



MUNICIPALITY OF THAMES CENTRE

REPORT NO. PDS-028-24

TO: Mayor and Members of Council
FROM: Director of Planning & Development Services
MEETING DATE: May 27, 2024
SUBJECT: Application for Zoning By-law Amendment (Z12-20); Vista Wood Estates Limited (c/o Don Cromarty); 2429 Dorchester Road, Dorchester

RECOMMENDATION:

THAT Application for Zoning By-law Amendment (Z12-20) by Vista Wood Estates Limited (c/o Don Cromarty) be **APPROVED** in principle;

AND THAT staff be **DIRECTED** to prepare a zoning by-law amendment for Council's consideration at the next regular meeting and subject to the following changes with reference to the Draft Plan of Subdivision (File No. 39T-TC2001): that Block 42 be rezoned to a site-specific R1-17 Zone; that the requested site-specific R3-15 Zone for Blocks 43 and 44 be subject to reduced front yard and exterior side yard width of 4.5 metres for the habitable portion of the dwelling and 6 metres for the attached garage portion of the dwelling; that any parkland dedication be rezoned to Open Space (OS) with the exception of lands currently zoned Environmental Protection (EP); and that Block 45 (stormwater management pond) and Block 46 (private gardens) be rezoned to the Open Space (OS) Zone; and that all lands to be rezoned for residential purposes be subject to a holding "H" provision;

AND THAT based on the foregoing changes, no further notice be required pursuant to Section 34(17) of the *Planning Act*.

PURPOSE:

The purpose of this report is provide a summary of the evaluation of Application for Zoning By-law Amendment (Z12-20) which was submitted to allow the development of a draft plan approved residential subdivision.

BACKGROUND:

Vista Wood Estates is proposing to develop a residential plan of subdivision on a 19-hectare (47 acre) parcel of land within Dorchester on the south side of Byron Avenue and on the west side of Dorchester Road (County Road 32). The development would create 41 lots for single detached dwellings, one future block for low density residential development (estimated 17 units to be developed as part of the adjacent Boardwalk plan of subdivision), two blocks for



medium density development (estimated 59 townhouse units), as well as blocks for stormwater management, open space, and a new public road.

Under the Thames Centre Official Plan, the subject lands are mostly designated 'Residential' with portions of the land designated 'General Commercial SPA#2', 'Protection Area' and 'Environmental Area'. Surrounding land uses include residential uses in the form of single detached dwellings and the Dorchester Cemetery to the north, the Boardwalk subdivision to the south and west, and a commercial use (Shopper's Drug Mart) and future development lands to the east on the opposite side of Dorchester Road.

COMMENT:

The subject application was processed concurrently with Application for Draft Plan of Subdivision 39T-TC2001 which was approved by the County of Middlesex on April 26, 2022 and subject to conditions.

Report No. PDS-068-21 (attached herewith) provides an evaluation of the proposed development and includes a summary of the public and agency consultation process. This proposal was considered by Municipal Council at a statutory public meeting held on November 23, 2020. Although staff's recommendation as outlined in the said Report was to consider approval of the rezoning once draft plan approval was issued by Middlesex County, the zoning by-law amendment inadvertently fell short of being forwarded to Council for consideration of approval. The applicant was not aware of this matter until staff brought it to his attention.

CONSULTATION:

Director of Financial Services / Treasurer
Director of Public Works

FINANCIAL IMPLICATIONS:

None.

STRATEGIC PLAN LINK

Pillar: *Smart Planning*

Goal: *Make smart planning decisions to grow the community, while maintaining a "hometown feel"*

ATTACHMENTS:

Report No. PDS-068-21

Prepared by: M. Bancroft, Director of Planning and Development Services

Reviewed by: D. Barrick, Chief Administrative Officer