



## MUNICIPALITY OF THAMES CENTRE

### PLANNING & DEVELOPMENT SERVICES

**REPORT NO:** PDS-010-24

**FILE:** 39T-TC-CDM2303, 39T-TC2102 & Z28-23

**TO:** Mayor and Members of Council

**FROM:** Marc Bancroft, Director of Planning and Development Services

**MEETING DATE:** January 29, 2024

**RE: APPLICATIONS FOR DRAFT PLANS OF CONDOMINIUM AND SUBDIVISION AND ZONING BY-LAW AMENDMENTS; 246 NORTH INC. (OWNER); ZELINKA PRIAMO (AGENT); 246 NORTH STREET, DORCHESTER**

#### 1. PURPOSE

The purpose of this report is to provide Council with background information regarding the subject proposal which is scheduled to be heard at a public meeting of Municipal Council on January 29, 2024. This proposal was originally presented at an public open house held on December 7, 2023 in alignment with the Community Communications and Engagement goal outlined in the 2024-2027 Strategic Plan.

This proposal has been circulated to property owners within 120 m (400 ft) of the subject lands and to prescribed agencies under the Planning Act. The purpose of the public meeting is to facilitate feedback from the community. Following the public meeting, staff will consider all public and agency comments and provide an evaluation report including a recommendation for Council's consideration at a future meeting.

#### 2. BACKGROUND (see attached map)

The subject property is a 2 hectare (4.8 ac) parcel of land located on the east side of North Street, north of Minnie Street and backing onto the Village Gate Subdivision in Dorchester. It is also located at the west end of Village Gate Drive. Containing a barn, the property is comprised of a grassed open space area. While the subject lands are not currently serviced, municipal water is available on North Street as well as on Village Gate Drive. The lands affected are designated Residential under the Thames Centre Official Plan and currently zoned Residential First Density – Holding (R1-H) pursuant to the Thames Centre Comprehensive Zoning By-law. The lands are also regulated under the Conservation Authorities Act.

Surrounding land uses include: residential uses to the east in the form of single detached dwellings being the Village Gate Subdivision; residential uses also apply to the north and south along North Street on larger lots also in the form of single detached dwellings; and, to the west, a natural heritage feature in the form of a woodlot on the opposite side of North Street.

### **3. PROPOSAL**

The purpose of the proposed plan of subdivision, as shown on the attached plan, is to facilitate the development of the subject lands for the following purposes:

- Residential development in the form of 7 lots to support single detached dwellings – generally ranging in lot frontages from 14.2 metres (47 ft) to 16.7 metres (55 ft) and lot areas from 555 square metres (0.14 ac) to 729 square metres (0.18 ac).
- Village Gate Drive is proposed to be extended west to connect with North Street.
- To be serviced by municipal water, sanitary and storm sewers.
- An easement between Lots 3 and 4 to convey stormwater to the adjacent proposed condominium stormwater management block.

The purpose of the proposed plan of condominium, as shown on the attached plan, is to facilitate the development of the subject lands for the following purposes:

- Residential development in the form of 25 units (lots) to support single detached dwellings – generally ranging in lot frontages from 11.4 metres (37 ft) to 14.3 metres (47 ft) and lot areas from 341 square metres (0.08 ac) to 466 square metres (0.12 ac).
- Crescent-shaped private road with two (2) access points on North Street;
- One (1) block for stormwater management purposes;
- To be serviced by municipal water, sanitary and storm sewers.

Four (4) studies/reports have been provided in support of the subject proposal, namely: planning justification; traffic impact; servicing; and, preliminary hydrogeological investigation.

The development of the subject lands shall require the installation of sanitary sewers. Considering there are no sewers in Dorchester north of the Thames River, this development will need to rely on a force main and pumping station to convey sewage to the south side of the Thames River to tie into the existing collection system, consistent with the Municipality's Water and Wastewater Master Servicing Plan. The financing of this infrastructure will need to be borne by the developer(s) on the north side of the River through the pre-payment of development charges.

To allow the development of the subject lands, a Zoning By-law Amendment has been submitted to rezone the subject lands to allow single detached dwellings subject to the following category:

<b>Site-specific Residential First Density (R1-#-H) Zone</b>		
<b>Minimum Requirements</b>	<b>Current</b>	<b>Requested</b>
Lot Area	700 m <sup>2</sup>	341 m <sup>2</sup>
Lot Frontage	15 m	11.4 m
Front Yard Depth / Exterior Side Yard Depth	7.5 m	6 m / 3 m
Interior Side Yard Width	2 m	1.2 m
Rear Yard Depth	8 m	7 m

### 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 of Middlesex Engineer:

No comment.

#### 3.1.2 Upper Thames River Conservation Authority:

The UTRCA is generally satisfied with the proposal and is of the opinion that concerned can be addressed in finalized reports subject to the following conditions of draft plan approval:

1. The Applicant shall provide a Final Hydrogeological Study which addresses the outstanding comments and concerns to the satisfaction of the UTRCA.
2. The Applicant shall provide a Final Functional Servicing Report and Stormwater Management which addresses the outstanding comments and concerns to the satisfaction of the UTRCA.
3. The Applicant shall submit a detailed Grading Plan, and Erosion and Sediment Control (ESC) drawings supported by notes, guidelines, standards, inspection, monitoring and reporting signed and dated by a professional engineer to the satisfaction of the UTRCA.

4. In accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the Conservation Authorities Act, the Owner shall obtain the necessary permits/approvals from the UTRCA prior to undertaking any site alteration or development within the UTRCA Regulated Area including filling, grading, construction, site alteration to watercourse and/or interference with a wetland.

3.1.3 Canadian National Railway (CN):

No comments.

3.1.4 Canada Post:

Canada Post: Mail delivery for the development is to be provided through centralized Community Mail Boxes (CMBs). Should this development be approved, Canada Post wishes to be notified of new civic addresses as soon as possible. Canada Post is also requesting the implementation of standard developer requirements.

3.1.5 Hydro One:

No comment.

3.1.6 Public Works Director:

No comments or concerns.

3.1.7 Chief Building Official:

The proponent be advised that a building permit(s) is required prior to commencement of construction of any buildings.

3.1.8 Drainage Superintendent

The applicant will be required to provide a storm water management report and ensure their lands have sufficient outlet for their storm water discharge.

**3.2 Public Comments**

In the circulation of the notice of public meeting to surrounding property owners, written submissions were received from the following individuals which are appended to this report.

Pete & Maria Marczenko  
Trish Robertson & Doug Blair

#### **4. RECOMMENDATION**

**THAT** Report No. PDS-010-24 with respect to Applications for Draft Plan of Condominium (39T-TC-CDM2303), Draft Plan of Subdivision (39T-TC2102) and Zoning By-law Amendment (Z28-23) requested by Zelinka Priamo Ltd. on behalf of 246 North Inc. for lands known municipally as 246 North Street, Dorchester, be received;

**AND THAT** the Director of Planning and Development Services provide a subsequent report evaluating the said Applications, taking into account all public and agency comments received, with a recommendation for Council's consideration at a future meeting.

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

Reviewed by: David Barrick, Chief Administrative Officer