



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

**APPLICATION FOR ZONING BY-LAW AMENDMENT (Z1-25)**

**APPLICANTS:** Nancy and Jeffrey Hicks  
**AGENT:** Payden Shrubbs  
**LOCATION:** 5197 Dorchester Road  
**ROLL NO.:** 392600006013800

**Purpose and Effect**

The purpose and effect of this application is to rezone the retained lands through Application for Consent B15-24 **from** the Agricultural (A) Zone **to** the site-specific Agricultural (A-45) Zone to prohibit any new residential use from being constructed consistent with provincial policy. The portion of the retained lands zoned Environmental Protection (EP) would remain unchanged. In accordance with Section 34(10.4) of the *Planning Act*, the Municipality has deemed this zoning by-law amendment 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 Lot 19, Concession 5 SRT; and Parts 3, 4 and 5 of RP 33R12724 (geographic Township of West Nissouri), Municipality of Thames Centre. The subject property is located on the west side of Dorchester Road, south of Gladstone Drive.

**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, March 24, 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, March 24, 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, March 19, 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:** This property is subject to Application for Consent B15-24 which sought to sever a dwelling surplus to a farming operation as a result of farm consolidation and was conditionally approved by Municipal Council on November 18, 2024.

**Other Information:**

If you wish to be notified of the decision of the Municipality of Thames Centre in respect of the proposed rezoning, 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.

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, 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 4<sup>th</sup> day of March 2025.

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

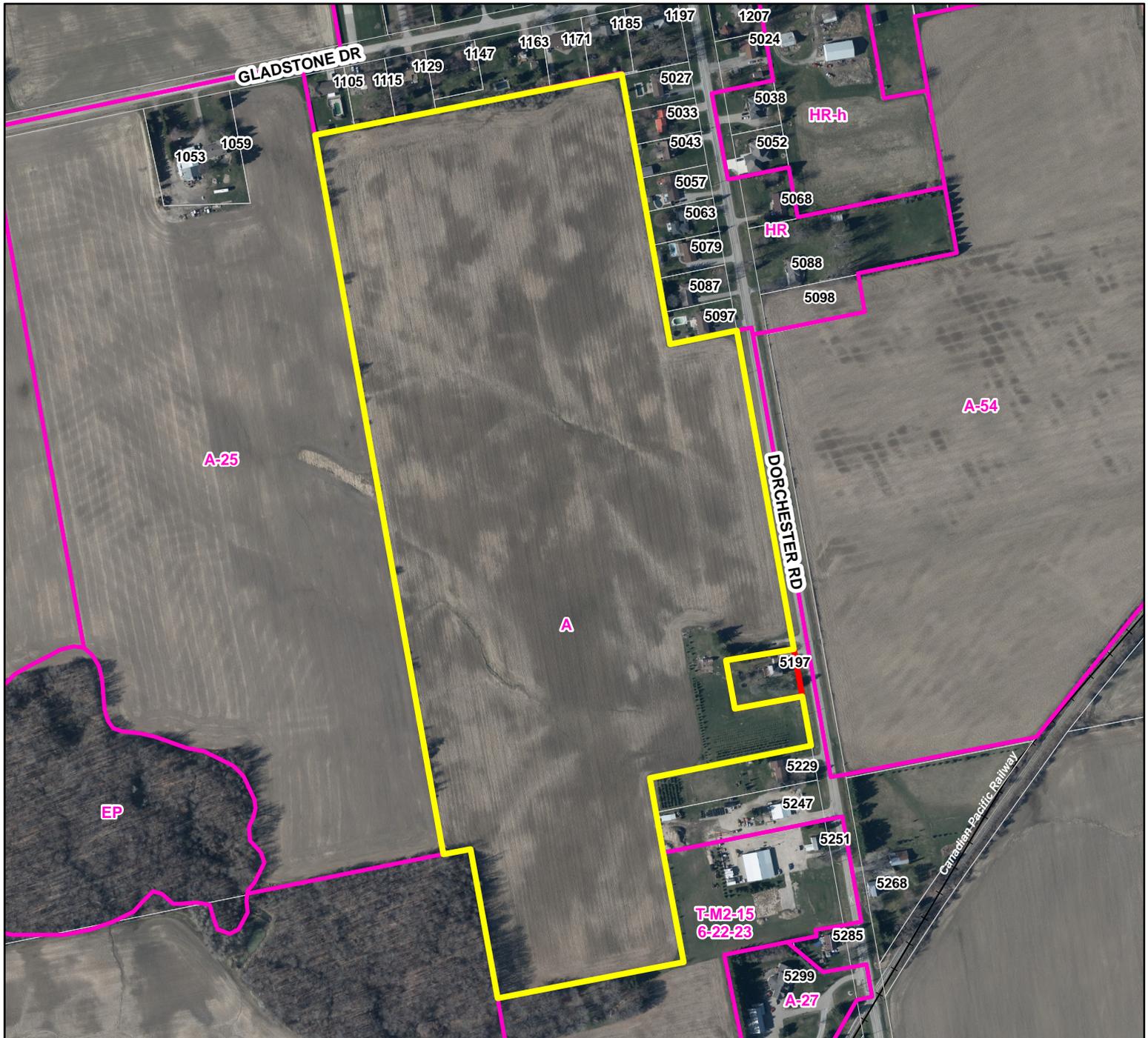
# APPLICATION FOR ZONING BY-LAW AMENDMENT: Z1-2025

Owner: Nancy Anne Hicks & Jeffrey Earl Hicks  
 Agent: Payden Shrubb



5197 Dorchester Rd  
 CON 5 SRT N PT LOT 19 AND RP 33R12724 PARTS 3,4,5

Municipality of THAMES CENTRE



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

- Retained lands of Consent B15-2024
- Severed lands of Consent B15-2024 to be rezoned from the Agricultural (A) Zone to a site-specific Agricultural (A-45) Zone
- Zone Boundary

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.