



**NOTICE OF PUBLIC HEARING**  
Pursuant to Section 45 of the *Planning Act*

**APPLICATION FOR MINOR VARIANCE (A05-25)**

**APPLICANT:** JC Green Inc. c/o Robert O'Neill  
**AGENT:** Richard Pellerin  
**LOCATION:** 17406 Evelyn Drive  
**ROLL NO:** 3926-031-030-01000

**Purpose and Effect**

The purpose and effect of this Application is to seek relief from the Thames Centre Comprehensive Zoning By-law as it relates to the minimum front yard setback requirement of the site-specific Agricultural Commercial (AGC-5) Zone. The applicant is requesting a front yard setback of 9.1 metres (29.9 feet), whereas the Zoning By-law requires a minimum of 10 metres (32.8 feet). The application will facilitate the construction of an addition onto the existing building to replace a portion of the building that was destroyed by fire.

**Description and Location of Subject Land**

The subject property is legally described as Part of Lot 6, Concession 5 (geographic Township of West Nissouri), and designated as Parts 1 to 4 on Reference Plan 33R-21305, Municipality of Thames Centre. The property is located on the north side of Evelyn Drive, just east of Heritage Road.

**Public Hearing**

The Municipality's Committee of Adjustment will hold a public hearing to consider the subject application, which will be held in a hybrid format, being conducted electronically and in-person.

**Date:** Monday, June 23, 2025

**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](http://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](http://www.thamescentre.on.ca/registration) and complete the registration process before **12 Noon on Monday, June 23, 2025**. Notwithstanding the deadline above, members of the public are asked to register as soon as possible to provide an orderly registration process and meeting. 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, June 18, 2025**. The public is advised that comments expressed and written material presented are a matter of public record for full disclosure.

**Other Planning Act Applications:** The property is also subject to a site plan approval application (File No. SP-04-2025).

**Other Information:** For more information about this matter, please contact Amanda Storrey, Director of Planning and Development Services, at 519.268.7334 x 249 or at [astorrey@thamescentre.on.ca](mailto:astorrey@thamescentre.on.ca).

**DATED** at the Municipality of Thames Centre, this 3<sup>rd</sup> day of June 2025.

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

# APPLICATION FOR MINOR VARIANCE: A05-2025

Owner: JC GREEN Inc, c/o Robert O'Neill

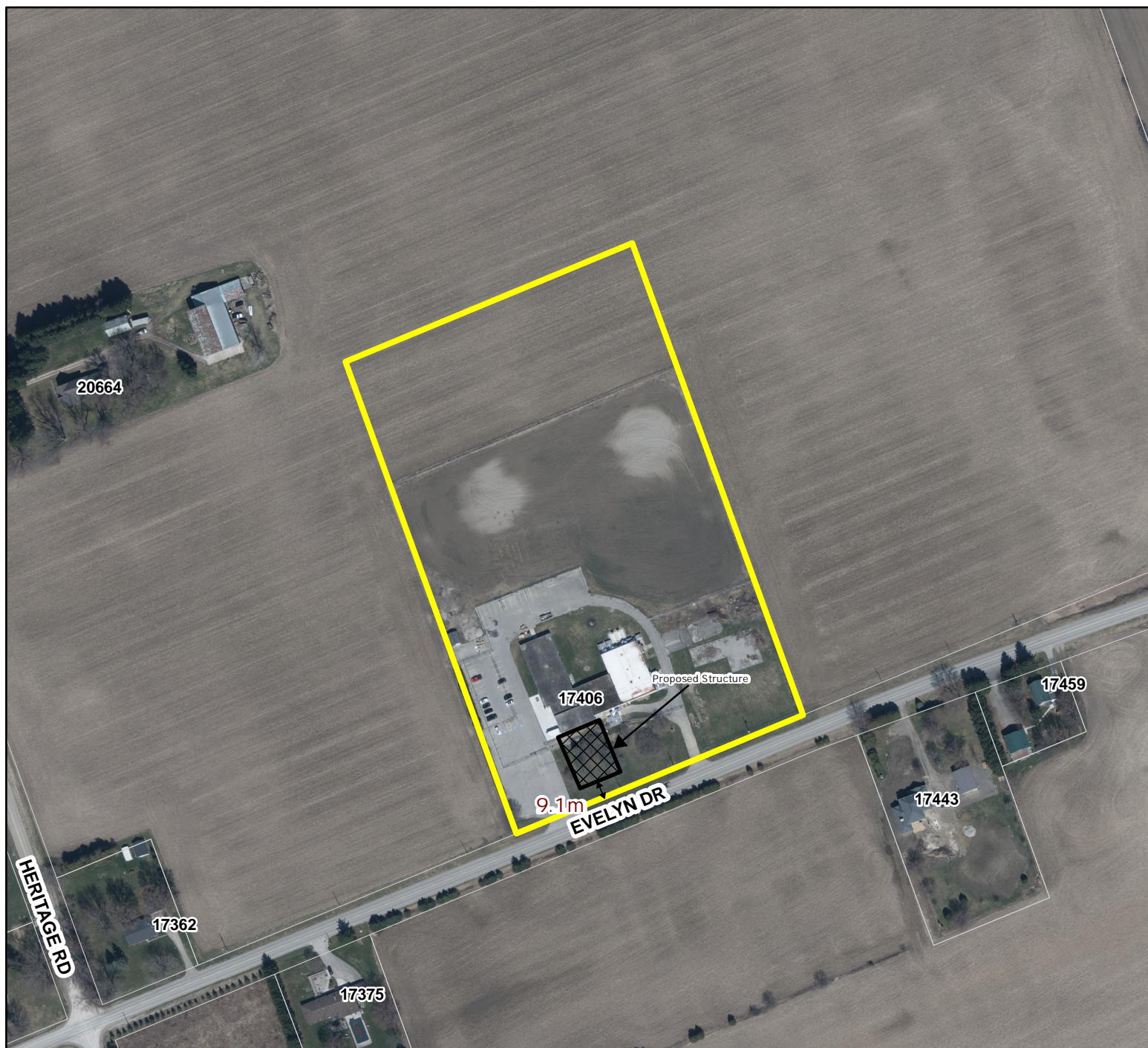
Agent: Richard Pellerin

17406 Evelyn Dr

WEST NISSOURI CON 5 PT LOT 6 RP 33R21305 PARTS 1 TO 4



Municipality of THAMES CENTRE



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Lands subject to minor variance

1:3,000  
0 25 50 100 Metres

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.

