



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

APPLICATION FOR ZONING BY-LAW AMENDMENT (Z22-24)

APPLICANT: Monica Malarzewski
AGENT: Stewart Findlater
LOCATION: 52 Elizabeth Street, Dorchester
ROLL NO.: 392600005109300

Purpose and Effect

The purpose and effect of this Application is to rezone the subject property **from** the Residential First Density (R1) Zone **to** the Residential Third Density (R3) Zone to allow the construction of a fourplex dwelling with two 3-bedroom units and two 2-bedrooms units. The building would be serviced with a public water connection and private septic service, and access to the site would be via Elizabeth Street. The applicant is proposing six parking spaces to be included on site.

The subject property is within the 'Residential' designation of the Thames Centre Official Plan, and within the 'Residential First Density (R1) Zone' of the Zoning By-law.

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 property is legally described as Lots 12, 13 N/S Queen, Plan 345 (geographic Township of North Dorchester), Municipality of Thames Centre. The lands are located on the northeast corner of Queen Street and Elizabeth Street in Dorchester.

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, 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 by-law 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 4th day of February 2025.

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

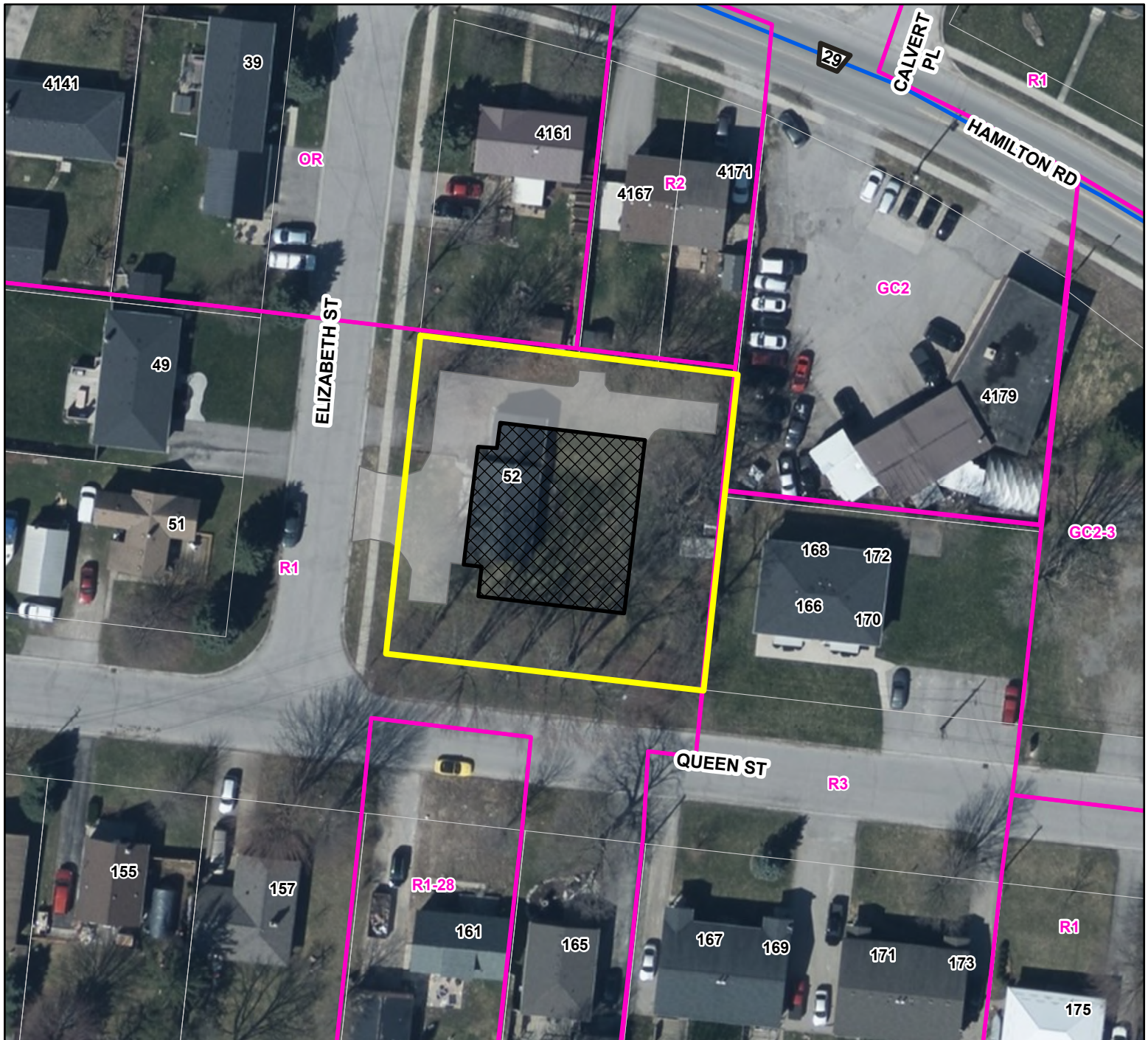
APPLICATION FOR ZONING BY-LAW AMENDMENT: Z22-2024

Owner: Monica Malarzewski
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52 Elizabeth St
PLAN 345 LOTS 12,13 N/S QUEEN




Municipality of THAMES CENTRE



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(519) 434-7321
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-  Lands to be rezoned from 'First Density Residential (R1) Zone' to 'Third Density Residential (R3) Zone'
-  Proposed 4 Plex
-  Proposed parking area and driveway
-  Zone Boundary
-  Arterial Road



1:700 Metres

0 5 10 20

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.