



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

**APPLICATION FOR ZONING BY-LAW AMENDMENT (Z9-26)**

**OWNER: 1441200 Ontario Inc. c/o Tanya Genest**  
**LOCATION: 2250 Elgin Road (County Road 73)**  
**ROLL NO.: 3926-000-030-0600 & 3926-000-030-30601**

**Purpose and Effect**

This application was originally scheduled for the June 15<sup>th</sup> meeting of Council; however, has been rescheduled to be heard at the June 29<sup>th</sup> meeting.

The purpose and effect of this application is to rezone the severed farmland created through consent B2-26 from the Agricultural (A) Zone to the site-specific Agricultural (A-45) Zone to prohibit new residential uses on the remnant farm parcel consistent with provincial policy. The lands have approximately 625 metres (2,050.5 ft) of frontage along Elgin Road (County Road 73) and are approximately 44.5 hectares (110 ac) in size. They are predominantly in agricultural production and include a small storage building, as well 'significant woodlands' identified by the Middlesex Natural Heritage Systems Study (2014) along the boundary of the Thames River.

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 14 and 15, Concession 5 (geographic Township of North Dorchester); and Part of Part 1, RP 33R3613, Municipality of Thames Centre. The subject property is located on the east side of Elgin Road (County Road 73), just south of Catherine Street and the CN Rail Line.

**Public Participation Meeting**

The Municipality's Council will hold a public participation meeting to consider the subject applications. Thames Centre Council meetings are held in a hybrid format, being conducted electronically and in-person.

**Date: Monday June 29, 2026**

**Time: This item will not be heard before 6:00 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., **and this item is scheduled to be heard after 6:00 p.m. although the exact time of item is unknown.** Do to seating constraints, please **do not attend prior to 5:45 p.m.** 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, June 29, 2026.** 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](mailto:comments@thamescentre.on.ca) or by mail to the municipal office before **12 Noon on Wednesday, June 24, 2026.** The public is advised that comments expressed, and written material presented are a matter of public record for full disclosure.

**Other Planning Act Applications:** The property was subject to Consent Application B2-26, which severed a surplus farm dwelling from the balance of the farmland. The application was conditionally approved on April 20, 2026.

**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.

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 Erin Besch, Planner, at 519.930.1010 or [ebesch@middlesex.ca](mailto:ebesch@middlesex.ca)

**DATED** at the Municipality of Thames Centre, this 9<sup>th</sup> day of June, 2026.

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

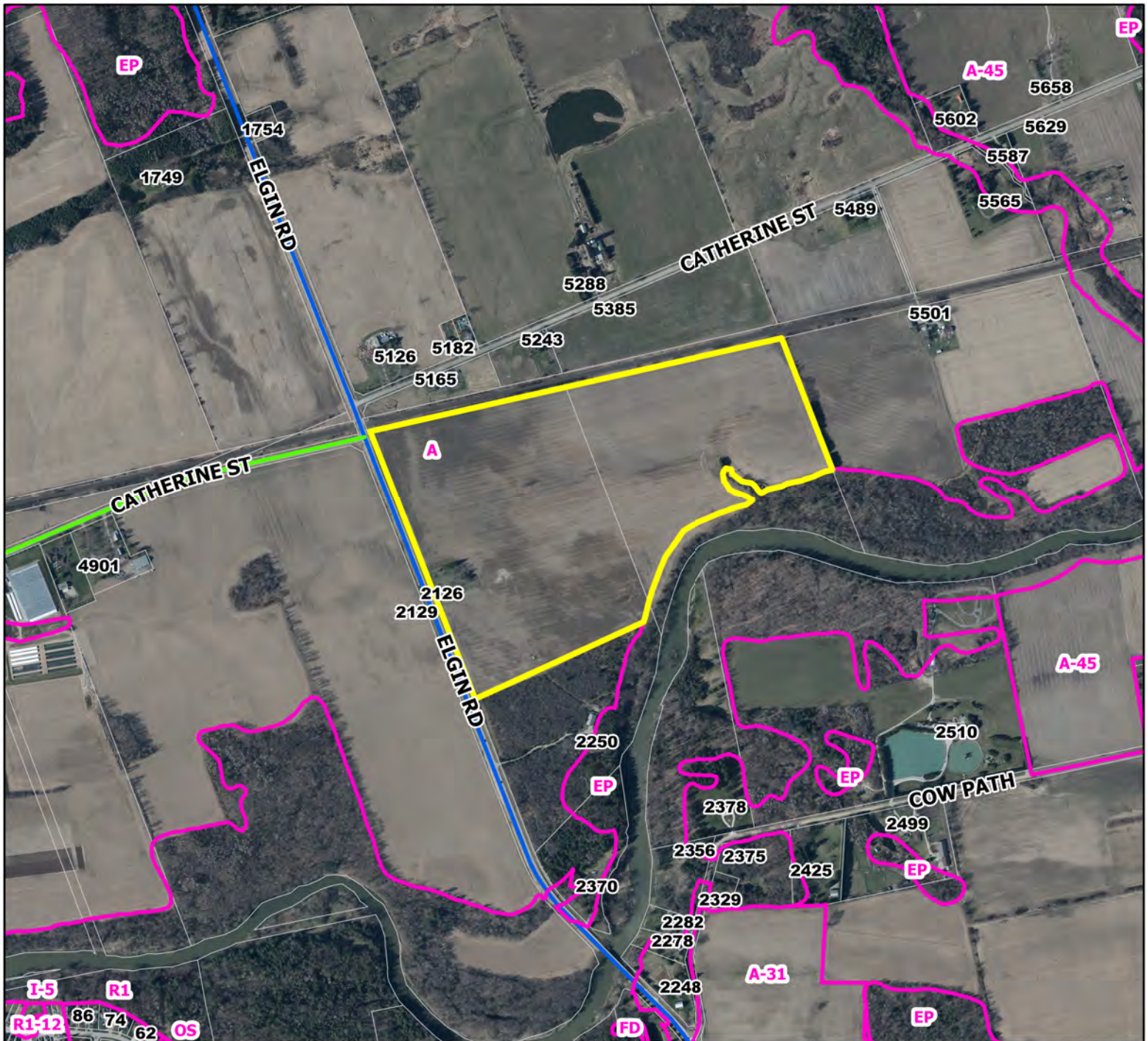
# APPLICATION FOR ZONING BY-LAW AMENDMENT: ZBA 9-2026

Owner: 1441200 Ontario Inc.







DORCHESTER CON 5 NRT S PT LOT 15  
CON 5 NRT PT LOTS 14 AND 15 RP 33R3613 PT PART 1

Municipality of THAMES CENTRE



Published by the County of Middlesex  
Planning Department  
399 Ridout Street North, London, ON N6A 2P1  
(519) 434-7321  
June, 2026

-  Lands to be rezoned from 'Agricultural (A) Zone' to a site-specific 'Agricultural (A-45) Zone'
-  Zone Boundary
-  Arterial Road
-  Collector Road



1:12,000

0 115 230 460 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.