



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

**APPLICATION FOR
ZONING BY-LAW AMENDMENT (Z19-24)**

APPLICANT: Shogun Maitake Odaira Enterprises Ltd.
AGENT: Stewart Findlater, Findlater & Associates Inc.
LOCATION: 4823 Dundas Street
ROLL NO.: 392600001007701

Purpose and Effect

The purpose and effect of this Application is to permit a 'personal service establishment' and a 'retail store' as additional permitted uses under the existing Agricultural Commercial (AGC-1) Zone. The application indicates an interested tenant has reached an agreement with the owner and is seeking to establish a hair salon, which falls under the personal service establishment definition, as well as establishing a retail store as on-farm diversified uses. Both the personal service establishment and the retail store are to be located within an existing building. The property contains a single detached dwelling, a barn, and a commercial building.

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 Lot 9, Concession 1, NRT (geographic Township of North Dorchester), Municipality of Thames Centre. The subject property is located on the south side of Dundas Street (Highway 2), west of Richmond Street.

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 February 24, 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, February 24, 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, February 19, 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.

If you have any questions regarding the applications 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 4th day of February, 2025.

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

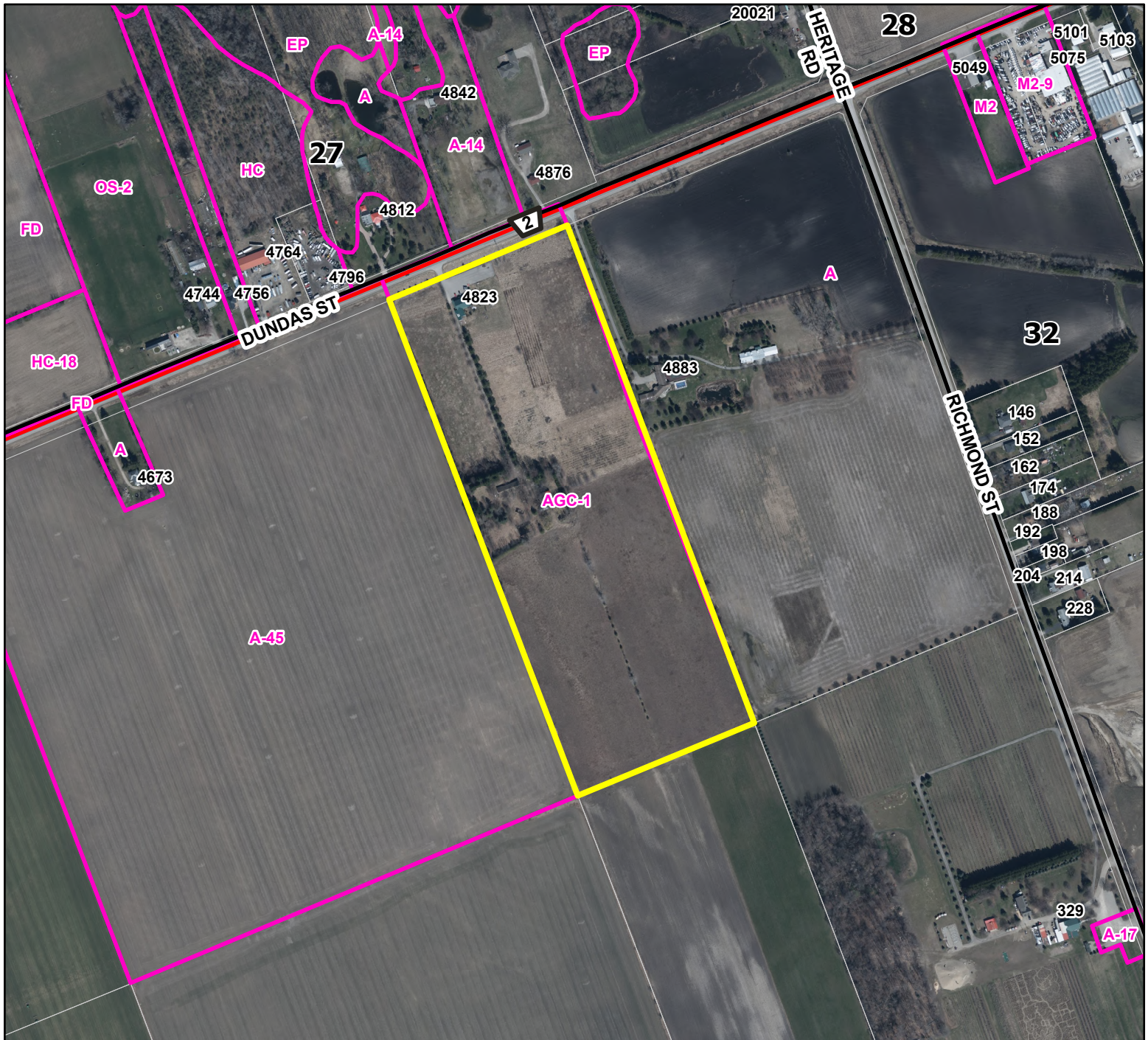
APPLICATION FOR ZONING BY-LAW AMENDMENT: Z19-2024

Owner: Shogun Maitake Odaira Enterprises Ltd.
 Agent: Stewart Findlater, Findlater & Associates Inc.



4823 Dundas St
 CON 1 NRT N PT LOT 9

Municipality of THAMES CENTRE

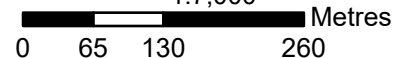


- Lands to be rezoned
- Zone Boundary

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 Planning Department
 399 Ridout Street North, London, ON N6A 2P1
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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.