



## MUNICIPALITY OF THAMES CENTRE

**REPORT NO.** PDS-040-24

**FILE NO.** Z8-24

**TO:** Mayor and Members of Council

**FROM:** A. Kertesz, Planner

**MEETING DATE:** July 15, 2024

**SUBJECT:** **Zoning By-Law Amendment Application (Z8-24); Kevin and Jodi McGuffin (Applicants); Stewart Findlater, Findlater & Associates Inc. (Agent) 22803 Nissouri Road**

### RECOMMENDATION:

**THAT** Application for Zoning By-law Amendment Z8-24 as requested by Findlater & Associates on behalf of Kevin and Jodi McGuffin for lands legally described as Part of Lot 24, Concession 2 (geographic Township of West Nissouri), Municipality of Thames Centre, and known municipally as 22803 Nissouri Road (County Road 27) be **APPROVED**;

**AND THAT** the implementing by-law **BE APPROVED**, as included in the by-law portion of the agenda.

### PURPOSE:

The purpose of the zoning by-law amendment application is to rezone the balance of the farm to prohibit any new residential use consistent with provincial and local planning policy.

### BACKGROUND:

The subject property is a 53 hectare (130 ac) farm situated on the west side of Nissouri Road (County Road 27), south of Plover Mills Road (County Road 16) and backing onto the Thames River. The farm contains a single detached dwelling (serviced by a private septic system and well), a driveshed and a smaller storage building. The lands are primarily used for field crop cultivation, except for the back quarter of the farm which contains a woodlot backing onto the Thames River.

According to the Thames Centre Official Plan, the lands are designated Agricultural and Protection Area. The lands are zoned Agricultural (A) and Environmental Protection (EP) according to the Thames Centre Comprehensive Zoning By-law. The property contains natural heritage features including significant woodlands as identified by the Middlesex Natural Heritage Systems Study (MNHSS, 2014) and contains lands regulated by the Upper



Thames River Conservation Authority (UTRCA) given the proximity of the Thames River.

The lands to be severed would have frontage of approximately 100 metres (328 ft) along Nissouri Road (County Road 27) and an area of approximately 2.9 hectares (7.2 ac) and would contain the farm dwelling, driveway and smaller storage building. The lands to be retained, being the balance of the farm, are vacant and would have a broken frontage of approximately 315 metres (1,034 ft) along Nissouri Road (County Road 27) and an area of approximately 49.5 hectares (122 ac). The applicants are proposing to rezone the lands to be retained from the Agricultural (A) Zone to the site-specific Agricultural (A-45) Zone to prohibit any new residential use.

## ANALYSIS:

As per Section 2.27.3 (2)(l) of the Thames Centre Official Plan, a rezoning application was required as a condition of Consent B6-2024 to prohibit residential uses on the lands to be retained. All other criteria of Section 2.27.3 to facilitate a surplus farm dwelling severance has been met or is capable of being met through the conditions of consent. The lands to be severed would comply with the undersized lot provisions of the Agricultural (A) Zone. In all, this rezoning, is appropriate and represents good planning.

Based on the foregoing, the subject application is consistent with the Provincial Policy Statement, and in conformity with the Middlesex County and Thames Centre Official Plans.

## CIRCULATION COMMENTS:

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

### County Engineer:

No comments.

### Drainage Superintendent:

No comments.

### Chief Building Official:

No comments.

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

## FINANCIAL IMPLICATIONS:

**None.**

## STRATEGIC PLAN LINK

**Pillar:** *Smart Planning*

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

## ATTACHMENTS:

Location Map.

Prepared by: A. Kertesz, Planner

Reviewed by: A. Storrey, Interim Director of Planning and Development Services

Reviewed by: J. Nethercott, Director of Legislative Services/ Clerk