



MUNICIPALITY OF THAMES CENTRE

PLANNING & DEVELOPMENT SERVICES

REPORT NO: PDS-004-24

FILE: B22-23

TO: Mayor and Members of Council

FROM: Marc Bancroft, Director of Planning and Development Services

MEETING DATE: *January 29, 2024*

**RE: APPLICATION FOR CONSENT; PETER AND NANCY
DESJARDINS; 12 MEADOWBROOK LANE, THORNDALE**

1. PURPOSE

The purpose of the consent application is to sever a parcel of land to allow the creation of a building lot to support the construction of a single detached dwelling.

2. BACKGROUND (see attached map)

The subject property is a 1,942.5 square metre (0.5 ac) lot located on the north side of Meadowbrook Lane and the west side of Countryside Lane in the village of Thorndale. Used for residential purposes, the property contains a single detached dwelling and an accessory building in the form of a garden shed which is to be removed. The dwelling is serviced by municipal water and sanitary sewers. According to the Thames Centre Official Plan and Zoning By-law, the subject lands are designated Residential and zoned Residential First Density (R1). Surrounding land uses are residential in nature in the form of single detached dwellings.

The applicant is proposing to sever a parcel of land having a frontage of approximately 39 metres (128 ft) along Meadowbrook Lane / Countryside Lane and an area of approximately 705.5 square metres (0.17 ac) to allow a building lot to support a single detached dwelling. The lands to be retained contain the single detached dwelling and would have a frontage of approximately 32 metres (105 ft) along Meadowbrook Lane and an area of approximately 1,237 square metres (0.3 ac).

3. ANALYSIS

The Provincial Policy Statement, the County of Middlesex Official Plan, and the Thames Centre Official Plan all encourage intensification, infilling, and redevelopment in settlement areas on municipal services provided the development is compatible with the surrounding area and represents an orderly and efficient use of land and infrastructure. Located in Thorndale and designated Residential, the subject application would be compatible with the surrounding area consisting of residential uses on full municipal services. The foregoing policy direction has been satisfied or is capable of being satisfied through conditions of consent.

The Thames Centre Official Plan also provides additional criteria in which the division of land may be permitted relating to matters including: safe and suitable access to a public road; appropriate soil and drainage conditions and lot configurations and dimensions to permit proper siting of buildings, adequate means of sewage disposal and sufficient and potable water supply and compliance with the provisions of the Zoning By-law. These matters have been addressed or are capable of being addressed through conditions of consent. The lot to be severed and the lot to be retained are also capable of complying with the Thames Centre Comprehensive Zoning By-law.

Based on the foregoing, the subject proposal is consistent with the Provincial Policy Statement and in conformity with the County and Thames Centre Official Plans. The proposal would also conform with the Thames Centre Comprehensive Zoning By-law.

3.1 Agency Comments

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

3.1.1 County Engineer: No comment.

3.1.2 Upper Thames River Conservation Authority: No objections.

3.1.4 Bell Canada: No concerns.

3.1.4 Hydro One: No concerns.

3.1.5 Director of Public Works:

For the lot to be severed, the new driveway should be no more than 1 metre from the westerly property limit to avoid conflict with the intersection. Also, separate water, storm, and sanitary sewer services should be installed to the property line.

3.1.6 Drainage Superintendent: No comment.

3.1.7 Chief Building Official:

The proponent shall connect future development to the municipal drinking water and sanitary sewage systems. The shape of the proposed severed lot would make compliance with the regulations of the zoning by-law very challenging.

(Planning response – compliance with the zoning by-law can be achieved with the placement of a suitable building envelope meeting all zoning requirements including maximum lot coverage and minimum setbacks. Note that there would not be a rear yard setback requirement for the lot to be severed being a triangular shaped lot. The foregoing is a technicality which would not preclude the provision of appropriate rear yard amenity space for the proposed lot.)

3.2 **Public Comments**

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

4. **RECOMMENDATION**

THAT Application for Consent B22-23 requested by Peter and Nancy Desjardins to sever a parcel of land having a frontage of approximately 39 metres along Meadowbrook Lane and an area of approximately 705 square metres for lands legally described as Lot 42 on Plan 33M-270 (geographic Township of West Nissouri), Municipality of Thames Centre and known municipally as 12 Meadowbrook Lane, be approved, subject to the following conditions:

1. That the Certificate of Consent under Section 53(42) of the Planning Act be given within two years of the date of the notice of the decision. The request for the Certificate of Consent shall be accompanied by a written submission that details how each of the conditions of consent has been fulfilled and the required fee.
2. That the applicant pay \$4,000 cash-in-lieu of parkland dedication to the Municipality.
3. That the applicant enter into a development agreement with the Municipality to facilitate the residential development of the lands to address a number of matters including but not limited to access, grading, drainage, service connections, tree planting and that said agreement be registered against the title of the subject lands.
4. That all applicable property taxes, municipal fees and charges be paid to the Municipality prior to the stamping of the deeds.

5. That the lot to be severed be serviced independently with municipal water, sanitary sewers and stormwater connections to the satisfaction of the Municipality in accordance with Thames Centre's Design Specifications and subject to any necessary permits. The lot to be severed shall also be independently serviced to the front lot line with hydro and gas services to the satisfaction of the Municipality.
6. That all outstanding work orders or by-law enforcement issues be resolved to the satisfaction of the Chief Building Official.
7. That the existing garden shed be removed or relocated to the satisfaction of the Chief Building Official.
8. That the necessary deeds, transfers and charges for certificates and /or instruments necessary for registration be submitted electronically to the Municipality, all of which are to be fully executed.
9. That an electronic version of a deposited reference plan be submitted to legally describe the lands affected and in general conformity with this decision, all to the satisfaction of the Municipality.

REASONS

The application is consistent with the Provincial Policy Statement.

Conformity with the County of Middlesex Official Plan and Municipality of Thames Centre Official Plan would be maintained.

The requirements of the Thames Centre Comprehensive Zoning By-Law would be satisfied.

The matters set out in Section 51(24) of the Planning Act would be satisfied.

Prepared by: Marc Bancroft, Director of Planning & Development Services

Reviewed by: David Barrick, Chief Administrative Officer