



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

APPLICATION FOR ZONING BY-LAW AMENDMENT (Z8-24)

APPLICANT: Kevin and Jodi McGuffin
AGENT: Stewart Findlater, Findlater & Associates Inc.
LOCATION: 22803 Nissouri Road

Purpose and Effect

The purpose and effect of this application is to rezone the retained lands through Application for Consent B6-24 **from** the Agricultural (A) Zone **to** the site-specific Agricultural (A-45) Zone to prohibit any new residential use from being constructed consistent with provincial policy. The portions of retained lands zoned Environmental Protection (EP) would remain unchanged. 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 24, Concession 2 (geographic Township of West Nissouri), Municipality of Thames Centre. The subject property is located on the west side of Nissouri Road (County Road 27), south of Plover Mills Road (County Road 16).

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, 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

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, 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 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, 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: This property is subject to Application for Consent B6-24 which sought to sever a dwelling surplus to a farming operation as a result of farm consolidation and was conditionally approved by Municipal Council on May 27th, 2024.

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 applications please contact Amanda Storrey, Interim 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 25th day of June, 2024.

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

APPLICATION FOR ZONING BY-LAW AMENDMENT (Z8-24)

APPLICANT: KEVIN AND JODI MCGUFFIN

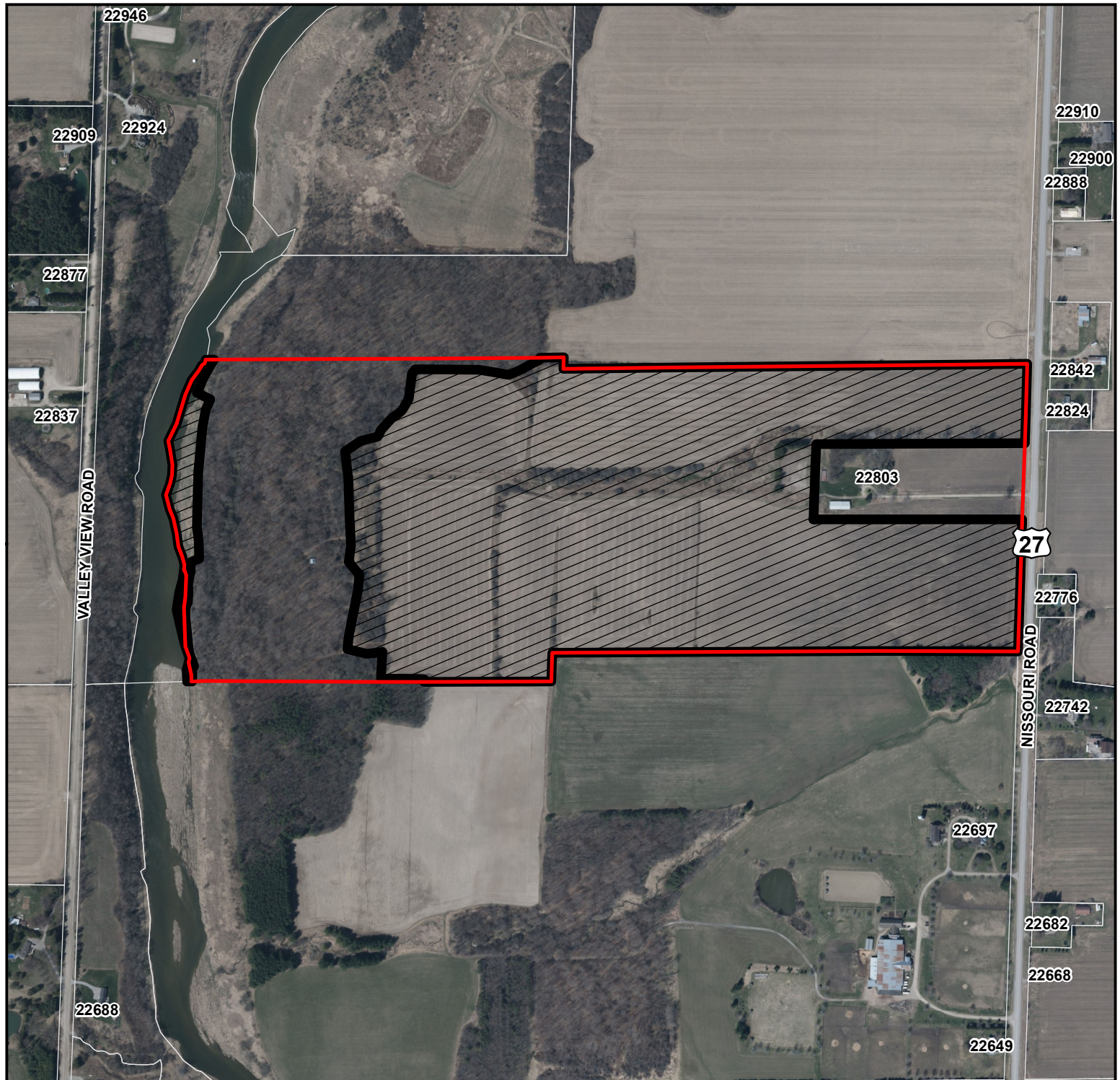
AUTHORIZED AGENT: STEWART FINDLATER (FINDLATER & ASSOCIATES INC.)

LOCATION: 22803 NISSOURI RD



Municipality of Thames Centre

Together we grow.

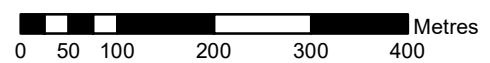


SUBJECT LANDS



LANDS TO BE REZONED

1:7,800



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.