



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

APPLICATION FOR ZONING BY-LAW AMENDMENT (Z10/22)

APPLICANT: Rasha Nasser
AGENT: Stewart Findlater, Findlater & Associates Inc.
LOCATION: 4074 and 4086 Elgin Road
ROLL NO.: 3926-000-070-02803 & 3926-000-070-02804

Purpose and Effect

The purpose and effect of this Application is to rezone the subject lands from the Hamlet Residential (HR) zone to a site-specific Hamlet Residential (HR-#) zone to permit a “sign shop establishment” as a permitted use in addition to the other permitted uses under the HR Zone. A sign shop establishment would be defined as “a business engaged in storing, maintaining, repairing, and preparing for the sale and/or rental of portable (mobile) signs used for the promotion of household, institutional and business purposes.” The applicant is requesting that the existing sign shop be allowed to operate from the existing building located at 4086 Elgin Road, which is otherwise not permitted. The lands also contain a single detached dwelling located at 4074 Elgin Road. 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 Lands

The subject lands are legally described as Part of Lot 12, Concession 3 SRT (geographic Township of North Dorchester), Municipality of Thames Centre, and designated as Part 1 on Reference Plan 33R-5967 and Part 1 on Reference Plan 33R-1719. The lands are located south of Mossley Drive on the east side of Elgin Road (County Road 73) in the hamlet of Mossley.

Public Meeting

The Municipality’s Council will hold a public meeting to consider the subject application:

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 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 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 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 Board, 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

If you have any questions regarding the application, please contact Marc Bancroft, Director of Planning and Development Services, at 519.268.7334 x223 or at mbancroft@thamescentre.on.ca

DATED at the Municipality of Thames Centre, this 6th day of June, 2022.

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

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Applicant: Rasha Nasser

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Location: 4074 Elgin Road, Mossley

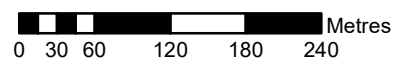


Municipality of THAMES CENTRE



 **LANDS TO BE REZONED**

1:6,000



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.