

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

April 19, 2022



Legend

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Notes



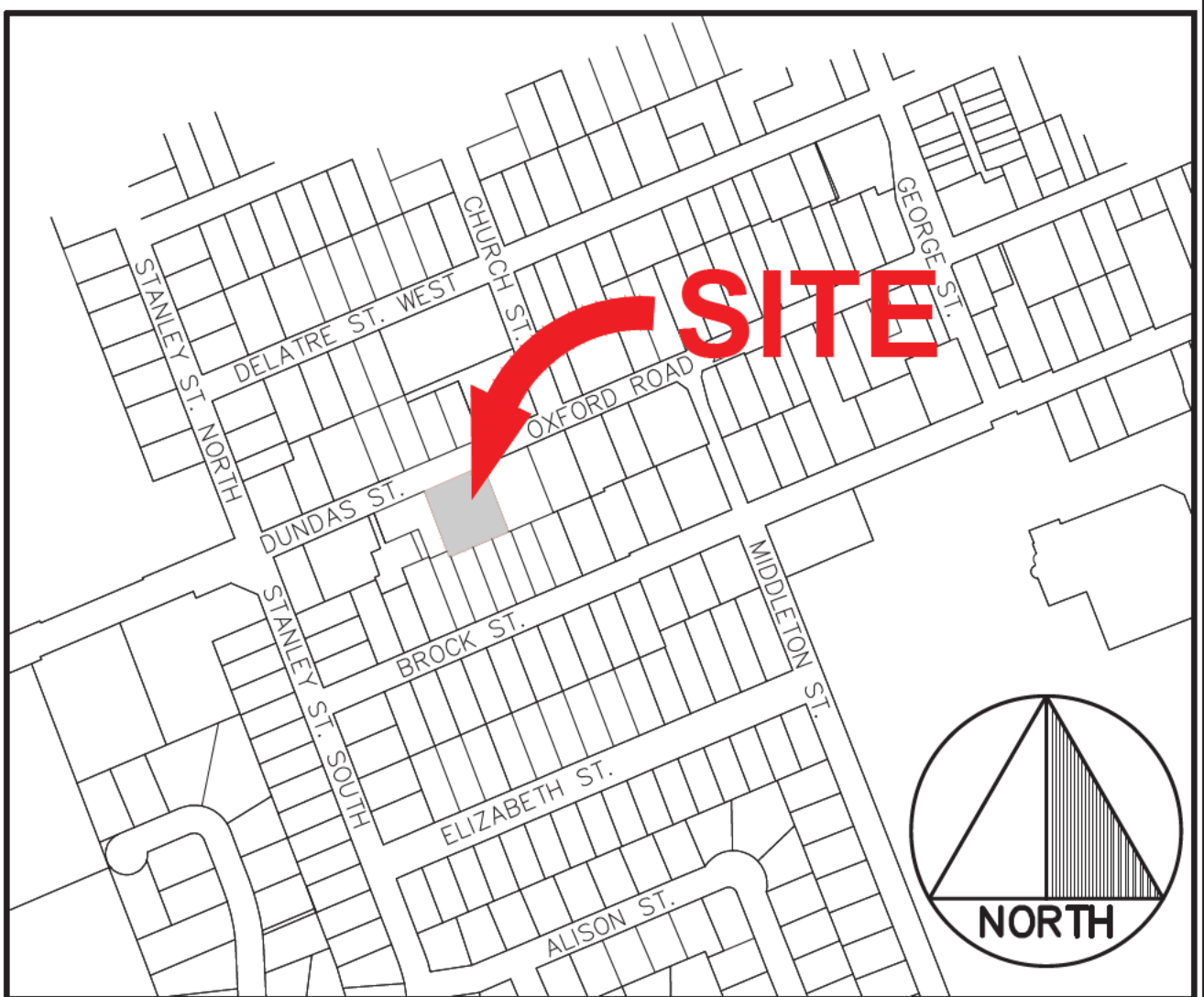
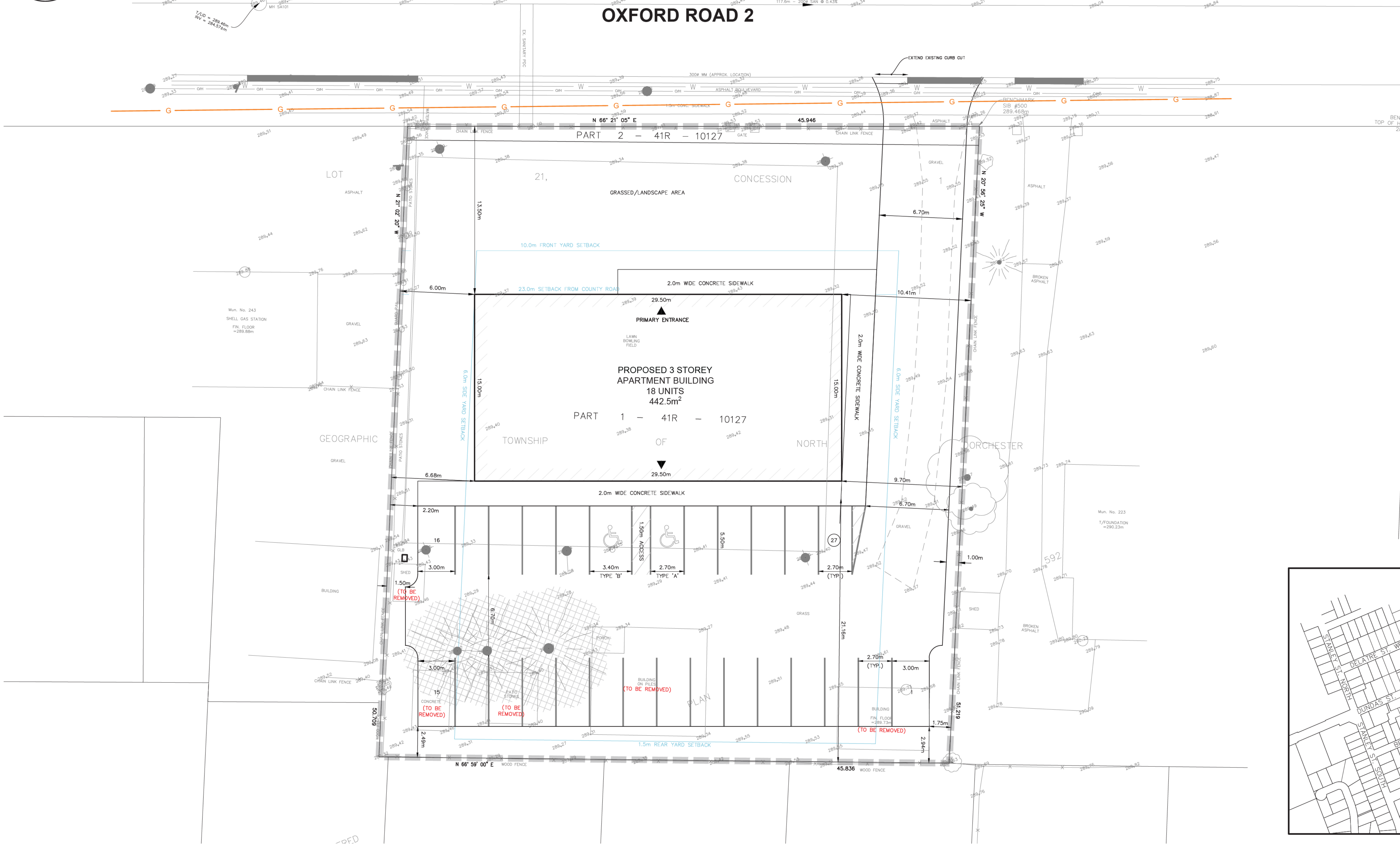
0 33 65 Meters

NAD_1983_UTM_Zone_17N



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April 19, 2022

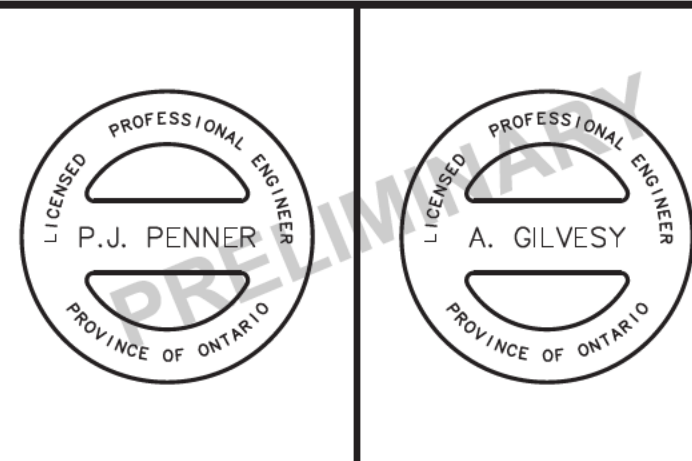


KEY PLAN
SCALE - 1:5,000

TOWNSHIP OF ZORRA		
ZONING REQUIREMENTS		
	REQUIRED	PROVIDED
ZONING	RESIDENTIAL	TYPE 3 ZONE (R3)
LOT AREA (MIN.)	150m ² PER UNIT	2336.8m ² (130m ² PER UNIT)
LOT FRONTAGE (MIN.)	30.0m	45.9m
YARDS		
FRONT (MIN.): DUNDAS STREET/ OXFORD ROAD 2	15.0m	13.5m
INTERIOR SIDE (MIN.):	6.0m	6.0m
REAR (MIN.)	10.0m	21.2m
SETBACK (MIN.) FROM C OF HIGHWAY NO. 2:	23.0m	23.0m
LOT COVERAGE FOR ALL BUILDINGS (MAX.)	35% OF LOT AREA	18.9%
GROSS FLOOR AREA, MINIMUM	55m ² PER UNIT	>55m ² PER UNIT
HEIGHT OF BUILDING (MAX.)	3 STOREYS	3 STOREYS
AMENITY AREA (MIN.)	65m ² PER UNIT	40m ² PER UNIT
	REQUIRED	PROVIDED
PARKING	RESIDENTIAL APARTMENT 1.5 PER DWELLING UNIT	RESIDENTIAL APARTMENT 1.5 PER DWELLING UNIT (23)
ACCESSIBLE PARKING - 4% OF TOTAL REQUIRED PARKING SPACES	2 (1A & 1B)	2 (1A & 1B)
TOTAL PARKING	27	27
DEPTH (MIN.)	5.5m	5.5m
WIDTH (MIN.)	2.7m	2.7m
ACCESSIBLE PARKING DEPTH (MIN.)	5.5m	5.5m
ACCESSIBLE PARKING WIDTH (MIN.)	A-3.4m B-2.7m	A-3.4m B-2.7m


LEGEND

31.00	PROPOSED FINISHED GRADE	EXISTING TREE, TO BE REMOVED	PROPOSED CURB CUT	■	TACTILE PLATES
200.59	ORIGINAL ELEVATIONS	PROPOSED TREES	PROPOSED SILT FENCE	◻	PROPOSED LIGHT STANDARD
	EXISTING FLOW, PROPOSED	EX. HYDRO POLE AND ANCHOR	EXISTING HYDRANT, PROPOSED		EXISTING TREE STUMP
	EXISTING GAS MAIN	EXISTING SIGN, PROPOSED FIRE ROUTE,	EXISTING/PROPOSED TRANSFORMER,		EXISTING FENCE
	EXISTING BELL CABLE	PROPOSED ACCESSIBLE PARKING,	EXISTING PEDESTAL		EXISTING TOP OF BANK
	EXISTING ROGERS CABLE	EXISTING MANHOLE, PROPOSED	BENCHMARK		EXISTING DITCH
	EXISTING OVERHEAD HYDRO	EXISTING CATCH-BASIN, PROPOSED	PROPOSED BUILDING DIMENSION		PROPOSED SWALE
	EXISTING UNDERGROUND HYDRO	EXISTING WATER VALVE, PROPOSED	EXISTING STREETLIGHT		EXISTING DRIPLINE
	SITE LIMITS	ORIGINAL CONTOURS PRIOR TO CONSTRUCTION (MAY NOT BE VALID NOW)	PROPOSED WALL MOUNTED LIGHT		ADJUST, REMOVE, FUTURE
			DOOR/ENTRANCE		
			MAJOR FLOW		



METRIC SCALE 1:150			
No.	REVISION	DATE	BY

TOWNSHIP



CJDL
Consulting Engineers

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DESIGN BY: AG	DRAWN BY: ^{NED} GD	CHECKED BY: AG
PROJECT NO. 21008	SURVEY BY: TPM	DATE: 28 APR 2021

OF ZORRA

225 DUNDAS STREET, THAMESFORD
PARTS 1 & 2 – PLAN 41R-10127

SITE PLAN

DRAWING No. **1**



From: Mark Phillips [REDACTED]
Sent: Monday, June 13, 2022 6:14 AM
To: Floe Senior <csenior@oxfordcounty.ca>
Subject: Re: participation in zoning meeting

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

I will not be able to attend this morning
however I do have some concerns
according to the print there appears to be
no green space
no space for garbage bins
too dense population - 60 to 100 people this is over crowding
inadequate number of spaces for parking (1.25 per unit) is not realistic anymore
the spruce trees will be removed - don t need to explain that one
this space would be put to better use as restaurant such as a Chucks or similar

thank you
Mark Phillips

AMENDMENT NUMBER 278
TO THE COUNTY OF OXFORD OFFICIAL PLAN

The following text and Schedule "A" constitutes
Amendment Number 278 to the County of Oxford Official Plan.

COUNTY OF OXFORD

BY-LAW NO. 6447-2022

BEING a By-Law to adopt Amendment Number 278 to the County of Oxford Official Plan.

WHEREAS, Amendment Number 278 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 278 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 July, 2022.

READ a third time and finally passed this 13th day of July, 2022.

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 'Low Density Residential' designation to 'Medium Density Residential' to facilitate a three-storey residential apartment building consisting of up to 18 units.

2.0 LOCATION OF LANDS AFFECTED

This amendment applies to lands described as Part Lot 21, Conc. 1, (North Dorchester). The lands are located on the south side of Dundas Street West, between Stanley and Middleton Streets, in the Village of Thamesford and are municipally known as 233 Dundas St. West, Thamesford, ON.

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 a three-storey, 18-unit apartment building on the subject 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 apartment building 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 designated residential lands 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 Dundas Street, which is a major road under the jurisdiction of the County.

Council is of the opinion that the proposed apartment building is compatible with the existing residential and commercial uses in the area. The redesignation of the lands for a medium density residential apartment building 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.

4.2 That Section 6.2.3.2, *Specific Development Policies*, be amended to add the following subsection at the end thereof:

6.2.3.2.3 Part Lot 21, Conc. 1 (North Dorchester) – 233 Dundas Street West, Thamesford

Notwithstanding any other policies of this Plan, on those lands comprising an area of approximately 0.23 ha (0.58 ac), located on the south side of Dundas Street West, east of Stanley Street, and municipally known as 233 Dundas Street West in Thamesford, up to 18 residential apartment units may be permitted.

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. 278

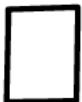
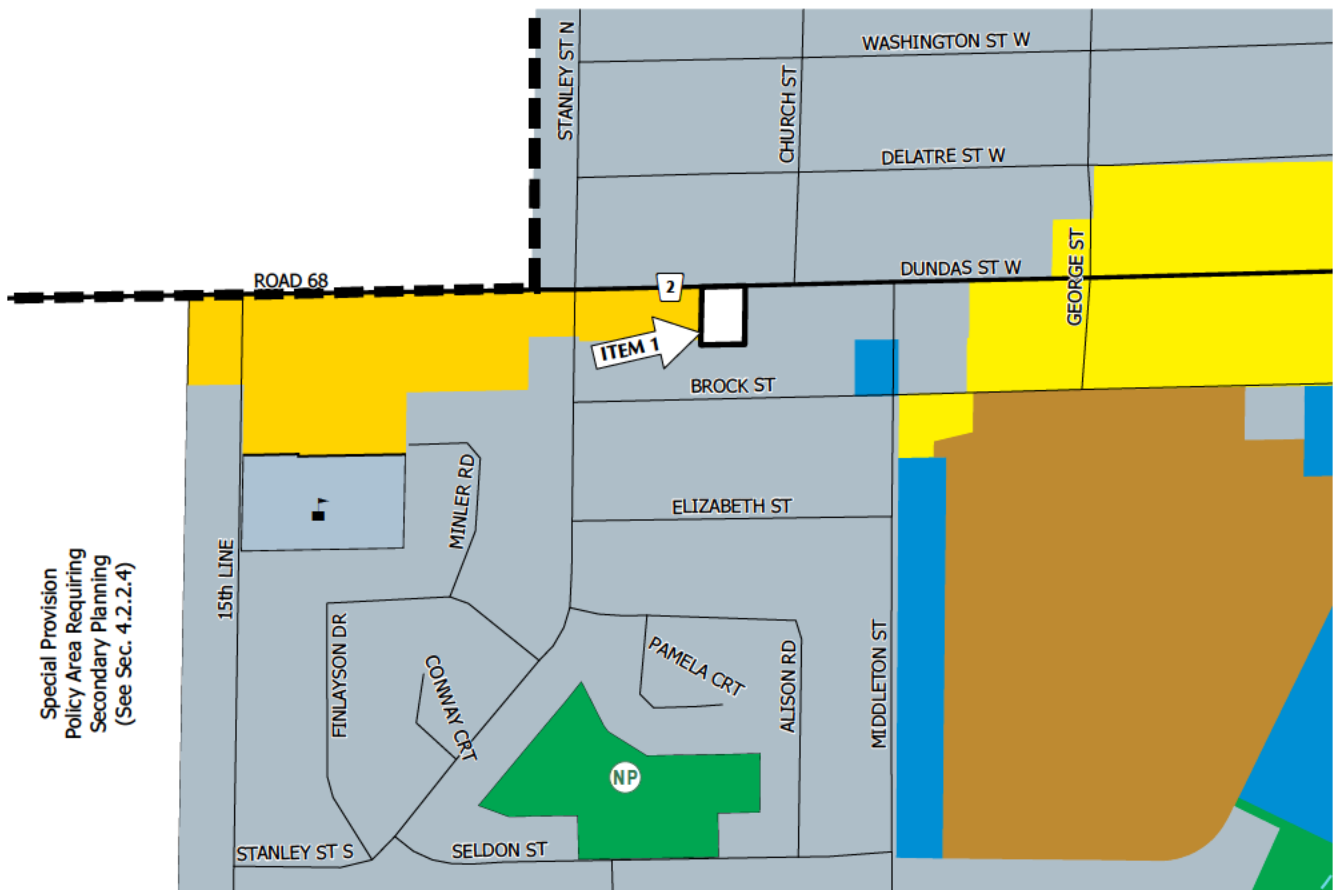
TO THE

**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 LOW DENSITY RESIDENTIAL
TO MEDIUM DENSITY RESIDENTIAL

LAND USE PLAN

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