



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

**APPLICATIONS FOR CONSENT (B2-23) &
ZONING BY-LAW AMENDMENT (Z4-23)**

APPLICANT: JCM & Family Farms Inc. c/o John McCutcheon
AGENT: Stuart Bell
LOCATION: East side of Wellburn Road, south of the hamlet of Wellburn
ROLL NO.: 3926-031-080-05908

Purpose and Effect of Consent Application

The purpose and effect of this Application is to sever a land-locked parcel of land having an area of approximately 877 square metres (0.21 ac) for lot addition purposes to be merged in the same name and title as the abutting residential property known municipally 23310 Wellburn Road. The lands to be severed contain landscaped open space and a storage shed. Used for agricultural purposes in the form of field crop cultivation, the lands to be retained would have an area of approximately 11.4 hectares (28.37 ac).

Purpose and Effect of Zoning By-law Amendment Application

The purpose and effect of this Application is to rezone the lands to be severed from the site-specific Agricultural (A-45) Zone to the site-specific Agricultural (A-58) Zone to be consistent with the zoning of the residential property to be enlarged known municipally as 23310 Wellburn 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 Land

The subject lands are legally described as Part of Lots 27 and 28, Concession 6 (geographic Township of West Nissouri), Municipality of Thames Centre. The subject property is located on the east side of Wellburn (County Road 27), south of the hamlet of Wellburn.

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, March 27, 2023

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/c/municipalityofthamescentre

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 Wednesday, March 22, 2023**. 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, March 22, 2023**. 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.

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.

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

DATED at the Municipality of Thames Centre, this 6th day of March, 2023.

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



APPLICATIONS FOR CONSENT (B2-23) AND ZONING BY-LAW AMENDMENT (Z4-23)

Applicant: JCM & Family Farms Inc c/o John McCutcheon
Agent: Stuart Bell
Location: Farm surrounding 23310 Wellburn Road

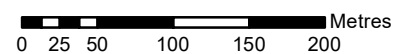


Municipality of THAMES CENTRE



-  **LANDS TO BE SEVERED & REZONED**
-  **LANDS TO BE RETAINED**

1:5,000



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.