



NOTICE OF CONSIDERATION BY COUNCIL
pursuant to Section 34 of the
Planning Act, R.S.O. 1990, as amended

APPLICATION FOR ZONING BY-LAW AMENDMENT (Z20-25)

APPLICANT: Doug. Tarry Limited
AGENT: Nethery Planning c/o Tracy Tucker
LOCATION: 83 Christie Drive and 2648 Harris Road, Dorchester
ROLL NO.: 3926-000-050-31000 & 3926-000-050-24300

Notice is hereby given that Planning Staff will be bringing forward the above-noted application for recommendation at an upcoming regular meeting of Council. The purpose of this meeting is for Council to consider the planning analysis and recommendations related to the application.

Please note that this meeting is intended for Council’s consideration of the proposal, and as such, an opportunity for public participation is not included on the agenda. Any oral and written submissions previously provided by residents have been considered by Council and are reflected in the planning analysis.

Council Meeting

Date: Monday, November 9th, 2026
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

Purpose and Effect of the Zoning By-law Amendment

The purpose and effect of this Application is to rezone the subject property **from** the Future Development (FD) Zone **to** the following categories:

Site-specific Residential Second Density (R2-#) Zone for the proposed single-detached, semi-detached and townhouse lots (shown as Blocks 1-44, 149-174) subject to the following special provisions in conjunction with the parent R2 Zone:			
Provision	Proposed (Single-Detached)	Proposed (Semi-Detached)	Proposed (Street Townhouse)
Lot Area (min.)	350m²	250m²	185m²
Lot Frontage (min.)	10.5m	8.5m	5.5m (interior lot) 7.5m (end lot)
Front/Exterior Side Yard Depth (min.)	4.5m to a dwelling* 6.0m to a garage	4.5m to a dwelling* 6.0m to a garage	4.5m to a dwelling 6.0m to a garage
Interior Side Yard Depth (min.)	1.2m	1.2m, provided no side yard shall be required between the common wall dividing individual dwelling units	2.0m, provided no side yard shall be required between the common wall dividing individual dwelling units
Rear Yard Depth (min.)	8.0m	8.0m	8.0m
Lot Coverage (max.)	50%*	50%*	65% (interior lot) 50% (end lot)
Building Height (max.)	11.0m	11.0m	15.0m
Landscaped Open Space (min.)	30%*	30%*	15% (interior lot) 30% (end lot)

Site-specific Residential Second Density (R2-#) Zone for the proposed single-detached, semi-detached and townhouse lots (shown as Blocks 1-44, 149-174) subject to the following special provisions in conjunction with the parent R2 Zone:			
Maximum Driveway Width	Lesser of 7.0m or 60% of the street line along the street used to gain access to the driveway*	Lesser of 6.0m or 50% of the street line along the street used to gain access to the driveway*	Lesser of 5.0m or 75% of the street line along the street used to gain access to the driveway
Sight Visibility Triangles – Corner Lots	6.0m	6.0m	6.0m
Yard Encroachments and Obstructions			
(d) Heat Pumps, Air Conditioners and/or Air Exchangers for all uses permitted	1.5m (Encroachment), but not closer than 0.4m to the lot line	1.5m (Encroachment), but not closer than 0.4m to the lot line	1.5m (Encroachment), but not closer than 0.4m to the lot line
(g) Balconies, Open Roofed Porches and Uncovered Terraces or Decks for all uses permitted	2.5m (Encroachment) (Front / Exterior Side Yard) 4.0m (Rear Yard)	2.5m (Encroachment) (Front / Exterior Side Yard) 4.0m (Rear Yard)	2.5m (Encroachment) (Front / Exterior Side Yard) 4.0m (Rear Yard)

*Roundabout Lot Single Detached Dwelling & Semi-Detached Dwelling	
Front and Exterior Side Yard Depth	1.2m from a daylight triangle to a building
Lot Coverage	55% (Single-detached dwelling) 65% (Semi-detached dwelling)
Driveway Width (maximum)	Lesser of 6.0m or 80% of the street line along the street used to gain access to the driveway

Site-specific Residential Third Density (R3-#) Zone limited to Block 175 subject to the following standards* in addition to the regulations associated with the parent R3 Zone:	
Permitted Uses Apartment Dwelling, Day Care within the ground floor of an apartment building, Convenience Store within the ground floor of an apartment building, Medical/Dental Office within the ground floor of an apartment building, All other uses permitted in the R3 Zone	
Provision	Proposed
Lot Area (min.)	3.5ha
Front Yard Depth (min.)	7.5m
Exterior Side Yard Depth (min.)	6.0m
Interior Side Yard Depth (min.)	4.5m
Rear Yard Depth (min.)	9.0m
Lot Coverage (max.)	50%
Building Height (max.)	4-storeys
Density (maximum units per hectare)	95

Site-specific Institutional (I-x) (I-y) Zones		
Permitted Uses Cemetery		
Provision	Proposed (I-x)	Proposed (I-y)
Lot Area (min.)	600m2	10,000m2
Lot Frontage (min.)	0.0m	0.0m

Open Space (OS) Zone limited to Blocks 186, 187, 190 and 191 to accommodate parkland, open space areas and the stormwater management facility.

Blocks 192 and 193 are reserved for future development and will not be subject to the Zoning By-law Amendment application. A future Zoning By-law Amendment application will be required to facilitate development of the lands.

Areas zoned **Environmental Protection (EP)** are limited to Blocks 186 and 187 and are proposed to include a holding provision to ensure an archaeological investigation is completed should development be contemplated in the future.

The location of the proposed zones can be found on the attached Location Map.

Description and Location of Subject Land

The subject property is legally described as Part Lots 19 and 20, North Dorchester Concession B S.R.T.; and Part 1 of RP 33R19961, Municipality of Thames Centre. The lands are located at the end of Christie Drive, just east of Harris Road in southwest Dorchester.

Other Information

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 Friday, October 30, 2026**. The public is advised that comments expressed are a matter of public record for full disclosure.

If you haven't already done so and wish to be notified of the decision of the Municipality of Thames Centre on the proposed zoning bylaw amendment, you must make a written request via email to comments@thamescentre.on.ca or by mail to the municipal office.

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 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 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.

Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

For more information about this matter, including information about appeal rights, contact Erin Besch, Planner, at 519.930.1010 or at ebesch@middlesex.ca

DATED at the Municipality of Thames Centre, this 16th day of October 2026.

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

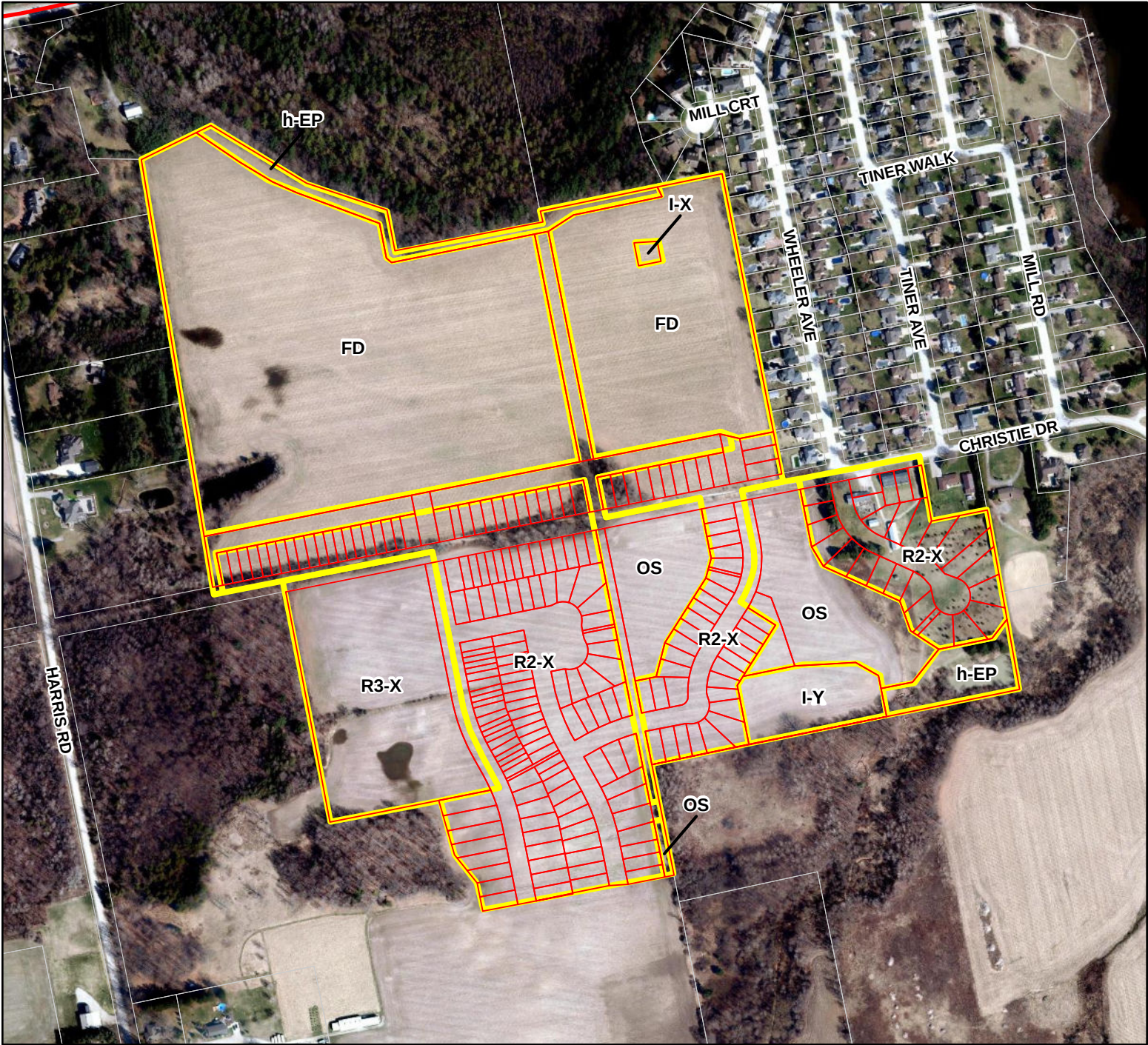
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83 Christie Drive & 2648 Harris Road, Dorchester
NORTH DORCHESTER CON B SRT PT LOTS 19
AND 20 AND RP 33R19961 PART 1



Municipality of THAMES CENTRE



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Planning Department
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 Proposed Zones

 Draft Approved Plan of Subdivision 39T-TC2501



1:6,000

Metres

0 55 110 220

Disclaimer: This map is for illustrative purposes only.
Do not rely on it as being a precise indicator of routes,
locations of features, nor as a guide to navigation.