

APPLICATION FOR ZONING BY-LAW AMENDMENT (Z18-22)

APPLICANT: Rival Developments Inc.
LOCATION: west side of Nissouri Road, north of Plover Mills Road (County Road 16)
ROLL NO.: 3926-031-050-05600

This notice is not a *Planning Act* requirement and is to serve as communication purposes only.

A Public Participation Meeting for the application was held on September 19, 2022. This application is being brought back to Council for consideration on **Monday, February 10th, 2025.**

The municipality received an amended zoning by-law amendment application to rezone a portion of the subject lands from the Environmental Protection (EP) zone to a site-specific Rural Residential (RR-#) zone to allow for the residential development of the lands, in the form of a single detached dwelling which is otherwise not permitted under the current zoning. The applicant has revised the requested site-specific standards. A table with the original request and the amended request can be found below:

	Parent Rural Residential (RR) Zone standards	Site-Specific Rural Residential (RR-#) Zone subject to the following special provisions in conjunction with the parent RR Zone Original Request	Site-Specific Rural Residential (RR-#) Zone subject to the following provisions in conjunction with the parent RR Zone Revised Request
Lot Frontage	75 metres	-	45 metres
Lot Area	1.5 hectares	approx 0.29 hectares (0.72 ac/ 2,900 m ²)	2,500 square metres
Front Yard Depth	25 metres	10 metres	6 metres
Rear Yard Depth	20 metres	6 metres (to 289.8 elevation)	15 metres
Interior Side Yard Depth	15 metres	-	3 metres north side 6 metres south side
Lot Coverage (maximum)	5% of lot area	-	20% of lot area
Accessory Building	5 metres in height	Height determined same as for Main Building Height	This request has been removed by the applicant

As part of the original rezoning request, the applicant requested to permit an accessory building with the same height as the future dwelling. Additionally, the applicant requested to permit the accessory structure to be constructed prior to a single detached dwelling. The applicant has advised they no longer wish to proceed with these requests.

Section 34 (17) of the *Planning Act* states where a change is made in a proposed by-law after the holding of the public meeting, Council shall determine whether any further notice is to be given in respect of the proposed by-law. Staff is of the opinion that no further notice should be required as a result of the revised proposed zoning by-law provisions given that the changes to the provisions do not fundamentally alter what was originally proposed in 2022. Due to this, a new notice of public meeting was not circulated to neighbours within 120 metres of the subject property.

Description and Location of Subject Lands

The subject lands are legally described as Part of Lot 28, Concession 2 (geographic Township of West Nissouri), Municipality of Thames Centre. The lands are located on the west side of Nissouri Road and north of Plover Mills Road (County Road 16).

Council will consider a staff report at its meeting on:

Date: Monday, February 10, 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:

<https://www.youtube.com/c/municipalityofthamescentre>

The public is advised that the Council meeting will begin at 5:00 p.m., although the exact time of the item is unknown. **Please note that this is not a public participation meeting, however, anyone is welcome to observe the meeting in-person or watch it live through the above-mentioned Youtube Link.**

For additional information regarding the proposal please contact Amanda Storrey, Director of Planning and Development Services, at 519.268.7334 x249 or at astorrey@thamescentre.on.ca

DATED at the Municipality of Thames Centre, this 5th day of February, 2025.

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

APPLICATION FOR ZONING BY-LAW AMENDMENT (Z18-22)

Applicant: Rival Developments Inc. (Steve & Yvette Stapleton)

Location: North End of Nissouri Road on the West Side of same



Municipality of THAMES CENTRE

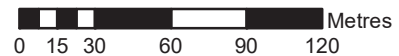


SUBJECT LANDS



LANDS PROPOSED TO BE REZONED

1:3,000



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.