



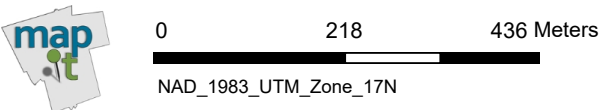
Plate 1 - Location Map & Existing Zoning
 File No. OP 22-22-5; SB 22-10-5; ZN 5-22-14 - Kingwood Riverside Commercial Ltd.
 12 Middleton Street, 131, 149 & 163 Brock Street, Village of Thamesford, Township of Zorra



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

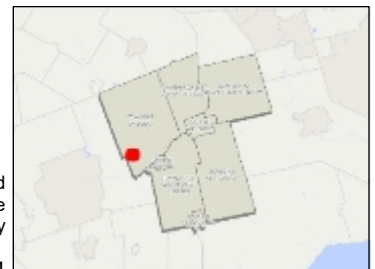
December 19, 2024



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
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 - Municipal Boundary
- Zoning Floodlines**
- Regulation Limit**
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- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



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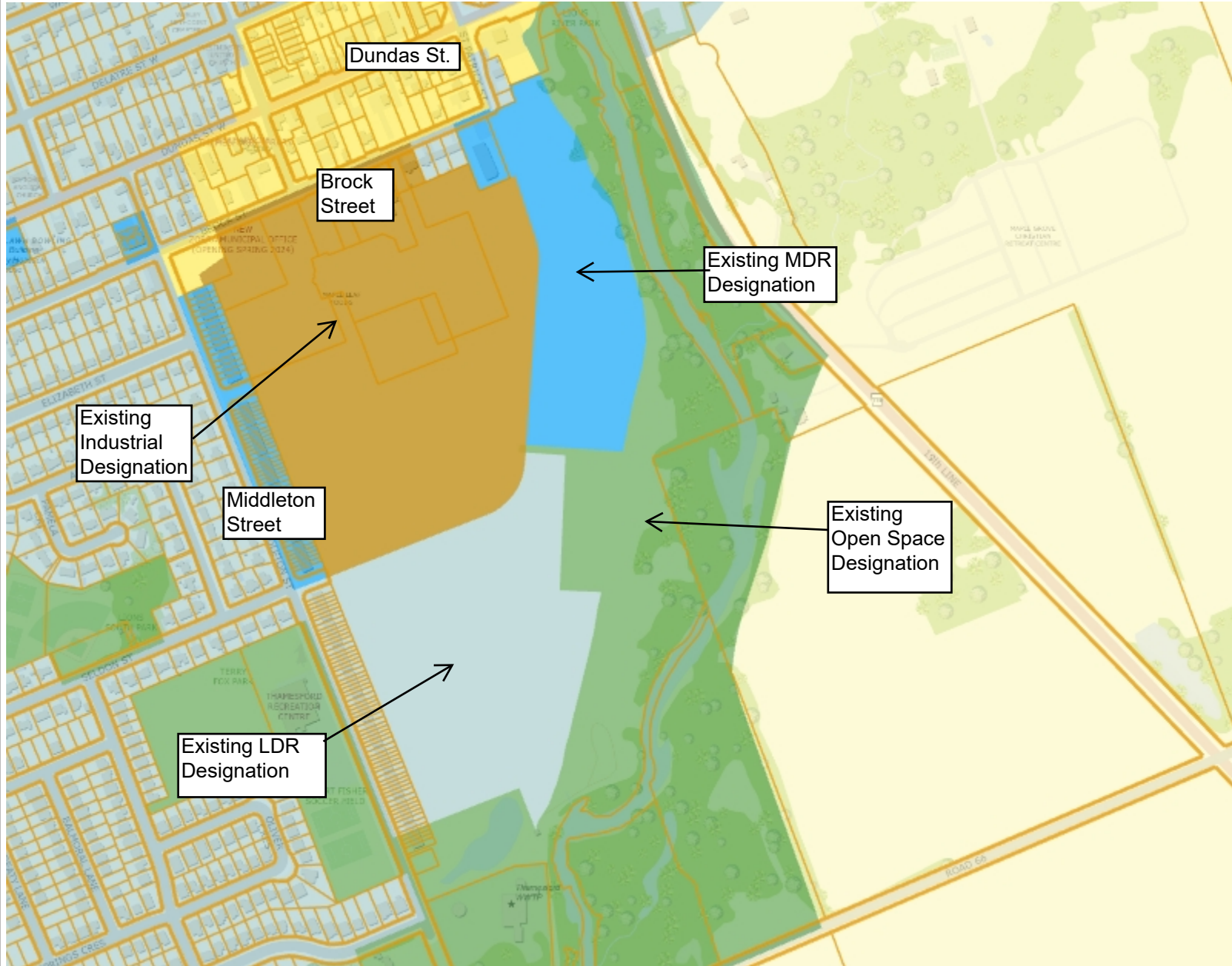


NAD_1983_UTM_Zone_17N



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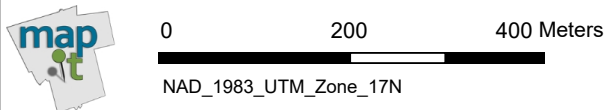
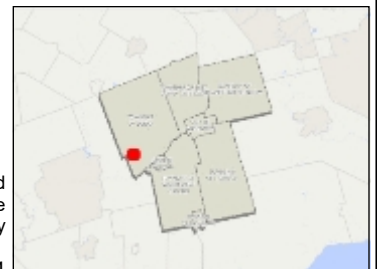
December 19, 2024



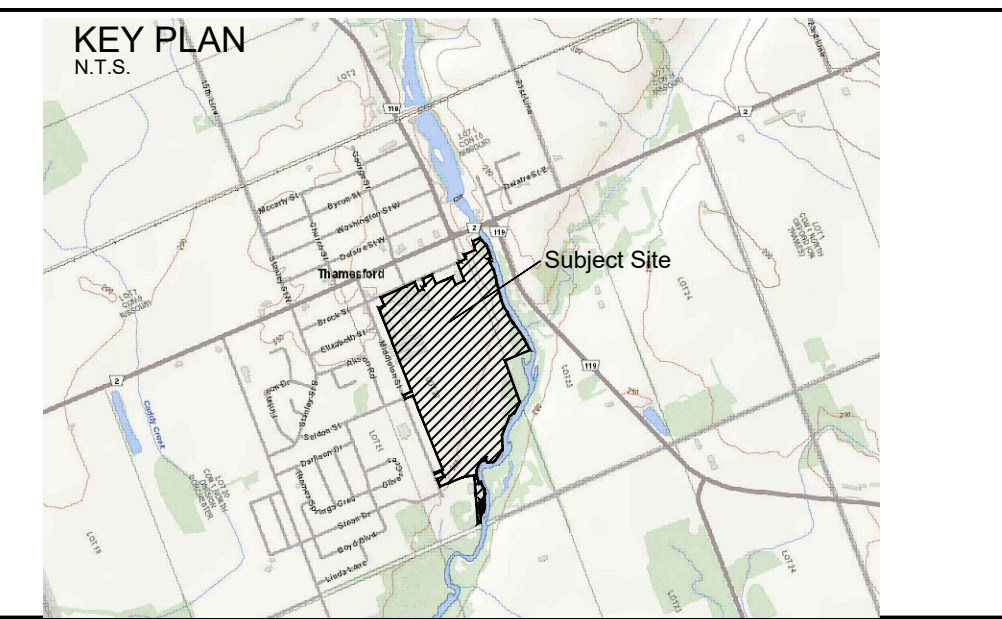
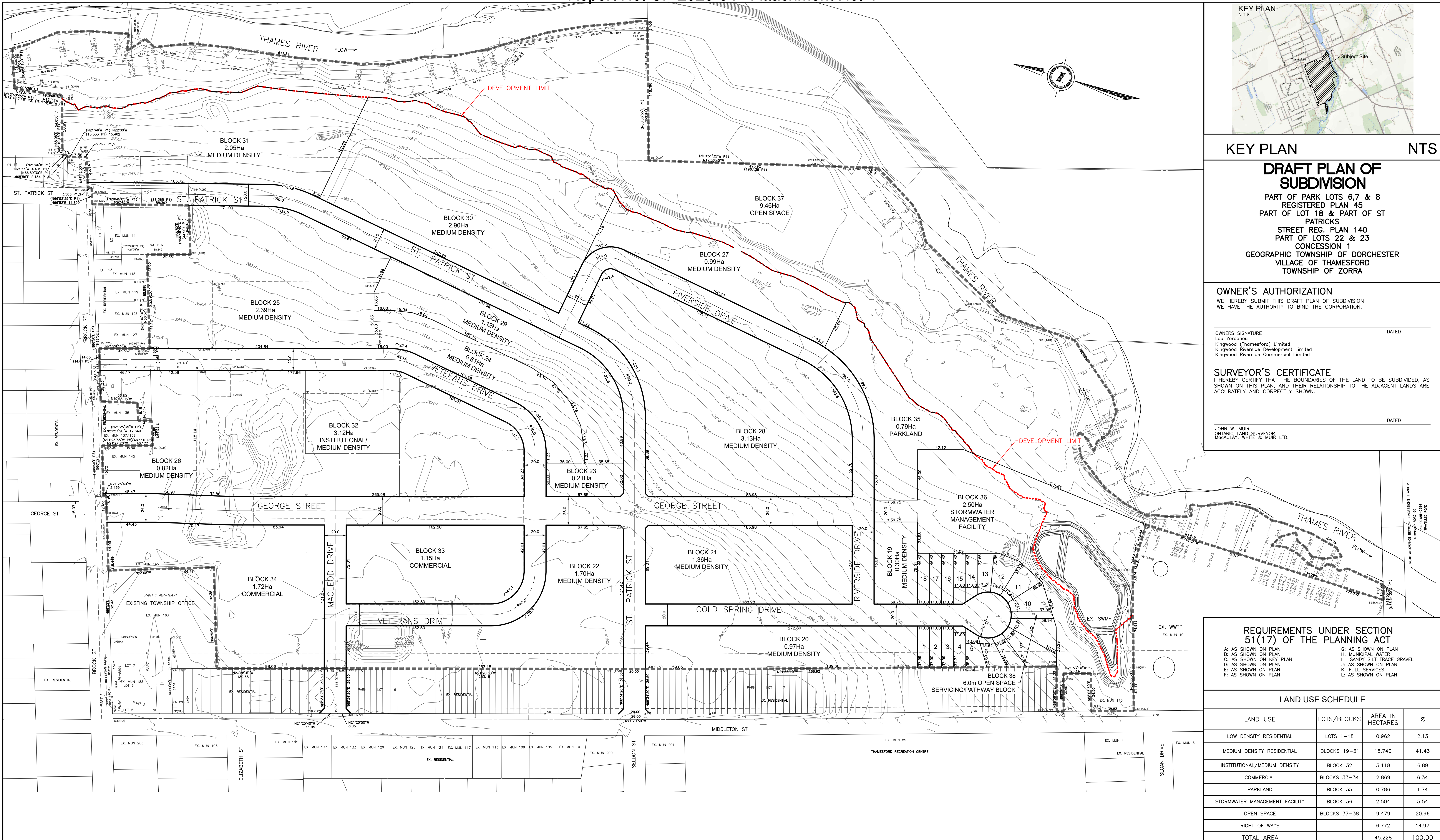
Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- 100 Metre Buffer Ingersoll
- Site Specific Policy Areas
- 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
 - Service Commercial
 - Regional Commercial Node
 - Business Park
 - Traditional Industrial
 - Community Facility
 - Open Space
 - Environmental Protection
 - Future Urban Growth

Notes



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KEY PLAN N.T.S.

DRAFT PLAN OF SUBDIVISION

PART OF PARK LOTS 6, 7 & 8
REGISTERED PLAN 45
PART OF LOT 18 & PART OF ST PATRICKS
STREET REG. PLAN 140
PART OF LOTS 22 & 23
CONCESSION 1
GEOGRAPHIC TOWNSHIP OF DORCHESTER
VILLAGE OF THAMESFORD
TOWNSHIP OF ZORRA

OWNER'S AUTHORIZATION

WE HEREBY SUBMIT THIS DRAFT PLAN OF SUBDIVISION
WE HAVE THE AUTHORITY TO BIND THE CORPORATION.

OWNERS SIGNATURE _____ DATED _____
Lou Yordanou
Kingwood (Thamesford) Limited
Kingwood Riverside Development Limited
Kingwood Riverside Commercial Limited

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED, AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

JOHN W. MUIR
ONTARIO LAND SURVEYOR
McCAULLY, WHITE & MUIR LTD. _____ DATED _____

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: AS SHOWN ON PLAN
- E: AS SHOWN ON PLAN
- F: AS SHOWN ON PLAN
- G: AS SHOWN ON PLAN
- H: MUNICIPAL WATER
- I: SANDY SILT TRACE GRAVEL
- J: AS SHOWN ON PLAN
- K: FULL SERVICES
- L: AS SHOWN ON PLAN

LAND USE SCHEDULE

LAND USE	LOTS/BLOCKS	AREA IN HECTARES	%
LOW DENSITY RESIDENTIAL	LOTS 1-18	0.962	2.13
MEDIUM DENSITY RESIDENTIAL	BLOCKS 19-31	18.740	41.43
INSTITUTIONAL/MEDIUM DENSITY	BLOCK 32	3.118	6.89
COMMERCIAL	BLOCKS 33-34	2.869	6.34
PARKLAND	BLOCK 35	0.786	1.74
STORMWATER MANAGEMENT FACILITY	BLOCK 36	2.504	5.54
OPEN SPACE	BLOCKS 37-38	9.479	20.96
RIGHT OF WAYS		6.772	14.97
TOTAL AREA		45.228	100.00

Plate 4 - Proposed Draft Plan of Subdivision
File Nos. OP 22-22-15; SB 22-10-5; ZN 5-22-14 - Kingwood Riverside Commercial Ltd.
12 Middleton Street, 131, 149 & 163 Brock Street, in the Village of Thamesford, Township of Zorra

CONSULTANT
development engineering
(London) Limited
CONSULTING CIVIL ENGINEERS

London Office
41 Adelaide St. N., Unit 71
(519) 672-8310

Paris Office
31 Mechanic St., Unit 301
(519) 442-1441

No	REVISIONS	DATE
1	DRAFT PLAN SUBMISSION	APRIL 2024
2	UPDATED DRAFT PLAN SUBMISSION	SEPT. 2024

PROJECT TITLE
RIVERSIDE VILLAGE

PROJECT No.
DEL19-051V

SHEET No.
DP

SCALE - 1:1500
15 0 30m

PLAN FILE No.

Schedule "A"
Attachment No. 5
To Report No. CP 2025-54

CONDITIONS OF DRAFT APPROVAL – SB 22-10-5 – Kingwood Riverside Commercial Ltd.

1. This approval applies to the draft plan of subdivision submitted by Kingwood Riverside Commercial Limited, as shown on Plate 4 of Report No. CP 2025-54 and comprising lands described as Part of Park Lots 6, 7 & 8, Registered Plan 45, Part of Lot 18 and Part of St. Patrick Street, Reg. Plan 140, Part of Lots 22 and 23, Conc. 1 (North Dorchester), Village of Thamesford, Township of Zorra, consisting of 18 lots for single-detached dwellings, 11 medium density townhouse blocks, 2 medium density apartment blocks (containing a combined total of up to 375 apartment dwelling units), one block for Institutional purposes, a block for a future park, two open space blocks, and a stormwater management block, served by four new local streets and the extension of George Street and St. Patrick Street.
2. The owner agrees, in writing, to satisfy all requirements, financial and otherwise, including payment of development charges, of the Township of Zorra regarding: the installation of erosion and sediment control (ESC) fencing; the construction of roads; installation or services, including the stormwater management, water, sewer and electrical distribution systems, sidewalks, and drainage facilitates; and other matters pertaining to the development of the subdivision, in accordance with the standards of the Township of Zorra.
3. A subdivision agreement shall be registered to the satisfaction of the Township of Zorra against the lands to which it applies, at the expense of the owner.
4. The subdivision agreement shall contain a provision stating that the owner shall be responsible for the preparation of new assessment schedules for municipal drains affected by subdivision lands, to the satisfaction of the Township of Zorra.
5. The subdivision agreement shall make provision for the dedication of Block 35 and Block 37 for parkland, or cash-in-lieu thereof, in accordance with the relevant provisions of the *Planning Act*, R.S.O. 1990, as amended, to the satisfaction of the Township of Zorra. These blocks shall be graded, planted and otherwise prepared to the satisfaction of the Township of Zorra prior to transferring the lands free of all costs and encumbrances.
6. Prior to the approval of the final plan by the County of Oxford, such easements as may be required for utility, drainage, or other municipal purposes shall be granted to the appropriate authority, to the satisfaction of the Township of Zorra or County of Oxford.
7. The subdivision agreement shall contain provisions indicating that, prior to grading and issuance of building permits, a stormwater management report, grading plan, landscaping plan and erosion and sediment control plan be reviewed and approved by the Township of Zorra and Upper Thames River Conservation Authority (UTRCA) and further, the subdivision agreement shall include provisions for the owner to carry out or cause to be carried out any necessary works in accordance with the approved plans and reports.

8. The subdivision agreement shall contain provisions indicating that the establishment of a multi-use trail, including the grading, earthworks and paving is the responsibility of the owner, while the ongoing maintenance and future signage will be the responsibility of the Township of Zorra. The Township will work with the UTRCA to secure all necessary approvals and permits associated with the multi-use trail, which is to be established in the first phase of the development.
9. The owner agrees, in writing, that the road allowances included in the draft plan of subdivision shall be dedicated to the Township of Zorra as public highways, to the satisfaction of the Township of Zorra.
10. The owner agrees, in writing, that the streets included in the draft plan of subdivision shall be named, to the satisfaction of the Township of Zorra.
11. Prior to the approval of the final plan by the County of Oxford, all lots/blocks shall conform to the zoning requirements of the Township of Zorra Zoning By-Law. Certification of lot areas, lot frontages, and lot depths shall be obtained from an Ontario Land Surveyor retained by the owner to the satisfaction of the Township of Zorra.
12. The owner shall submit a street lighting plan as per Township servicing standards, to the satisfaction of the Township of Zorra and ERTH Power.
13. The owner shall construct sidewalks in approved locations on local streets to the satisfaction of the Township of Zorra.
14. The owners agrees, in writing, that the installation of any proposed entrance features are to the satisfaction of, and at no cost to, the Township of Zorra.
15. The owner agrees, in writing, to provide 0.3 m (1 ft) reserves as required by, and to the satisfaction of, the Township of Zorra.
16. The owner agrees, in writing, that all services shall be installed to the Township of Zorra design standards, to the satisfaction of the Township of Zorra
17. The owner agrees, in writing, that clauses will be inserted in all future agreements of purchase and sale, residential tenancy agreements, and within the subdivision agreement, warning owners of the existence of normal agricultural practices being undertaken in the area, to the satisfaction of the Township of Zorra.
18. The owner agrees, in writing, to install perimeter fencing around the lands to be developed, including chain link fencing or other suitable alternative for Blocks 27, 30 and 31 between the limit of development and the multi-use trail / Thames River corridor at the discretion of, and to the satisfaction of, the Township of Zorra.
19. The owner agrees, in writing, to provide an access route to Block 38 and around the stormwater management pond for maintenance, to the satisfaction of the Township of Zorra.
20. Prior to the approval of the final plan by the County of Oxford, the owner agrees in writing, that all phasing of the plan of subdivision will be to the satisfaction of the Township of Zorra and County of Oxford.

21. The owner agrees, in writing, to satisfy all requirements, financial and otherwise, including payment of applicable development charges, of the County of Oxford regarding installation of the water and wastewater distribution systems, and other matters pertaining to the development of the subdivision, to the satisfaction of the County of Oxford Department of Public Works.
22. The subdivision agreement shall make provision for the assumption by the County of Oxford of the water and wastewater distribution systems within the draft plan of subdivision, to the satisfaction of County of Oxford Public Works.
23. The owner agrees in writing that prior to final approval, the Owner shall implement the recommendations (and any amendments/upgrades required thereto by the County/Township) contained in the Transportation Impact Study, prepared by RC Spencer & Associates Inc., to the satisfaction of the Township of Zorra and County of Oxford.
24. The owner agrees in writing that prior to final approval, the Owner shall implement the recommendations (and any amendments/upgrades required thereto by the County/Township) of the Preliminary /Servicing and SWM Design Report (Development Engineering (London Limited) dated September 2022), to the satisfaction of the Township of Zorra and County of Oxford.
25. The owner agrees in writing that prior to final approval, the Owner shall implement the recommendations (including mitigation measures, monitoring programs etc. and any amendments/upgrades required thereto by the County/Township) contained in the Environmental Impact Study, prepared by Beacon & Associates, dated August 2022, and as amended, to the satisfaction of the Township of Zorra and County of Oxford. The owner further agrees to address all requirements of the UTRCA and County of Oxford with respect to any compensation work associated with the final Environmental Impact Study.
26. Prior to the approval of the final plan by the County, the owner shall complete an archaeological assessment of the subject property and mitigate, through preservation or resources removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading or further soil disturbances shall take place on the subject property prior to the entering of the appropriate report on the Ontario Public Register of Archaeological Reports and confirmation of same has been received by the County of Oxford.
27. Water modelling shall be completed during detailed design, and prior to the registration of any phase of the development, to ensure that the Thamesford water system can provide the required water flows and pressures to properly service the subdivision, to the satisfaction of County of Oxford Public Works.
28. The Owner agrees that where existing municipal infrastructure (roads, sidewalks, sewers, watermains, etc. located external to the development land) is insufficient to accommodate the proposed development, the Owner shall be required to improve and/or relocate/extend the existing infrastructure. These costs shall be borne solely by the Developer to the satisfaction of the Township of Zorra and County of Oxford.
29. The Owner agrees in writing to prepare and submit for approval from County of Oxford Public Works, detailed servicing plans designed in accordance with the County Design Guidelines, to the satisfaction of County of Oxford Public Works.

30. The Owner shall demonstrate/implement to the satisfaction of the County of Oxford/Township of Zorra that the entire subdivision, and external lands that may in the future be serviced through the proposed subdivision, can be serviced with the proposed servicing design.
31. The Owner shall demonstrate/implement to the satisfaction of the County of Oxford Public Works that the entire subdivision, and each phase of development, shall be serviced with two independent water supply points to provide for adequate redundancy and looping for domestic and fire protection services.
32. Prior to the final approval of the subdivision plan (or any phase thereof), the Owner shall receive confirmation from County of Oxford Public Works that there is sufficient capacity in the Thamesford water and sanitary sewer systems to service the plan of subdivision (or proposed phase thereof). Confirmation shall be given in accordance with the most current "County-Wide Water and Wastewater Capacity Allocation for Residential Development" protocol, and/or to the satisfaction of County of Oxford Public Works.
33. Prior to final approval by the County, the Owner shall properly decommission any abandoned private services (water well, cistern and/or septic system) located on the subject lands, in accordance with the Ontario Water Resources Act, R.S.O. 1990 (Ontario Regulation No. 903) and to the satisfaction of County of Oxford Public Works.
34. Storm water drainage proposed to be directed to any County Road allowance shall be managed/attenuated to pre-development conditions to the satisfaction of County of Oxford Public Works and Township of Zorra.
35. If required, the Owner shall provide appropriate cul-de-sacs/turnaround areas (including provisional temporary ones for phasing implementation) that are required to ensure proposed roadways have adequate turning radius/unobstructed access (without reversing) for waste collection and emergency vehicles. Cul-de-sac design will follow all County of Oxford/Township of Zorra Guidelines.
36. The owner agrees, in writing, to satisfy all the requirements of the appropriate authority regarding the installation of the electrical distribution system and any other matters pertaining to the development of the subdivision.
37. The owner agrees, in writing, to satisfy all the requirements of the appropriate authority regarding the installation of a fibre optic high speed internet distribution system and any other matters pertaining to the development of the subdivision.
38. The owner shall provide, to the satisfaction of the Township and County, final reports for all technical submissions including geotechnical, environmental impact study, traffic impact study, stormwater management and servicing.
39. As part of the first phase of development, an approximate 0.56 ha (1.38 ac) portion of Block 26, shall be conveyed to the Township of Zorra, for the purpose of establishing multi-use courts for recreational purposes, and that an agreement formalizing this dedication be prepared and executed to the satisfaction of the Township of Zorra.
40. The owner shall provide, to the satisfaction of the Township of Zorra, tree planting and landscaping plans, demonstrating that all tree removal has been compensated for, in accordance with the Township Tree By-law.

41. The letter confirming a monetary donation to the Township from the developer dated October 10, 2024, from Kingwood Homes Ltd, c/o D. James McGorman, be fulfilled to the satisfaction of the Township.
42. The owner agrees to set aside or reserve Block 32 for a proposed elementary school site as requested by the Thames Valley District School Board (TVDSB), to the satisfaction of the Thames Valley District School Board and Township of Zorra.
43. The subdivision agreement shall contain provisions indicating that the owner shall include a clause that informs all potential property owners or renters in the Purchase of Sale or Lease that Block 32 represents a potential school site to the satisfaction of TVDSB.
44. Prior to the approval of the final plan by the County, the owner shall agree in writing, to satisfy the requirements of applicable utility providers and that the owner/developer provide applicable utility providers with the necessary easements and/or agreements required for the provisions of gas services or other utilities.
45. Prior to the approval of the final plan by the County of Oxford, the owner shall provide a list of all conditions of draft approval with a brief statement detailing how each condition has been satisfied, including required supporting documentation from the relevant authority, to the satisfaction of the County of Oxford.
46. Prior to the approval of the final plan by the County of Oxford, the owner shall provide the County with clearance from the Township of Zorra that Condition Numbers 2-20, 23-25, 28, 30, 34, 35, 38-42 have been met to their satisfaction. The clearance letter shall include a brief statement detailing how the condition has been satisfied.
47. Prior to the approval of the final plan by the County of Oxford, the owner shall provide the County with clearance from County of Oxford Public Works that Condition Numbers 6, 20-24, 27-35 have been met to their satisfaction. The clearance letter shall include a brief statement detailing how the condition has been satisfied.
48. Prior to the approval of the final plan by the County of Oxford, the owner shall provide the County with clearance from the Upper Thames River Conservation Authority that conditions 7, 8 & 25 have been met to their satisfaction. This clearance shall include a brief statement detailing how each condition has been satisfied.
49. Prior to final approval by the County, the County of Oxford shall be advised by applicable utility companies that Condition 44 has been met to the satisfaction of each applicable utility provider. The clearance letter shall include a brief statement detailing how this condition has been satisfied.
50. Prior to the approval of the final plan by the County of Oxford, the owner shall provide the County with clearance from TVDSB that condition numbers 42 & 43 have been met to their satisfaction. The clearance letter shall include a brief statement detailing how the conditions have been satisfied.

THE COUNTY OF OXFORD

BY-LAW NO. **6707-2025**

BEING a By-Law to adopt Amendment Number 335 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 335 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 recommended Amendment Number 335 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 335 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 26th day of February, 2025.

READ a third time and finally passed this 26th day of February, 2025.

MARCUS RYAN, WARDEN

LINDSEY MANSBRIDGE, CLERK

AMENDMENT NUMBER 335

TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and schedules attached hereto, constitute Amendment Number 335 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate certain lands within the Village of Thamesford from 'Industrial', 'Low Density Residential', 'Medium Density Residential' and 'Open Space' to revised 'Low Density Residential', 'Medium Density Residential', 'Village Core' and 'Open Space'.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part of Park Lots 6-8, Conc. 1 (North Dorchester) Pt. Lot 18 and Part of St. Patrick Street and Pt. Lots 22 & 23, Registered Plan No. 45, in the Village of Thamesford, County of Oxford.

3.0 BASIS FOR THE AMENDMENT

The subject amendment has been initiated to redesignate portions of the subject lands to Low and Medium Density Residential, Village Core, and Open Space. The subject lands comprise approximately 45 ha (111 ac). The application proposes to redesignate approximately 1 ha (2.47 ac) to Low Density Residential, 18.7 ha (46.3 ac) for Medium Density Residential, and 6 ha (14.8 ac) to Village Core (both commercial and institutional uses). The development of the subject lands will result in up to 1,030 residential units (consisting of 18 single detached lots, and up to 640 townhouse units and 372 apartment units), as well as a new elementary school and a range of new commercial uses.

The redesignation of the subject lands for a mix of residential, commercial and institutional uses is acceptable with respect to the County's settlement and growth management policies. The subject lands and the associated development plan represent a logical extension of Thamesford's Village Core, allow for the provision of new housing forms and types within the Village, promote increased densities within a fully serviced settlement area, and are considered to be appropriate and represent good land use planning.

This amendment also protects significant natural features and provides for access to open space, by maintaining over 12.5 ha (30.8 ac) of the subject lands as 'Open Space'. Those areas, also encompassing the floodplain associated with the Middle Thames River, will be utilized for active and passive recreational uses and stormwater management facilities.

This amendment will also permit apartment buildings, with a maximum height of six storeys on certain Medium Density Residential designated blocks within the plan. Council is of the opinion that the increased maximum height, which goes beyond the four-storey limit identified in Section 6.2.3 of the Official Plan, is appropriate to facilitate additional rental apartment housing options within the Village, in an efficient built form, and located in close proximity to numerous amenities and services in Thamesford's existing and expanded Village Core.

Council is of the opinion that the development plans are consistent with the requirements of the PPS and the Official Plan as it pertains to the policies surrounding settlement areas and growth management. The plans represent a suitable mixed-use residential development which will deliver a variety of housing forms and types, as well as commercial uses, a new school site, and a multi-use trail and other recreational amenities within the existing limits of the Village of Thamesford.

The said lands will be subject to site-specific policies similar to those that have been employed in other newly developing areas of Thamesford, which recognize the use of higher density ranges in order to facilitate a built form which is supportive of increased housing units and the efficient use of land and municipal services in a designated settlement area. This development will provide an appropriate variety of housing forms and types which ensure that alternatives to single-detached dwellings are being provided within the Village.

4.0 DETAILS OF THE AMENDMENT

- 4.1 That Schedule “Z-2” – Village of Thamesford Land Use Plan, is hereby amended by changing to “Medium Density Residential” the land use designation of those lands identified as “ITEM 1”, “ITEM 2” and “ITEM 3” on Schedule “A” attached hereto.
- 4.2 That Schedule “Z-2” – Village of Thamesford Land Use Plan, is hereby amended by changing to “Village Core” the land use designation of those lands identified as “ITEM 4” on Schedule “A” attached hereto.
- 4.3 That Schedule “Z-2” – Village of Thamesford Land Use Plan, is hereby amended by changing to “Open Space” the land use designation of those lands identified as “ITEM 5” and “ITEM 6” on Schedule “A” attached hereto.
- 4.4 That Schedule “Z-2” – Village of Thamesford Land Use Plan, is hereby amended by changing to “Low Density Residential” the land use designation of those lands identified as “ITEM 7” on Schedule “A” attached hereto.
- 4.5 That Schedule “Z-2” – Village of Thamesford Land Use Plan, is hereby amended by adding the “Neighbourhood Park” symbol to those lands identified as “ITEM 8” on Schedule “A” attached hereto.
- 4.6 Section 6.2.3.2 – Specific Development Policies, as amended, is hereby further amended by adding the following site-specific development policies at the end of Section 6.2.3.2 – ‘Specific Development Policies’:

6.2.3.2.5 Southeast of Brock and Middleton Streets, Village of Thamesford

Lands which are designated Medium Density Residential within the area southeast of Brock and Middleton Streets in the Village of Thamesford, save for the apartment blocks identified as Block 25 and Block 31 in the Draft Approved Plan of Subdivision SB22-10-5 which are addressed in Section 6.2.3.2.6, shall be subject to the Site Plan Control policies of Section 6.2.3 and the following:

Within this planning area, a variety of townhouse dwelling forms and types shall be required. A mix of street-fronting, back-to-back and stacked townhouse dwellings units will be provided and identified in the local municipal Zoning By-law. The development of the area will ensure that the townhouse blocks are not all established with a singular built form.

Further, the Medium Density Residential blocks within this planning area will allow for the development of a cumulative total of up to 640 dwelling units and no block shall exceed a maximum *net residential density* of 75 units/ha (30 units/ac).

- 4.7 Section 6.2.3.2 – Specific Development Policies, as amended, is hereby further amended by adding the following site-specific development policy at the end of Section 6.2.3.2 – ‘Specific Development Policies’:

6.2.3.2.6 Veterans Drive and St. Patrick Street, Village of Thamesford

Lands which are designated Medium Density Residential, located south of Brock Street, between Veterans Drive and St. Patrick Street (both east and west of St. Patrick), and identified as Block 25 and Block 31 on SB22-10-5 in the Village of Thamesford, shall be subject to the Site Plan Control policies of Section 6.2.3 and the following:

Within this planning area, lands designated for Medium Density Residential development will allow for apartment buildings with a maximum height of 6 storeys. Zoning provisions for this area will recognize the increased height and the Township of Zorra may consider reduced amenity area requirements and other site-specific zoning provisions to facilitate the provision of rental housing opportunities and the efficient use of land and municipal services.

Further, the Medium Density Residential lands within this planning area (Blocks 25 and 31 specifically) will allow for the development of a cumulative maximum of 375 apartment dwelling units and shall not exceed a maximum *net residential density* of 85 units/ha (34 units/ac).

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"

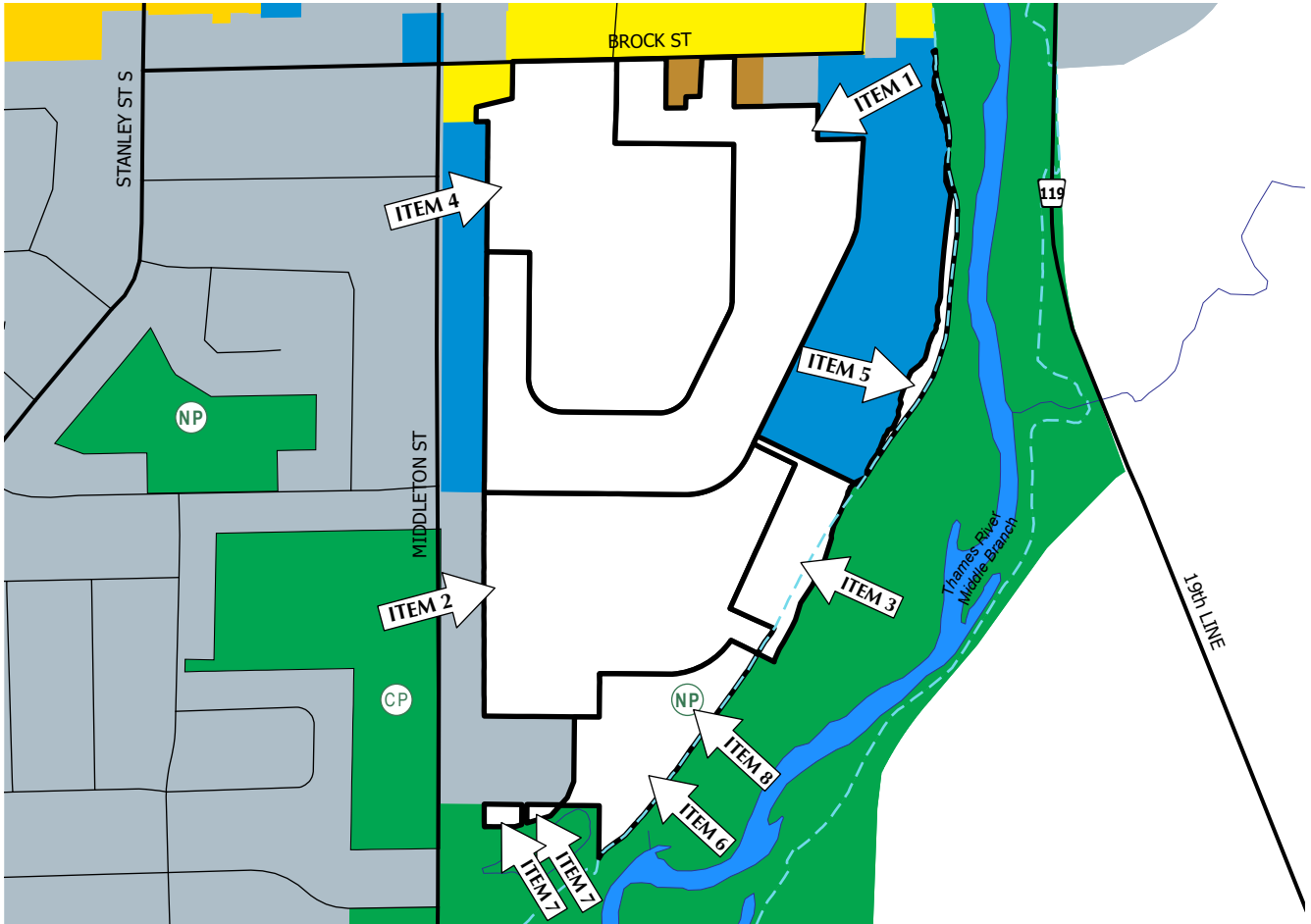
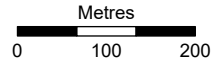
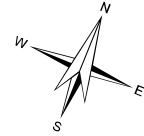
AMENDMENT No. 335

TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "Z-2"

**VILLAGE OF THAMESFORD
LAND USE PLAN**



- AREA OF THIS AMENDMENT

- ITEM 1 - CHANGE FROM INDUSTRIAL TO MEDIUM DENSITY RESIDENTIAL
- ITEM 2 - CHANGE FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL
- ITEM 3 - CHANGE FROM OPEN SPACE TO MEDIUM DENSITY RESIDENTIAL
- ITEM 4 - CHANGE FROM INDUSTRIAL TO VILLAGE CORE
- ITEM 5 - CHANGE FROM MEDIUM DENSITY RESIDENTIAL TO OPEN SPACE
- ITEM 6 - CHANGE FROM LOW DENSITY RESIDENTIAL TO OPEN SPACE
- ITEM 7 - CHANGE FROM OPEN SPACE TO LOW DENSITY RESIDENTIAL
- ITEM 8 - ADD NEIGHBOURHOOD PARK

**LAND USE PLAN
LEGEND**

	VILLAGE CORE		COMMUNITY PARK
	SERVICE COMMERCIAL		NEIGHBOURHOOD PARK
	LOW DENSITY RESIDENTIAL		FLOODLINE
	MEDIUM DENSITY RESIDENTIAL		
	INDUSTRIAL		
	OPEN SPACE		

