



Planning Annual Report

Year: 2024

Recommendation:

THAT the Planning 2024 Annual Report **BE RECEIVED** for information.

Activities:

The following activity was undertaken in 2024:

No.	Applications Received in 2024
0	Official Plan Amendments
22	Zoning By-law Amendments
11	Minor Variances
20	Consents to Sever
5	Site Plan
5	Part Lot Control
63	Total Applications Processed

Historical Analysis (9 Years)									
	2016	2017	2018	2019	2020	2021	2022	2023	2024
Official Plan Amendments	2	3	2	1	0	5	4	3	0
Zoning By-law Amendments	9	7	19	23	19	31	23	37	22
Minor Variances	12	11	12	10	9	23	13	11	11
Consents to Sever	36	35	24	30	25	26	17	23	20
Site Plan Approval	9	7	6	9	6	12	9	8	5
Part Lot Control	5	3	0	1	0	1	0	2	5
Total	73	66	61	74	59	97	66	84	63

Background and Analysis:

Consent applications can take several forms such as severance, easements, lot additions, and mortgage changes, among others. Consent to sever and create a lot is the dominant application type, and in 2024, there were 20 applications of this form. The majority of applications dealt with lot creation, including several consents to sever surplus farm dwellings.

If a proposed use or structure meets the general intent and purpose of the Zoning By-law, but there are some proposed deviations from the standards, a minor variance application may be appropriate. There were 11 applications for a minor variance in 2024, and the applications predominantly sought relief from the Zoning By-law in regards to side yard setbacks or maximum floor area for accessory buildings, deficiencies for lot area or lot frontage as required by conditions of consent and also included applications for expansions of legal non-conforming uses.

Site Plan Control is a technical development review process to ensure site development matters are built and maintained and is generally required for higher density residential, commercial and industrial development. In 2024, four site plans were approved for industrial or commercial businesses.

If a proposed use is not in conformity with the Municipality's Official Plan, an Official Plan amendment may be necessary. In 2024, there were no new applications to amend Thames Centre's Official Plan.

If a proposed use or structure does not conform to the requirements in the Zoning By-law an amendment may be necessary. In 2024, there were 22 applications to amend Thames Centre's Zoning By-law. The majority of rezoning applications either accompanied consent applications, in particular, related to the severance of a residence surplus to a farming operation or involved requests for an additional residential unit (ARU). Zoning By-law amendments also include the removal of Holding provisions to ensure that municipal requirements were implemented, and there were two of such applications in 2024.

A Plan of Subdivision allows land to be divided into smaller building lots in a comprehensive manner. Most subdivision applications take a number of months if not years to reach draft approval and, subsequently, final approval and registration. In 2024, nine subdivisions were active within Thames Centre and included residential and industrial proposals. In 2024, 25 lots for single-detached dwellings were draft approved.

A Plan of Condominium allows land to be divided into smaller units with shared or common areas in a comprehensive manner. Most condominium applications take a number of months, if not years, to reach draft approval and, subsequently, final approval

and registration. In 2024, six condominiums were active. One request for exemption from the draft plan approval process for a plan of condominium was approved.

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Plans of Subdivision / Condominium End of 2024 Status					
Development	Location	Status	Density*		
			Low	Medium	High
Boardwalk at Mill Pond	Dorchester	Phase 3 registered	73 single detached lots	-	-
Boardwalk at Mill Pond Condominium	Dorchester	Condominium Exemption	-	81 townhouse units	-
Rosewood	Thorndale	Phase 2 Stage 1 Registered	69 single detached lots	2 blocks + 1 future development block	-
Rosewood	Thorndale	Remaining Phases Draft Plan Approved	111 single detached lots	-	-

Plans of Subdivision / Condominium End of 2024 Status					
Development	Location	Status	Density*		
			Low	Medium	High
Rosewood Condominium	Thorndale	Condominium Exemption Accepted	-	67 townhouse units	-
Fairview / Elliott	Thorndale	Phase 1 Registered	14 single detached lots, 7 semi-detached	-	-
Fairview / Elliott	Thorndale	Remaining Phases Draft Plan Approved	53 single detached lots	-	-
Hawthorne Park	Dorchester	Draft Plan Approved	8 blocks low density, 4 blocks low or medium density	3 blocks	-
Vista Wood Estates	Dorchester	Draft Plan Approved	41 single detached lots & 1 block	2 blocks	-
Pemic Monteith	Thorndale	Draft Plan Approved	98 single detached lots, 6 blocks for semi-detached dwellings	3 blocks	-
North Street Subdivision	Dorchester	Draft Plan Approved	6 single detached lots + 1 block for future development	-	-
North Street Condominium	Dorchester	Draft Plan Approved	25 units		
Ida / Eva Street Condominium	Dorchester	Under Appeal	-	61 townhouse units, 44 stacked townhouse units	-
1045 Donnybrook	TC	Draft Plan Approved	8 units	-	-

Plans of Subdivision / Condominium End of 2024 Status					
Development	Location	Status	Density*		
			Low	Medium	High
133 Donnybrook Dr Industrial Condo	TC	Registered/ Final Approved	5 units	-	-
Putnam Industrial Condo	TC	Draft Plan Approved	3 units	-	-
233 Upper Queen Condominium	Thorndale	Draft Plan Approved	-	38 units	-
Auburn	Dorchester	Proposed	+/- 302 single detached lots	2 blocks	-
Elliott / Watson Condominium	Thorndale	Proposed	-	91 units	-
Total			780 single detached lots, 13 semi detached lots, 17 blocks	382 units, 11 blocks	-

*Note: Low = Singles / Semis, Medium = Townhouses, High = Greater Than Townhouses

**Estimated development yield

Thames Centre encourages pre-application consultation meetings prior to the submission of most development applications. The pre-consultation meetings are intended to speed up the application process by ensuring that the applicant is aware of the required steps, supporting documents, and application fees. In 2024, approximately fifteen formal pre-consultation meetings were held. In addition, staff have responded to requests throughout the year to discuss potential development proposals.

There were three Ontario Land Tribunal Hearings in 2024 related to a draft plan of condominium application, a zoning by-law amendment and the Thames Centre Official Plan Review.

The Municipality is actively working on the integration and launch of CloudPermit e-permitting software for planning and permit applications. Applicants will be able to submit pre-consultation requests, submit applications, upload revised documents, make payments online, add contacts to their application, and converse with staff directly

through the system. The proposed launch of CloudPermit software is aimed to commence in 2025 and anticipates an increase in efficiency, transparency and accountability while also improving data management. Implementation is an important part of a responsive planning system to realize planning projects that positively contribute to the community within the context of the Provincial, County and Municipal policy framework.

Looking forward to 2025, it is anticipated that applications and inquiries will continue at similar levels to the past few years, which is generally higher than historic levels.

Strategic Plan Link:

Pillar: *Smart Planning*

Goal: *Increase communications between the municipality (Council and Staff) and the public*

Attachments:

None.

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