



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

**APPLICATION FOR ZONING BY-LAW AMENDMENT (Z5-24)**

**APPLICANT:** Doggo Den Inc.  
**AGENT:** Stewart Findlater  
**LOCATION:** 20170 Fairview Road  
**ROLL NO.:** 392603101027702

**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 'Doggy Day Care', 'Retail Store', and 'Personal Service Establishment' as additional permitted uses on the property. The applicants are seeking to legitimize the existing business on the property, known as Doggo Den, which would offer day care services for dogs. The applicant has proposed the following definition to be included in the site specific zone: "Doggy Day Care" shall mean a place or facility where more than three (3) dogs are kept, no dogs, other than up to three (3) dogs that are owned by a licensed resident of the property, are kept between the hours of 8:00 p.m. and 6:00 a.m." As part of the Doggy Day Care use, the application would permit the installation of a dog diving pool and a dog wading pool. Additionally, the Doggy Day Care use would also include a private dog park, booking areas, and a patio serving refreshments for clients. Furthermore, the applicant is proposing grooming services which would fall under the 'personal service establishment' definition in the zoning by-law and proposing a 'retail store' to sell dog treats/ food, leashes and t-shirts. The effect would be to legalize and permit the establishment of the use on the lands.

The property contains a single detached dwelling, and two accessory buildings, used for dog training and storage purposes respectively. 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 Part of Lot 2, Concession 4 (geographic Township of West Nissouri), Municipality of Thames Centre. The lands are located on the east side of Fairview Road, north of Dundas Street (County Road 2).

**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, July 15, 2024

**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](http://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](http://www.thamescentre.on.ca/registration) and complete the registration process before **12 Noon on Monday, July 15, 2024**. 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](http://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](mailto:comments@thamescentre.on.ca) or by mail to the municipal office before **12 Noon on Wednesday, July 10, 2024**. 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.

If you have any questions regarding the application please contact Amanda Storrey, Interim Director of Planning and Development Services, at 519.268.7334 x 249 or at [astorrey@thamescentre.on.ca](mailto:astorrey@thamescentre.on.ca)

**DATED** at the Municipality of Thames Centre, this 25<sup>th</sup> day of June 2024.

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

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AUTHORIZED AGENT: Stewart Findlater

LOCATION: 20170 Fairview Road



Municipality of Thames Centre

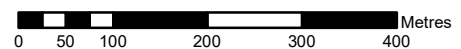
Together we grow.



 **SUBJECT LANDS**

JUNE 2024

1:8,000

 Metres

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.