

**APPLICATIONS FOR DRAFT PLAN OF SUBDIVISION AND ZONE CHANGE**

**TOWNSHIP OF ZORRA**

Please be advised that the Community Planning Office has received applications applying to the following lands:

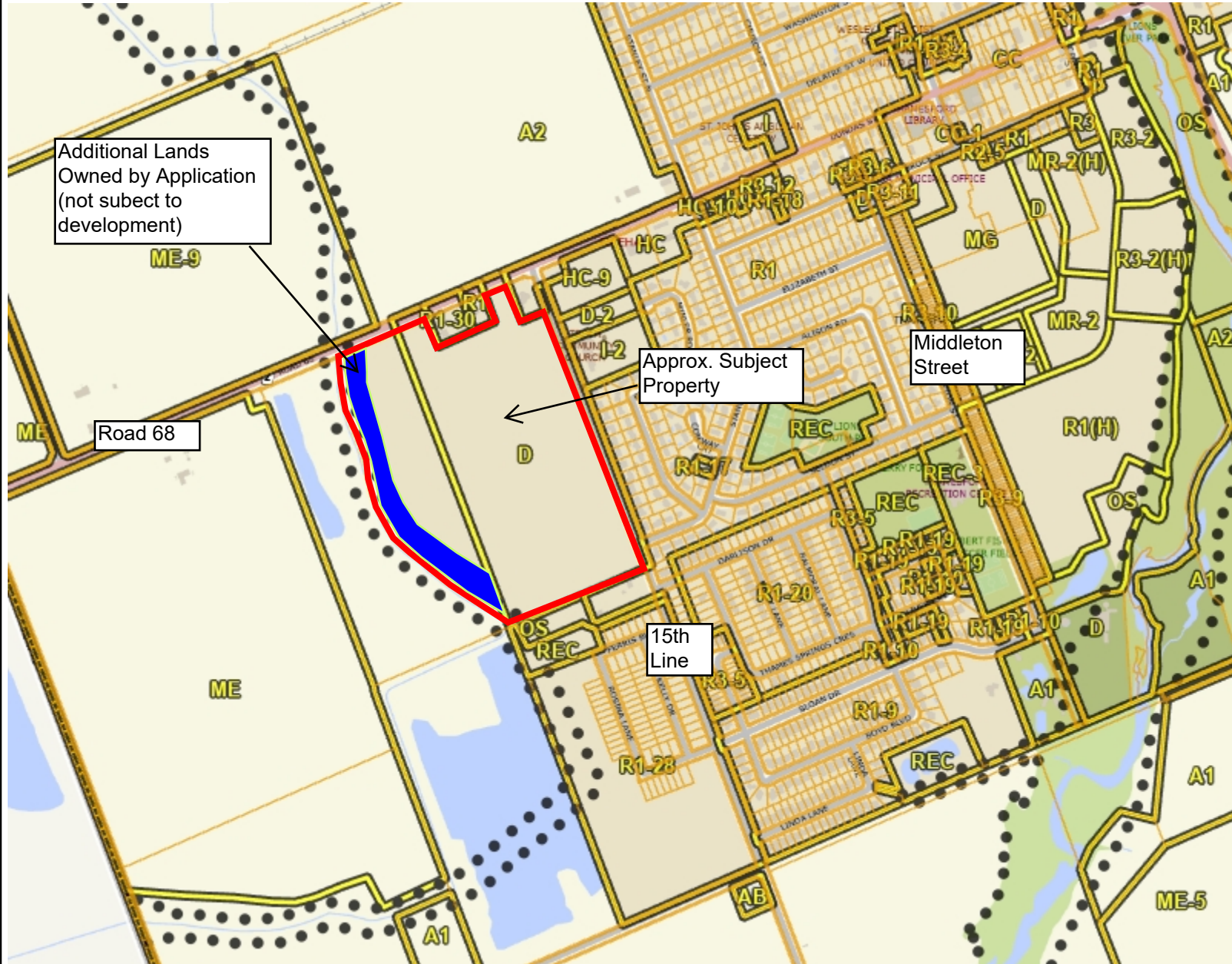
<b>File No.:</b>	SB 26-02-5 and ZN 5-26-05
<b>Owner:</b>	1000674604 Ontario Limited c/o Greg Sweetnam
<b>Applicant:</b>	MHBC Planning
<b>Location of Property:</b>	The subject land is described as North ½ Lot 20, Concession 1 (North Dorchester), Registered Plan No. 41R-1677. The lands are located in the southwest corner of Road 68 and 15 <sup>th</sup> Line, and are municipally known as 682776 Road 68, Thamesford, Township of Zorra.
<b>Description of Application:</b>	<p>The purpose of the application for draft plan of subdivision approval is to facilitate the development of a residential subdivision comprised of approximately 607-697 dwellings units (a mix of single-detached dwellings, street fronting townhouse dwellings and cluster townhouse dwellings), on an area of approximately 23 ha (56.8 ac). An area of approximately 14 ha (34.5 ac) of the subject lands is outside of the settlement area (Village of Thamesford) and are not subject to the proposed applications. Also proposed as part of the plan are a park block for recreational purposes, various walkways, and open space blocks to recognize areas of constraint (i.e. floodplain) or for the purpose of accommodating a stormwater management facility. A trail is also proposed along the western boundary of the subject lands. The development is proposed to be serviced by both existing streets (15<sup>th</sup> Line) and two new internal streets.</p> <p>The associated application for zone change seeks to place the lands into a variety of site-specific zones to recognize the proposed development. It is proposed that the townhouse dwellings would be zoned 'Special Residential Type 3 Zone (R3-sp)' to permit reductions to the required minimum lot area, lot frontage, front yard depth and exterior side yard width. An increased maximum lot coverage is also proposed.</p>

(see attached map)

Please note this is **not** a notice of Public Meeting. Prior to the Public Meeting, you will receive a "Public Notice" informing you of the date, time and location of the public meeting, together with a description of the proposal.

If you have any questions regarding the applications, please contact this office to arrange an appointment with **Spencer McDonald, Development Planner**. Written inquiries may also be forwarded to the regular mail or email addresses provided below. Please include the applicant's name and file number on all correspondence.

Spencer McDonald  
Development Planner  
Community Planning  
County of Oxford  
P. O. Box 1614, 21 Reeve Street  
Woodstock ON N4S 7Y3  
phone: 519-539-9800 x 3205  
email: [planning@oxfordcounty.ca](mailto:planning@oxfordcounty.ca)



Additional Lands Owned by Application (not subject to development)

Approx. Subject Property

Middleton Street

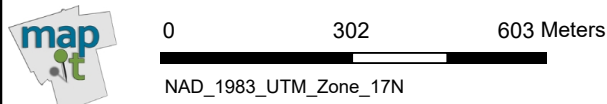
Road 68

15th Line

**Legend**

- Parcel Lines
  - Municipal Boundary
  - Property Boundary
  - Assessment Boundary
  - Road
  - Unit
- 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

# DRAFT PLAN OF SUBDIVISION

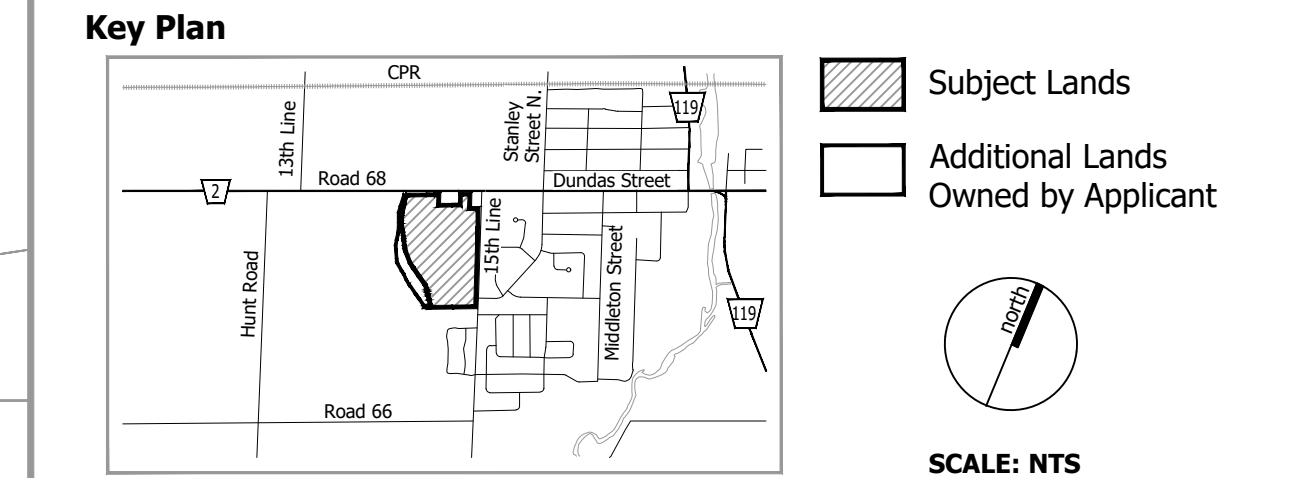
**Legal Description**  
 PART OF LOT 20, CONCESSION 1  
 NORTH DIVISION  
 (FORMER GEOGRAPHIC TOWNSHIP OF DORCHESTER)  
 VILLAGE OF THAMESFORD  
 TOWNSHIP OF ZORRA  
 COUNTY OF OXFORD

**Owner's Certificate**  
 I HEREBY AUTHORIZE MACNAUGHTON HERMSEN BRITTON CLARKSON PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: \_\_\_\_\_ GREG SWEETNAM  
 VICE PRESIDENT - RESOURCES  
 TELEPHONE CITY AGGREGATES INC.

**Surveyor's Certificate**  
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

DATE: \_\_\_\_\_ 7 - OLS  
 BROOKS LISE SURVEYING LTD.



Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990, c.P.13 as Amended

- A. AS SHOWN B. AS SHOWN C. AS SHOWN  
 D. RESIDENTIAL, MULTIPLE RESIDENTIAL, OPEN SPACE, PARK, STORMWATER MANAGEMENT  
 E. AS SHOWN F. AS SHOWN G. AS SHOWN H. MUNICIPAL WATER SUPPLY  
 I. SANDY LOAM J. AS SHOWN K. ALL SERVICES AS REQUIRED L. AS SHOWN

**Area Schedule**

Description	Blocks	Units	Area (ha)
Residential (singles, street townhomes) <sup>1</sup>	1-28	443-492	10.680
Multiple Residential (cluster townhomes) <sup>2</sup>	29	164-205	4.116
Stormwater Management Facility	30		1.632
Park	31		0.804
Open Space	32,33		0.949
Walkway	34,35		0.076
Walkway/Service Corridor	36,37		0.036
Roads			4.505
<b>Total</b>	<b>37</b>	<b>607-697</b>	<b>22.798</b>

- Notes:  
 1. Blocks 1, 2 and 3 (singles) - minimum unit yield assumes 11m wide lots; maximum unit yield assumes 9m wide lots.  
 Blocks 4 - 28 (street towns) - minimum unit yield assumes 6m wide lots; maximum unit yield assumes 5.5m wide lots.  
 2. Block 29 (multiple residential) - minimum unit yield is based on 40 units per hectare (uph) and maximum unit yield is based on 50 units per hectare (uph).

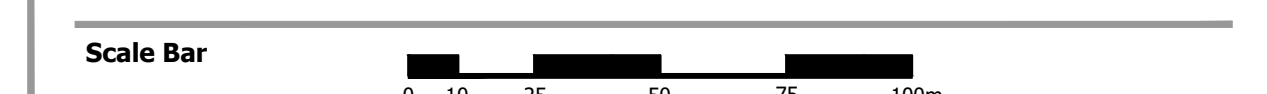
- Notes:  
 1. Boundary information from Plan of Survey provided by Brooks Lise Surveying Ltd. (2022).  
 2. Topography and Floodline provided by Crozier Consulting Engineers (2024/2026)

Rev. No.	Date	Issued / Revision	By
1.	Apr. 8, 2026	For client review;	DGS

Approval Stamp	Date
	April 8, 2026
File No.	10116R
Plan Scale	1:1,500 (24x36)
Drawn By	D.G.S.
Checked By	D.A.

**Project**

**File Name** DRAFT PLAN OF SUBDIVISION



K:\10116R-TCA-Thamesford\DP\TCA Thamesford Draft Plan of Subdivision Apr8 2026.dwg

