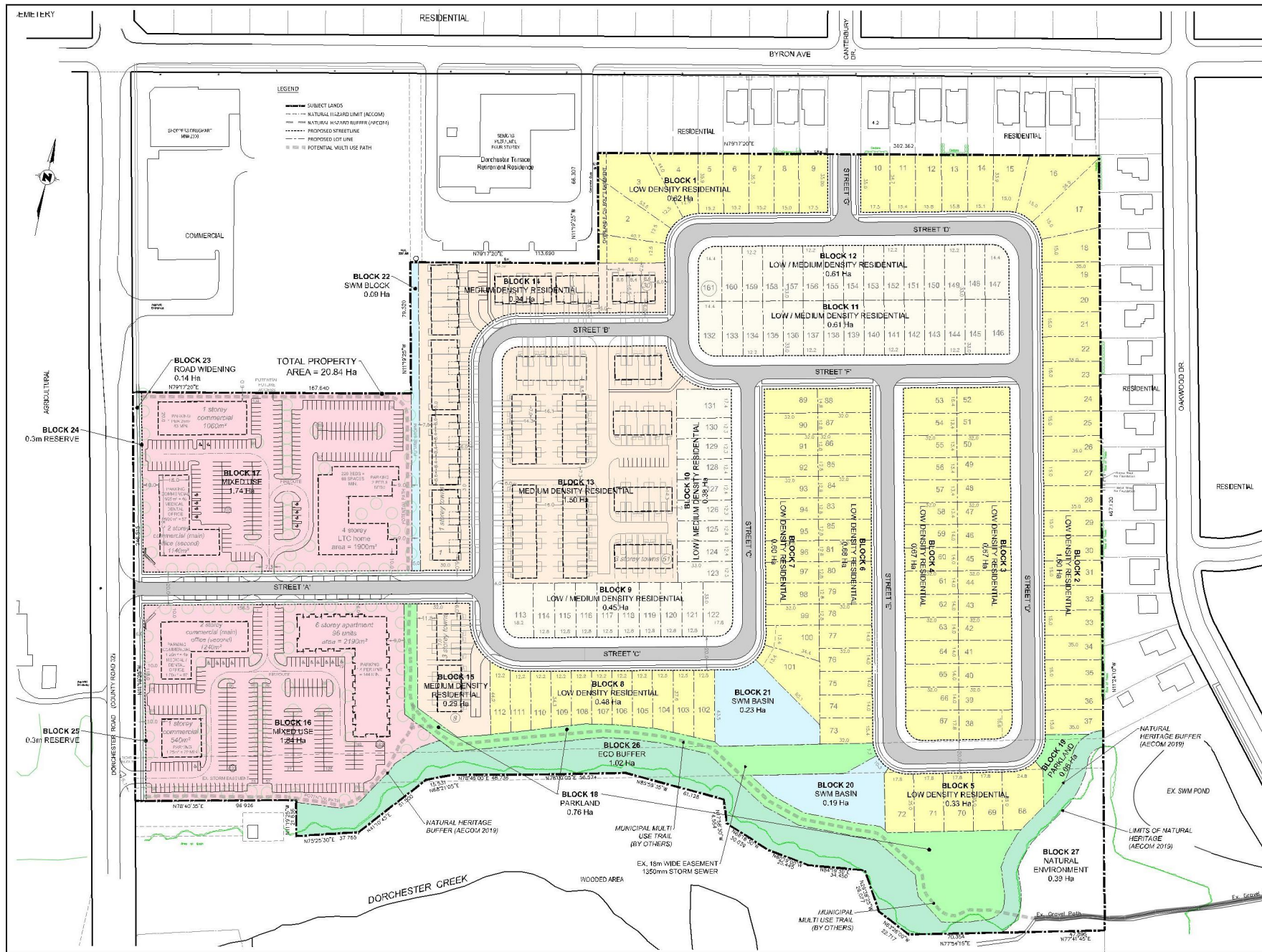
PROJECT NO.: 12-827


DATE: May 23, 2021

PROJECT NO.: 12-827

DATE: May 23, 2021

C2





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DRAFT PLAN OF SUBDIVISION
PART LOT 17 CONCESSION B, SOUTH OF THAMES RIVER, 138-1693 PART 1 NORTH DORCHESTER MUNICIPALITY OF THAMES CENTRE

KEY PLAN

PRELIMINARY

LAND USE SCHEDULE					
LAND USE	AREA (HA)	PERCENT	CO. ZONE	CO. ZONE	CO. ZONE
LOW DENSITY RESIDENTIAL	5.7	27.4	11	12	13
LOW / MEDIUM DENSITY RESIDENTIAL	2.08	9.9	41	42	43
MEDIUM DENSITY RESIDENTIAL	2.08	9.9	41	42	43
MIXED USE	0.02	0.1	17	18	19
OPEN SPACE - PARKLAND	0.02	0.1	17	18	19
OPEN SPACE - SWM	0.02	0.1	17	18	19
ROAD WIDENING RESERVE	0.04	0.2	17	18	19
STREET	0.02	0.1	17	18	19
OPEN SPACE - ECO BUFFER	0.02	0.1	17	18	19
OPEN SPACE - NATURAL ENVIRONMENT	0.02	0.1	17	18	19
TOTAL SITE AREA	20.84	100.0	100.0	100.0	100.0

HAWTHORNE PARK

Sifton

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SCALE 1:1,000

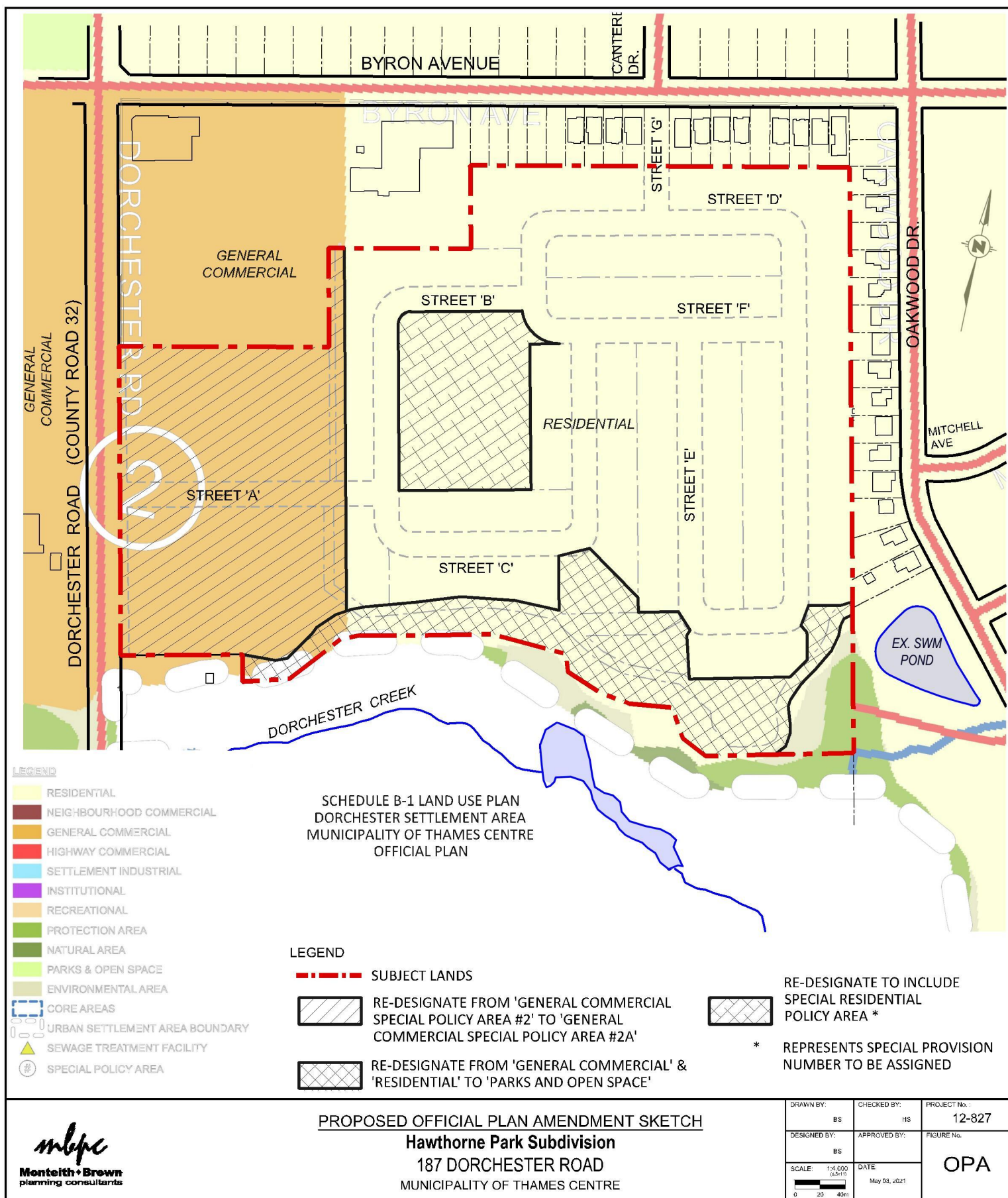
ADDRESS **CONCEPT 3**
HAWTHORNE PARK SUBDIVISION
187 Dorchester Road

DESIGNED BY: JNC PROJECT NO: 12-827

APPROVED BY: JNC DATE: May 20, 2021

SCALE: 1:1000 DATE: May 20, 2021

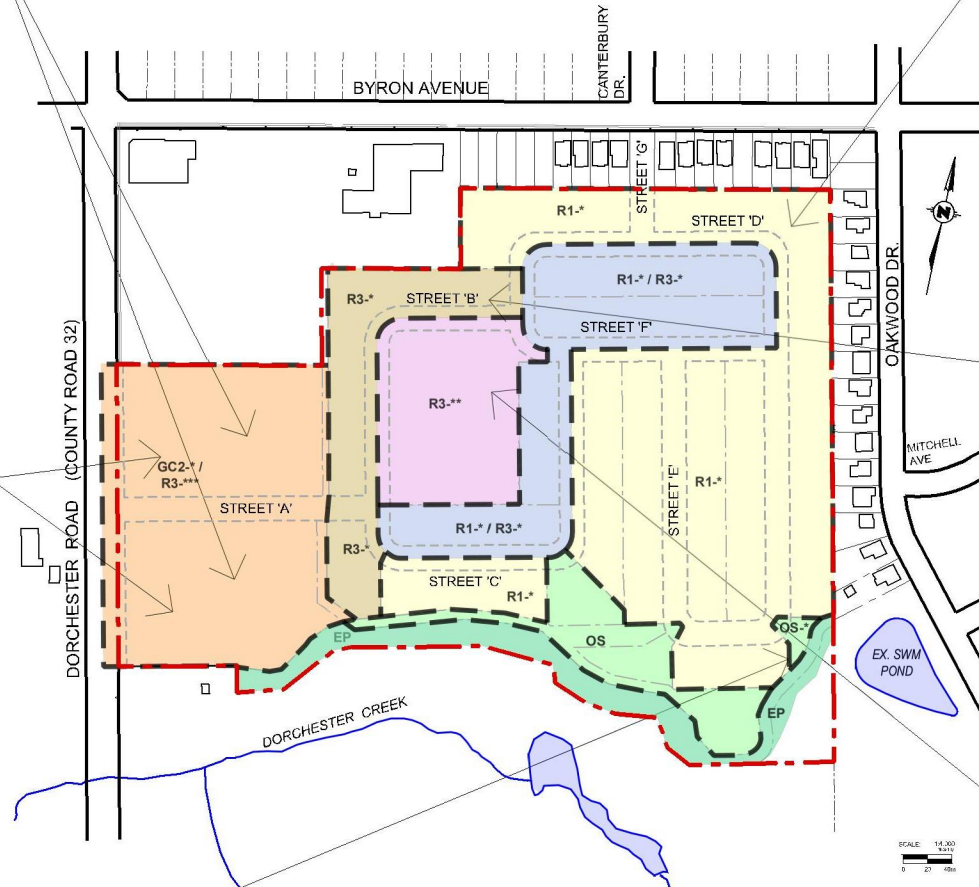
C3



Regulated	Zone GC2	Proposed GC2-*
PERMITTED USES	ART GALLERY; ASSEMBLY HALL; AUTO SUPPLY STORE; BAKE SHOP; BANQUET HALL; BREWING ON PREMISES ESTABLISHMENT; CATERER'S ESTABLISHMENT; CLINIC; CLUB; COMMUNITY CENTRE; CONVENIENCE STORE; DATA PROCESSING ESTABLISHMENT; DAY NURSERY; DRIVE-THROUGH FACILITY; DRY CLEANER'S DISTRIBUTION STATION; DUPLICATING SHOP; FILM PROCESSING DEPOT; FINANCIAL INSTITUTION; FLORIST SHOP; FOOD STORE; HOTEL/MOTEL; LODGING HOUSE TYPE 1; MUSEUM; OFFICE; PARKING AREA OR LOT; PERSONAL SERVICE ESTABLISHMENT; PHARMACY; PLACE OF ENTERTAINMENT OR AMUSEMENT; PLACE OF WORSHIP; REPAIR AND RENTAL ESTABLISHMENT; RESTAURANT; RETAIL STORE; RESTAURANT, COFFEE SHOP; STUDIO; TAVERN; THEATRE; VETERINARY CLINIC, SMALL ANIMAL.	* PLUS OFFICE, MEDICAL / DENTAL
LOT AREA	700m² Min.	700m²
LOT FRONTAGE	15m Min.	15m
FRONT & EXTERIOR SIDE YARD DEPTH	No Minimum.	* 6m
INTERIOR SIDE YARD DEPTH	7.5m Min. Abutting residential & 0.0m all other cases	SAME
REAR YARD DEPTH	6.0m Min.	6m
LANDSCAPE OPEN SPACE	10% Min.	10%
LOT COVERAGE	60% Max.	60%
BUILDING HEIGHT	10m Max.	10m

Regulated	Zone R3	Proposed R3-***
PERMITTED USES	APARTMENT, FOURPLEX, RESIDENTIAL HOME OCCUPATION, STACKED TOWNHOUSE, STREET TOWNHOUSE, TRIPLEX	APARTMENT; FOURPLEX; RESIDENTIAL HOME OCCUPATION; * RETIREMENT HOME / LODGE; STACKED / BACK TO BACK TOWNHOUSE DWELLINGS; STREET TOWNHOUSE, TOWNHOUSE, TRIPLEX
LOT AREA	250m² / UNIT Min.	* 200m² / UNIT
	250m² / UNIT for first 4 units PLUS 100m² / UNIT	250m² / UNIT for first 4 units PLUS 100m² / UNIT
LOT FRONTAGE	30m Min. 6m / unit street town	30m 6m / unit street town
FRONT YARD DEPTH	10m Min.	* 6.0m
EXTERIOR YARD DEPTH	10m Min.	* 6.0m
INTERIOR SIDE YARD DEPTH	10m Min.	* 3.0m
REAR YARD DEPTH	10m Min.	* 9.0m
LANDSCAPE OPEN SPACE	30% Min.	30%
LOT COVERAGE	35% Max.	35%
BUILDING HEIGHT	15m Max.	* 22m (6 storey)
PARKING	1.5 Spaces / Unit Min.	1.5 Spaces / Unit
DENSITY		* 84 u/Ha

Regulated	Zone OS	Proposed OS-*
PERMITTED USES	CONSERVATION USE; FORESTRY USE; OPEN SPACE; PARK, PUBLIC; WILDLIFE RESERVE; WORKS OF A CONSERVATION AUTHORITY.	
LOT AREA	No Minimum	
LOT FRONTAGE	No Minimum	
FRONT, SIDE, EXTERIOR AND REAR YARD DEPTH	15m Min.	* 5m FRONT YARD * 2m SIDE YARD
COVERAGE	25% Max.	
LANDSCAPE OPEN SPACE	10% Min.	
BUILDING HEIGHT	10m Max.	



PROPOSED ZONING BY-LAW AMENDMENT SKETCH
Hawthorne Park Subdivision
187 DORCHESTER ROAD
MUNICIPALITY OF THAMES CENTRE

Regulated	Zone R1	Proposed R1-*
PERMITTED USES	Single Detached Dwelling	Single Detached Dwelling
LOT AREA	700m² Min.	* 400m²
LOT FRONTAGE	15m Min.	* 12.0m
FRONT YARD DEPTH	7.5m Min.	7.5m
	7.5m Min.	7.5m
EXTERIOR YARD DEPTH	4.34 - When a corner lot is sited so that its rear lot line abuts an adjacent rear lot line or a non-residential interior side yard, the exterior side yard shall be subject to the regulations of an interior side yard.	2.0m
INTERIOR SIDE YARD DEPTH	2.0m Min.	2.0m
REAR YARD DEPTH	8.0m Min.	8.0m
LANDSCAPE OPEN SPACE	30% Min.	30%
LOT COVERAGE	35% Max.	* 50%
BUILDING HEIGHT	10m Max.	10m

Regulated	Zone R3	Proposed R3-*
PERMITTED USES	APARTMENT, FOURPLEX, RESIDENTIAL HOME OCCUPATION, STACKED TOWNHOUSE, STREET TOWNHOUSE, TRIPLEX	FOURPLEX; STACKED TOWNHOUSE; STREET TOWNHOUSE; TRIPLEX DWELLINGS
LOT AREA	250m² / UNIT Min.	250m² / UNIT
LOT FRONTAGE	30m Min. 6m / unit street town Min.	30m 6m / unit street town
FRONT YARD DEPTH	10m Min.	* 6.0m
EXTERIOR SIDE YARD DEPTH	10m Min.	* 6.0m
INTERIOR SIDE YARD DEPTH	10m Min.	* 1.4m
REAR YARD DEPTH	10m Min.	* 7.5m
LANDSCAPE OPEN SPACE	30% Min.	30%
LOT COVERAGE	35% Max.	* 50%
BUILDING HEIGHT	15m Max.	15m
DENSITY		* 35 u/Ha

Regulated	Zone R3	Proposed R3-*
PERMITTED USES	APARTMENT; FOURPLEX; RESIDENTIAL HOME OCCUPATION, STACKED TOWNHOUSE, STREET TOWNHOUSE, TRIPLEX	APARTMENT; FOURPLEX; RESIDENTIAL HOME OCCUPATION, STACKED BACK TO BACK TOWNHOUSE DWELLINGS; STREET TOWNHOUSE; TRIPLEX
LOT AREA	250m² / UNIT Min.	* 125m² / UNIT
LOT FRONTAGE	30m Min. 6m / unit street town	30m 6m / unit street town
FRONT YARD DEPTH	10m Min.	* 6.0m
EXTERIOR SIDE YARD DEPTH	10m Min.	* 4.0m
INTERIOR SIDE YARD DEPTH	10m Min.	* 3.0m
REAR YARD DEPTH	10m Min.	* 3.0m
LANDSCAPE OPEN SPACE	30% Min.	30%
LOT COVERAGE	35% Max.	35%
BUILDING HEIGHT	15m Max.	15m
DENSITY		* 78 u/Ha