



**NOTICE OF APPLICATION & PUBLIC MEETING**  
Pursuant to Sections 34 and 53 of the *Planning Act*

**APPLICATIONS FOR CONSENT (B6-25) &  
ZONING BY-LAW AMENDMENT (Z12-25)**

**APPLICANT:** Morning Star Farms Ltd.  
**LOCATION:** 17043 Plover Mills Rd (County Road 16)  
**ROLL NO.:** 392603106004901

**Purpose and Effect of Consent Application**

The purpose and effect of this application is to sever a parcel of land having a frontage of approximately 47 metres (154 ft) along Plover Mills Road (County Road 16) and an area of approximately 0.63 hectares (1.56 ac) to facilitate the disposal of a residence surplus to a farming operation as a result of farm consolidation. The severed lands contain a single detached dwelling and a drive shed. The lands to be retained, being the remnant farm parcel, would have a broken frontage of approximately of 605 metres (1984.91 ft) along Plover Mills Road (County Road 16) and an area of approximately 36.57 ha (90.37 ac).

**Purpose and Effect of Zoning By-law Amendment Application**

The purpose and effect of this application is to rezone the balance of the farm (retained lot) from the Agricultural (A) Zone to the site-specific Agricultural (A-45) Zone to prohibit any new residential use from being constructed, which is consistent with provincial policy. 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 25, Concession 3 (geographic Township of West Nissouri), Municipality of Thames Centre. The subject property is generally located on the south side of Plover Mills Road (County Road 16) and the west side of Fairview Road.

**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](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 a person or public body has the ability to appeal the decision of the Council of the Municipality of Thames Centre in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Municipality of Thames Centre before it gives or refuses to give a provisional

consent, the Tribunal may dismiss the appeal. If you wish to be notified of the decision of the Municipality of Thames Centre in respect of the proposed consent, 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)

Notwithstanding the above, subsection 53(19) 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.

If you have any questions regarding the applications please 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

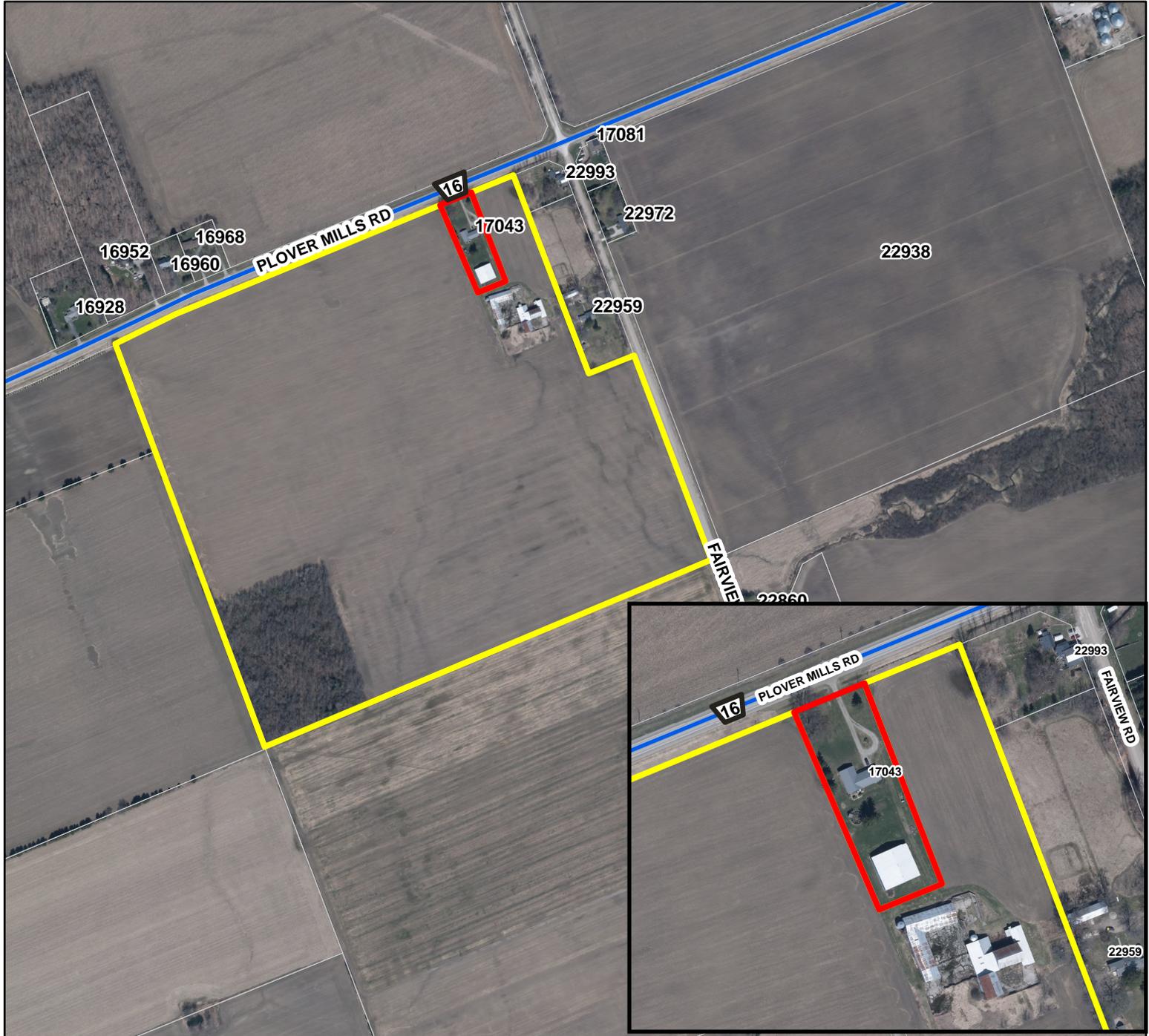
**APPLICATION FOR ZONING BY-LAW AMENDMENT: Z12-2025  
APPLICATION FOR CONSENT: B06-2025**



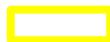
**Owner: Morning Star Farms Ltd.**

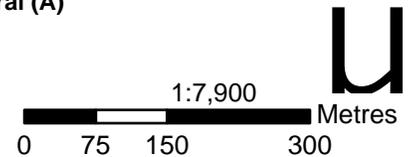
17043 Plover Mills Road  
CON 3 E PT LOT 25

**Municipality of THAMES CENTRE**



Published by the County of Middlesex  
Planning Department  
399 Ridout Street North, London, ON N6A 2P1  
(519) 434-7321  
May, 2025

-  Lands to be retained and rezoned from Agricultural (A) Zone to Agricultural (A-45) Zone
-  Lands to be severed
-  Arterial Road



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.