



NOTICE OF PUBLIC HEARING
Pursuant to Section 45 of the *Planning Act*

APPLICATION FOR MINOR VARIANCE (A11-24)

APPLICANT: Kilbyrne Estates Ltd.
AGENT: Brown Beattie O'Donovan LLP c/o Stephen Carneiro Fernandes
LOCATION: 22697 & 22649 Nissouri Road
ROLL NO: 3926-000-031-07900

Purpose and Effect

The purpose and effect of this Application is to seek relief from the Thames Centre Comprehensive Zoning By-law as it relates to the minimum lot area and minimum frontage requirements of the Agricultural (A) Zone and the minimum setback requirements from the centreline of construction of a County road, being County Road 27. Relief is being requested from the following requirements:

Zoning By-law Regulation for the Agricultural (A) Zone	
Minimum Lot Area	
Required Lot Area	Requested Lot Area
40 hectares (98.84 ac)	0.43 hectares (1.2 ac)
Minimum Lot Frontage	
Required Lot Frontage	Requested Lot Frontage
150 metres (492.13 ft)	74 metres (242.78 ft)
Zoning By-law Regulation for Setbacks for Selected Roads	
Minimum Setback Requirement from County Road 27	
Required Setback (from centreline)	Requested Setback (from centreline)
38 metres (124.67 ft)	31.3 metres (102.69 ft)

Description and Location of Subject Land

The subject property is legally described as Part of Lot 23, Concession 2 (geographic Township of West Nissouri), and designated as Part of Part 1 on Reference Plan 33R-5733, Municipality of Thames Centre. The property is located on the west side of Nissouri Road (County Road 27), south of Plover Mills Road (County Road 16).

Public Hearing

The Municipality's Committee of Adjustment will hold a public hearing to consider the subject application, which will be held in a hybrid format, being conducted electronically and in-person.

Date: Monday, January 27, 2025
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

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 and complete the registration process before **12 Noon on Monday, January 27, 2025**. Notwithstanding the deadline above, members of the public are asked to register as soon as possible to provide an orderly registration process and meeting. 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 Wednesday, January 22, 2025**. 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, this property is subject to Consent Application B7-2024 which was conditionally approved by Municipal Council on June 24th, 2024. This application sought to sever a parcel of land from an existing agricultural parcel since the severed and retained lands merged on title in 2012 due to common ownership.

Other Information: For more information about this matter, 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 15th day of January 2025.

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

APPLICATION FOR MINOR VARIANCE: A-11-2024

Owner: Kilbyrne Estates Ltd.



22697 & 22649 Nissouri Road
WEST NISSOURI CON 3 PT LOTS 23 AND 24

Municipality of THAMES CENTRE



Published by the County of Middlesex
Planning Department
399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
December, 2024

- Land subject to minor variance
- Lands Severed in B7-2024
- Lands retained in B7-2024



1:10,000

0 95 190 380 Metres

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.