



MUNICIPALITY OF THAMES CENTRE

REPORT NO. PDS-013-2025

TO: Mayor and Members of Council
FROM: Lindsay Nooren, Senior Planner
MEETING DATE: March 24, 2025
SUBJECT: **Application for Intent to Remove the Holding Symbol at 233 Upper Queen Street, Thorndale Z03-25**

RECOMMENDATION:

THAT Application for Zoning By-law Amendment Z03-25 as requested by Rand Developments Inc. to remove the “H” Holding Provision (R3-16-H) to allow for the Draft Plan approved Condominium at 233 Upper Queen St (39T-TC-CDM2201) as a development agreement has been executed between the developer and the Municipality for lands legally described as Part of Lot 15, Concession 3 (geographic Township of West Nissouri), now the Municipality of Thames Centre, in the County of Middlesex be **APPROVED**.

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

PURPOSE:

The purpose of this report is to provide Council with a recommendation regarding a request to remove the (R3-16-H) holding symbol from the zoning of land located at 233 Upper Queen St. in Thames Centre.

BACKGROUND:

The subject property, known municipally as 233 Upper Queen Street, is legally described as Part of Lot 15, Concession 3, in the geographic Township of West Nissouri, within the Municipality of Thames Centre, County of Middlesex. The property is a 1-hectare (2.4-acre) parcel located on the south side of Upper Queen Street, east of Agnes Street, in the village of Thorndale. It is adjacent to the Thorndale Community Park and surrounded by low-rise residential dwellings, the Thorndale Baseball Trail, and the Thorndale Fairgrounds.

On April 9, 2024, applications for an Official Plan Amendment (O2-22), a Draft Plan of Condominium (39T-TC-CDM2201), and a Zoning By-law Amendment (Z9-22) were conditionally approved to facilitate the development of 38 townhouse units on full municipal services, with vehicle access from Upper Queen Street (By-law No. 44-2024).

The Official Plan Amendment (O2-22) was required to support the designation of the lands for medium-density development.

The Zoning By-law Amendment (Z9-22) rezoned the property from R1 to R3 with a special exception for reduced yard depth.

The Draft Plan of Condominium (39T-TC-CDM2201) established a vacant land condominium for the townhouse development, with private access to Upper Queen Street and a common element feature, including four visitor parking spaces.

Since the approval and enactment of By-law No. 44-2024, a development agreement has been executed between the proponent and the Municipality. This agreement satisfies the conditions necessary to lift the Holding ("H") Symbol, allowing the development to proceed with the construction phase. Staff are satisfied that the conditions of the Holding Provision have been met, and the removal of the "H" Symbol is recommended as the registration of the development agreement is completed.

COMMENTS:

Enbridge: No comments

Drainage Superintendent: No comments

Deputy CAO of Middlesex County/ County Engineer: No comments

Chief Building Official/ Risk Management Official: No comments

FINANCIAL IMPLICATIONS:

NONE

STRATEGIC PLAN LINK

Pillar: *Smart Planning*

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

CONSULTATION:

Consultation has been conducted in accordance with the regulations set out in *The Planning Act R.S.O 1990*.

REFERENCES:

NONE

ATTACHMENTS:

Notice of Decision for Draft Plan Approval

Prepared by: Lindsay Nooren RPP, MCIP Senior Planner

Reviewed by: Amanda Storrey, Director of Planning and Development Services

Reviewed by: David Barrick, Chief Administrative Officer