



NOTICE OF APPLICATIONS & PUBLIC MEETING

pursuant to Sections 22, 34 and 51 of the Planning Act

APPLICATIONS FOR DRAFT PLAN OF CONDOMINIUM (39T-TC-CDM2302), OFFICIAL PLAN AMENDMENT (O3-23) & ZONING BY-LAW AMENDMENT (Z31-23)

OWNER: D. Charabin Holdings Inc.
AGENT: Zelinka Priamo c/o Taylor Whitney
LOCATION: West ends of Eva Street and Ida Street, Dorchester
ROLL NO.: 3926-000-031-01700

Purpose and Effect – Draft Plan of Condominium

A plan of condominium (attached) application is being proposed to allow:

- Eleven (11) 3-storey townhouse buildings to support 61 dwelling units
- Two (2) 3-storey back-to-back stacked townhouse buildings to support 44 dwelling units
- Two (2) private roads which would tie into the extension of Eva and Ida Streets
- Four (4) Blocks for a condominium amenity area, stormwater management facility, parkland and compensation planting area
- Full municipal services including municipal water and sanitary sewers would be required to develop the lands.

Purpose and Effect - Official Plan Amendment

The purpose and effect of the Amendment is to establish a Residential Special Policy Area to allow medium density residential development in the form of townhouse dwellings. The Official Plan only allows medium density development if two of the following four evaluation criteria are met; frontage on an arterial road; abutting major public parks; abutting a commercial area; and the overall site area is at least 2 hectares in size. Considering only one of the criteria can be met (the property is greater than 2 hectares in size), this form of development is not permitted under the Official Plan hence the requested Amendment.

Purpose and Effect - Zoning By-law Amendment

To rezone the subject lands from the site-specific Residential First Density (R1-5) Zone to the following categories:

Site-specific Residential Third Density (R3-#) Zone relating to the street townhouse dwellings		
Minimum Requirements	R3	Requested
Lot Area (per unit)	250 m ²	166 m ²
Front Yard Depth / Exterior Side Yard Depth	10 m	6 m / 2 m
Interior Side Yard Depth	3 m	2 m
Rear Yard Depth	10 m	6 m
Lot Coverage (maximum)	35%	57%
Site-specific Residential Third Density (R3-#) Zone relating to the stacked townhouse dwellings		
Front Yard Depth	10 m	7 m
Interior Side Yard Depth	10 m	3 m
Open Space (OS) Zone relating to the parkland, compensation planting area and stormwater management blocks		

***all standards are minimum requirements unless otherwise stated**

Description and Location of Subject Land

The subject property is located at the west ends of Eva Street and Ida Street in the village of Dorchester. The property is legally described as: All of Lots 11-21 (inclusive) and part of Lot 22, South of Ida Street and all of Lots 11-18 (inclusive) and part of Lots 19-22 (inclusive), North of Eva Street, and part of Sexton Street, Registered Plan No. 274, being part of Lot 10, Concession 4, NRT (geographic Township of North Dorchester), Municipality of Thames Centre.

Public Meeting

Date: **Monday, January 29, 2024**

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/municipalityofthamescentre

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, January 29, 2024**. 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 kindly 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, January 24, 2024**. 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 would otherwise have the ability to appeal the decision of The County of Middlesex but does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Middlesex in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Middlesex in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, 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 the Council of the County of Middlesex 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 County of Middlesex before the proposed official plan amendment is adopted, 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 County of Middlesex before the proposed official plan amendment is adopted, 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 add the person or public body as a party.

If you wish to be notified of the decision of the County of Middlesex in respect of the proposed plan of condominium (File No. 39T-TC-CDM2302) or the proposed official plan amendment (File No. O3-23), you must make a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London, Ontario N6A 2P1.

If a person or public body would otherwise have an ability to appeal the decision of the Council of 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 by-law 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 by-law 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.

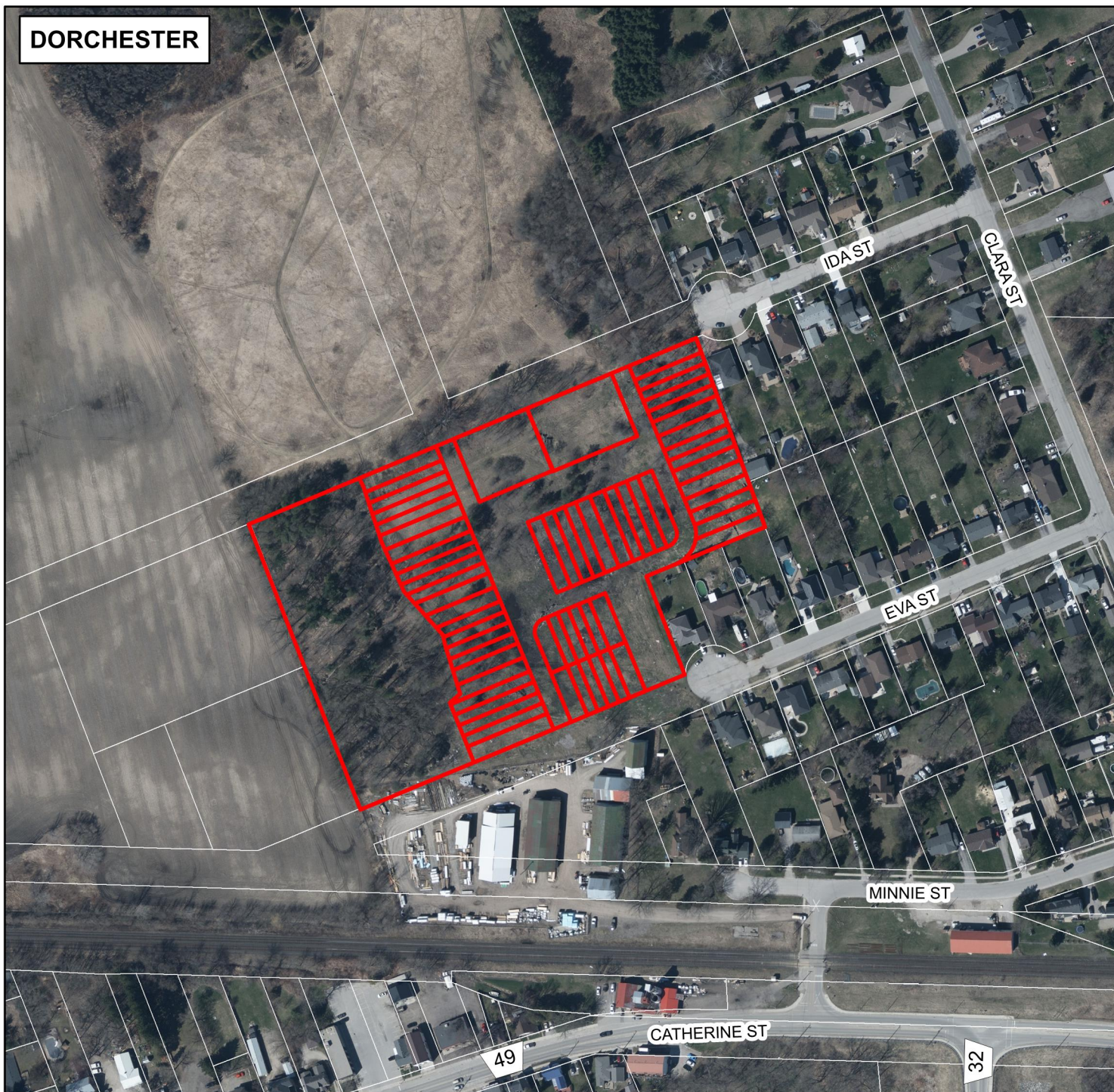
If you wish to be notified of the decision of the Municipality of Thames Centre on the proposed zoning by-law amendment, you must make a written request to the Municipality of Thames Centre, Clerk, 4305 Hamilton Road, Dorchester, Ontario, N0L 1G3.

Additional information regarding the proposal are available through the Municipality's website <https://www.thamescentre.on.ca/services/residents/planning-services> or by contacting Marc Bancroft, Director of Planning and Development Services, at 519.268.7334 x 223 or at comments@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 21st day of December 2023.

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

DORCHESTER



LOCATION MAP

Description:
PROPOSED PLAN OF CONDOMINIUM
EVA AND IDA STREETS, DORCHESTER
MUNICIPALITY OF THAMES CENTRE

File Number:
39T-TC-CDM2302

Prepared by: Planning Department
The County of Middlesex, August 24, 2023.



LEGEND

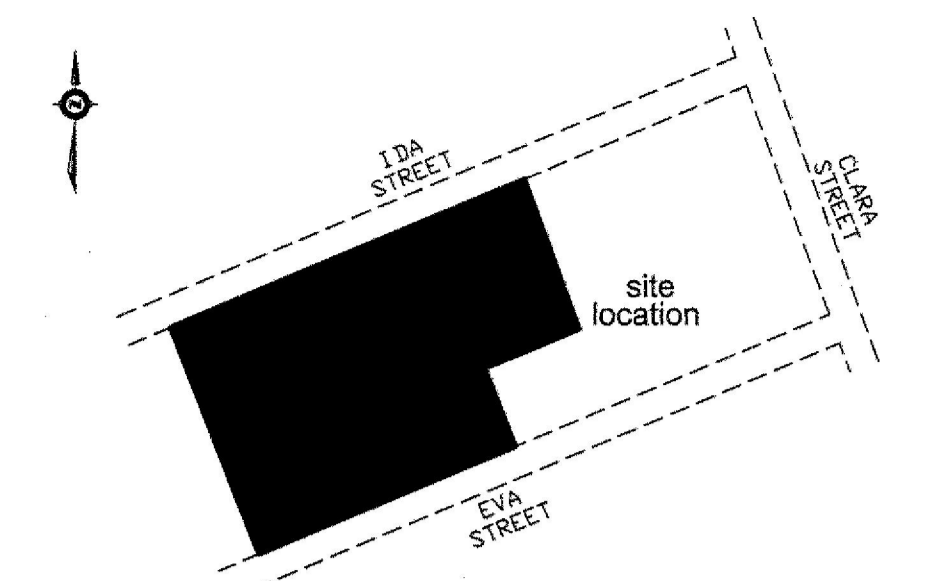
 Subject Lands



1:3,000

0 75 150

Meters



key plan not to scale

DRAFT PLAN OF CONDOMINIUM
 of all of
 LOTS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21
 and part of
 LOT 22, SOUTH OF IDA STREET
 all of
 LOTS 11, 12, 13, 14, 15, 16, 17, 18
 and part of
 LOTS 19, 20, 21 and 22, NORTH OF EVA STREET
 and part of
 SEXTON STREET
 (CLOSED AND DESIGNATED BLOCK C BY ORDER
 REGISTERED AS INST. No. LT293077)
 REGISTERED PLAN No. 274
 part of
 LOT 10, CONCESSION 4
 NORTH OF THE RIVER THAMES
 (GEOGRAPHIC TOWNSHIP OF NORTH DORCHESTER)
 in the
 MUNICIPALITY OF THAMES CENTRE
 COUNTY OF MIDDLESEX

MTE OLS LTD.
 scale 1 : 500

METRIC:
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048
 AREAS SHOWN ON THIS PLAN ARE IN SQUARE METRES AND CAN BE CONVERTED TO SQUARE FEET BY MULTIPLYING BY 10.7639

LEGEND:
 SIB DENOTES STANDARD IRON BAR.
 IB IRON BAR.
 IRB ROUND IRON BAR.
 CC CUT CROSS.
 WT WITNESS.
 (SU) SOURCE UNKNOWN.
 WT WITNESS.
 SSB SHORT STANDARD IRON BAR.
 (MTE) MTE OLS LTD.
 M FOUND. MONUMENT FOUND.
 M SET. MONUMENT SET.
 P1 PLAN OF SURVEY BY MURRAY FRASER LIMITED, DATED JULY 25, 1990 (FILE: D4490)
 P2 PLAN 33R-10584

owner's certificate
 I hereby authorize the firm of MTE OLS LTD., ONTARIO LAND SURVEYORS to submit this proposed Plan of Condominium.
 [Signature] DATE: Aug 2/23

surveyor's certificate
 We hereby certify that the boundaries of the land to be subdivided as shown on the plan and their relationship to adjacent lands are accurately and correctly shown.
 [Signature] DATE: AUGUST 7, 2023

P.R. LEVAG, O.L.S.
 MTE | OLS LTD.

additional information requirements under section 51(17) of the Planning Act

- a) AS SHOWN ON PLAN
- b) AS SHOWN ON PLAN
- c) AS SHOWN ON KEY PLAN
- d) MULTIPLE FAMILY (TOWNHOUSE) RESIDENTIAL
- e) AS SHOWN ON PLAN
- f) AS SHOWN ON PLAN
- g) AS SHOWN ON PLAN
- h) PIPED WATER
- i) SILTY SAND WITH GRAVEL AND LOOSE TO DENSE SAND AND GRAVEL
- j) AS SHOWN ON PLAN
- k) FULL SERVICES
- l) AS SHOWN ON PLAN

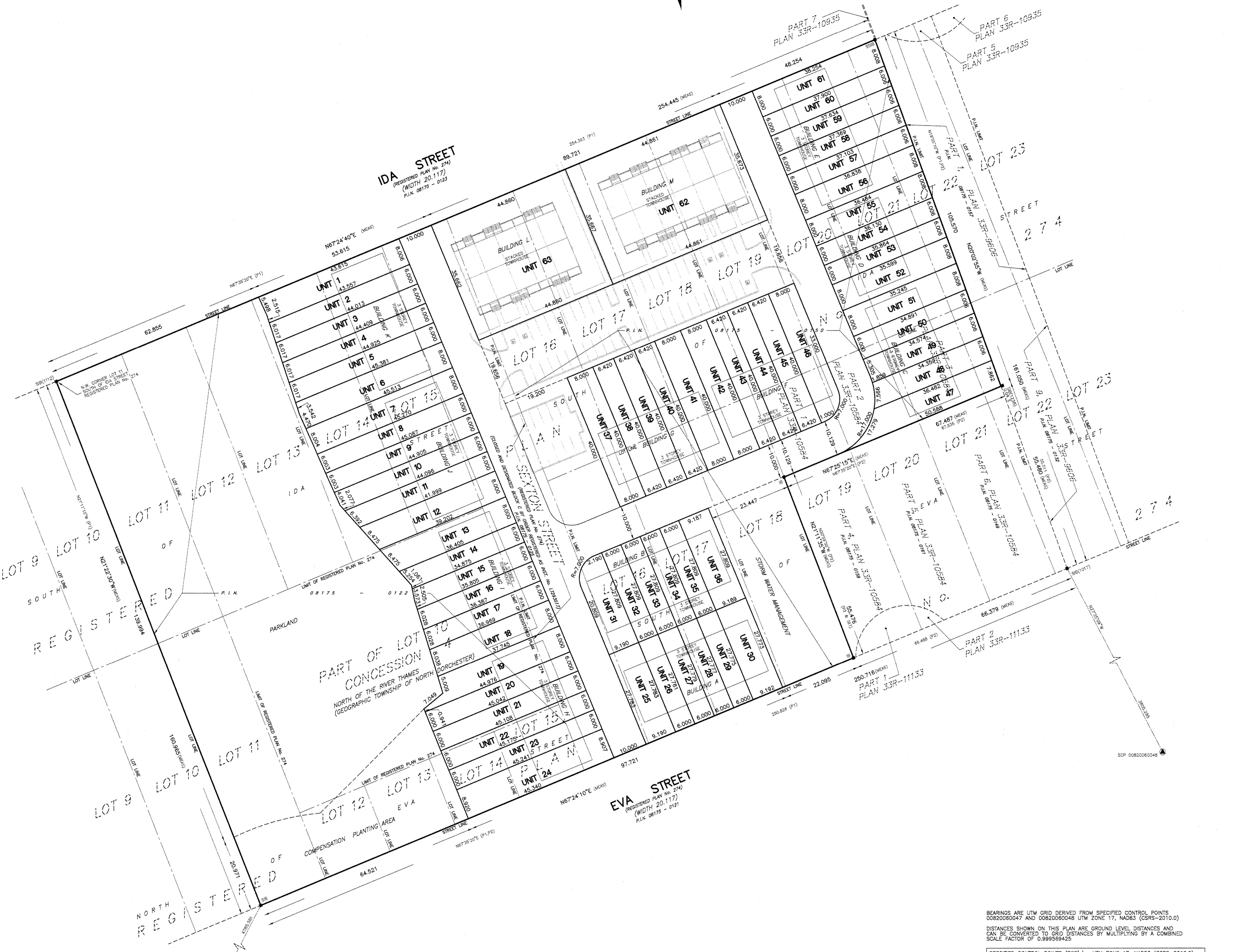
land use schedule

TOTAL AREA OF SITE	2.883 ha (70822.960 m ²)
PARKLAND	0.000 ha (0.00000 m ²)
FORM WITH MANAGEMENT COMPENSATION PLANTING AREA	0.128 ha (3242.070 m ²)
CONCESSION PLANTING AREA	0.183 ha (4622.290 m ²)
ZONING = R1-5	
NUMBER OF RESIDENTIAL UNITS	TOTAL 63 UNITS
LOT COVERAGE (D)	1.797 ha (45668.122 m ²) (16.30%)
OPEN SPACE (D)	1.887 ha (47854.840 m ²) (16.61%)
PARKING SPACES	TOTAL 172 SPACES
(3 STOREY TOWNHOUSE 3 SPACES/UNIT = 124 SPACES)	
(UNITS 2 STOREY TOWNHOUSE 2 SPACES/UNIT = 48 SPACES)	
(TOWNHOUSE SPACES = 12 SPACES)	

EVA and IDA STREETS, DORCHESTER
 D. CHARABIN HOLDINGS INC.



CAD File: P:\P\19142\2021\19142-2023.DWG
 Surveyed by: P.R. Levag, O.L.S. Drawn by: R. Crowell
 Date: August 6, 2023
 File No: 49142-202



BEARINGS ARE UTM GRID DERIVED FROM SPECIFIED CONTROL POINTS 0082006047 AND 0082006048 UTM ZONE 17, NAD83 (CSRS-2011.0) CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999599425

SPECIFIED CONTROL POINTS (SCP's) - UTM ZONE 17, NAD83 (CSRS-2011.0)

POINT ID	NORTHING	EASTING
SCP 0082006047	4755656.802	492694.168
SCP 0082006048	4756628.071	496896.057

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

SUBJECT TO CONDITIONS, IF ANY, SET FORTH IN OUR LETTER DATED _____ DAY OF _____, 2020, THIS DRAFT PLAN IS APPROVED UNDER SECTION 51 OF THE PLANNING ACT AND SECTION 9 OF THE CONDOMINIUM ACT 1998, THIS _____ DAY OF _____, 2023.

DIRECTOR, DEVELOPMENT PLANNING