

**AMENDMENT NO. 31
TO THE
OFFICIAL PLAN
OF THE
MUNICIPALITY OF THAMES CENTRE**

**SUBJECT: D.CHARABIN HOLDINGS INC. (OWNER)
ZELINKA PRIAMO LTD (AGENT)
WEST END OF EVA STREET AND IDA STREET, DORCHESTER**

**All of Lots 11-21 (inclusive) and part of Lot 22, South of Ida Street and all of Lots 11-18 (inclusive) and part of Lots 19-22 (inclusive), North of Eva Street, and part of Sexton Street, Registered Plan No. 274, being part of Lot 10, Concession 4, NRT (geographic Township of North Dorchester)
Municipality of Thames Centre,
County of Middlesex**

**AMEND OFFICIAL PLAN TO REDESIGNATE THE SUBJECT LANDS FROM
“RESIDENTIAL” TO “RESIDENTIAL – SPECIAL POLICY AREA 1”**

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. 31 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 from “Residential” to “Residential Special Policy Area 1” to permit medium-density residential development in the form of townhouse dwellings. The lands are also subject to an Application for Zoning By-law Amendment (Z31-23) to rezone the lands to site-specific Residential Third Density (R3-#) Zones to allow townhouse dwellings. An Application for Draft Plan of Condominium (39T-TC-CDM2303) has also been submitted to facilitate the development of the lands.

2. BACKGROUND

The subject property is a 3.7 hectare (9.1 ac) parcel of land located at the west end of Ida Street and Eva Street in the village of Dorchester. West of the existing cul-de-sacs, unopened road allowances for Eva Street and Ida Street, respectively, extend for approximately 200 metres (656 ft) and 450 metres (1,476 ft), adjacent to the subject lands to the north and south. As such, the subject lands have frontages of approximately 253 metres (ft) along the unopened road allowance to the north and approximately 185 metres (ft) along the unopened road allowance to the south. The lands are vacant and are designated Residential under the Thames Centre Official Plan and zoned site-specific Residential First Density (R1-5) and Open Space (OS).

Surrounding land uses include: vacant lands to the north and west (subject to proposed residential plan of subdivision File No. 39T-TC-2202), residential uses to the east in the form of single detached dwelling and an industrial use to the south (Lind Lumber).

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;

Consistency with the PPS has been demonstrated in regard to accommodating a housing option beyond single detached dwellings to create a more sustainable community.

(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 use 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.

(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;

Conformity with the Official Plan has been demonstrated.

- (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 proposed medium density residential uses may provide a more affordable housing option for the community compared to single detached dwellings which is the predominant housing type in Thames Centre.

- (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;*

Natural heritage features existing within 120 metres of the lands and within the boundary of the property. Staff are generally satisfied that the natural area is protected based on the limits of development established through the draft plan of condominium. Additionally, the applicant will be required to complete an EIS as a condition of draft plan approval. As such this requirement is considered satisfied.

- (7) *the effect on the economy and financial position of the Municipality;*

The development of the site will provide residential 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 a more efficient use of infrastructure compared to low density residential development.

- (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;*

This proposed development is compatible with the adjacent residential uses and future proposed uses to the west. Enhanced setbacks and height limits will be considered in order to address impact to existing development.

- (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;*

As indicated by the applicants Engineering consultant and confirmed by the municipality's engineering consultant, the proposed development would require tying into existing municipal infrastructure through the construction of private infrastructure necessary to support the condominium in the form of a private road, watermain, sanitary sewers, storm sewers and a stormwater management facility. The Report has also demonstrated an effective approach to addressing servicing requirements while also meeting municipal and provincial design standards. In all, this development is capable of being adequately serviced to support the proposed development. It is noted that services will be required to be extended and no development shall occur until such time.

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

The site is relatively flat from a topographical standpoint and therefore physically suitable to accommodate the proposed development.

- (11) *the effect on the provision of affordable housing in the Municipality; and*

The community will 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.*

The lands contain natural heritage features. The site will be subject to the requirement of an EIS as part of draft plan conditions.

PART B - THE AMENDMENT

All of this part of the Amendment entitled 'Part B - The Amendment', including the attached Schedule 'A', constitutes Amendment No. 31 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 the Official Plan of the 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 legally described as All of Lots 11-21 (inclusive) and part of Lot 22, South of Ida Street and all of Lots 11-18 (inclusive) and part of Lots 19-22 (inclusive), North of Eva Street, and part of Sexton Street, Registered Plan No. 274, being part of Lot 10, Concession 4, NRT (geographic Township of North Dorchester) Municipality of Thames Centre and as shown on Schedule 'A' attached hereto to Amendment No. 31, from "Residential" to Residential – Special Policy Area 1".