



NOTICE OF APPLICATION & PUBLIC MEETING
Pursuant to Sections 22 and 34 of the *Planning Act*, R.S.O. 1990, as amended

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT (O1-25) AND
ZONING BY-LAW AMENDMENT (Z8-25)**

APPLICANT: CBM Aggregates, a division of St. Mary's Cement Inc. c/o Stephen May
AGENT: MHBC Planning c/o Neal DeRuyter
LOCATION: 20115 Purple Hill Road
ROLL NO.: 392603103004500 & 392603103005500

Purpose and Effect of the Official Plan Amendment

The purpose and effect of this Application is to redesignate a portion of the subject lands from the Extractive Industrial designation to the Agricultural designation to revert the lands back to agricultural uses including allowing for a single detached dwelling. The aggregate operation which was once active has now ceased and the *Aggregate Resources Act* (ARA) licenses have been surrendered.

Purpose and Effect of the Zoning By-law Amendment

The purpose and effect of this Application is to rezone a portion of the subject lands from the Extractive Industrial (M3) Zone to the Agricultural (A) Zone to allow for the permitted uses under the Agricultural (A) Zone including a single detached dwelling. The lands zoned Environmental Protection (EP) will remain unchanged.

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 East Part of Lot 2, Concession 5 (geographic Township of West Nissouri) designated as Parts 1 and 2 on Reference Plan 33R-4683 and East Part of Lot 1, Concession 5, (geographic Township of West Nissouri), Municipality of Thames Centre. The subject property is located on the west side of Purple Hill Road, north of Dundas Street (County Road 2) and abutting the CP Railway.

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 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.

Other Information:

If you wish to be notified of the decision of the County of Middlesex on the proposed official plan amendment, you must make a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London Ontario, N6A 2P1. If a person or public body would otherwise have an ability to appeal the decision of the Council of the County of Middlesex 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 proposed official plan amendment is adopted, 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 proposed official plan amendment is adopted, 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 add the person or public body as a party.

Notwithstanding the above, subsection 17(36) of the *Planning Act* defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

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.

For more information about this matter, including information about appeal rights, 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 ZONING BY-LAW AMENDMENT: Z9-2025
APPLICATION FOR OFFICIAL PLAN AMENDMENT: O1-2025

Owner: CBM Aggregates

20115 Purple Hill Rd
CON 5 E PT LOT 1 &
CON 5 E PT LOT 2 RP 33R4683 PARTS 1 & 2



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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Subject Lands



**Lands to be rezoned from Extractive Industrial (M3)
to Agricultural (A) and redesignated from Extractive
Industrial to Agricultural**

1:5,000
0 45 90 180 Metres

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.