



**NOTICE OF APPLICATION & PUBLIC MEETING**  
Pursuant to Sections 34 and 39 of the *Planning Act*

**APPLICATION FOR TEMPORARY USE ZONING BY-LAW AMENDMENT (Z11-25)**

**APPLICANT:** Duane Hiemstra, Brian Hiemstra  
**LOCATION:** 21064 Rebecca Road  
**ROLL NO.:** 392603101013600

**Purpose and Effect**

The purpose and effect of this Application is to permit two single-detached dwellings on the subject land for a temporary period not to exceed three (3) years while a new dwelling is being constructed on the land. The existing dwelling would be removed from the land upon the expiration of the three (3) year period or the occupancy of the new dwelling; whichever occurs first. The subject lands are zoned Agricultural (A) zone which restricts the maximum number of dwellings to one (1) per lot.

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 Part of Lots 9 and 10, Concession 2 and designated Parts 7, 8, 9 of Reference Plan 33R7571 (geographic Township of West Nissouri), Municipality of Thames Centre. The subject property is located on the east side of Rebecca Road, south of Wyton Drive and abutting the CN Railway.

**Public Meeting**

The Municipality's Council will hold a public meeting to consider the subject application.

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](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, 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. 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, 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 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 or at [comments@thamescentre.on.ca](mailto:comments@thamescentre.on.ca)

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](mailto:astorrey@thamescentre.on.ca)

**DATED** at the Municipality of Thames Centre, this 6<sup>th</sup> day of May 2025.

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



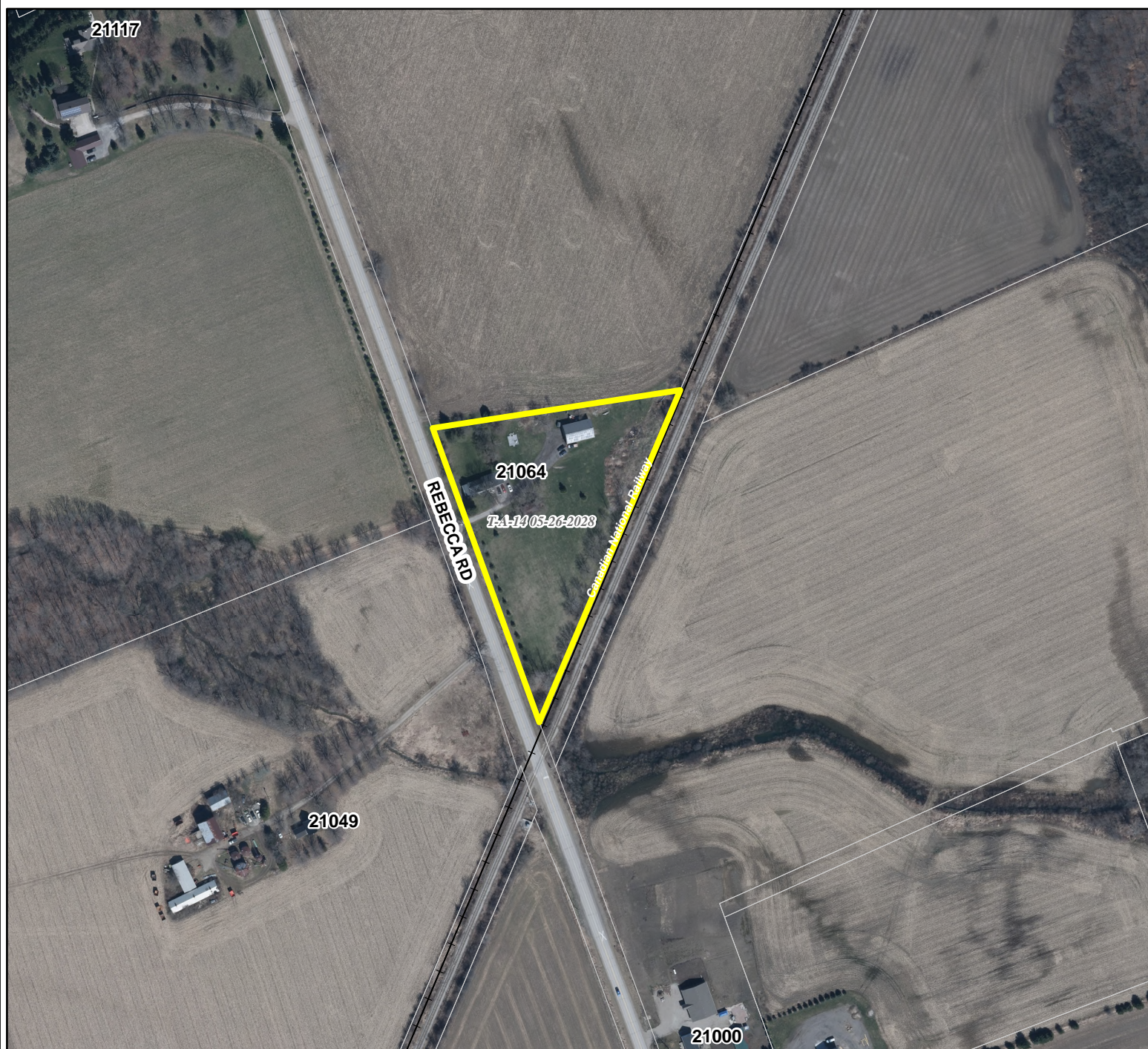
# APPLICATION FOR ZONING BY-LAW AMENDMENT: Z11-2025

Owner: Duane Hiemstra, Brain Hiemstra & Carol Ann Hiemstra

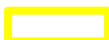
21064 Rebecca Rd  
CON 2 W PT LOTS 9 & 10 RP 33R7571 PARTS 7,8 & 9



Municipality of THAMES CENTRE



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Planning Department  
399 Ridout Street North, London, ON N6A 2P1  
(519) 434-7321  
May, 2025

 Lands subject to temporary use zoning

1:3,500  
0 30 60 120 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.