



NOTICE OF APPLICATION & PUBLIC MEETING
Pursuant to Section 53 of the *Planning Act*

APPLICATION FOR CONSENT (B15-25)

OWNER: Ken Levy and Barb Levy
LOCATION: 17349, 17441 & 17477 Elginfield Road (Highway 7)
ROLL NO.: 392603108002200

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 53 metres (175 ft) along Elginfield Road (Highway 7) and an area of approximately 0.45 hectares (1.1 ac) to facilitate the disposal of a residence surplus to a farming operation as a result of farm consolidation. The lands to be severed contain a single detached dwelling municipally known as 17439 Elginfield Road (Highway 7) and a drive shed. The lands to be retained contain two single detached dwellings (17441 and 17477 Elginfield Road).

Through a previous temporary-use rezoning application (Z23-22), the dwelling at 17477 Elginfield Road was permitted to be constructed while the dwelling at 17441 Elginfield Road remained inhabited for up to three (3) years). After the three (3) year period, the dwelling at 17441 Elginfield Road is to be removed, as specified in a temporary-use agreement. Once the dwelling at 17441 Elginfield Road is removed, the lands to be retained would contain one (1) single detached dwelling. The lands to be retained would have frontage along Elginfield Road and an area of approximately 25.5 hectares (63 ac).

Description and Location of Subject Land

The subject lands are legally described as Part of Lots 35, 36 and Part of Road Allowance, Concession 5 (geographic Township of West Nissouri) and located on the southeast corner of Heritage Road and Elginfield Road (Highway 7).

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, September 22, 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, September 22, 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 to complete the registration process. 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, September 17, 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 Temporary-Use Zoning By-law Amendment Application Z23-22. Application Z23-22 sought to permit the construction of a single detached dwelling, now known municipally as 17477 Elginfield Road, for a temporary period not to exceed three (3) years on a farm that contains two existing single detached dwellings (17441 and 17439 Elginfield Road). The existing dwelling at 17441 Elginfield Road would be removed from the land upon the expiration of the three-year period.

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 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

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 have any questions regarding the application, please 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 29th day of August, 2025.

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

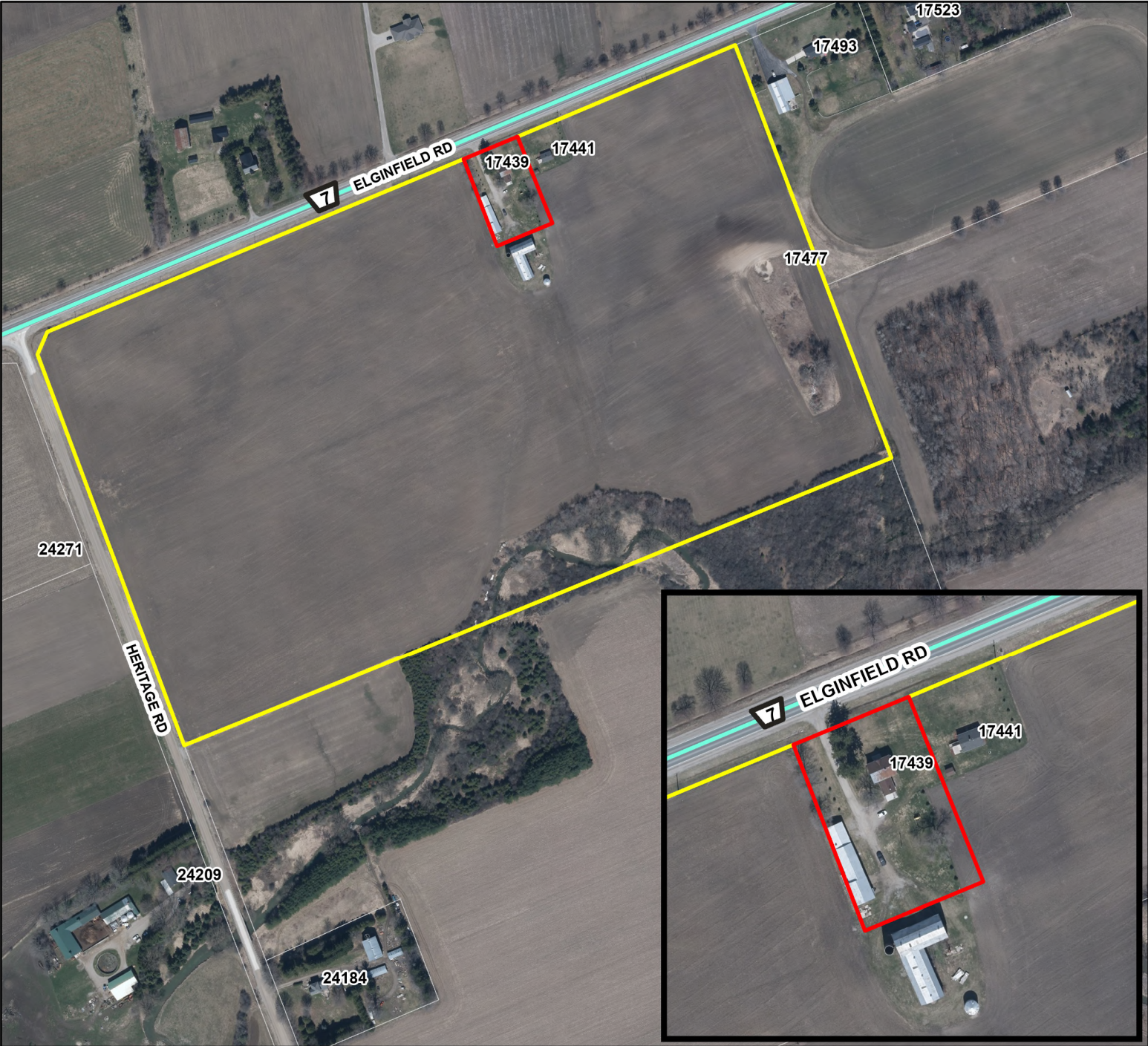
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17439, 17441 & 17477 Elginfield Road

Municipality of THAMES CENTRE



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

- Lands to be severed
- Lands to be retained
- Provincial Highway



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.