



NOTICE OF APPLICATION & PUBLIC MEETING
Pursuant to Sections 34 and 39 of the *Planning Act*

**APPLICATION FOR TEMPORARY-USE
ZONING BY-LAW AMENDMENT (Z21-25)**

APPLICANTS: Edward Bloetjes and Chris Bloetjes
AGENTS: Jim Wall, Wall to Wall Construction and Kevin Bloetjes
LOCATION: 1503 Cromarty Drive
ROLL NO.: 392600006000900

Purpose and Effect

The purpose and effect of this Application is to permit two single-detached dwellings on the subject land for a temporary period not to exceed three (3) years while a new dwelling is being constructed on the land. The subject lands are zoned Agricultural (A) Zone which restricts the maximum number of dwellings to one (1) per lot. The existing dwelling would be removed from the land upon the expiration of a three (3) year period or the occupancy of the new single detached dwelling; whichever occurs first.

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 North Part of Lot 17, Concession 2, SRT (geographic Township of North Dorchester), Municipality of Thames Centre. The subject property is located on the south side of Cromarty Drive, east of Dorchester Road (County Road 32).

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 8, 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 3, 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. 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 3, 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 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

DATED at the Municipality of Thames Centre, this 14th day of August 2025.

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

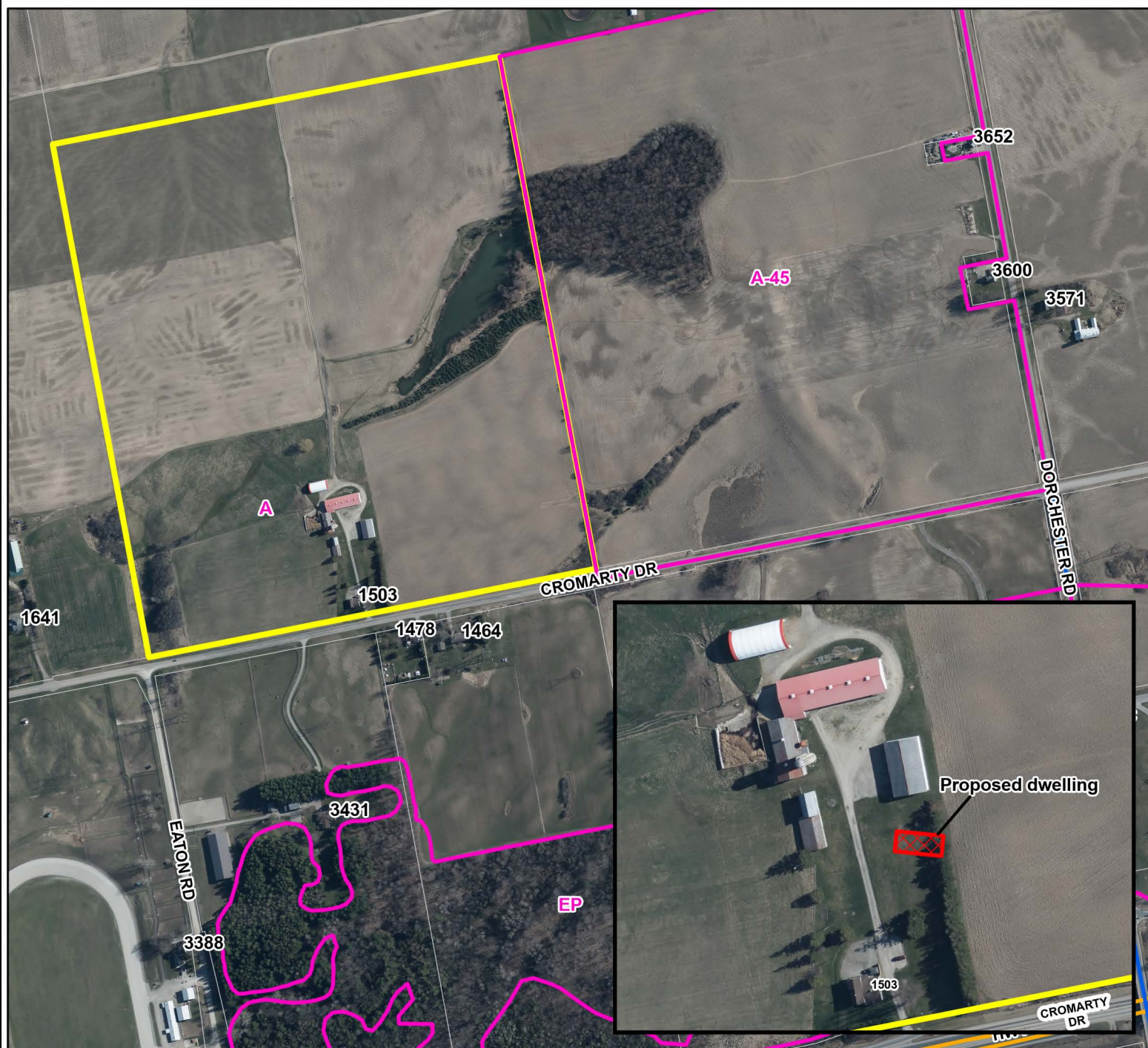
APPLICATION FOR TEMPORARY-USE ZONING BY-LAW AMENDMENT: ZBA 21-2025

Owner: Edward Bloetjes and Chris Bloetjes
Agent: Jim Wall (Wall to Wall Construction)

1503 Cromarty Dr
CON 2 SRT N PT LOT 17



Municipality of THAMES CENTRE



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

 Subject Lands

 Zone Boundary



1:7,500

Metres

0 70 140 280

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.