

PLANNING SERVICES

REPORT NO: PS-042-19

FILES: 39T-TC1903 & Z19-2019

MEMO TO: Mayor and Members of Council

FROM: Marc Bancroft, Senior Planner

MEETING DATE: November 25, 2019

**RE: APPLICATION FOR DRAFT PLAN OF SUBDIVISION AND
APPLICATION FOR ZONING BY-LAW AMENDMENT
MONTEITH BROWN PLANNING CONSULTANTS FOR SIFTON
PROPERTIES LTD.
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 subject proposal, which is scheduled to be heard at a public meeting of Municipal Council on November 25, 2019.

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 received and provide an evaluation report including a recommendation for Council's consideration to be heard at a future meeting.

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 as shown on the attached map. 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 Wellhead 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 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 Retirement) 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.

3. PROPOSAL

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

- 191 single detached residential lots
- five (5) new streets are proposed to accommodate this development
- one (1) multi-unit residential block
- one (1) commercial block
- two (2) open space blocks for parkland
- three (3) open space blocks for stormwater management and drainage
- two (2) blocks for environmental protection

The effect of the proposed plan would facilitate primarily residential development and related amenity areas as well as limited commercial development, all serviced by municipal water and municipal sanitary sewers along with a stormwater management pond.

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.

Eleven (11) studies/reports have been 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 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 five (5) Zones (which should be read in conjunction with the attached plan):

- a) **Site-specific Residential First Density (R1-#) Zone** limited to Lots 1 to 191 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

- b) **Residential Third Density (R3) Zone** proposed for Block 192 along Dorchester Road to accommodate multi-unit residential development, apartments, fourplexes, stacked townhouses, street townhouses, and triplex dwellings.
- c) **General Commercial 2-4 (GC 2-4)** proposed for Block 193 along Dorchester Road to accommodate a range of commercial uses, including but not limited to: assembly hall; bake shop; clinic; convenience store; office; personal service establishment; restaurant; and retail store.
- d) **Open Space (OS) Zone** proposed for Blocks 194 and 195 to accommodate a multi-use trail and parkland.
- e) **Environmental Protection (EP) Zone** proposed for Blocks 202 and 203 to function as a natural buffer and to protect existing natural areas identified in the Environmental Impact Study.

4. COMMENTS RECEIVED

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

4.1 Canadian National Railway:

No comment.

4.2 Bell Canada

Bell Canada has requested standard conditions of draft plan approval in that the developer shall be responsible for all costs necessary to extend telecommunication infrastructure to support this development.

4.3 Canada Post

Canada Post has requested standard requirements in that the developer shall be responsible for all costs necessary to support mail delivery in the subdivision through the installation of community mailboxes.

4.4 Enbridge Gas Inc. o/a Union Gas:

As a condition of final approval, the owner/developer provide to the necessary easements and/or agreements required for the provision of gas services for this project, in a form satisfactory to Enbridge.

4.5 Hydro One:

No comment.

4.6 Director of Transportation:

Turning lanes may be required on Byron Avenue and can be accommodated within the existing road allowance through a change in pavement markings. Otherwise, no concerns.

4.7 Chief Building Official:

- No fueling of equipment within Wellhead Protection Area (WHPA) during development;
- No maintenance of equipment during development within the WHPA;
- Parking of equipment to be done outside of WHPA during development;
- Developer to enter into Risk Management Plan with Municipality for the property (pertaining to development);
- Parking area to be graded and water controlled from area during development;

- Stormceptors to be installed on any water runoff from parking areas within the medium density residential and the commercial blocks;
- Grading of all areas for the medium density shall be directed away from the well directly next to the site; and
- The uses for the commercial block be limited to uses that will not increase any drinking water risks for the WHPA.

5. RECOMMENDATION

THAT the Senior Planner's report dated November 25, 2019 related to Application for Draft Plan of Subdivision (39T-TC1903) and Application for Zoning By-law Amendment (Z19-2019) for lands owned by Sifton Properties Ltd. be received;

AND THAT the Senior Planner 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:

Figure 1 – location of subject lands
Draft Plan of Subdivision



Prepared by: Marc Bancroft, MPL, MCIP, RPP

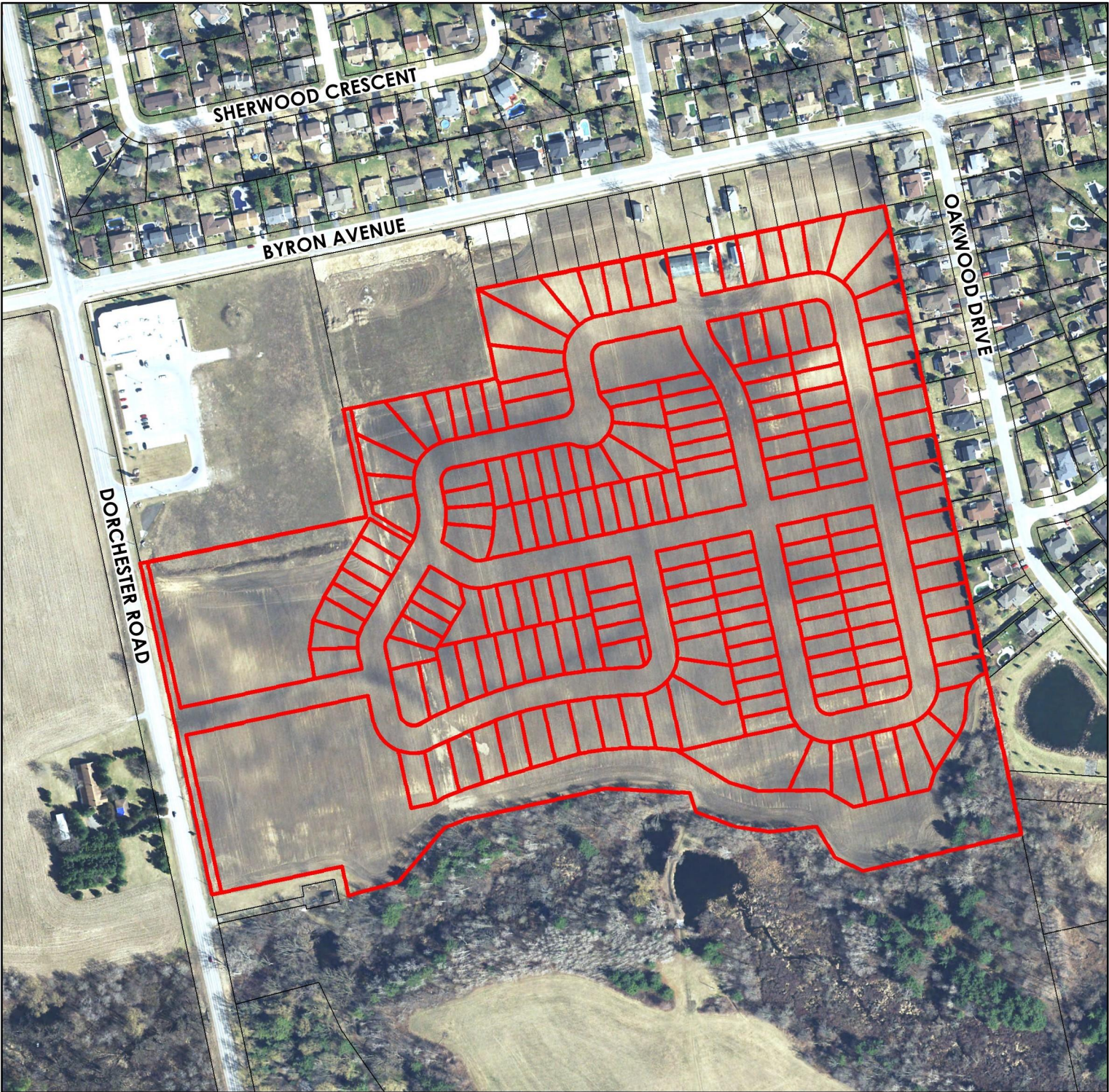
APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION (FILE NO. 39T-TC1903)
AND ZONING BY-LAW AMENDMENT (FILE NO. Z19/19)

Owner: Sifton Properties Limited

Agent: Monteith Brown Planning Consultants

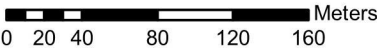


Municipality of THAMES CENTRE



SUBJECT LANDS

1:4,000



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.

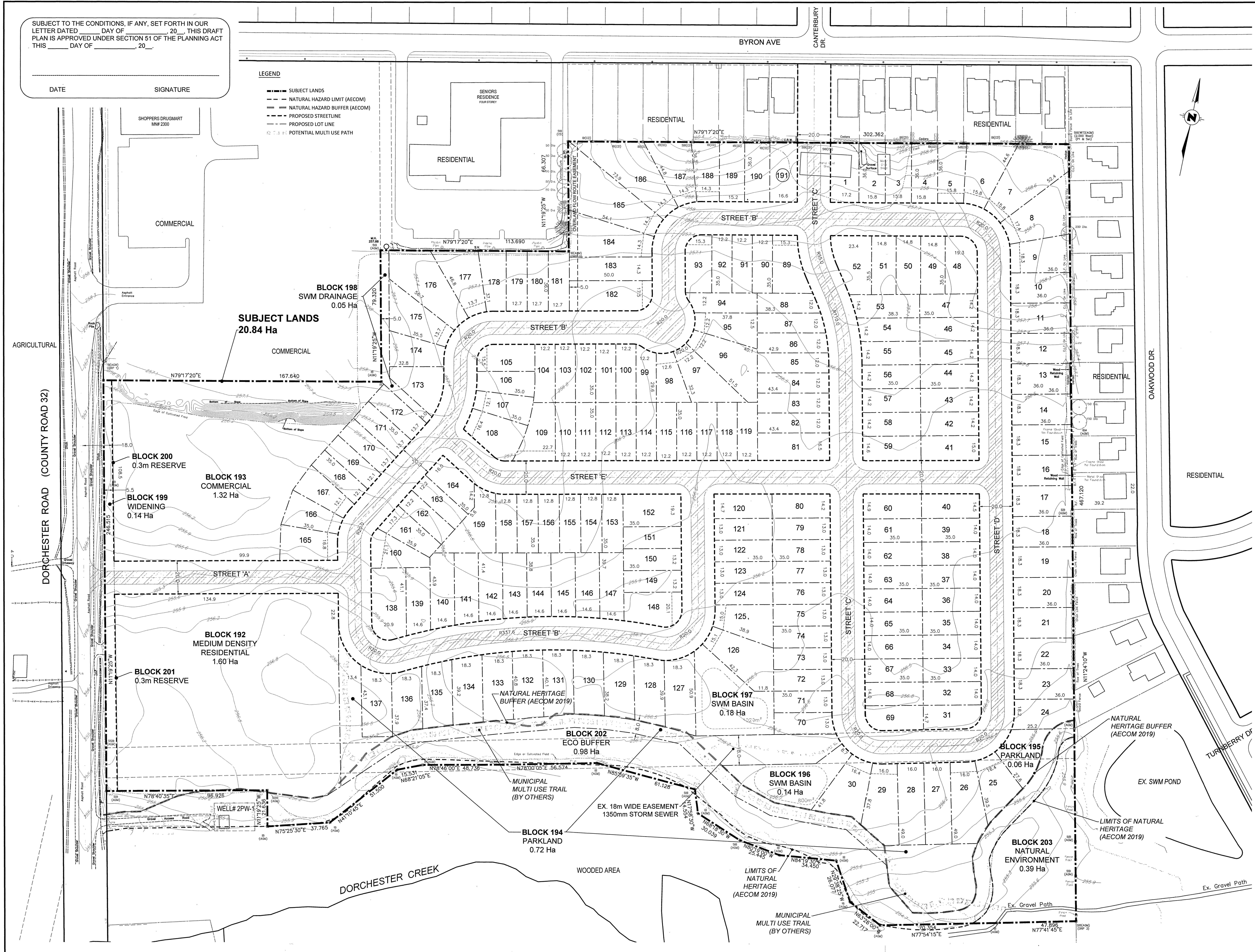
SUBJECT TO THE CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____, 20____. THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS _____ DAY OF _____, 20____.

DATE

SIGNATURE

LEGEND

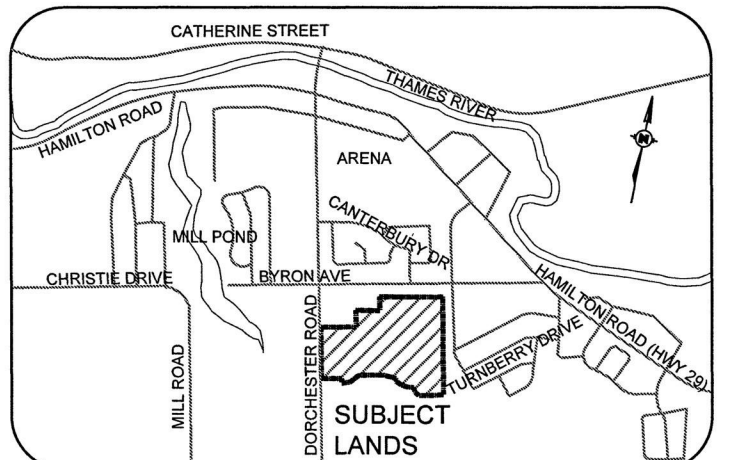
- SUBJECT LANDS
- NATURAL HAZARD LIMIT (AECOM)
- NATURAL HAZARD BUFFER (AECOM)
- PROPOSED STREETLINE
- PROPOSED LOT LINE
- POTENTIAL MULTI USE PATH



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Tel: (519) 686-1300 E-mail: mbpc@mbpc.ca

DRAFT PLAN OF SUBDIVISION

PART LOT 17 CONCESSION B, SOUTH OF THAMES RIVER, 33R-16963 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.

J. Jay McGuffin, RPP
Monteith Brown Planning Consultants

Sept. 18, 2019
Date

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.

Jason Wilband, O.L.S.
AGM Plan, Survey, Engineer

Sept 18/19
Date

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

- a) as shown on plan
- b) as shown on plan
- c) as shown on key plan
- d) as shown on land use schedule
- e) as shown on plan
- f) as shown on plan
- g) as shown on plan
- h) municipal water
- i) sandy soil
- j) as shown on plan
- k) municipal sewers
- l) as shown on plan

LAND USE SCHEDULE		
LAND USE	AREA in Ha	PERCENT
SINGLE DETACHED RESIDENTIAL LOTS 1 to 191	11.00	52.8
MULTI UNIT RESIDENTIAL BLOCK 192	1.60	7.7
COMMERCIAL BLOCKS 193	1.32	6.3
OPEN SPACE - PARKLAND BLOCKS 194 & 195	0.78	3.7
OPEN SPACE - SWM DRAINAGE BLOCKS 196 to 198	0.37	1.8
ROAD WIDENING & RESERVES BLOCKS 199 to 201	0.14	0.7
STREETS A to E	4.26	20.4
OPEN SPACE - ECO BUFFER BLOCK 202	0.98	4.7
OPEN SPACE - NATURAL ENVIRONMENT BLOCK 203	0.39	1.9
TOTAL SITE AREA	20.84	100.00

No.	Revision	Date	Initial

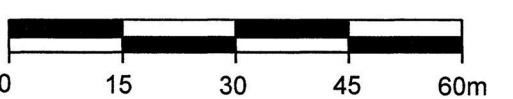
CLIENT

Sifton

Experience. The Difference.™

BAR SCALE

1: 1,000



ADDRESS

HAWTHORNE PARK SUBDIVISION
187 Dorchester Road

DRAWN BY: BS	CHECKED BY: JMC	PROJECT No.: 12-827
DESIGNED BY: BS	APPROVED BY:	DRAWING No.: 1
SCALE: on 24x36 1:1000	DATE: Sep 11, 2019	