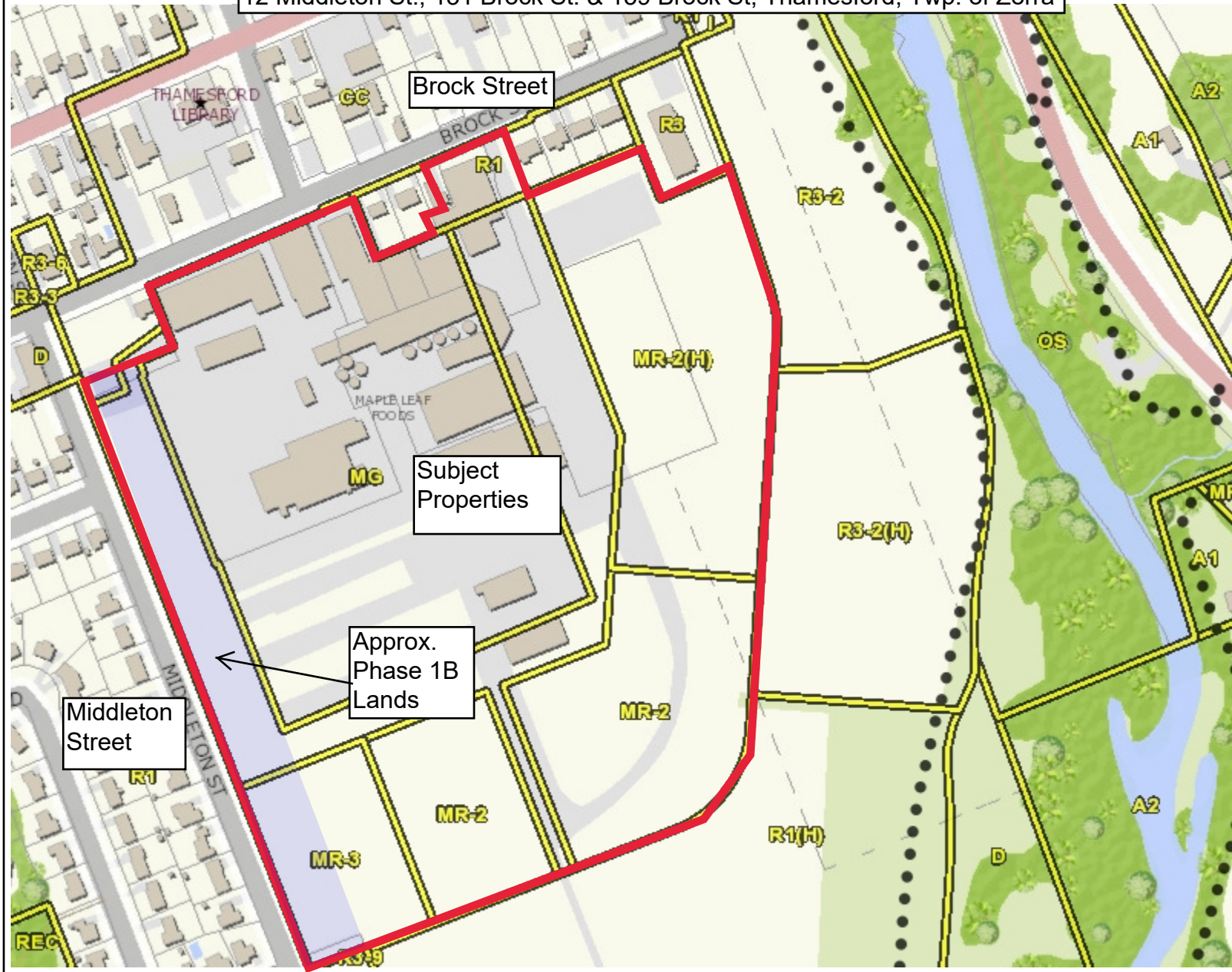


Plate 1 - Location Map & Existing Zoning
OP21-13-5; SB21-08-5; ZN5-21-08 Kingwood Riverside Towns Ltd.
12 Middleton St., 131 Brock St. & 159 Brock St, Thamesford, Twp. of Zorra



Legend

- 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



0 102 205 Meters

NAD_1983_UTM_Zone_17N



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

July 29, 2021

Plate 2 - Aerial Map (2020)
File No. OP21-13-5; SB21-08-5 & ZN5-21-08
Kingwood Riverside Towns Ltd.



Legend

Parcel Lines

- Property Boundary
- Assessment Boundary
- Unit
- Road
- Municipal Boundary

Notes



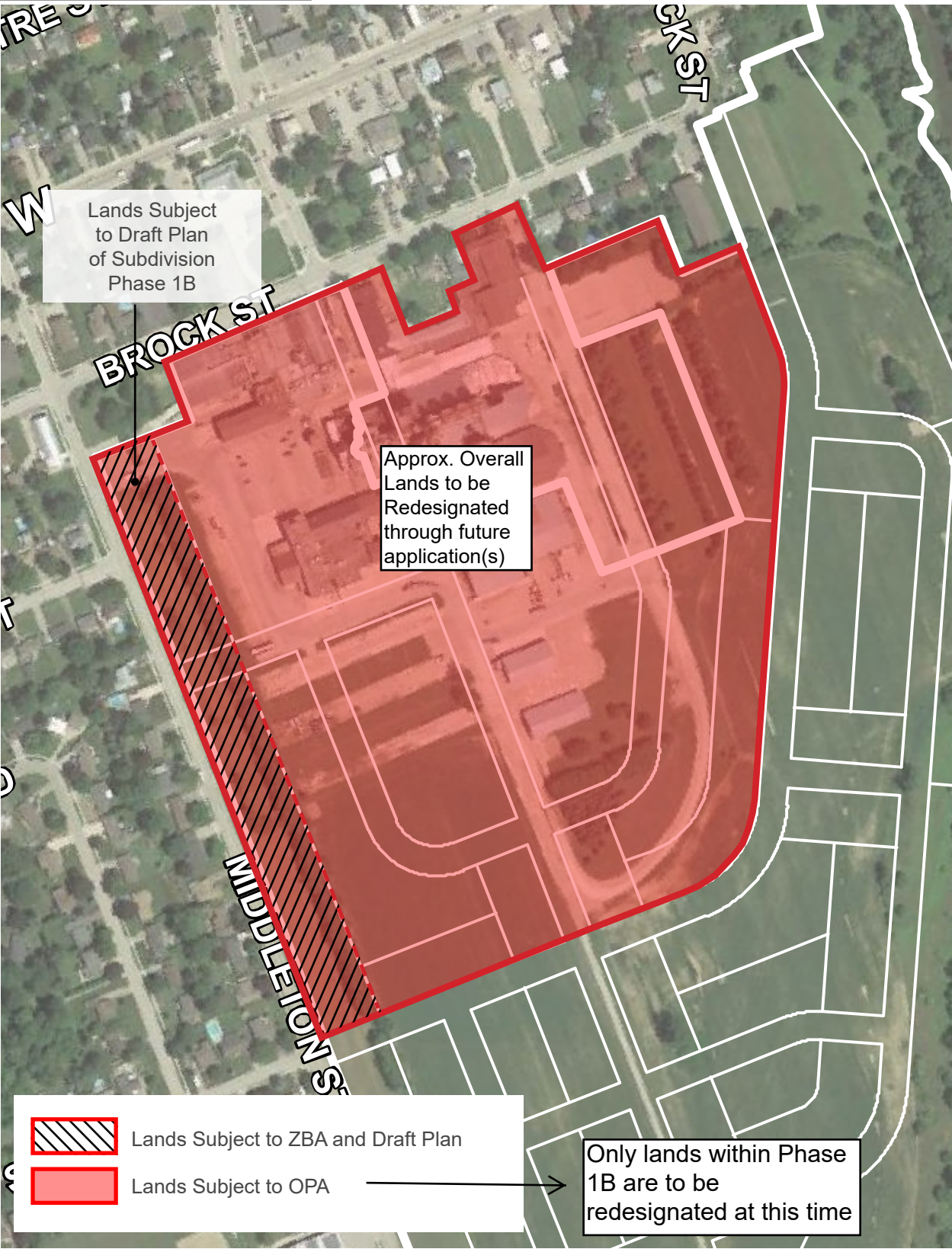
0 242 484 Meters

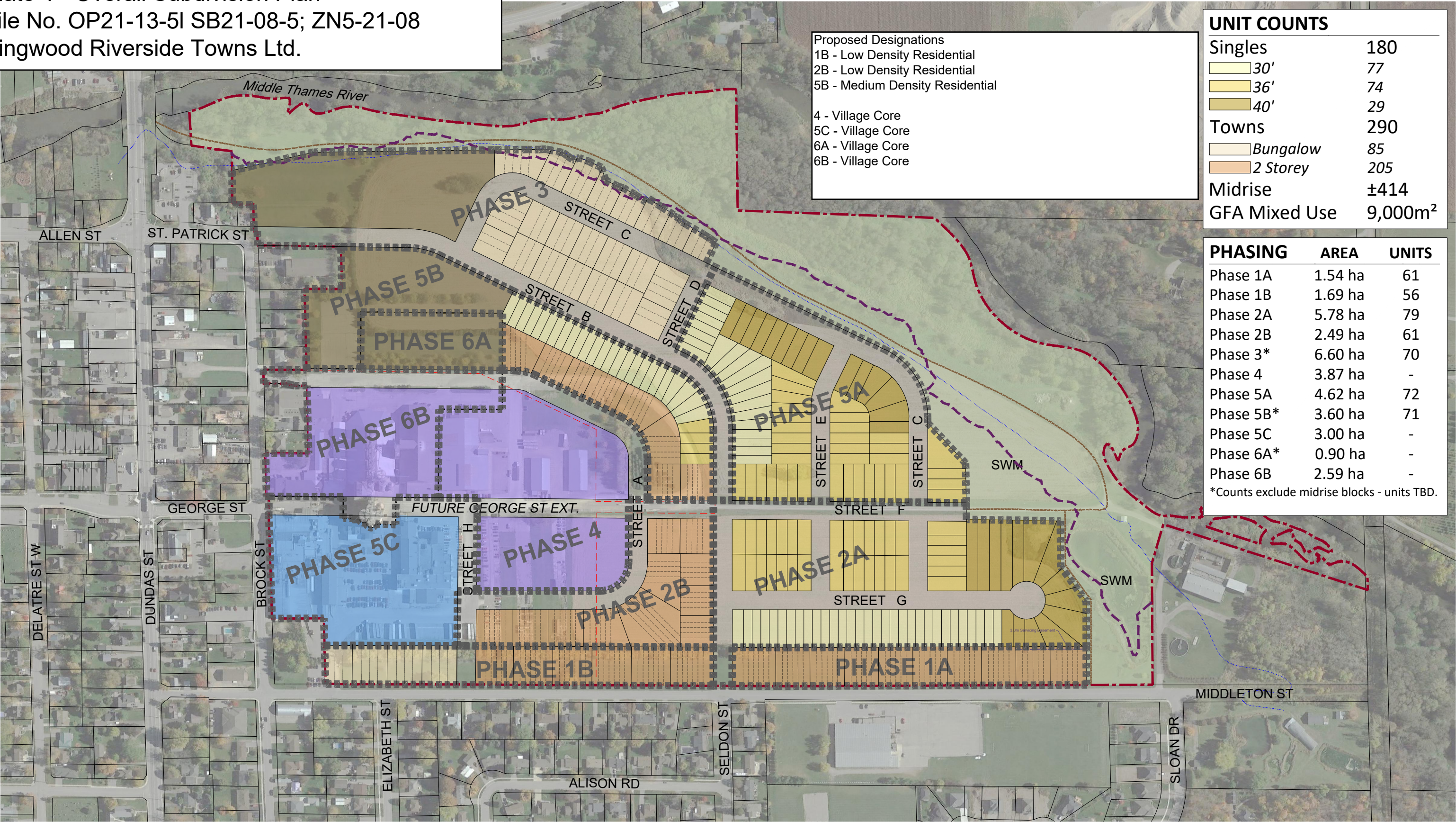
NAD_1983_UTM_Zone_17N



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

September 7, 2021

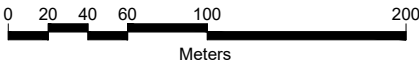




DEVELOPMENT CONCEPT
145 Brock Street, Thamesford

Floodline/Reg Limit
Proposed Thames River Trail
250 year Flood Line
Extend of Previously Approved Draft Plan of Subdivision

Site Area 49.1 ha
Comm./Mixed Use/Employment
Medium Density
Open Space
Comm./Mixed Use



NOTE: This concept has been prepared for general feasibility purposes only. Building code requirements and technical / architectural design have not been addressed.

Scale 1:3,800 | July 13, 2021 | Project No.: 18182 | Drawn By: RT,EF



Kingwood Riverside Towns Ltd.

20,000

Date: September 7, 2021	Drawn By: E.F	Dwg. File Name: dp18182d - Phase 1B.dwg
Scale: 1: 1,300	Project No.: 18182	

Schedule "A"
To Report No. CP 2021-335

CONDITIONS OF DRAFT APPROVAL – SB 21-08-5 – Kingwood Riverside Towns Ltd.

1. This approval applies to the draft plan of subdivision, submitted by GSP Group. (File SB 21-08-5) as prepared by GSP Group (dated September 21, 2021), as shown on Plate No. 5 to Report No. CP 2021-335, comprising land described as Part of Park Lots 6 and 7, Registered Plan 45 and Parts 1, 2, 3 & 4, Plan 41R-10035, Township of Zorra, in the Township of Zorra, showing 9 Blocks for townhouse units and a future road extension "Street H".
2. The owner agrees in writing to satisfy all requirements, financial and otherwise, of the Township of Zorra regarding the construction of roads, installation of services, including the water, sewer and electrical distribution systems, sidewalks and drainage facilities, and other matters pertaining to the development of the subdivision in accordance with the standards of the Township of Zorra.
3. The subdivision agreement shall be registered to the satisfaction of the Township of Zorra against the lands to which it applies at the owner's expense.
4. If required, the subdivision agreement shall make provision for the dedication of parkland or cash-in lieu thereof in accordance with the relevant provisions of the Planning Act, to the satisfaction of the Township of Zorra
5. Road allowances included in the draft plan of subdivision shall be dedicated as public highways, to the satisfaction of the Township of Zorra.
6. The streets included in the draft plan shall be named to the satisfaction of the Township of Zorra.
7. 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.
8. Prior to the approval of the final plan by the County of Oxford, the owner agrees in writing to satisfy all the requirements of the Erie Thames Powerlines Corporation regarding the installation of the electrical distribution system and any other matters pertaining to the development of the subdivision.
9. Prior to the approval of the final plan by the County of Oxford, such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority.

10. Prior to the approval of the final plan by the County of Oxford, the owner agrees in writing to satisfy all requirements of Union Gas Limited regarding necessary easements and/or agreements for the provision of gas services and any other matters pertaining to the development of the subdivision.
11. Prior to the approval of the final plan by the County of Oxford, the owner agrees in writing to satisfy the requirements of Canada Post Corporation with respect to advising prospective purchasers of the method of mail delivery, the location of temporary Centralized Mail Box locations during construction and, the provision of public information regarding the proposed locations of permanent Centralized Mail Box locations.
12. Prior to the approval of the final plan by the County of Oxford, the owner shall receive confirmation from the County of Oxford Public Works Department that there is sufficient capacity in the Village of Thamesford water system and wastewater system to service the plan of subdivision. Confirmation shall be given in accordance with the County of Oxford "Protocol for Allocation of Water and Sewage Capacity for Development".
13. The owner agrees in writing to satisfy all the requirements, financial and otherwise, including payment of applicable development charges, of the County of Oxford regarding the installation of water and wastewater distribution systems, and other matters pertaining to the development of the subdivision.
14. The subdivision agreement shall make provision for the assumption and operation, by the County of Oxford, of the water and wastewater distribution systems within the draft plan, subject to the approval of the County of Oxford Department of Public Works.
15. Prior to final approval by the County, the Owner shall agree to prepare, and submit for the approval of Oxford County Public Works, detailed servicing plans designed in accordance with Oxford County Design Guidelines.
16. Prior to the approval of the final plan by the County of Oxford, the owner agrees in writing to provide a final storm water management report, including a planting plan, grading plan and erosion and siltation control plan, prepared and submitted for review and approval by the Township of Zorra, 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.
17. The owner shall be responsible for the preparation of new assessment schedules for municipal drains affected by the subdivision of lands to the satisfaction of the Township of Zorra.
18. The owner shall agree in writing to provide individual lot grading sheets for each lot proposed within the subdivision, including specific details outlining the format and information required and showing original elevations, prior to any fill being added, to the satisfaction of the Township of Zorra.
19. The owner shall submit a street lighting plan as per Township servicing standards, to the satisfaction of the Township of Zorra and Erie Thames Powerlines.

20. The owner shall submit a street tree planting plan as per Township servicing standards, to the satisfaction of the Township of Zorra.
21. The owner agrees in writing to register easements in favour of the Township of Zorra for the maintenance of municipal drains, swales, low impact development systems (LIDS) and any other stormwater management facilities required for the subdivision to the satisfaction of the Township of Zorra.
22. 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.
23. Prior to the approval of the final plan by the County of Oxford, the owner shall provide to the County clearance from the Erie Thames Powerlines Corporation that Conditions 8 and 19 have been met to their satisfaction. The clearance letter shall include a brief statement detailing how the condition has been satisfied.
24. Prior to the approval of the final plan by the County of Oxford, the owner shall provide to the County clearance from Union Gas Limited that Condition 10 has been met to their satisfaction. The clearance letter shall include a brief statement detailing how the condition has been satisfied.
25. Prior to the approval of the final plan by the County of Oxford, the owner shall provide clearance to the County from Canada Post Corporation that Condition 11 has been met to their satisfaction. The clearance letter shall include a brief statement detailing how the condition has been satisfied.
26. Prior to the approval of the final plan by the County of Oxford, the owner shall provide clearance to the County from the Township of Zorra that Conditions 2 to 6 and 17 to 21 have been met to their satisfaction. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
27. Prior to the approval of the final plan by the County of Oxford, the owner shall secure clearance from the County of Oxford Public Works Department that Conditions 9 and 12 to 15, to have been met to their satisfaction. The clearance letter shall include a brief statement for each condition detailing how each has been satisfied.
28. This plan of subdivision will lapse on October 13, 2024, unless an extension is authorized by the County of Oxford.

From: [Marg Riesebos](#)
To: [Planning](#)
Subject: Kingwood Homes development Middleton St Thamesford
Date: September 8, 2021 10:09:39 AM

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.

Sept 8, 2021

To Planning Committee of Oxford and Zorra

Re: Reference plan 41R-197 & 41R-3608

Middleton St. Thamesford

In response to the Public Notice letter we recieved dated Aug 31, we are writing this letter concerning the proposed townhomes to be built across the street from us on Middleton St in Thamesford. Officially we reject the proposal. I know we can't stop the building of these homes even though we are not very happy about it. The main reason we bought this property was because of the green space across from us and now that is being taken away. We would like you to consider allowing only one storey townhomes to be built across the street from the existing bungalows. Not only would it look esthetically better, having a consistency on both sides of the street, but it would also allow seniors in the area who are looking to downsize able to find a home sooner instead of having to wait until more phases are built. Two storey townhomes are not suitable for this market. Also, from what we see from the homes currently being built across from the arena they have a single car garage with barely enough room for another car in the driveway. Many people use the garage for storage, not cars. Families with multiple cars will be parking on the street. It will be a traffic nightmare. Please don't let money and profit influence your decisions but do what's best for the community.

Thank you.

Henk and Marg Riesebos

101 Middleton St.

AMENDMENT NUMBER 263
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and schedule constitutes
Amendment Number 263 to the County of Oxford Official Plan.

COUNTY OF OXFORD

BY-LAW NO. **6374-2021**

BEING a By-Law to adopt Amendment Number 263 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 263 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 hearing and recommended the Amendment for adoption.

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 263 to the County of Oxford Official Plan, being the attached explanatory text and schedule, 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 13th day of October, 2021.

READ a third time and finally passed this 13th day of October, 2021.

LARRY G. MARTIN, WARDEN

CHLOÉ J. SENIOR, CLERK

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to redesignate certain lands in the Township of Zorra from the 'Industrial' and 'Village Core' designations to the 'Medium Density Residential' designation to facilitate a residential subdivision consisting of 56 townhouse dwelling units.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part of Park Lots 6 and 7, Registered Plan 45 and Parts 1, 2, 3 & 4, Plan 41R-10035, the Township of Zorra.

The lands subject to this application are part of a larger parcel comprising approximately 45 ha (112 acres) that are proposed to be developed for a mix of residential and commercial-oriented uses in the future. This amendment will redesignate approximately 1.75 ha (4.3 acres) for medium density residential use.

3.0 BASIS FOR THE AMENDMENT

This amendment has been initiated to redesignate the subject lands to 'Medium Density Residential' to facilitate the development of 56 townhouse dwelling units on the subject (Phase 1B) lands.

It is the opinion of Council that the proposed amendment is consistent with the relevant policies of the PPS as the proposed development will facilitate the development of a residential subdivision within a designated settlement. The development is considered to be an appropriate form of intensification within a designated settlement.

Council is also of the opinion that the proposal is consistent with the relevant policies of the County Official Plan, as the amendment will provide additional housing choices within the Village of Thamesford while utilizing existing municipal services and tying into existing transportation networks within the Village.

Further, the proposed use is considered to be appropriate for the subject lands as the residential development will have direct access to Middleton Street, which is a major road under the jurisdiction of the Township.

Council is of the opinion that the proposed townhouse dwellings are compatible with the existing residential uses to the west and will provide an appropriate transition from the existing low density areas to the future development of the lands east of the subject lands for mixed use residential and commercial-oriented development. The redesignation of the lands for medium density residential townhouses is not anticipated to have a negative effect on the surrounding properties in regard to compatibility or traffic.

In light of the foregoing, it is the opinion of Council that the proposal is consistent with the policies of PPS and meets the general intent and purpose of the County Official Plan.

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” on Schedule “A” attached hereto.

5.0 IMPLEMENTATION

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

6.0 INTERPRETATION

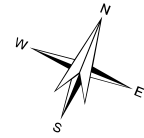
This Official Plan Amendment shall be interpreted in accordance with the interpretation policies of the Official Plan.

SCHEDULE "A"
AMENDMENT No. 263

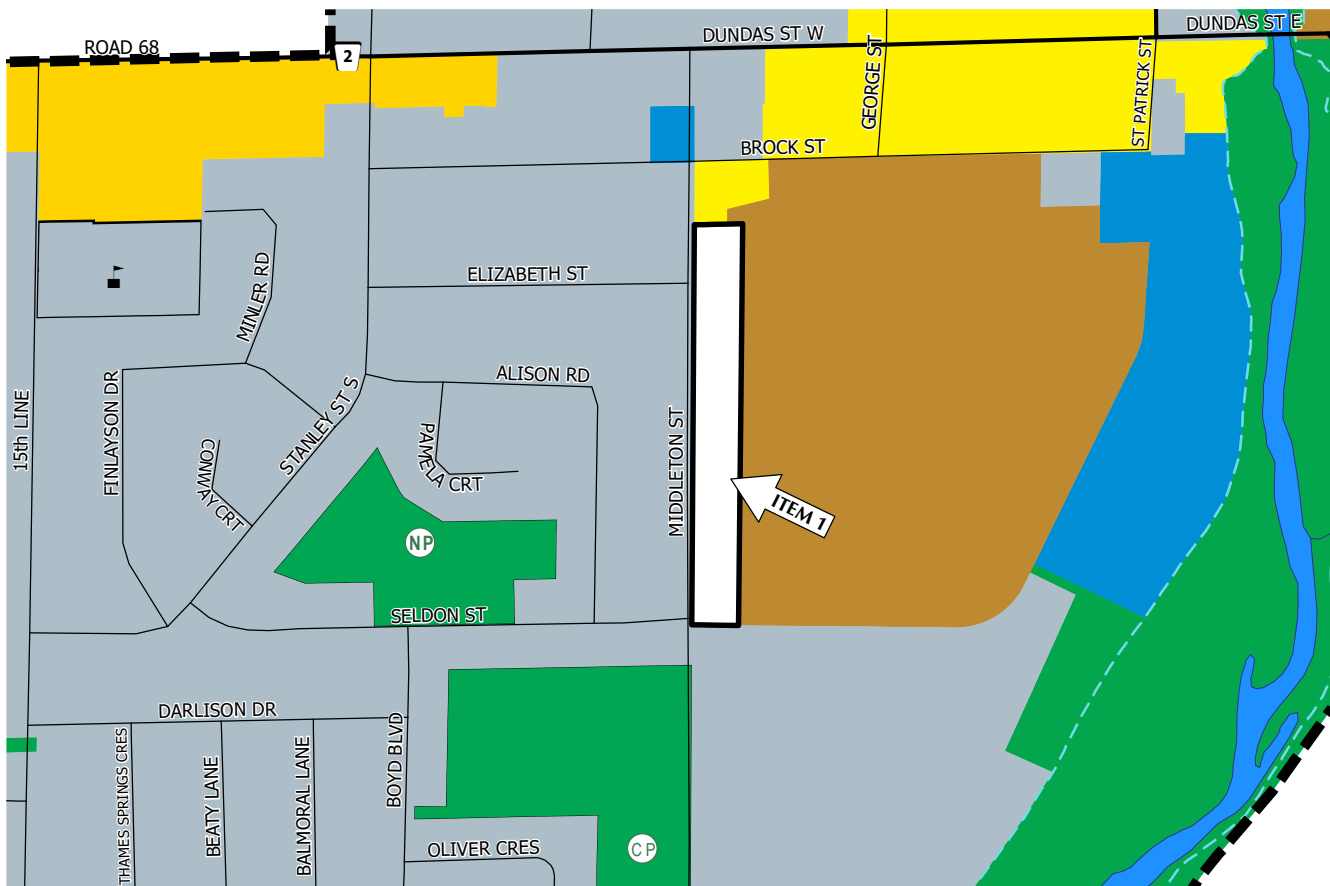
TO THE

**COUNTY OF OXFORD
OFFICIAL PLAN**

SCHEDULE "Z-2"
**VILLAGE OF THAMESFORD
LAND USE PLAN**



Metres
0 100 200



- AREA OF THIS AMENDMENT

ITEM 1 - CHANGE FROM INDUSTRIAL
TO MEDIUM DENSITY RESIDENTIAL

**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		