



NOTICE OF APPLICATION & PUBLIC MEETING
Pursuant to Sections 34 and 39 of the *Planning Act*

**APPLICATION FOR TEMPORARY-USE
ZONING BY-LAW AMENDMENT (Z10-25)**

APPLICANT: Fred Jamieson and Susan Jamieson
AGENT: Stewart Findlater
LOCATION: 5242 Marion Street
ROLL NO.: 392600003011900

Purpose and Effect

The purpose and effect of this Application is to permit two single-detached dwellings on the subject land for a temporary period not to exceed three (3) years while a new dwelling is being constructed on the land. The subject lands are zoned Agricultural (A) Zone and Future Development (FD) which restricts the maximum number of dwellings to one (1) per lot. Typically, temporary-use zoning would require the existing dwelling to be removed from the land upon the expiration of a three-year period or the occupancy of the new single detached dwelling; whichever occurs first, however, the applicants have requested that the existing dwelling at 5242 Marion Street be permitted for up to 3 years regardless of the occupancy of the new dwelling.

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 Lot 11, Concession 3, NRT and designated as Part 1 on Reference Plan RP 33R21614 (geographic Township of North Dorchester), Municipality of Thames Centre. The subject property is located on the north side of Marion Street, between Clara Street and Elgin Road (County Road 73).

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 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

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, 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 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: This property is subject to Zoning By-law Amendment Application Z20-24 which sought to permit an Additional Residential Unit (ARU) on the subject lands. The application was heard at a public meeting and deferred by Municipal Council on March 24th, 2025.

Other Information:

If you wish to be notified of the decision of the Municipality of Thames Centre on the proposed zoning bylaw amendment, you must make a written request to the Municipality of Thames Centre, Clerk, 4305 Hamilton Road, Dorchester, Ontario, N0L 1G3.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the

Municipality of Thames Centre to the Ontario Land Tribunal but the 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 by-law is passed, the person or public body is not entitled to appeal the decision. 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 by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notwithstanding the above, subsection 34(19) of the *Planning Act* defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

If you have any questions regarding the applications please contact Amanda Storrey, Director of Planning and Development Services, at 519.268.7334 x 249 or at astorrey@thamescentre.on.ca

DATED at the Municipality of Thames Centre, this 3rd day of June 2025.

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

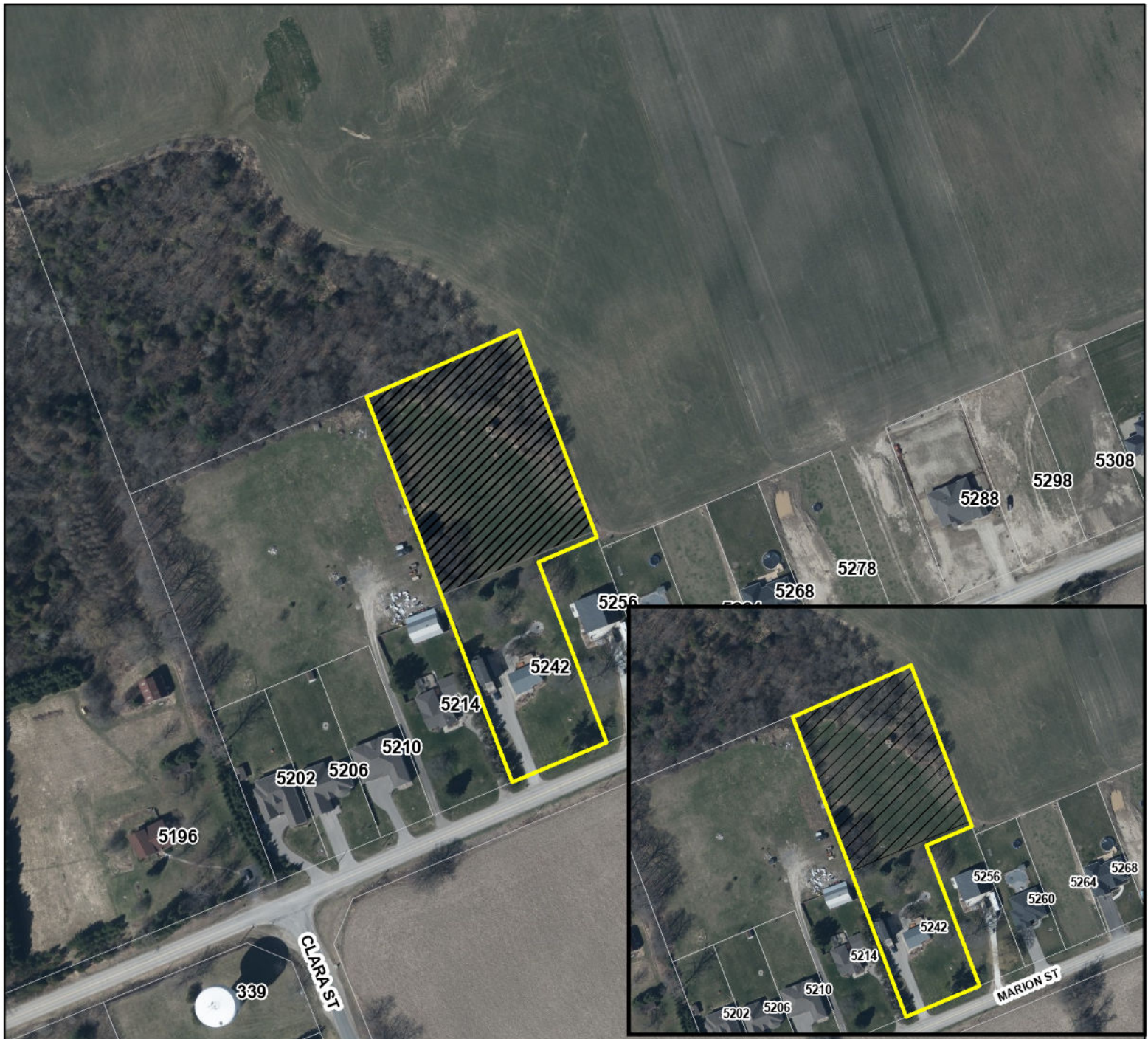
APPLICATION FOR ZONING BY-LAW AMENDMENT: Z10-2025

Owner: Fred Jamieson


5242 Marion Street
NORTH DORCHESTER CON 3 NRT PT LOT 11 RP 33R21614 PART 1



Municipality of THAMES CENTRE



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Planning Department
399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
May, 2025

 Lands subject to Temporary Use Zoning

 Lands subject to application Z20-24

 Arterial Road



1:2,458

Metres

0 20 40 80

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.