

**AMENDMENT NO. 30
TO THE**

**OFFICIAL PLAN
OF THE
MUNICIPALITY OF THAMES CENTRE**

**SUBJECT: 1000336703 ONTARIO INC. (OWNER)
KNUTSON DEVELOPMENT CONSULTANTS INC. (AGENT)
233 UPPER QUEEN STREET, THORNDALE**

**Part of Lot 15, Concession 3
(geographic Township of West Nissouri)
Municipality of Thames Centre,
County of Middlesex**

**AMEND OFFICIAL PLAN TO REDESIGNATE THE SUBJECT LANDS FROM
“RESIDENTIAL” TO “RESIDENTIAL – SPECIAL POLICY AREA 1”**

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE does not constitute part of this amendment. The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information, but does not form part of this amendment.

PART B - THE AMENDMENT, consisting of the following text and schedule constitutes Amendment No. 30 to the Official Plan for the Municipality of Thames Centre.

PART A - THE PREAMBLE

1. PURPOSE AND EFFECT

The purpose of this Amendment is to change the designation of certain lands within the Municipality of Thames Centre from “Residential” to “Residential Special Policy Area 1” to permit medium-density residential development in the form of townhouse dwellings on the lands known municipally as 233 Upper Queen Street, Thorndale. The lands are also subject to an Application for Zoning By-law Amendment (Z9-22) to rezone the lands to a site-specific Residential Third Density (R3-#) Zone to allow townhouse dwellings. An Application for Draft Plan of Condominium (39T-TC-CDM2201) has also been submitted to facilitate the development of the lands.

2. BACKGROUND

The subject property is a 1-hectare (2.4 ac) lot located on the south side of Upper Queen Street just east of Agnes Street in the village of Thorndale and adjacent to the Thorndale community park. The property contains a single detached dwelling and a detached accessory building. Full municipal services are available along Upper Queen Street. According to the Thames Centre Official Plan, the lands are designated Residential and zoned Residential First Density (R1) pursuant to the Thames Centre Comprehensive Zoning By-law.

Surrounding land uses include residential uses to the north (Upper Queen Street) in the form of single detached dwellings, parkland to the south and east; and residential uses to the west (Agnes Street) in the form of single detached dwellings and mobile homes.

3. BASIS

The rationale for amending the Official Plan of the Municipality of Thames Centre is based on the following evaluation criteria provided under Section 7.20 of the Official Plan.

(1) The Provincial Policy Statement, as amended from time to time;

The Provincial Policy Statement (PPS) states that settlement areas shall be the focus of growth and development. Thorndale is a designated urban settlement area according to both the County and Municipal Official Plans. The PPS also states that municipal water and municipal sanitary sewage services are the preferred form of servicing for settlement areas. The subject property is located in Thorndale where full municipal services are proposed to accommodate this development.

The PPS also states that new development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities. This proposed development is situated in a designated growth area and adjacent to the existing built up area with road connectivity to existing infrastructure. It also offers a mix of housing types and demonstrates an efficient use of land and infrastructure

(2) The desirability and appropriateness of changing the Official Plan to accommodate the proposed use in light of the basic objectives and intent of the Official Plan;

The basic objectives and intent of the Official Plan in regards to the proposed use is to provide a policy framework which encourages growth and prosperity in the Municipality and promotes the Municipality as a desirable place to live. The Plan also encourages the need to provide a mix of housing types in a variety of designated locations to accommodate a broad demographic including housing for all stages of life.

(3) The goals and policies of this Plan;

The Plan encourages the development of a greater variety of housing types, sizes and tenures. In particular, housing types that promote a continuum of lifestyle and allow residents to remain within the community throughout the course of their lives are encouraged

(4) conformity with County policy;

The County of Middlesex Official Plan encourages a range of housing types, densities and options to meet the needs of their share of current and future County residents. This proposed development reflects the foregoing given that it accommodates townhouse dwellings which is a housing type that is lacking in the community.

(5) the need for the proposed use, including justification for the amount of land proposed for a change in designation based on existing undeveloped lands available for development;

The Province of Ontario is experiencing a housing shortage with impacts being felt both regionally and locally, due to a limited supply of housing combined with a significant surge in housing demand. Simply put, the demand for housing has significantly outpaced supply resulting in escalating housing prices. The proposed medium density residential use will provide a more affordable housing opportunity for the community compared to single detached dwellings which is largely the predominant housing type in the Municipality.

(6) whether the subject lands are within 120 metres of lands designated "Natural Area" and the results of an Environmental Impact Study as outlined in Section 3.2.3.1 of this Plan;

The subject lands are not located within 120 metres of a natural heritage feature.

(7) the effect on the economy and financial position of the Municipality;

The development of the site will provide employment opportunities for the area. It will also provide an opportunity for additional tax assessment. Due to the density and form of development, it will demonstrate a more efficient use of infrastructure compared to low density residential development.

(8) the compatibility of the proposed use with existing uses or potential uses in adjoining areas and the effect of such use on the surrounding area including the natural environment;

This proposed development is compatible with the adjacent Thorndale community park and adjacent residential uses in the form of single detached dwellings and mobile homes. Interface treatments shall be required during the detailed design stage through the use of landscaping and fencing.

(9) the location of the site with respect to the transportation system, the adequacy of the potable water supply, sewage disposal facilities, solid waste disposal, and other municipal services as required, including the ability to provide logical extensions to existing services;

As indicated by LDS in their Site Servicing Design Brief and confirmed by the Municipality's engineering consultant, the proposed development would require tying into existing municipal infrastructure through the construction of private infrastructure necessary to support the condominium in the form of a private road, watermain, sanitary sewers, storm sewers and storm water management facility. The Report demonstrates an effective approach to addressing servicing requirements while also meeting municipal and provincial design standards. In all, this development is capable of being adequately serviced to support the proposed development.

(10) the physical suitability of the land for the proposed use;

The site is relatively flat from a topographical standpoint and therefore physically suitable to accommodate the proposed development.

(11) the effect on the provision of affordable housing in the Municipality; and

Medium density residential uses in the form of townhouse dwellings are currently non-existent in this part of the Municipality. The community should significantly benefit from the introduction of this housing type being a more affordable housing option compared to current housing options limited to single detached dwellings.

(12) whether the subject lands contain natural features or natural hazard lands that should be subject to an Environmental Impact Study as outlined in Section 3.2.3.1 of this Plan.

The subject lands do not contain natural heritage features or natural hazards.

PART B - THE AMENDMENT

All of this part of the Amendment entitled 'Part B - The Amendment', including the attached Schedule 'A', constitutes Amendment No. 30 to the Official Plan of the Municipality of Thames Centre.

DETAILS OF THE AMENDMENT

The Official Plan of the Municipality of Thames Centre Official Plan is hereby amended:

1. That the Official Plan of the Municipality of Thames Centre is hereby amended by revising "Schedule 'B-2' Land Use Plan - Thorndale Settlement Area" by specifically changing the designation of certain lands legally described as Part of Lot 15, Concession 3 (geographic Township of West Nissouri), Municipality of Thames Centre, County of Middlesex, known municipally as 233 Upper Queen Street, Thorndale and shown on Schedule 'A' attached hereto to Amendment No. 30, from "Residential" to "Residential - Special Policy Area 1".