



MUNICIPALITY OF THAMES CENTRE

REPORT NO. PDS-016-25

FILE NO. Z1-25

TO: Mayor and Members of Council

FROM: E. Besch, Planner

MEETING DATE: March 24, 2025

SUBJECT: **Application for Zoning By-Law Amendment (Z1-25); Nancy & Jeffrey Hicks (Applicants); Payden Shrubbs (Agent); 5197 Dorchester Road**

RECOMMENDATION:

THAT Application for Zoning By-law Amendment Z1-25 requested by Nancy & Jeffrey Hicks for lands legally described as Part of Lot 19, Concession 5 S.R.T.; and Parts 3,4,5 of RP 33R12724 (geographic Township of North Dorchester), Municipality of Thames Centre, and known municipally as 5197 Dorchester Road be **APPROVED**;

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

PURPOSE:

The purpose and effect 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 22.8 hectare (56.34 acres) farm situated on the west side of Dorchester Road, and south of Gladstone Drive, abutting the Hamlet of Gladstone. The property contains a single detached dwelling serviced by a private well and septic system and is used for agricultural purposes in the form of field crop cultivation as well as a Christmas tree farm. According to the Thames Centre Official Plan and Zoning By-law, the subject lands are designated Agricultural and zoned Agricultural (A). Surrounding land uses include residential uses as the property abuts the Hamlet of Gladstone, and agricultural uses.

The property was subject to Application for Consent B15-24, which was conditionally approved on November 18, 2024, and severed a parcel of land to facilitate the disposal of a residence surplus to a farming operation as a result of a pending farm consolidation. The severed lot is approximately 22.38 hectares (55.3 acres) in size and contains the cultivated

land and tree farm. The lands to be retained, being the residential parcel, are 0.28 hectares (0.7 acres) in size and contain the dwelling and private services. Condition 3 of Consent B15-24 requires the farmland to be rezoned to prohibit and new residential uses, and through the subject application, the applicants are proposing to rezone the lands to be severed, being the agricultural parcel, from the Agricultural (A) Zone to the site-specific Agricultural (A-45) Zone to prohibit any new residential use.

ANALYSIS:

The Provincial Planning Statement (PPS), the County of Middlesex Official Plan and the Thames Centre Official Plan generally permit lot creation in agricultural areas for a dwelling surplus to a farming operation as a result of farm consolidation subject to criteria including but not limited to the dwelling being habitable; at least 10 years old; the residential parcel is to be the minimum size need to accommodate the residential use and private servicing. Additionally, the above noted planning documents require that no additional residential dwellings are permitted on the farm parcel once the existing farmhouse has been severed.

To prohibit any new residential use on the balance of the farm and to be consistent with provincial and local policy, a site-specific Agricultural (A-45) Zone is requested for the lands to be severed. As the Agricultural (A) Zone includes provisions that speak to undersized lots created through consent applications, the residential lot does not require a rezoning.

Overall, staff are of the opinion that the proposed rezoning is appropriate, is consistent with the PPS, is in conformity with the County and Thames Centre Official Plans and represents sound land use planning.

CONSULTATION:

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

Director of Public Works:

Public Works have no comments/concerns with this application.

Kettle Creek Conservation Authority

No concerns.

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: E. Besch, Planner

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

Reviewed by: D. Barrick, Chief Administrative Officer