



NOTICE OF PUBLIC HEARING

Pursuant to Section 45 of the Planning Act

APPLICATION FOR MINOR VARIANCE (A3-24)

APPLICANT: David and Michelle MacArthur

LOCATION: 172 Boardwalk Way, Dorchester

ROLL NO: 3926-000-050-31868

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 exterior side yard width requirement of the site-specific Residential First Density (R1-17) Zone to allow the construction of an accessory building in the form of a greenhouse on an existing residential lot. The applicant is proposing to erect a greenhouse with a floor area of 7.5 m² (81 ft²) and a height of 3.5 metres (11.5 ft) in the backyard with a reduced exterior side yard width of 0.6 m (2 ft) whereas the Zoning By-law requires a side yard width of at least 4.5 metres (14.8 ft) from the adjacent road allowance. The reduced side yard is being requested to ensure the overall effectiveness of the greenhouse by maximizing sun exposure and reducing shadowing impacts from the house. All other zoning requirements are capable of being satisfied.

Description and Location of Subject Land

The subject property is legally described as Lot 69 on Registered Plan 33M-770 (geographic Township of North Dorchester), Municipality of Thames Centre. The property is located on the north side of Boardwalk Way and on the east side of Mill Pond Crescent.

Public Hearing

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

Date: Monday, April 29, 2024
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

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 and complete the registration process before **12 Noon on Monday, April 29, 2024**. 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, April 24, 2024**. 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: For more information about this matter, 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 9th day of April 2024.

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

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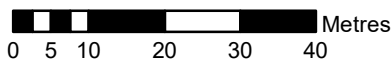
SUBJECT LANDS



PROPOSED SHED LOCATION

APRIL 2024

1:1,000



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.