



**NOTICE OF PUBLIC MEETING**  
Pursuant to Section 53 of the *Planning Act*

**APPLICATIONS FOR CONSENT (B9-25 B10-25 B11-25)**

**OWNER:** McCutcheon Consulting Inc. c/o Ryan Pope  
**LOCATION:** 21778 Nissouri Road (County Road 27)  
**ROLL NO.:** 392603102021200

**Purpose and Effect of Consent Application**

The subject lands were recently granted approval to sever the northern vacant lot from the larger parcel containing an existing commercial business (File No. B2-2025). The severed lot from Consent B2-2025 is also subject to an ongoing site plan approval application (File No. SP-04-2022), which proposes a gas bar with convenience store and car wash. To facilitate this development, the landowner has applied to establish a land lease exceeding 21 years between the landowner, McCutcheon Consulting Inc., and the proposed tenant, MacEwen Petroleum Inc. The lands to be leased would have a frontage of 80 metres (264 ft) along King Street (County Road 28), a depth of 46 metres (1,811 ft) along Nissouri Road (County Road 27) and an area of 0.6 hectares (1.5 ac).

The application also proposes to establish reciprocal easements between the severed and retained lots of Consent B2-2025 to allow for traffic flow between the lots and shared accesses onto King Street (County Road 28) and Nissouri Road (County Road 27).

**Description and Location of Subject Land**

The subject lands are legally described as Part of Lot 15, Concession 3 (geographic Township of North Dorchester), Municipality of Thames Centre. The subject property is located on the southeast corner of King Street (County Road 28) and Nissouri Road (County Road 27) in Thorndale.

**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](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. 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, 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 subject lands were granted conditional approval of a land lease to facilitate commercial development of the vacant lands (File No. B10-2021) in June 2021. As the conditions were not satisfied within the prescribed timeframe, the approval has lapsed. The subject lands were also approved for an additional consent (File No. B4-2025), which severed one additional building lot from the larger parcel of land to facilitate a commercial development.

The retained lands of Consent B2-2025 are subject to a site plan approval application (File No. SP-04-2022) for a gas bar, convenience store and car wash.

**Other Information:**

If a person or public body has the ability to appeal the decision of the Council of the Municipality of Thames Centre in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Municipality of Thames Centre before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal. If you wish to be notified of the decision of the Municipality of Thames Centre in respect of the proposed consent, you must make 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)

Notwithstanding the above, subsection 53(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 application 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 3rd day of June 2025.

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



APPLICATION FOR CONSENT: B9-B11-2025

Owner: McCutcheon Consulting Inc.

21778 Nissouri Rd  
CON 3 N PT LOT 15



Municipality of THAMES CENTRE



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(519) 434-7321  
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- Lands subject to request for land lease
- Subject lands
- Easement
- Arterial Road

