



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

**APPLICATION FOR ZONING BY-LAW AMENDMENT (Z6-23)**

**APPLICANT:** Kathy and Bill Fisher  
**AGENT:** Luke Vandebosch  
**LOCATION:** 164 Eva Street, Dorchester  
**ROLL NO.:** 3926-000-031-02200

**Purpose and Effect**

The purpose and effect of this Application is to rezone the subject property from the Residential First Density (R1) Zone to a site-specific Residential First Density (R1-#) Zone to permit a second dwelling unit or Additional Residential Unit (ARU). The property contains an existing single detached dwelling (128 m<sup>2</sup>) whereas the applicant is proposing to construct an ARU in a separate building having a floor area of 73 m<sup>2</sup> and to be located in the rear yard, which is otherwise not permitted under the current zoning. 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 Lot 26 on Plan 274 (geographic Township of North Dorchester), Municipality of Thames Centre. The lands are located on the north side of Eva Street in the village of Dorchester.

**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, 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](http://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](http://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](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, 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 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](mailto: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](mailto:mbancroft@thamescentre.on.ca)

**DATED** at the Municipality of Thames Centre, this 6<sup>th</sup> day of March, 2023.

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

# APPLICATION FOR ZONING BY-LAW AMENDMENT (Z6-23)

Applicant: Kathy & Bill Fisher

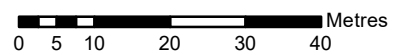
Agent: Luke Vandenbosch

Location: 164 Eva Street



**SUBJECT LANDS**

1:1,000



ORTHOGRAPHY: 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.*