



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

APPLICATION FOR CONSENT (B16-25)

OWNER: Plover Mills Farms Inc.
AGENT: David Cole
LOCATION: 22946 Valley View Road
ROLL NUMBER: 3926-031-050-06900

Purpose and Effect of Consent Application

The purpose and effect of this application is to convey an approximate 3.43 ha (8.48 ac) portion of land from 22946 Valley View Road, to be merged on title with the abutting property to the southeast, known municipally as 22668 Valley View Road. The lands to be conveyed contain 'significant woodlands' as identified within the Middlesex Natural Heritage Systems Study (2014) and are within the 'Environmental Protection (EP) Zone' of the Thames Centre Zoning By-law. No structures or change of use are proposed.

If conveyed, the retained lands, being 22946 Valley View Road, would be approximately 19.72 ha (48.73 ac) in size, and the enlarged lands, being 22668 Valley View Road, would be approximately 9 ha (22.24 ac) in size.

Description and Location of Subject Land

The subject lands are legally described as Part of Lots 24 and 25, West Nissouri Concession 2; and Parts 5 to 7, Part of Parts 4 and 12 of RP 33R13061, Municipality of Thames Centre. The subject property is located on the southeast corner of Valley View Road and Plover Mills Road (County Road XX), directly abutting the Thames River.

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, 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: 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 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

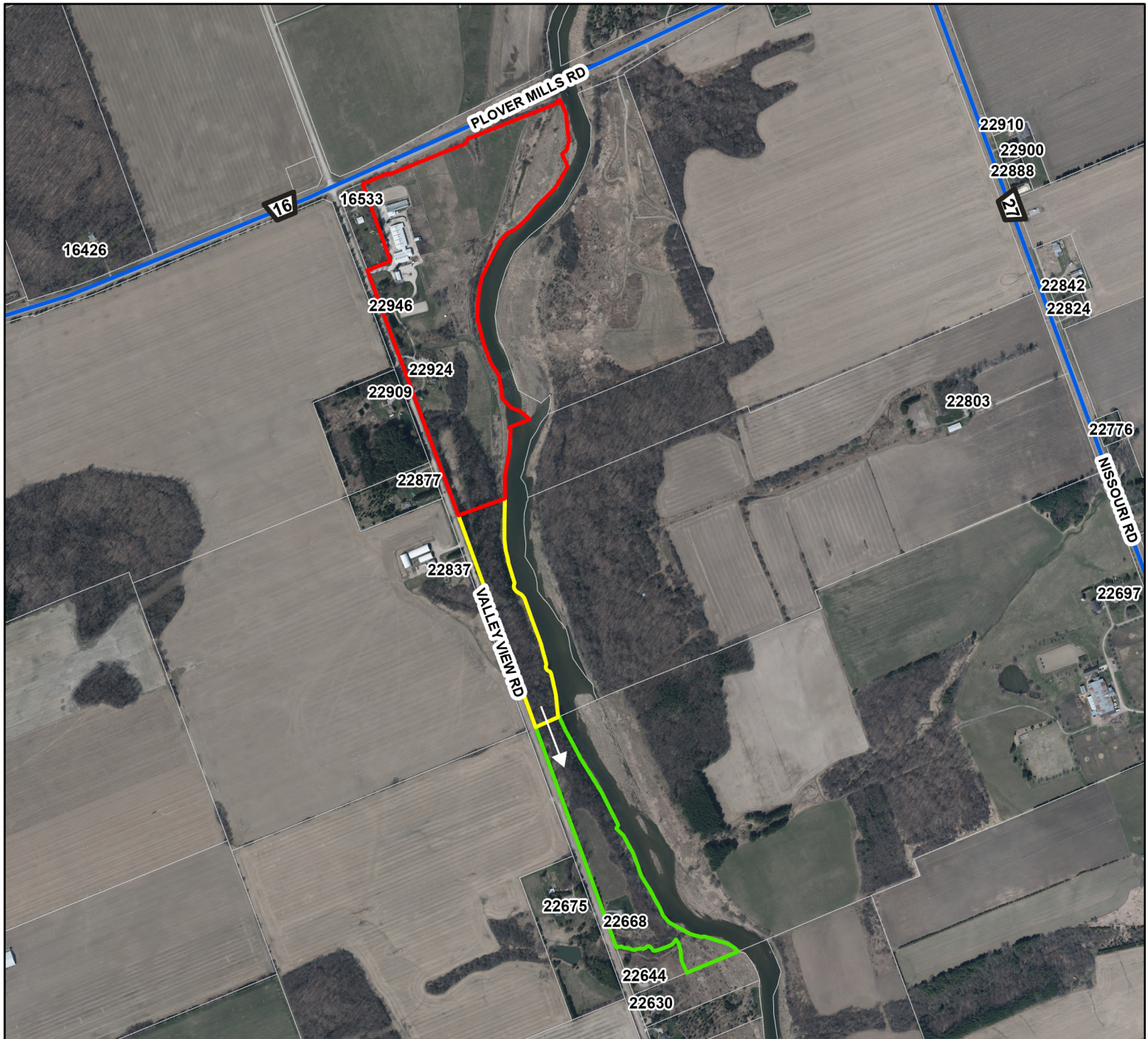
APPLICATION FOR CONSENT: B16-2025

Owner: Plover Mills Farms Limited c/o Mr. David Cole
Agent: David Cole

WEST NISSOURI CON 2 PT LOTS 24 AND 25 AND RP
33R13061 PARTS 5 TO 7 PT PARTS 4 AND 12
WEST NISSOURI CON 2 PT LOT 23 RP
33R16924 PART 1 RP 33R20699 PARTS 1 AND 2



Municipality of THAMES CENTRE



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(519) 434-7321
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-  Lands to be severed
-  Lands to be retained
-  Lands to be enlarged
-  Arterial 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.