



**NOTICE OF PUBLIC MEETING**  
Pursuant to Sections 34 and 53 of the Planning Act

**APPLICATIONS FOR CONSENT (B8-22) &  
ZONING BY-LAW AMENDMENT (Z13-22)**

**APPLICANT: Don English**  
**AGENT: Stewart Findlater**  
**LOCATION: 5242 Marion Street**  
**ROLL NO.: 3926-000-030-11900**

**Purpose and Effect of Consent Application**

The purpose and effect of this application is to sever a parcel of land having a frontage of approximately 30.5 metres (98.42 ft) along Marion Street and an area of approximately 0.5 acres (0.2 acres) to facilitate the creation of a residential lot. The lands to be severed contain a detached garage. Used for residential purposes, the lands to be retained contains a single detached dwelling and a detached garage and would have a frontage of approximately 42.6 metres (140.61 ft) along Marion Street and an area of approximately 1.07 hectares (2.6 acres).

**Purpose and Effect of Zoning By-law Amendment Application**

The purpose and effect of this application is to rezone the lot to be severed from the Future Development (FD) Zone to a site-specific Residential First Density (R1-15) Zone. The applicant is proposing to rezone the lot to be severed to the site-specific R1-15 Zone to permit a single detached dwelling on the property, which is otherwise not permitted, and to be consistent with the zoning of the recently created residential lots to the east of the subject lands.

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 11, Concession 3, NRT (geographic Township of North Dorchester), Municipality of Thames Centre. The subject lands are located on the north side of Marion Street and east of Clara Street in the village of Dorchester.

**Public Meeting**

The Municipality's Council will hold a public meeting to consider the subject applications:

**Date: Monday, June 27, 2022**

**Time: 5:00 p.m.**

**Place: This will be a virtual meeting broadcasted live on the Municipality's YouTube Channel, namely: <https://www.youtube.com/c/municipalityofthamescentre>**

To participate in this virtual meeting via phone or by video using Zoom, please visit the [thamescentre.on.ca/registration](https://thamescentre.on.ca/registration) website and complete the registration process before **12 Noon on Wednesday, June 22, 2022**. Notwithstanding the deadline above, members of the public are asked to register as soon as possible to provide an orderly registration process and meeting. The Municipality would kindly ask that you refrain from using the "Q & A" function within Zoom since it will not be monitored.

Send any **comments or concerns** for Council's consideration **in writing** to the Clerk, via email to [comments@thamescentre.on.ca](mailto:comments@thamescentre.on.ca) or by mail to the municipal office before **12 Noon on Wednesday, June 22, 2022**. 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 a person or public body that files an appeal of a decision of the Municipality of Thames Centre in respect

of the proposed consent does not make written submissions to the Municipality of Thames Centre before it gives or refuses to give a provisional consent, the Ontario Land Tribunal may dismiss the appeal.

If you wish to be notified of the decision of the Municipality of Thames Centre with respect to the proposed consent, you must submit a written request to the Municipality of Thames Centre, Clerk, 4305 Hamilton Road, Dorchester, Ontario, N0L 1G3 or at [comments@thamescentre.on.ca](mailto:comments@thamescentre.on.ca)

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 Zoning By-law Amendment is passed, the person or public body is not entitled to appeal the decision of the Council of the Municipality of Thames Centre to the Ontario Land Tribunal. 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 Zoning By-law Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Municipality of Thames Centre with respect to the proposed zoning by-law amendment, you must submit a written request to the Municipality of Thames Centre, Clerk, 4305 Hamilton Road, Dorchester, Ontario, N0L 1G3 or at [comments@thamescentre.on.ca](mailto:comments@thamescentre.on.ca)

If you have any questions regarding the applications please contact Marc Bancroft, Director of Planning and Development Services, at 519.268.7334 x 223 or at [mbancroft@thamescentre.on.ca](mailto:mbancroft@thamescentre.on.ca)

**DATED** at the Municipality of Thames Centre, this 6<sup>th</sup> day of June, 2022.

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



**APPLICATION FOR SEVERANCE (B8-22) & ZONING BY-LAW AMENDMENT (Z13-22)**

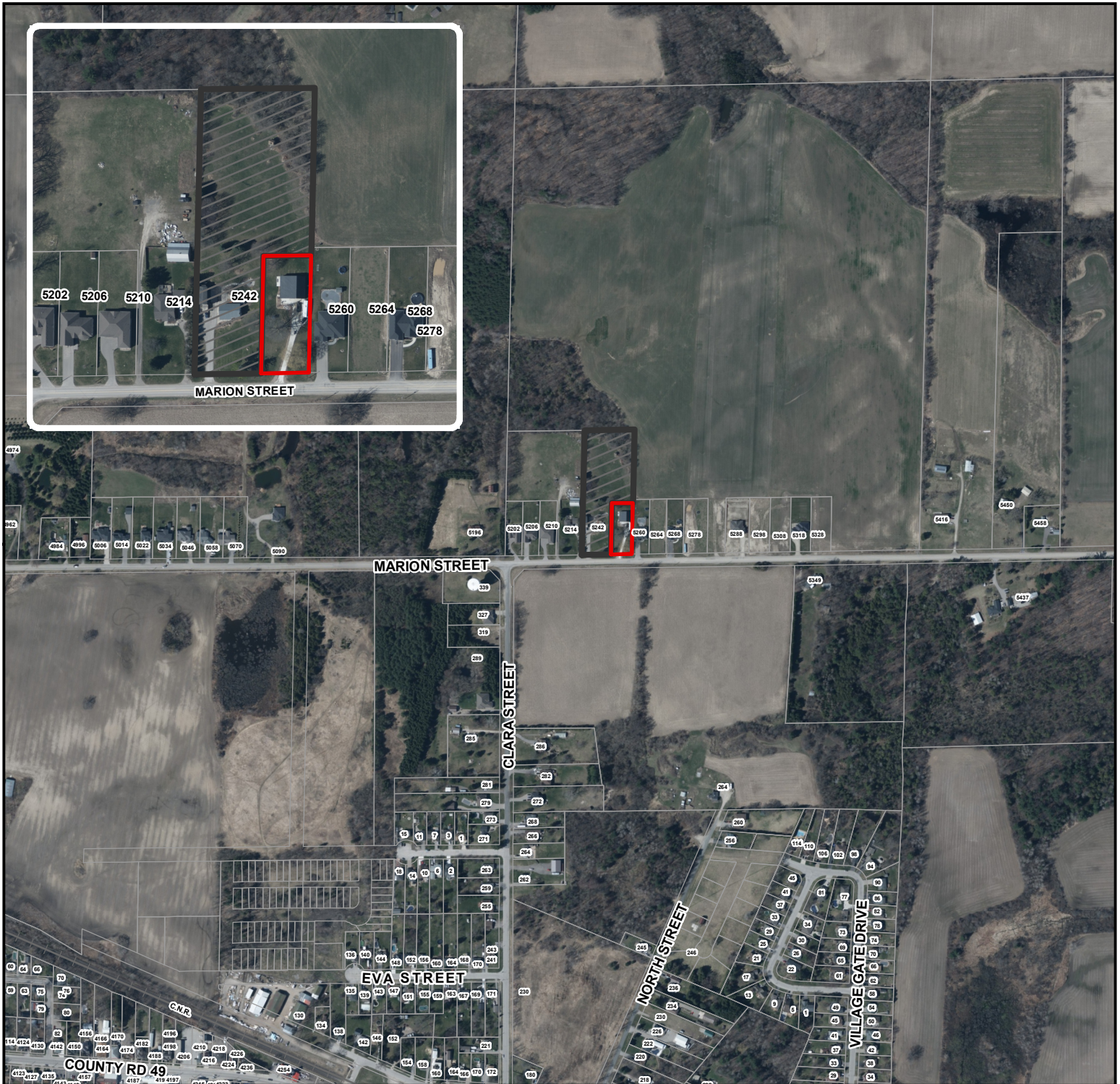
Applicant: Don English

Agent: Stewart Findlater - Findlater & Associates

Location: 5242 Marion Street



**Municipality of THAMES CENTRE**

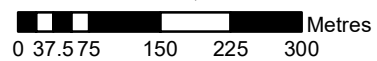


**LANDS TO BE REZONED FROM FD TO SITE-SPECIFIC FIRST DENSITY RESIDENTIAL (R1-15)**



**LANDS TO BE RETAINED**

1:8,000



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.*

JUNE 2022