



## NOTICE OF PUBLIC HEARING AND PUBLIC MEETING

Pursuant to Sections 45 & 53 of the *Planning Act*

### APPLICATIONS FOR MINOR VARIANCE (A10-24) & CONSENT (B12-24)

**APPLICANT:** Sherry Lynn Pye & Lawrence Pye

**AGENT:** Michael Pye

**LOCATION:** 2770 Rath Street

**ROLL NO:** 3926-000-040-06550

#### **Purpose and Effect of Minor Variance Application (A10-24)**

The purpose and effect of the subject application is to seek relief from the Thames Centre Comprehensive Zoning By-law as it relates to the minimum frontage requirements for the Hamlet Residential (HR) Zone. The lands subject to this variance are the lands to be retained from Applications for Consent B2-24, B3-24, B4-24 and B5-24 having a frontage of approximately 20.1 metres (65.94 ft) whereas the HR Zone requires a minimum frontage of 30 metres. This variance is being sought to satisfy a condition of consent related to the above consent applications.

#### **Purpose and Effect of Consent Application (B12-24)**

The purpose and effect of the subject application is to establish an access easement in favour of 2757 Rath Street over a portion of the retained lands from Applications for Consent B2-24, B3-24, B4-24 and B5-24 to recognize the existing use of a shared driveway. This easement is being sought to satisfy a condition of consent related to the above consent applications.

#### **Description and Location of Subject Land**

The subject lands are legally described as Part of Lot 4, Concession B, SRT (geographic Township of North Dorchester), Municipality of Thames Centre. The subject property is located on the south side of Hamilton Road (County Road 29), on the west side of Putnam Road (County Road 30) and at the south end of Rath Street in the hamlet of Putnam.

#### **Public Meeting**

The Municipality's Committee of Adjustment and Council will hold a public hearing and public meeting to consider the subject applications.

Thames Centre Council meetings are held in a hybrid format, being conducted electronically and in-person.

**Date:** Monday, October 21, 2024

**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](http://www.youtube.com/municipalityofthamescentre)

**The public is advised that the Council meeting will begin at 5:00 p.m., although the exact time of item is unknown.** To participate **electronically** via phone or by video using Zoom, registration is required. Please visit the website [www.thamescentre.on.ca/registration](http://www.thamescentre.on.ca/registration) and complete the registration process before **12 Noon on Monday, October 21, 2024**. Notwithstanding the deadline above, members of the public are asked to register as soon as possible to provide an orderly registration process and meeting. To participate **in person**, registration is politely requested. Please visit the website [www.thamescentre.on.ca/registration](http://www.thamescentre.on.ca/registration) to complete the registration process. Send any **written comments or concerns** for Council's consideration via email to [comments@thamescentre.on.ca](mailto:comments@thamescentre.on.ca) or by mail to the municipal office before **12 Noon on Wednesday, October 16, 2024**. The public is advised that comments expressed and written material presented are a matter of public record for full disclosure.

**Other Planning Act Applications:** As noted, the subject lands are also subject to Applications for Consent B2-24, B3-24, B4-24 and B25-24 which sought to create four (4) lots for residential purposes and were conditionally approved by municipal Council on May 27<sup>th</sup>, 2024.

If a person or public body has the ability to appeal the decision of the Council of the Municipality of Thames Centre in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Municipality of Thames Centre before it gives or refuses to give a provisional consent,

the Tribunal may dismiss the appeal. If you wish to be notified of the decision of the Municipality of Thames Centre in respect of the proposed consent, you must make a written request to the Municipality of Thames Centre, Clerk, 4305 Hamilton Road, Dorchester, Ontario, N0L 1G3 or at [comments@thamescentre.on.ca](mailto:comments@thamescentre.on.ca)

Notwithstanding the above, subsection 53(19) of the *Planning Act* defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

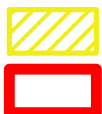
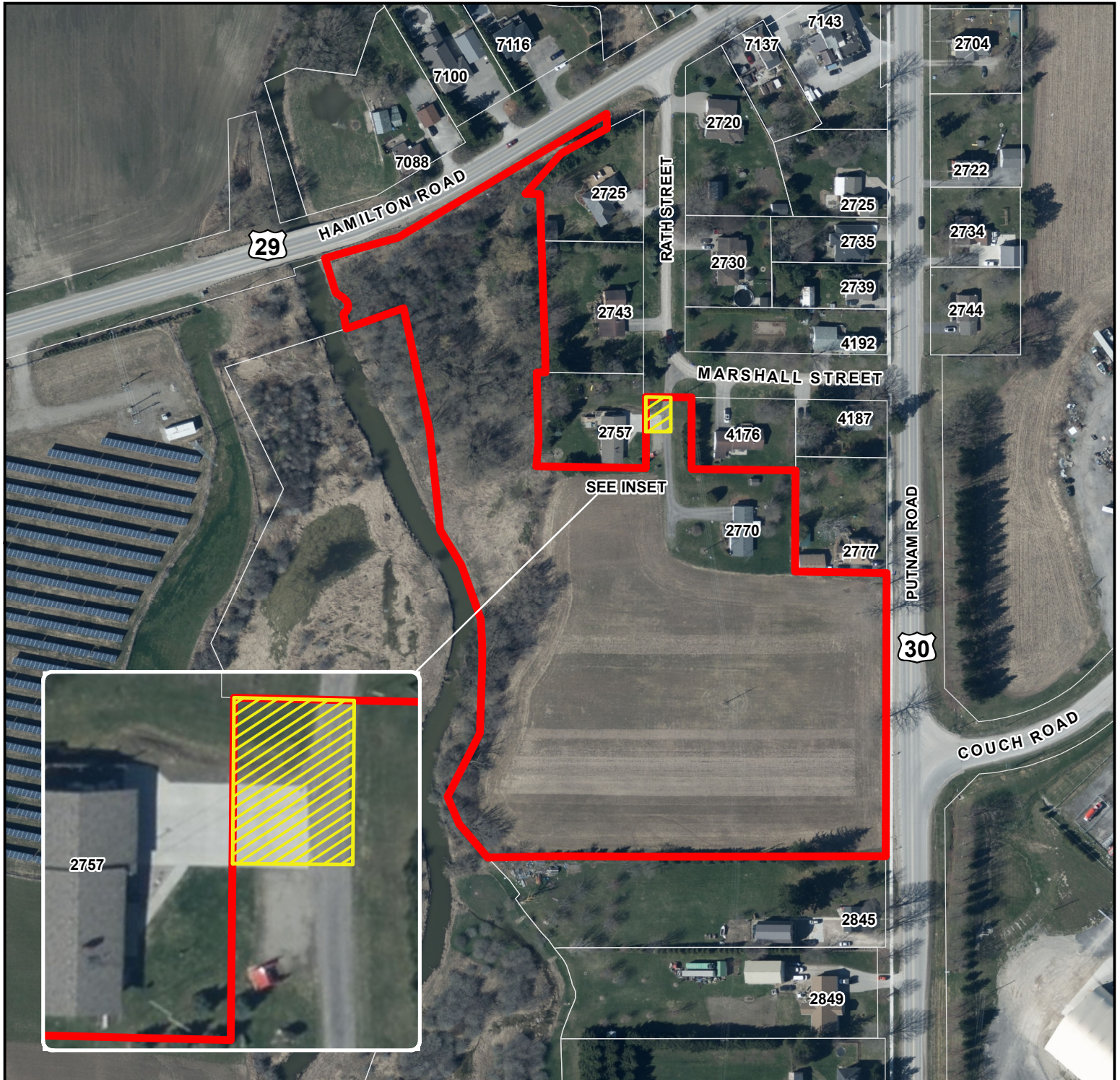
**Other Information:** For more information about this matter, please contact Amanda Storrey, Interim Director of Planning and Development Services, at 519.268.7334 x 249 or at [astorrey@thamescentre.on.ca](mailto:astorrey@thamescentre.on.ca).

**DATED** at the Municipality of Thames Centre, this 27<sup>th</sup> day of September 2024.

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

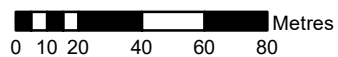
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AGENT: Michael Pye  
LOCATION: 2770 Rath St



**PROPOSED EASEMENT**  
**SUBJECT LANDS**

1:2,400



ORTHOPHOTOGRAPHY: SWOOP 2020

*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.*