



NOTICE OF PUBLIC HEARING

Pursuant to Section 45 of the Planning Act

APPLICATION FOR MINOR VARIANCE (A4-24)

APPLICANT: Chris and Lorraine Rijnen

LOCATION: 92 Foxhollow Drive, Dorchester

ROLL NO: 3926-000-050-08060

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 front yard depth and side yard width requirements of the site-specific Residential First Density (R1-7) Zone for a single detached dwelling. The applicant is requesting a front yard depth of 7.38 metres (24.2 ft) and a side yard width of 1.4 metres (4.6 ft) along the south side of the house whereas the Zoning By-law requires a front yard depth and side yard width of 7.5 metres (24.6 ft) and 1.5 metres (4.9 ft), respectively. The applicant indicates that although construction pins were set by the surveyor to ensure zoning conformity, the contractor poured the foundation and upon further review resulted in these yard deficiencies. All other zoning requirements are capable of being satisfied.

Description and Location of Subject Land
The subject property is legally described as Lot 6 on Registered Plan 33M-559 (geographic Township of North Dorchester), Municipality of Thames Centre. The property is located in the cul-de-sac at the south end of Foxhollow Drive in Dorchester.

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: The lands are also subject to Application for Minor Variance A9/19 approved on January 27/20 which permits a maximum lot coverage of 42.4%.

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.

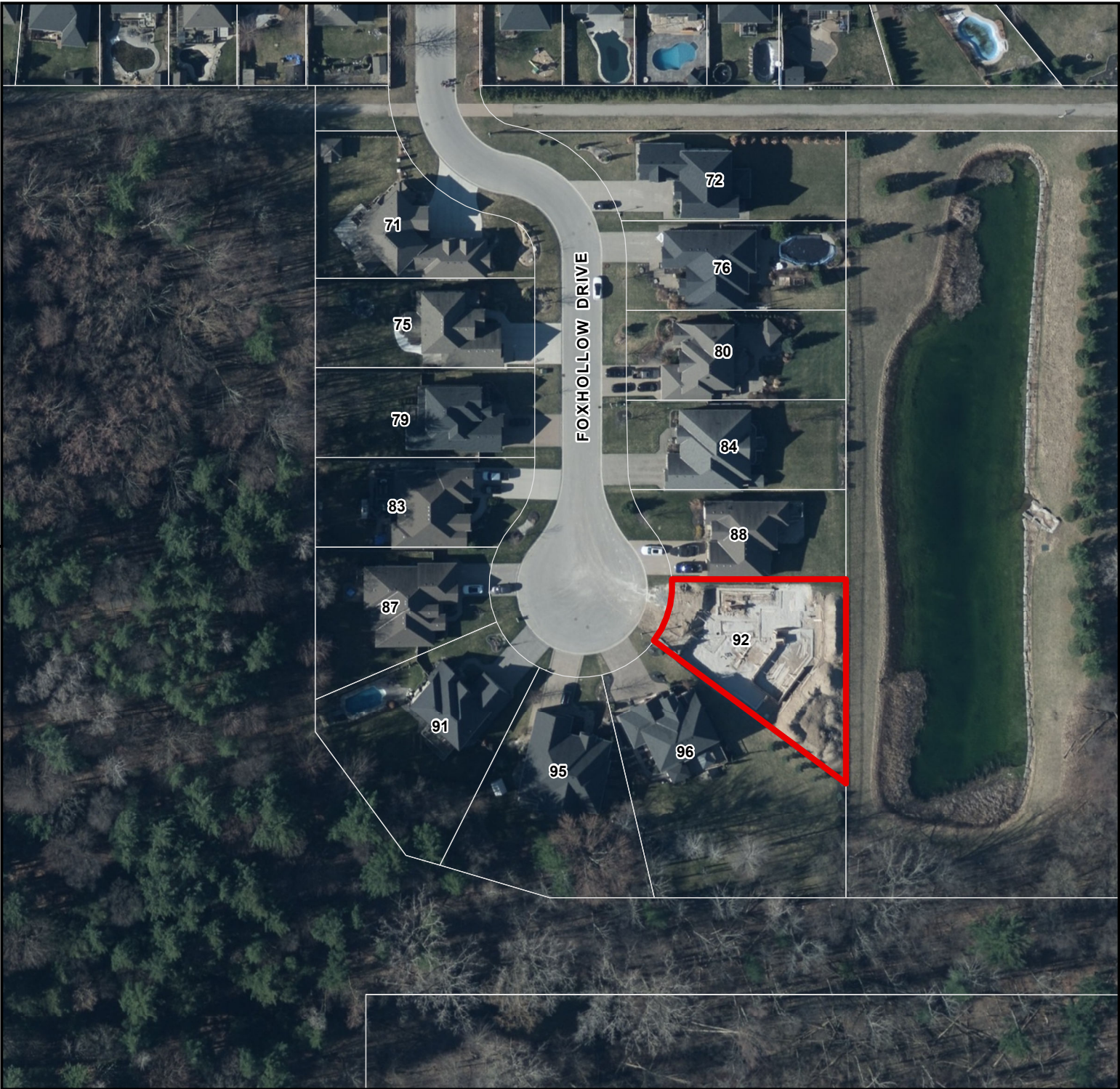
Municipality of Thames Centre
4305 Hamilton Rd.
Dorchester, ON
N0L 1G3

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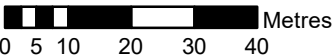


Municipality of Thames Centre



 **SUBJECT LANDS**

1:1,200



0 5 10 20 30 40 Metres

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.

