



REVISED- NOTICE OF APPLICATION & PUBLIC MEETING

APPLICATION FOR ZONING BY-LAW AMENDMENT (Z20-24)

APPLICANTS: Fred & Susan Jamieson
AGENT: Stewart Findlater
LOCATION: 5242 Marion Street
ROLL NO.: 392600003011900

Purpose and Effect

The purpose and effect of this Application is to rezone a portion of the subject property from the Agricultural (A) Zone to a site-specific Agricultural (A-#) Zone to permit an Additional Residential Unit (ARU). The property contains a single detached dwelling with a floor area of 160 square metres (1722.23 square feet) as well as a detached garage. The applicant is proposing to construct an ARU with a floor area of 201 square metres (2163.55 ft²). The proposed location of the ARU is within the Agricultural (A) Zone which does not permit an ARU. This property also contains Future Development (FD) zoning and is partially located within the settlement area boundary for Dorchester. The Future Development (FD) Zone of the property is to remain unchanged.

Please note this notice has been revised to state the correct square footage of the proposed ARU.

In accordance with Section 34(10.4) of the *Planning Act*, the Municipality has deemed this zoning by-law amendment 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 11, Concession 3 NRT and designated as Part 1 of RP 33R21614 (geographic Township of North Dorchester), Municipality of Thames Centre. The subject property is located on the north side of Marion Drive, between Clara Street and Elgin Road (County Road 73).

Public Meeting

The Municipality's Council will hold a public meeting to consider the subject application.

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

Date: Monday, March 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, March 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. To participate **in person**, registration is politely requested. Please visit the website 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 or by mail to the municipal office before **12 Noon on Wednesday, March 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 in respect of the proposed rezoning, 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.

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 7th day of March 2025.

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

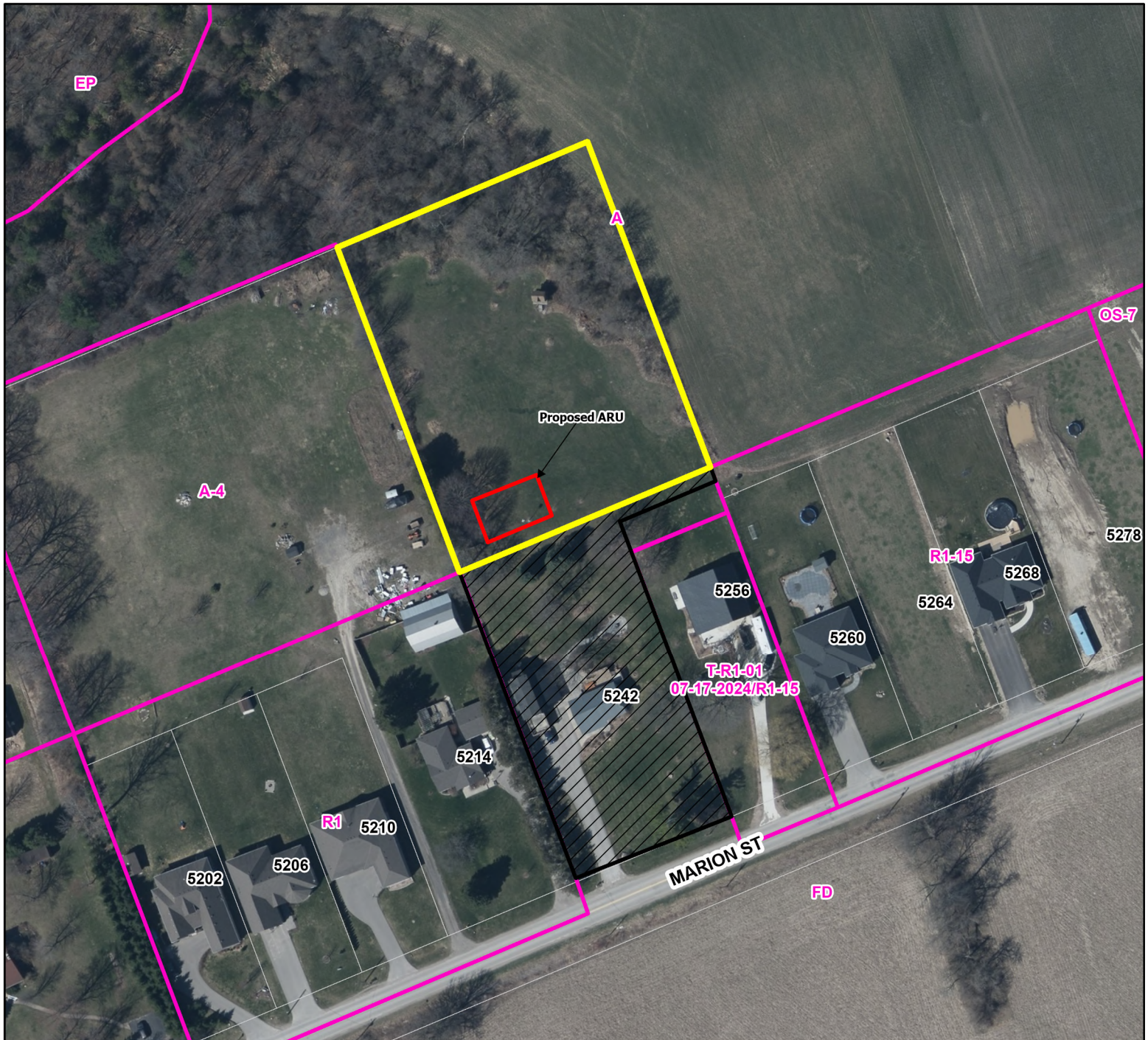
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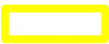


5242 Marion St
 NORTH DORCHESTER CON 3 NRT PT LOT 11 RP 33R21614 PART 1



Municipality of THAMES CENTRE



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 Planning Department
 399 Ridout Street North, London, ON N6A 2P1
 (519) 434-7321
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-  Lands proposed to be rezoned from Agricultural (A) Zone to a site-specific Agricultural (A-#) Zone
-  Lands not subject to rezoning application
-  Zone Boundary



1:1,500

0 12.5 25 50 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.