



NOTICE OF APPLICATIONS
pursuant to Sections 34 and 51 of the Planning Act

**APPLICATIONS FOR PROPOSED PLAN OF SUBDIVISION (39T-TC2501)
& ZONING BY-LAW AMENDMENT (Z20-25)**

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

Purpose and Effect – Draft Plan of Subdivision

The purpose of the proposed (attached) plan of subdivision is to facilitate the development of the subject lands for the following purposes:

- 170 single-detached and semi-detached freehold lots (Lots 1-144, 149-174)
- Four (4) townhouse blocks containing a total of 21 units (Blocks 145-148)
- One (1) high density residential block (Block 175)
- Four (4) blocks for parkland (Blocks 184, 185, 188, 194)
- Four (4) blocks for open space purposes (Blocks 186, 187, 190, 191)
- One (1) block for stormwater management (Block 189)
- Two (2) blocks for Future Development (Blocks 192, 193)
- Four (4) new streets
- Extension of Christie Drive to Harris Road

The effect of the proposed plan would generally facilitate residential development and related amenity areas, all serviced by municipal water and sanitary sewers.

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.)	350m ²	250m ²	185m ²
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)
Maximum Driveway Width	Lesser of 7.0m or 60% of the street line along the street used to gain access to the	Lesser of 6.0m or 50% of the street line along the street used to gain access to the driveway; but not greater than 6.0m	Lesser of 5.0m or 75% of the street line along the street used to gain access to the driveway; but not greater than 5.0m

	driveway; but not greater than 7.0m		
Sight Visibility Triangles – Corner Lots	6.0m	6.0m	6.0m
Yard Encroachments and Obstructions	1.5m (Encroachment), but not closer than 0.4m to the lot line Encroachment of 2.5m (Front / Exterior Side Yard), 4.0m (Rear Yard)	1.5m (Encroachment), but not closer than 0.4m to the lot line Encroachment of 2.5m (Front / Exterior Side Yard), 4.0m (Rear Yard)	1.5m (Encroachment), but not closer than 0.4m to the lot line Encroachment of 2.5m (Front / Exterior Side Yard),

*All standards are minimum unless noted otherwise

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:	
Provision	Proposed (Apartment)
Lot Area (min.)	3.5ha
Lot Frontage (min.)	30.0m
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.)	6-storeys
Landscaped Open Space (min.)	30%
General Provisions	
Dwelling Unit Area (min.)	40m2 for a bachelor unit

*All standards are minimum requirements unless noted otherwise

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.

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 Planning Act Applications

The applicants have also submitted an Official Plan Amendment which proposes to add a site-specific policy to the Thames Centre Official Plan to permit high-density residential uses, including apartment dwellings, up to a maximum height of 6-storeys on Block 175 of the Draft Plan. The proposed policy also would permit limited commercial, and office uses on the ground floor of the apartment building.

Other Information

These applications will be presented at a future public meeting. You will receive another notice inviting you to attend this meeting.

In accordance with the Planning Act, the County of Middlesex being the approval authority for plans of subdivision deemed the application for draft plan of subdivision to be complete on July 31, 2025. If you wish to be notified of the decision of the County of Middlesex with respect to the proposed Plan of Subdivision (39T-TC2501), you must submit a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London, Ontario N6A 2P1 (fax: 519-434-0638). Written comments with respect to the proposal may also be submitted to the Municipality of Thames Centre, 4305 Hamilton

Road, Dorchester, Ontario, N0L 1G3.

For more information regarding the subject applications, please contact Amanda Storrey, Director of Planning and Development Services, at 519.268.7334 x 249 or at astorrey@thamescentre.on.ca

DATED at the Municipality of Thames Centre, this 14th day of August 2025.

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