



**NOTICE OF APPLICATION AND
NOTICE OF PUBLIC MEETING**
pursuant to Sections 34 and 51 of the Planning Act

**APPLICATIONS FOR PROPOSED PLAN OF SUBDIVISION (39T-TC2202) &
ZONING BY-LAW AMENDMENT (Z17-22)**

OWNER: 1319776 Ontario Inc.
AGENT: Auburn Developments
LOCATION: 1598 Richmond Street, Dorchester
ROLL NO.: 3926-000-030-16800

Background

A Public Meeting of Municipal Council was held on September 19, 2022 to discuss the proposed development. In response to concerns raised by the public, the developer has proposed a number of changes to their submission. The changes include the creation of 302 lots to support single detached dwellings for the majority of the subdivision, one (1) block to support low-density residential development, and two (2) blocks to support medium-density residential uses.

Description and Location of Subject Lands

The subject lands have a total area of 43.7 hectares (108 ac) and are located on the south side of Marion Street, on both sides of Richmond Street and situated north of the Canadian National Railway, in the village of Dorchester. The lands are legally described as Part of Lots 9 and 10, Concession 4, NRT (geographic Township of North Dorchester), Municipality of Thames Centre (as shown on the attached map).

Purpose and Effect of the Revised Proposed Plan of Subdivision

The purpose of the proposed revised (attached) plan is to facilitate the development of the subject lands for the following purposes:

- 302 lots to support single-detached residential development with lot frontages ranging generally from 15 metres to 16 metres
- One (1) block to support low density residential development (Block 303)
- Two (2) blocks to support medium-density residential development including clustered single detached dwellings, rest home, nursing home, retirement home (Blocks 304 and 305)
- Two (2) blocks for eco park being naturalized open space (Blocks 306 to 307)
- Five (5) blocks for parkland (Blocks 308 to 313)
- One (1) blocks for environmental protection purposes (Block 314)
- One (1) block for stormwater management (Block 315)
- Nine (9) new streets (Streets A-I)
- Extensions of existing streets to tie into existing subdivisions including Linwood Drive on the west side of this development as well as Ida Street and Eva Street on the east side of this development.

The effect of the proposed plan would generally facilitate residential development and related amenity areas, all serviced by municipal water and municipal sanitary sewers. Recognizing that there are no municipal sewers on the north side of the Thames River in Dorchester, this will requiring front-end financing through the pre-payment of development charges.

Purpose and Effect of the Zoning By-law Amendment

As shown on the attached plan, the purpose and effect of this Application is to rezone the subject lands from the Future Development (FD) Zone to the following categories:

Site-specific Residential First Density (R1-#) Zone for the proposed single detached lots (shown as Lots 1 to 302) subject to the following special provisions in conjunction with the parent R1 Zone:	
Lot Area	Lots with both municipal water and sanitary sewer service 500 m ²
Front and Exterior Side Yard Depth	4.5 metres to the house 6.0 metres for the garage
Interior Side Yard Width	1.2 metres
Rear Yard Depth	6.0 metres
Building Height (maximum)	11 metres
Lot Coverage (maximum)	45% of lot area
Landscaped Open Space	20% of lot area

***all standards are minimum requirements unless noted otherwise.**

Site-specific Residential Third Density (R3-#) Zone limited to Blocks 304 & 305 subject to the following standards* in addition to the regulations associated with the parent R3 Zone:	
Additional Permitted Uses	a. Single detached dwelling (Cluster Housing/Condo) b. Home for the aged/ rest home c. Nursing home d. Retirement home/lodge
Lot Area	150 m ² for each unit
Front and Exterior Side Yard Depth	4.5 metres to the house 6.0 metres to the garage
Interior Side Yard Width	1.2 metres
Rear Yard Depth	6 metres
Lot Coverage (maximum)	45 % of the lot area
Landscaped Open Space	20% of the lot area
Building Height (maximum)	12 metres

***all standards are minimum requirements unless noted otherwise.**

Site-specific Residential Third Density (R3-#) Zone limited to Block 303 subject to the following standards* in addition to the regulations associated with the parent R3 Zone:	
Permitted Uses	a. Single floor detached dwelling (Cluster Housing/ Condo) b. Single floor townhouses (Cluster Housing/ Condo)
Front and Exterior Side Yard Depth (minimum)	4.5 metres to the house 6.0 metres to the garage
Interior Side Yard Width (minimum)	1.2 metres
Rear Yard Depth	6 metres
Lot Coverage (maximum)	45 % of the lot area
Landscaped Open Space	20% of the lot area
Building Height (maximum)	6 metres

***all standards are minimum requirements unless noted otherwise.**

Open Space (OS) Zone limited to Blocks 306 to 307 to accommodate eco park uses being naturalized open space areas, Blocks 308 to 313 to accommodate parkland and Block 315 to accommodate the stormwater management facility.

Environmental Protection (EP) Zone limited to Block 314.

Under the Thames Centre Official Plan, the subject lands are designated Residential with two notable exceptions. Lands located at the southwest corner of Marion Street and Richmond Street are designated Neighbourhood Commercial whereas there are two (2) small wooded areas on the east side of the lands designated Protection Area.

Public Meeting

The Municipality's Council will hold a public meeting to consider the subject application. Thames Centre Council meetings are held in a hybrid format, being conducted electronically and in-person.

Date: Monday, August 14, 2023

Time: 5:00 p.m.

Place: This will be a hybrid meeting.

Thames Centre Municipal Office Council Chambers** - 4305 Hamilton Rd., Dorchester and broadcasted live on the Municipality's YouTube Channel, namely:

www.youtube.com/c/municipalityofthamescentre

****Due to the anticipated volume of attendees and limited capacity within Council Chambers, please visit the Municipality's website for up to date meeting information:**

<https://www.thamescentre.on.ca/1598-richmond> **

The public is advised that the Council meeting will begin at 5:00 p.m., although the exact time of item is unknown. To participate **electronically** via phone or by video using Zoom, registration is required. Please visit the website www.thamescentre.on.ca/registration and complete the registration process before **12 Noon on Monday August 14, 2023**. Notwithstanding the deadline above, members of the public are asked to register as soon as possible to provide an orderly registration process and meeting. To participate **in person**, registration is politely requested. Please visit the website www.thamescentre.on.ca/registration to complete the registration process. Send any **written comments or concerns** for Council's consideration via email to comments@thamescentre.on.ca or by mail to the municipal office before **12 Noon on Wednesday August 9, 2023**. The public is advised that comments expressed and written material presented are a matter of public record for full disclosure.

Other Planning Act Applications: None

Other Information:

If a person or public body does not make oral submissions at the public meeting or make written submissions to the County of Middlesex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of County of Middlesex to the Ontario Land Tribunal. If a person or public body does not make oral submissions at the public meeting or make written submissions to the County of Middlesex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If a person or public body would otherwise have an ability to appeal the decision of Council for the Municipality of Thames Centre to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Thames Centre before the proposed zoning by-law amendment is passed, the person or public body is not entitled to appeal the decision. If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Municipality of Thames Centre before the proposed zoning by-law amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the County of Middlesex with respect to the proposed plan of subdivision (File No. 39T-TC2202), you must submit a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London, Ontario N6A 2P1. Written comments with respect to the proposal may also be submitted to the Municipality of Thames Centre, 4305 Hamilton Road, Dorchester, Ontario, N0L 1G3. If you wish to be notified of the decision of the Municipality of Thames Centre with respect to the proposed zoning by-law amendment, you must submit a written request to the Municipality of Thames Centre, Clerk, 4305 Hamilton Road, Dorchester, Ontario, N0L 1G3 or at comments@thamescentre.on.ca

If you have any questions regarding the subject applications, please contact Marc Bancroft, Director of Planning and Development Services, at 519.268.7334 x 223 or at mbancroft@thamescentre.on.ca.

If you are aware of any persons affected by these applications who have not received a copy of this notice it would be appreciated if you would so advise them.

DATED at the Municipality of Thames Centre, this 12th day of July, 2023.

Municipality of Thames Centre
4305 Hamilton Road
Dorchester, ON N0L 1G3

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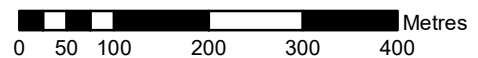
Applicant: 1319776 Ontario Inc.
Agent: Auburn Developments
Location: 1598 Richmond Street

Municipality of THAMES CENTRE



 SUBJECT LANDS

1:8,000



ORTHOPHOTOGRAPHY: SWOOP 2020

Disclaimer: This map is for illustrative purposes only. Do not rely on it as being a precise indicator of routes, locations of features, nor as a guide to navigation.

