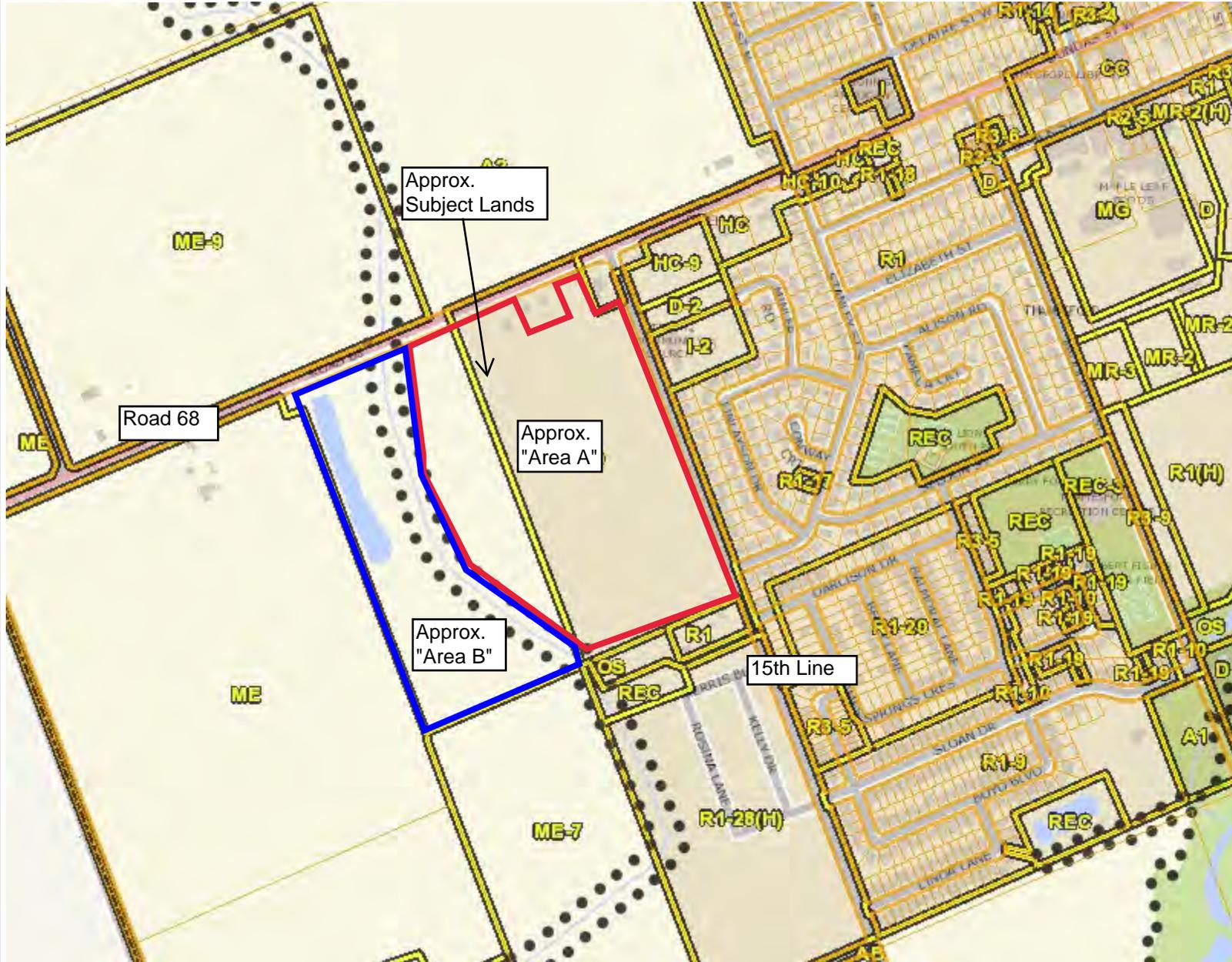




**Plate 1 - Location Map & Zoning**  
**File No. OP 21-14-5 (Wilson)**  
**682776 Road 68 Township of Zorra**



**Legend**

- Parcel Lines
  - Property Boundary
  - Assessment Boundary
  - Unit
  - Road
  - Municipal Boundary
- Zoning Floodlines Regulation Limit
  - 100 Year Flood Line
  - 30 Metre Setback
  - Conservation Authority Regulation Limit
  - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

**Notes**



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

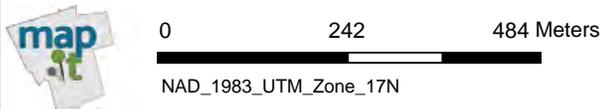
October 25, 2021



**Legend**

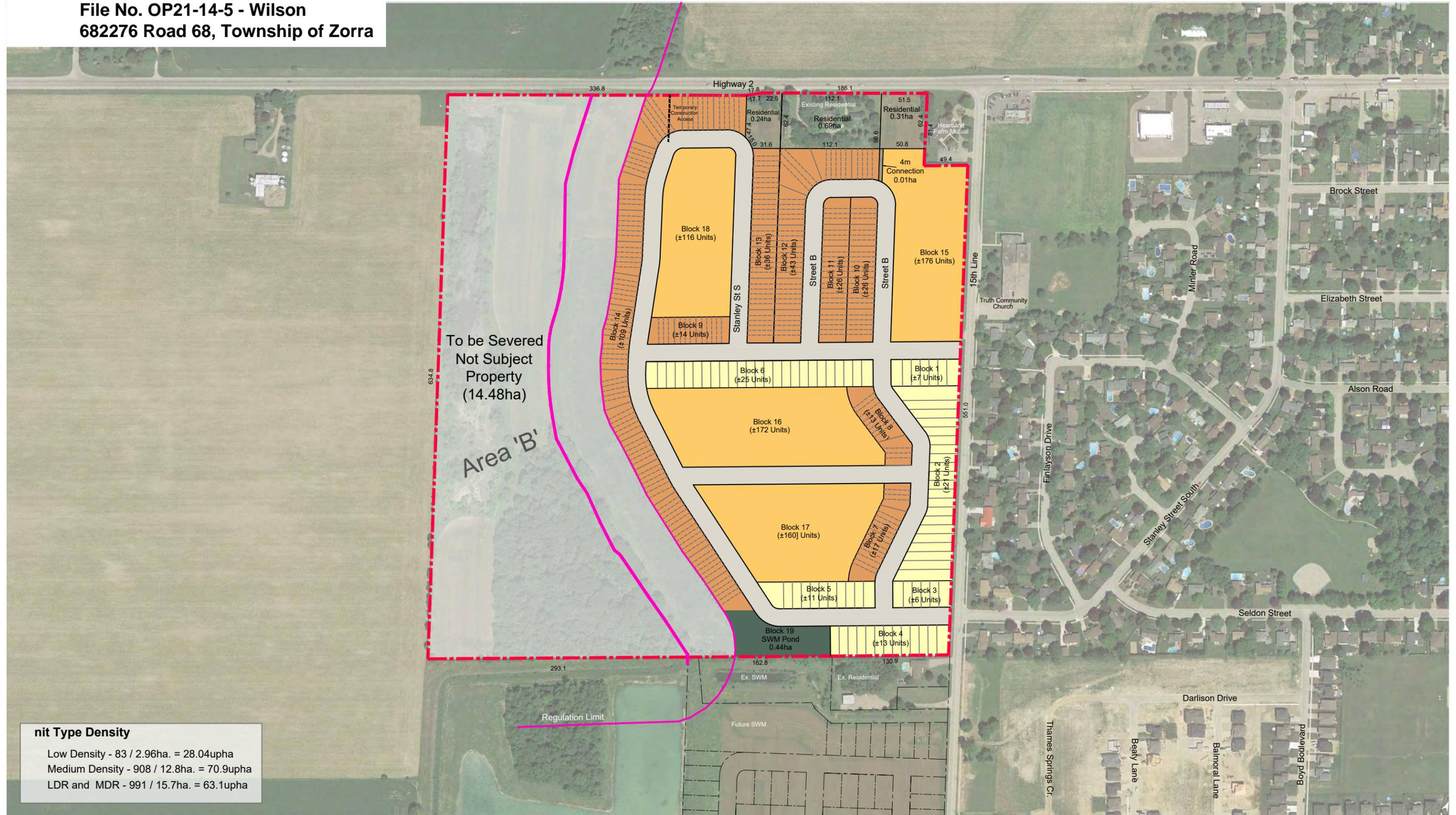
- Parcel Lines**
  - Property Boundary
  - Assessment Boundary
  - Unit
  - Road
  - Municipal Boundary
- Zoning Floodlines**
- Regulation Limit**
  - 100 Year Flood Line
  - ▲ 30 Metre Setback
  - Conservation Authority Regulation Limit
  - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

**Notes**



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

March 21, 2024



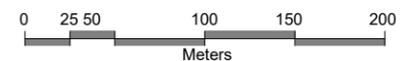
**Unit Type Density**

Low Density	- 83 / 2.96ha.	= 28.04upha
Medium Density	- 908 / 12.8ha.	= 70.9upha
LDR and MDR	- 991 / 15.7ha.	= 63.1upha

**D LOPM NT CONC PT**  
**Paris Properties Limited, Thamesford**

- Single Detached (83)
  - Street Towns (284)
  - Medium Density (624)
- Total Lots: 991

UTRCA Regulation Area

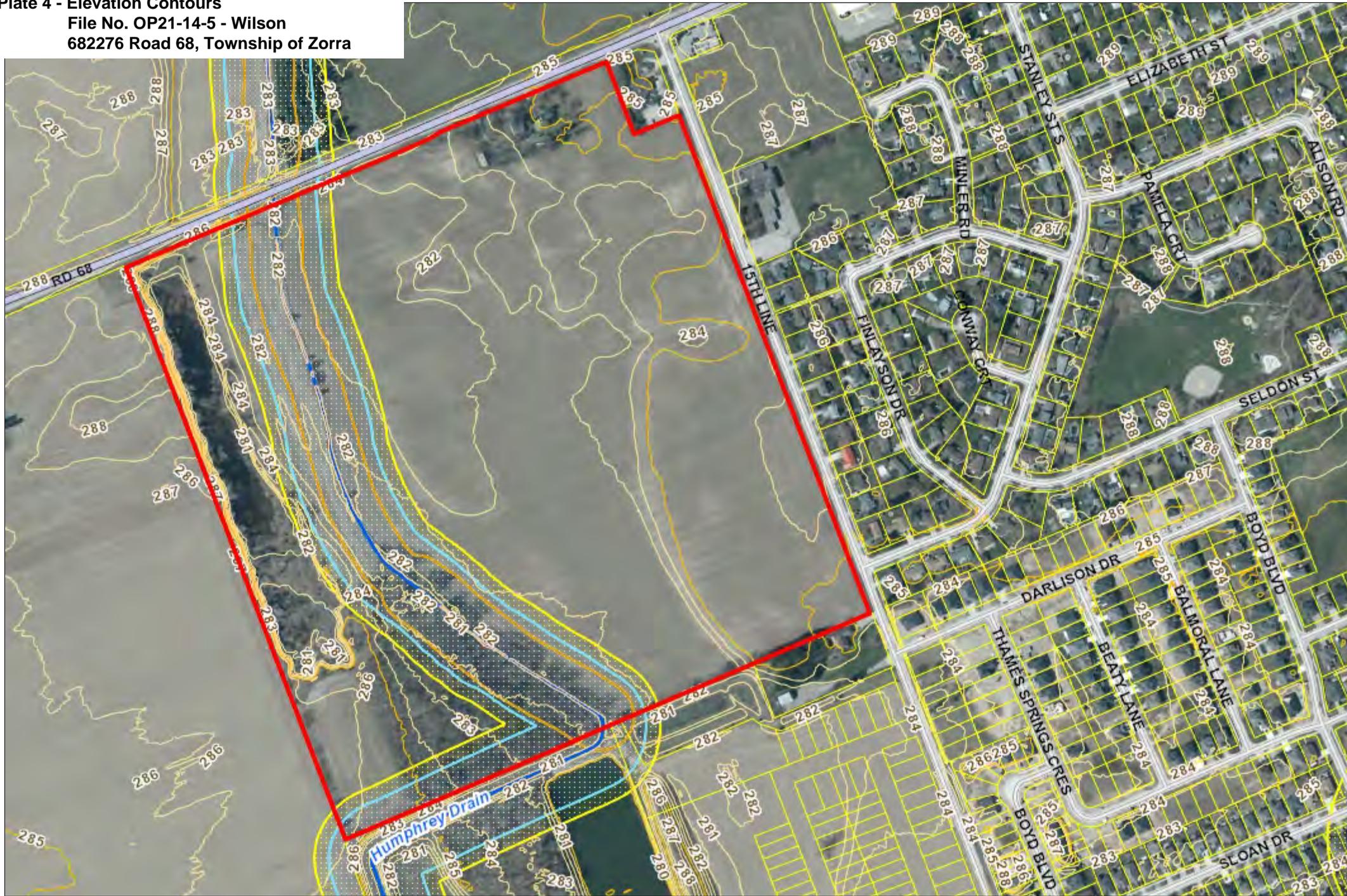


NOTE: This concept should be considered as a preliminary demonstration model that illustrates an 'order of magnitude' development scenario for the site. The number of units, floor area and parking supply are approximate and subject to more detailed design as well as municipal planning approvals. Property boundary is approximate and subject to survey.  
 Scale 1:4,000 | April 10th, 2024 | Project No.: 20221 | Drawn By: EF



Plate 4 - Elevation Contours

File No. OP21-14-5 - Wilson  
682276 Road 68, Township of Zorra



Regulated Areas

Regulation under s.28 of the Conservation Authorities Act  
Development, interference with wetlands, and alterations to shorelines and watercourses. O.Reg 157/06, 97/04.

Legend

- UTRCA Watershed (2017 LiDAR)
- Assessment Parcel (MPAC)
- 1 m Contour (UTRCA, 2017)
  - 1 m
  - 5 m
- Watercourse (UTRCA)
  - Open
  - Tiled
- Flooding Hazard Limit
- Erosion Hazard Limit
- Regulation Limit 2021

The mapping is for information screening purposes only, and shows the approximate regulation limits. The text of Ontario Regulation 157/06 supersedes the mapping as represented by this data layer. This mapping is subject to change. A site specific determination may be made by the UTRCA.

This layer is the approximate limit for areas regulated under Ontario Regulation 157/06 - Upper Thames River Conservation Authority: Development, Interference with Wetlands and Alterations to Shorelines and Watercourses, which came into effect May 4, 2006.

The UTRCA disclaims explicitly any warranty, representation or guarantee as to the content, sequence, accuracy, timeliness, fitness for a particular purpose, merchantability or completeness of any of the data depicted and provided herein.

The UTRCA assumes no liability for any errors, omissions or inaccuracies in the information provided herein and further assumes no liability for any decisions made or actions taken or not taken by any person in reliance upon the information and data furnished hereunder.

This map is not a substitute for professional advice. Please contact UTRCA staff for any changes, updates and amendments to the information provided.

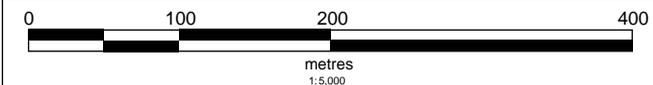
This document is not a Plan of Survey.

Sources: Base data, Aerial Photography used under licence with the Ontario Ministry of Northern Development, Mines, Natural Resources and Forestry Copyright © Queen's Printer for Ontario; City of London.

Notes:  
682276 Road 68, Village of Thamesford, Zorra

Created By: LB August 17, 2023

\* Please note: Any reference to scale on this map is only appropriate when it is printed landscape on legal-sized (8.5" x 14") paper.

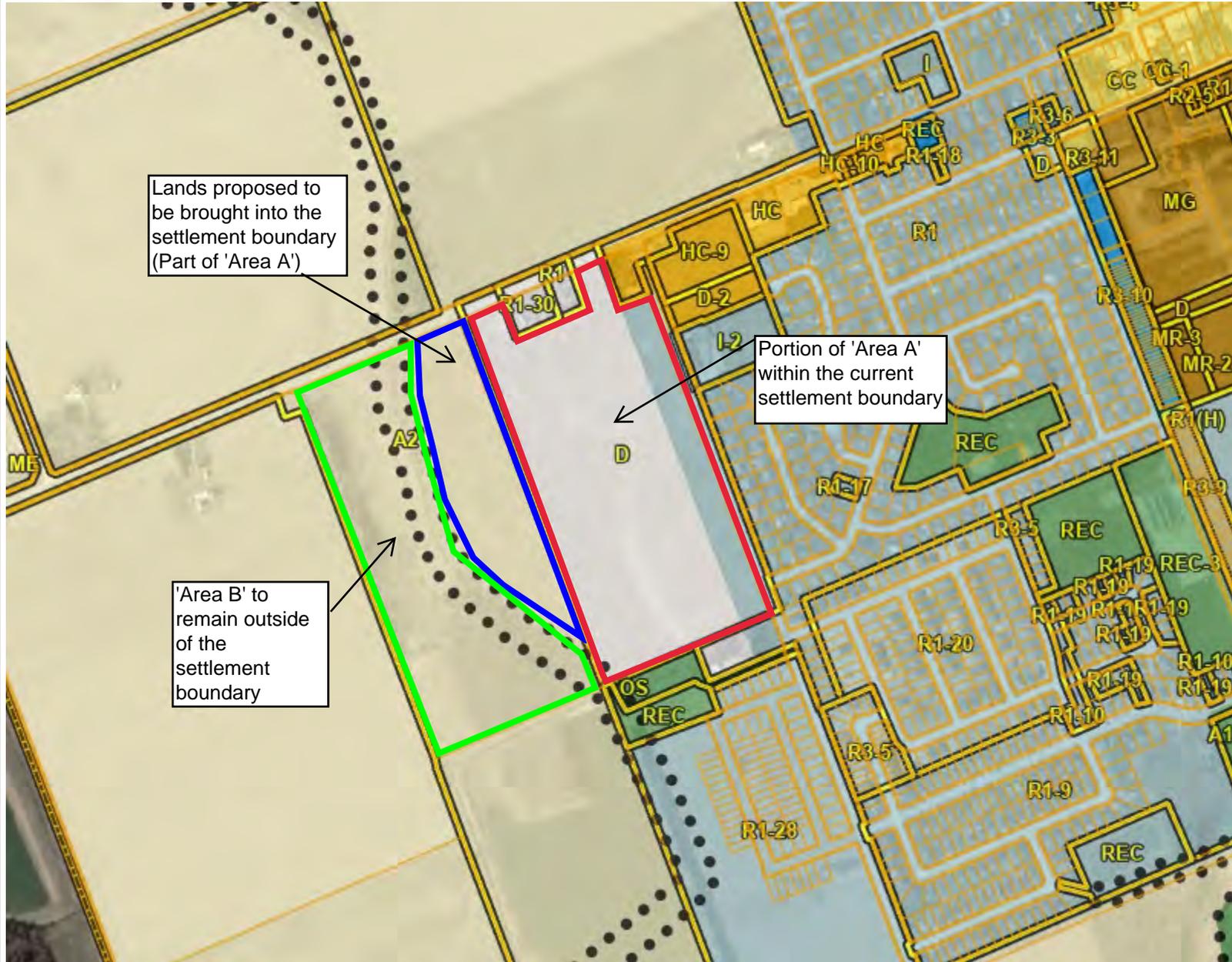


**UPPER THAMES RIVER**  
CONSERVATION AUTHORITY  
Copyright ©2023 UTRCA.

**Plate 5 - Current Boundary vs. Proposed Boundary**

File No. OP21-14-5 - Wilson

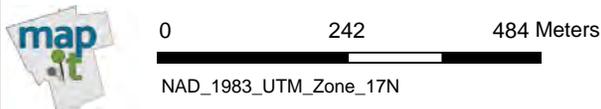
682776 Road 68, Township of Zorra



**Legend**

- Parcel Lines**
  - Property Boundary
  - Assessment Boundary
  - Unit
  - Road
  - Municipal Boundary
- Zoning Floodlines**
- Regulation Limit**
  - 100 Year Flood Line
  - 30 Metre Setback
  - Conservation Authority Regulation Limit
  - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)**
- 100 Metre Buffer Ingersoll**
- Village Land Use Designation**
  - Village Core
  - Service Commercial
  - Low Density Residential
  - Medium Density Residential
  - Industrial
  - Minor Institutional
  - Major Institutional
  - Future Urban Growth
  - Open Space
  - Environmental Protection
  - School
  - Requiring Secondary Planning (See Sec. 4.2.2.4)
- Land Use Designation**
  - Residential
  - Residential Reserve
  - Central Business District
  - Entrepreneurial District
  - Neighbourhood Shopping Centre

**Notes**



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

March 20, 2024

Plate 6 - 'Area A' and 'Area B'  
File No. OP21-14-5 - Wilson  
682276 Road 68, Township of Zorra



Site Context  
Source: Google Maps (2018)

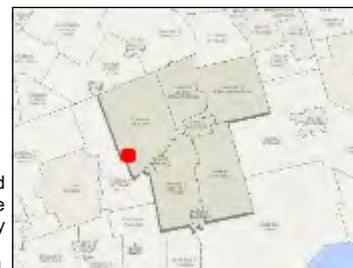
Figure  
**1**



**Legend**

- Parcel Lines**
  - Property Boundary
  - Assessment Boundary
  - Unit
  - Road
  - Municipal Boundary
- Zoning Floodlines**
- Regulation Limit**
  - 100 Year Flood Line
  - ▲ 30 Metre Setback
  - Conservation Authority Regulation Limit
  - Regulatory Flood And Fill Lines
- ▣ Land Use Zoning (Displays 1:16000 to 1:500)

**Notes**



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This is not a plan of survey

THE COUNTY OF OXFORD

BY-LAW NO. **6644-2024**

**BEING** a By-Law to adopt Amendment Number 321 to the County of Oxford Official Plan.

**WHEREAS**, Amendment Number 321 to the County of Oxford Official Plan has been recommended by resolution of the Council of the Township of Zorra and the County of Oxford has held a public meeting, and has recommended Amendment Number 321 to the County of Oxford Official Plan for adoption, and,

**NOW THEREFORE**, the County of Oxford pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, enacts as follows:

1. That Amendment Number 321 to the County of Oxford Official Plan, being the attached explanatory text, is hereby adopted.
2. This By-Law shall come into force and take effect on the day of the final passing thereof.

READ a first and second time this 10<sup>th</sup> day of July, 2024.

READ a third time and finally passed this 10<sup>th</sup> day of July, 2024.

\_\_\_\_\_  
MARCUS RYAN, WARDEN

\_\_\_\_\_  
CHLOÉ J. SENIOR, CLERK

AMENDMENT NUMBER 321  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text and schedules attached hereto constitutes  
Amendment Number 321 to the County of Oxford Official Plan.

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate the whole of the subject lands from 'Agricultural Reserve' and 'Special Provision Policy Area Requiring Secondary Planning' to 'Low Density Residential' (LDR) and 'Medium Density Residential' (MDR), and further, to expand the settlement boundary of Thamesford by including an additional area of approximately 4.4 ha (10.9 ac) to facilitate future residential development on the subject lands.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as North ½ Lot 20, Concession 1 (North Dorchester), Parts 1-3 of Reference Plan 41R-1677. The lands are located on the southwest corner of Road 68 (Hwy 2) and 15<sup>th</sup> Line (Banner Road), and are municipally known as 682776 Road 68, Township of Zorra.

## 3.0 BASIS FOR THE AMENDMENT

The subject amendment has been initiated to redesignate the subject lands for low and medium density residential use, including lands proposed to be added for the purpose of rounding out of the existing settlement boundary of the Village of Thamesford by incorporating an additional 4.4 ha (10.9 ac) into the Village. The whole of the lands to be designated for residential purposes comprises approximately 21.9 ha (54.2 ac).

The designation of the subject lands for low and medium density residential uses maintains Council's strategic goals and objectives and will ensure orderly development and an adequate supply of residential lands sufficient to accommodate the anticipated demand for new residential development over the 25 year planning horizon for the Township of Zorra and represents an efficient and appropriate use of lands.

Council is also of the opinion that the proposal supports the strategic initiatives and objectives of the Official Plan, as the amendment will facilitate efficient subdivision design and help to accommodate future population growth. The proposed development will provide additional housing choices within the Village of Thamesford while utilizing existing municipal services and the existing transportation networks within the Village.

Further, Council is of the opinion that both low and medium density development is compatible with the existing residential uses to the south and east and is not anticipated to have a negative impact on the surrounding properties in regard to compatibility or traffic.

It has been determined that the inclusion of the addition 4.4 ha (10.9 ac) into the settlement boundary is a logical rounding out of the existing Village boundary in this specific circumstance, given the location of the existing municipal drain in relation to the current settlement boundary. The whole of the lands proposed for development will require further investigation and study as part of any future proposals.

To further ensure the lands are developed appropriately, future studies will be required to address items such as noise impact, environmental impact, traffic impact and floodplain analysis. The details of these required studies are identified in Section 4.0 – Details of the Amendment.

In light of the foregoing, it is the opinion of Council that the proposed Official Plan Amendment is consistent with the policies of the PPS and supports the objectives and strategic initiatives of the Official Plan.

#### 4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule “C-3” – County of Oxford Settlement Strategy Plan, is hereby amended by changing the land use designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto to ‘Serviced Village’.
- 4.2 That Schedule “Z-1” – Township of Zorra Land Use Plan, is hereby amended by changing the land use designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto, from ‘Agricultural Reserve’ to ‘Settlement’.
- 4.3 That Schedule “Z-2” – Village of Thamesford Land Use Plan, is hereby amended by changing the land use designation of those lands identified as “ITEM 1” on Schedule “A” attached hereto, to ‘Medium Density Residential’.
- 4.4 That Schedule “Z-2” – Village of Thamesford Land Use Plan, is hereby amended by changing the land use designation of those lands identified as “ITEM 2” on Schedule “A” attached hereto, to ‘Low Density Residential’.
- 4.5 That Schedule “Z-2” – Village of Thamesford Land Use Plan, is hereby amended by changing the land use designation of those lands identified as “ITEM 3” on Schedule “A” attached hereto, from ‘Special Provision Policy Area’ to ‘Low Density Residential’.
- 4.6 That Schedule “Z-2” – Village of Thamesford Land Use Plan, is hereby amended by changing the land use designation of those lands identified as “ITEM 4” on Schedule “A” attached hereto, from ‘Special Provision Policy Area’ to ‘Medium Density Residential’.
- 4.7 That Schedule “Z-2” – Village of Thamesford Land Use Plan, is hereby amended by changing the land use designation of those lands identified as “ITEM 5” on Schedule “A” attached hereto, from ‘Low Density Residential’ to ‘Medium Density Residential’.
- 4.8 That Schedule “Z-2” – Village of Thamesford Land Use Plan, is hereby amended by identifying those lands identified as “ITEM 6” on Schedule “A” attached hereto, as the Settlement Boundary of the Village of Thamesford.
- 4.9 That Section 6.2.2.5 – Specific Development Policies, as amended, is hereby further amended by adding the following section:

6.2.2.5.6T North ½ Lot 20, Conc. 1 (North Dorchester), Village of Thamesford, Township of Zorra

LOCATION The lands to which this subsection applies comprise approximately 21.9 ha (54.2 ac) in area with frontage on 15<sup>th</sup> Line (Banner Road) and are described as North ½ Lot 20, Concession 1 (North Dorchester), Parts 1-3 of Reference Plan 41R-1677. The lands are located at the southwest corner of Road 68 (Hwy 2) and 15<sup>th</sup> Line (Banner Road).

POLICIES The lands to which this subsection applies shall be developed by plan of subdivision in accordance with the requirements of the Planning Act and all applicable policies of the Provincial Policy Statement and County Official Plan. The following materials, in addition to any other information or materials deemed to be necessary and/or appropriate by the County of Oxford and/or the Township of Zorra to address the applicable policies and requirements of this Plan, shall be submitted by the applicant as part of a complete application:

- A detailed functional servicing design package, including at minimum, a stormwater management report, grading drawings, plan and profile drawings, erosion and sediment control drawings, storm sewer and sanitary sewer drawings and design details, and a watermain report confirming proposed diameter and adequate flows will be provided.
- A detailed Noise Impact Assessment (NIA) and compatibility study that evaluates existing and/or potential noise and vibration impacts on the development related to existing licenced sand and gravel pits to the west and northwest of the subject lands.
- An Air Quality Assessment that evaluates air quality impacts on the development related to the above-noted sand and gravel pits.
- A detailed Noise Feasibility Study to address noise generated from roads, rail, stationary sources.
- A traffic or transportation impact study that addresses impacts on existing local/collector residential streets, Hwy 2 and any intersections as determined by the Township and/or County.
- A floodplain model related to the Humphrey Drain and/or any other feature identified, for any development proposed below an elevation of 283 m geodetic to the satisfaction of the Upper Thames River Conservation Authority.
- An Environmental Impact Study for any development that encroaches into the regulation limit of the Upper Thames River Conservation Authority to the satisfaction of the Authority and/or the Township or County

SUBDIVISION DESIGN Notwithstanding any other policies of the Official Plan to the contrary, , minor modifications to the delineation of areas designated 'Low Density Residential' and 'Medium Density Residential' may be implemented to address issues associated with the internal road network or other subdivision design elements without further approval being required. Any such modifications will be at the sole discretion of the County and/or Township of Zorra.

DENSITY

Where proposed densities exceed the maximum density provisions set out in the Official Plan for low and medium density residential development, the owner shall submit sufficient information to demonstrate to the satisfaction of the County and Township that such density is appropriate. Detailed submissions addressing the full range of considerations will be required and will include, but not necessarily be limited to, servicing capacity, traffic impacts, natural hazards, natural heritage, community facilities, and land use compatibility.

In addition to the foregoing, at such time that applications are submitted for zoning and draft plan of subdivision, the owner shall be required to submit detailed plans containing sufficient information to determine appropriate density for lands designated for low and medium density residential use. Such plans will address the scale of development and include relevant details regarding parking, landscaped open space, drainage, grading, street access, etc. to the satisfaction of the Township and County with a view to determining appropriate density levels and unit type mix within the development.

4.10 That Section 6.2.3.2 – Specific Development Policies, as amended, is hereby further amended by adding the following section:

6.2.3.2.5 North ½ Lot 20, Conc. 1 (North Dorchester), Village of Thamesford, Township of Zorra

LOCATION

The lands to which this subsection applies comprise approximately 21.9 ha (54.2 ac) in area with frontage on 15<sup>th</sup> Line (Banner Road) and are described as North ½ Lot 20, Concession 1 (North Dorchester), Parts 1-3 of Reference Plan 41R-1677. The lands are located at the southwest corner of Road 68 (Hwy 2) and 15<sup>th</sup> Line (Banner Road).

POLICIES

The lands to which this subsection applies shall be subject to and developed in accordance with the policies contained in Section 6.2.2.5.6 and all other applicable policies of this Plan.

5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the implementation policies of the Official Plan.

6.0 INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.

SCHEDULE "A"

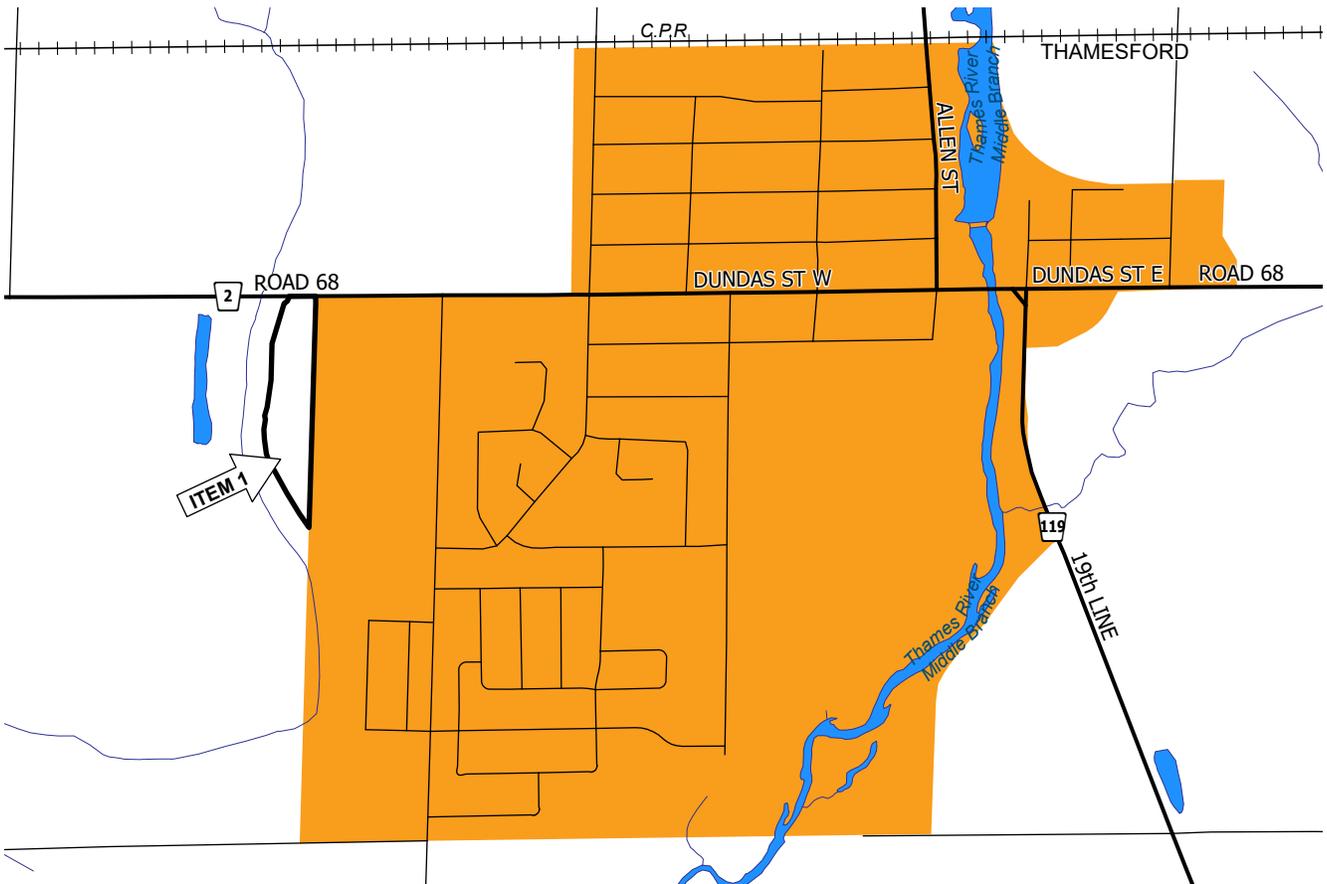
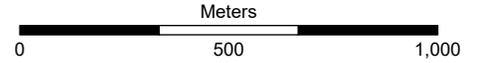
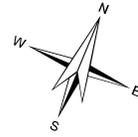
AMENDMENT No. 321

TO THE

**COUNTY OF OXFORD  
OFFICIAL PLAN**

SCHEDULE "C-3"

**COUNTY OF OXFORD  
SETTLEMENT STRATEGY PLAN**



**- AREA OF THIS AMENDMENT**

ITEM 1 - ADD TO SERVICED VILLAGES

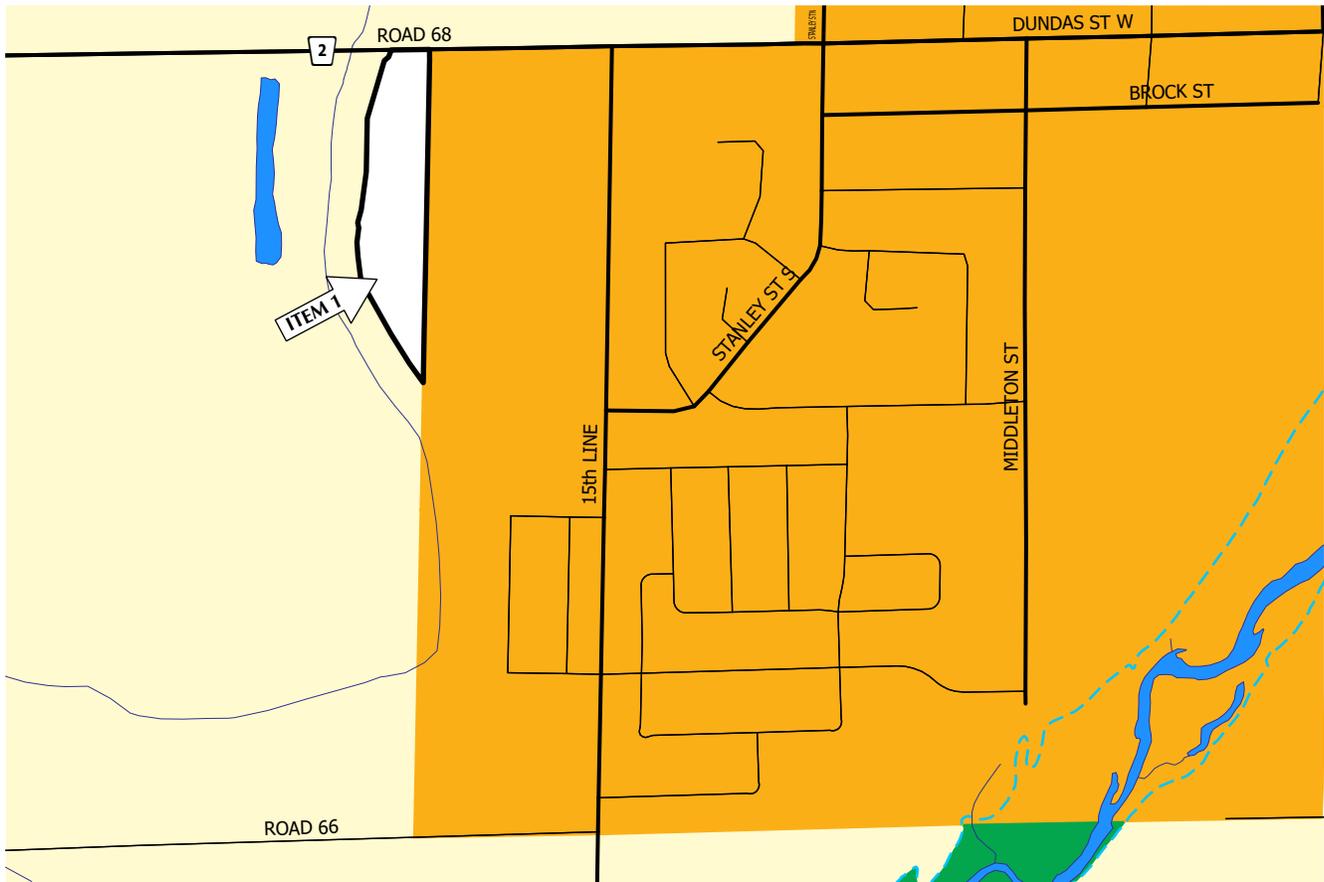
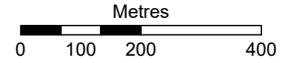
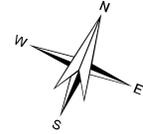
**SETTLEMENT STRATEGY PLAN  
LEGEND**

 SERVICED VILLAGES

SCHEDULE "A"  
 AMENDMENT No. 321

TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**

SCHEDULE "Z-1"  
**TOWNSHIP OF ZORRA**  
**LAND USE PLAN**



**- AREA OF THIS AMENDMENT**

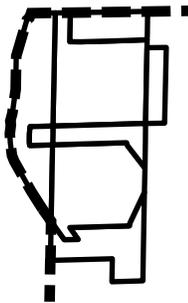
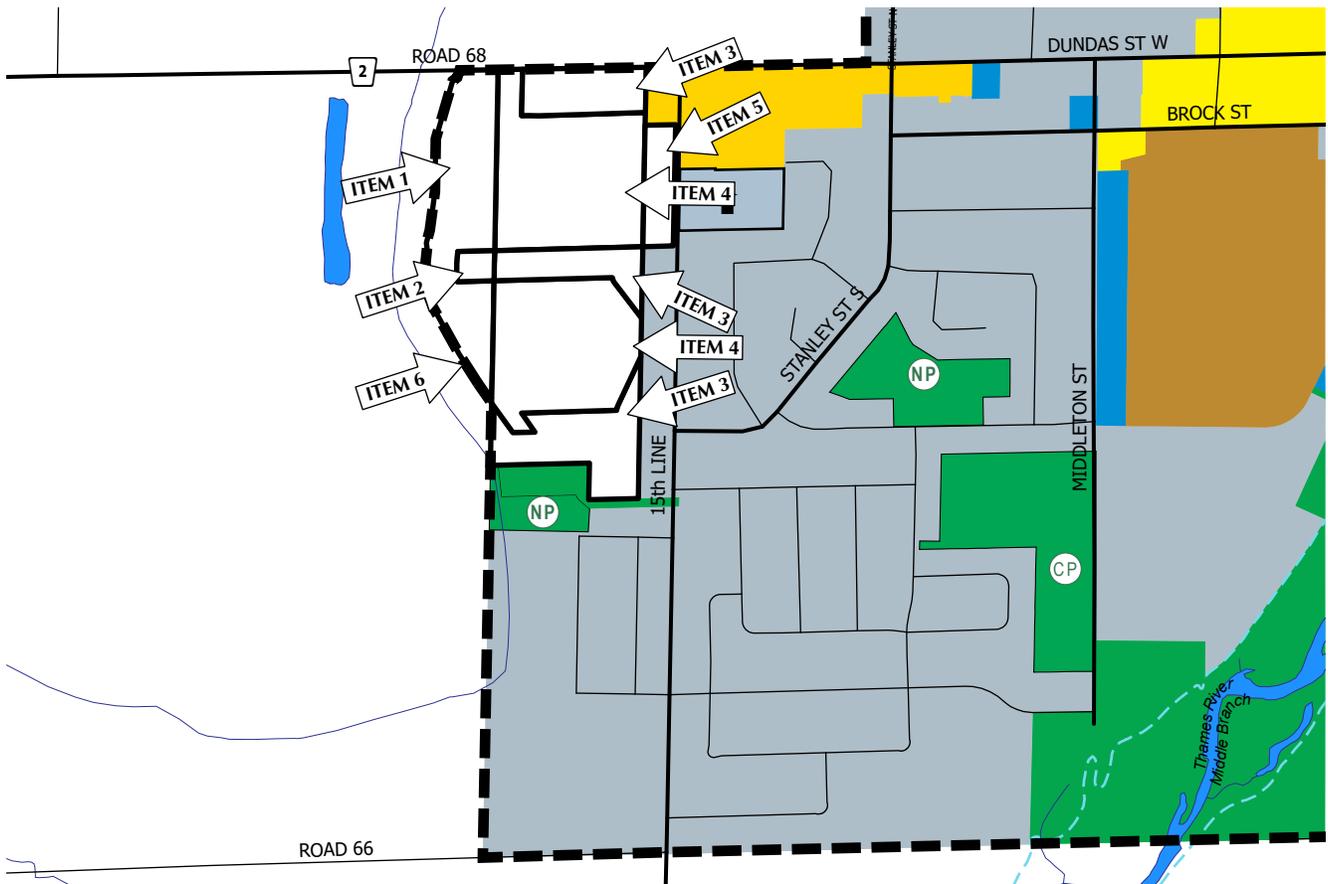
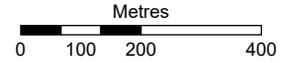
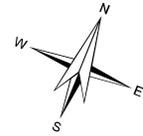
ITEM 1 - CHANGE FROM AGRICULTURAL RESERVE  
 TO SETTLEMENT

**LAND USE PLAN  
 LEGEND**

-  AGRICULTURAL RESERVE
-  SETTLEMENT
-  OPEN SPACE
-  FLOODLINE

SCHEDULE "A"  
 AMENDMENT No. 321

TO THE  
**COUNTY OF OXFORD**  
**OFFICIAL PLAN**  
 SCHEDULE "Z-2"  
**VILLAGE OF THAMESFORD**  
**LAND USE PLAN**



**- AREA OF THIS AMENDMENT**

- ITEM 1 - ADD TO MEDIUM DENSITY RESIDENTIAL
- ITEM 2 - ADD TO LOW DENSITY RESIDENTIAL
- ITEM 3 - CHANGE TO LOW DENSITY RESIDENTIAL FROM SPECIAL PROVISION POLICY AREA
- ITEM 4 - CHANGE TO MEDIUM DENSITY RESIDENTIAL FROM SPECIAL PROVISION POLICY AREA
- ITEM 5 - CHANGE TO MEDIUM DENSITY RESIDENTIAL FROM LOW DENSITY RESIDENTIAL
- ITEM 6 - CHANGE SETTLEMENT BOUNDARY

**LAND USE PLAN LEGEND**

- |  |                            |  |                     |
|--|----------------------------|--|---------------------|
|  | VILLAGE CORE               |  | SCHOOL              |
|  | SERVICE COMMERCIAL         |  | COMMUNITY PARK      |
|  | LOW DENSITY RESIDENTIAL    |  | NEIGHBOURHOOD PARK  |
|  | MEDIUM DENSITY RESIDENTIAL |  | FLOODLINE           |
|  | INDUSTRIAL                 |  | SETTLEMENT BOUNDARY |
|  | OPEN SPACE                 |  |                     |