



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

**APPLICATION FOR MINOR VARIANCE (A5-24)**

**APPLICANT:** Andrew Sawchuk and Robyn Toonen  
**LOCATION:** 3285 Catherine Street  
**ROLL NO:** 3926-000-030-08204

**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 maximum height requirement to allow the construction of an accessory building in the form of a detached garage for a property zoned site-specific Rural Residential (RR-5) Zone. The applicant is proposing to construct a detached garage with a floor area of 111.5 square metres (1,200 ft<sup>2</sup>) and a height of 6.2 metres (20.3 ft) compared to the maximum height requirement of 5 metres (16.4 ft). All other zoning requirements are capable of being satisfied. The property contains a single detached dwelling and two smaller accessory structures in the form of a shed and a gazebo.

**Description and Location of Subject Land**

The subject property is legally described as Part of Lot 6, Concession 3, NRT (geographic Township of North Dorchester), now the Municipality of Thames Centre, and designated as Part 1 on Plan 33R-12442. The property is located on the south side of Catherine Street (County Road 49) just west of Shaw Road (County Road 32).

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

**DATED** at the Municipality of Thames Centre, this 9<sup>th</sup> day of April 2024.

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

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LOCATION: 3285 CATHERINE ST



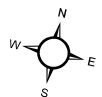
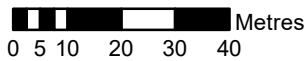
SUBJECT LANDS



PROPOSED LOCATION

APRIL 2024

1:1,400



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.