



NOTICE OF APPLICATION & PUBLIC MEETING
Pursuant to Section 34 of the *Planning Act*

**APPLICATION FOR
ZONING BY-LAW AMENDMENT (Z17-24)**

APPLICANT: Jeffrey Eric Bushell and Samantha Lynn Bushell
AGENT: Jeffrey Eric Bushell
LOCATION: 2470 Cromarty Drive
ROLL NO.: 392600004012800

Purpose and Effect

The purpose and effect of this Application is to rezone the subject property from the Agricultural (A) Zone to a site-specific Agricultural (A-#) Zone to add 'Small Animal Crematorium' as an additional permitted use on the property. The applicants are seeking to establish a small animal crematorium business to accommodate small farm animals and pets under 200 pounds to operate out of an existing livestock building, in the form of a horse barn, which is otherwise not permitted. The proposed small animal crematorium would be located within a separate room of the horse barn, having a floor area of 44.59 square metres (480 ft²) in the 388.52 square metre (4182 ft²) horse barn. The business would involve the applicants retrieving the animals from local veterinarians and other clients to be brought to the property to be cremated. The applicants have obtained an Environmental Compliance Approval (ECA) from the Ministry of the Environment, Conservation and Parks (MECP) to allow for the natural gas fired pet cremation units and a cremains processor.

The property contains a single detached dwelling, a barn, and a shed. The property also contains lands zoned Environmental Protection (EP) and Wetland (W) in addition to containing natural heritage features including significant woodlands and provincially significant wetlands. The lands zoned 'EP' and 'W' are to remain unchanged. The majority of the property is regulated by the Upper Thames River Conservation Authority (UTRCA).

In accordance with Section 34(10.4) of the *Planning Act*, the Municipality of Thames Centre has deemed this rezoning application to be complete for the purposes of Section 34(10.1) and (10.2) of the *Planning Act*.

Description and Location of Subject Land

The subject lands are legally described as Part of Lots 6 to 10 on Plan 158, (geographic Township of North Dorchester), Municipality of Thames Centre. The subject property is located at the northeast corner of Elgin Road (County Road 73) and Cromarty Drive.

Public Meeting

The Municipality's Council will hold a 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 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: None.

Other Information:

If you wish to be notified of the decision of the Municipality of Thames Centre on the proposed zoning bylaw amendment, you must make a written request to the Municipality of Thames Centre, Clerk, 4305 Hamilton Road, Dorchester, Ontario, N0L 1G3.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Thames Centre to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Thames Centre before the by-law is passed, the person or public body is not entitled to appeal the decision. If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Thames Centre before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notwithstanding the above, subsection 34(19) of the *Planning Act* defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

For more information about this matter, including information about appeal rights, 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 19th day of December, 2024.

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

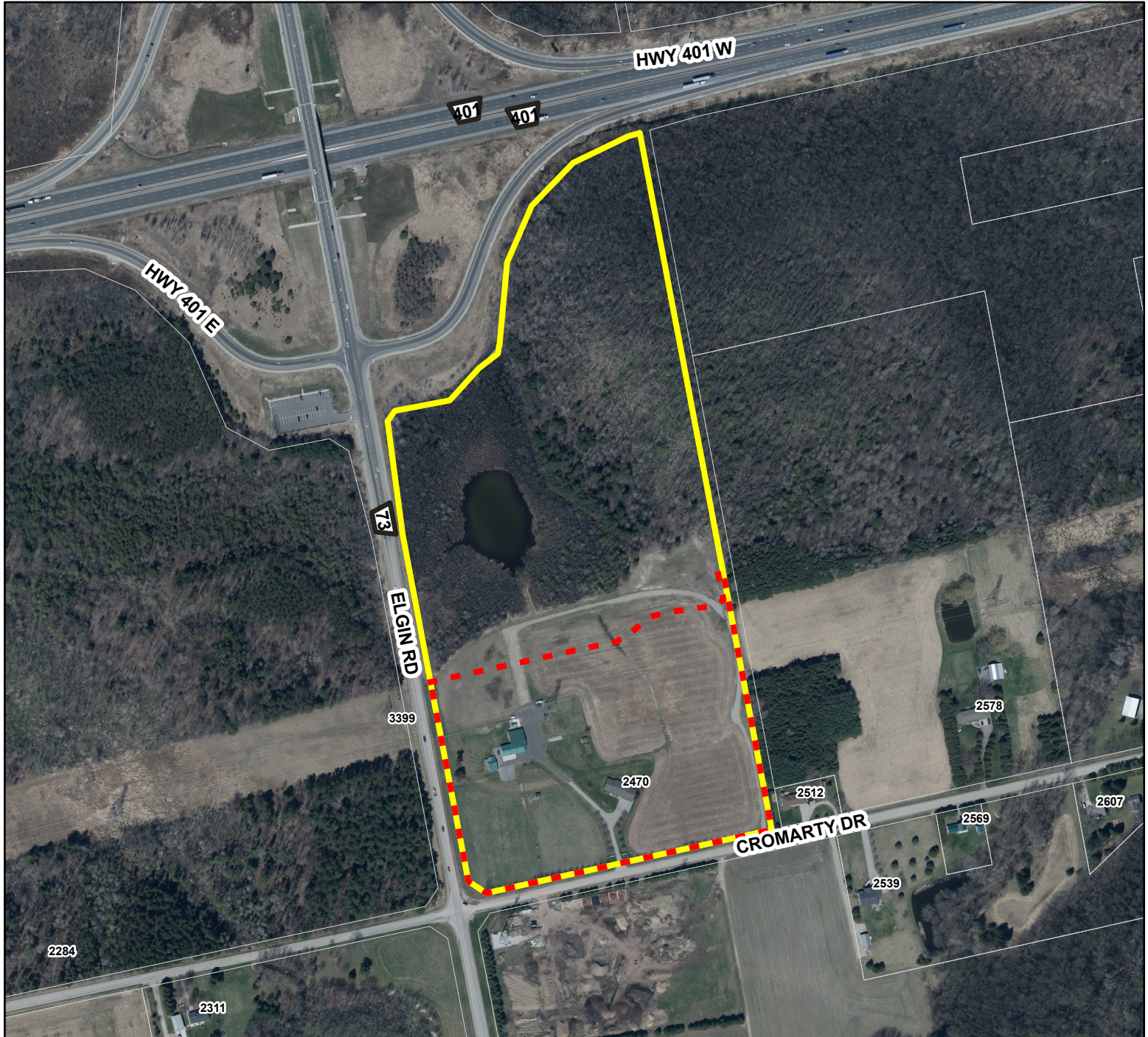
APPLICATION FOR ZONING BY-LAW AMENDMENT: Z17-2024

Owner: Jeffrey Eric Bushell & Samantha Bushell



2740 Cromarty Dr
PLAN 158 PT LOTS 6 TO 10

Municipality of THAMES CENTRE



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399 Ridout Street North, London, ON N6A 2P1
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December, 2024

- Subject Lands
- Lands proposed to be rezoned from 'Agricultural (A) Zone' to a site-specific 'Agricultural (A-#) Zone'



1:5,500

Metres
0 50 100 200

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.