



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

**APPLICATION FOR
MINOR VARIANCE (A04-25)**

APPLICANT: Susan Brew
AGENT: David Aquilina, Sharon White
LOCATION: 252 Byron Avenue, Dorchester
ROLL NO.: 392600005015800

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 requirements of the General Provisions for Accessory Structures. Relief is being requested for a detached garage from the following requirements:

Zoning By-law Regulation for the General Provisions for Accessory Structures	
Height Maximum	
Required Height	Proposed Height
5 metres (16.4 ft)	7 metres (22.97 ft)

The applicant is proposing to construct an Additional Residential Unit (ARU) located in upper area of the attached garage having a floor area of 59.4 square metres (639.3763 ft²) with a height of 7 metres (22.95 ft).

Description and Location of Subject Land

The subject lands are legally described as Lot 44, Plan 887 (geographic Township of North Dorchester), Municipality of Thames Centre. The subject property is located on the north side of Byron Ave, west of Chittick Crescent.

Public Hearing

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

Date: Monday May 26, 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, May 26, 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, May 21, 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: None.

For more information about this matter, 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 6th day of May 2025.

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

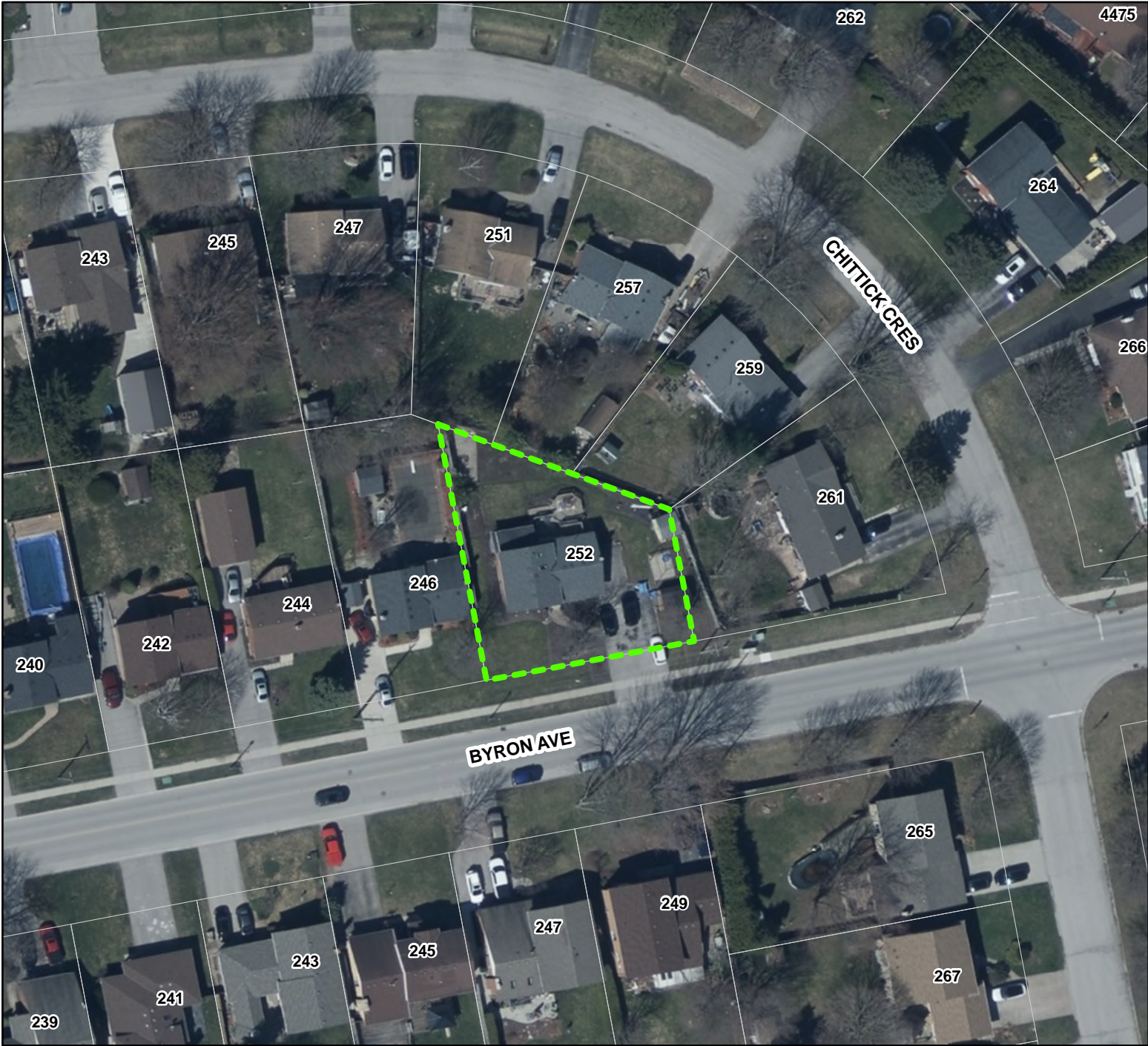
APPLICATION FOR MINOR VARIANCE: A-4-2025

Owner:

252 Byron Ave
PLAN 887 LOT 44

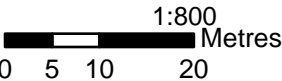


Municipality of THAMES CENTRE



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Planning Department
399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
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 Lands subject to minor variance



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.

