



NOTICE OF PUBLIC HEARING

Pursuant to Section 45 of the *Planning Act*

APPLICATION FOR MINOR VARIANCE (A6-26)

OWNERS: Emily McDonald
APPLICANT: Nathan Kok of Everest Estate Homes
LOCATION: 5338 Marion Street, Dorchester
ROLL NUMBER: 392600003012014

Purpose and Effect

The purpose and effect of this application is to request relief from the Thames Centre Comprehensive Zoning By-law as it relates to the maximum height and floor area permissions for accessory buildings within a residential zone to permit the construction of two (2) accessory buildings.

The applicant is proposing to construct a pool house as well as a shed which would accommodate a golf simulator. The combined floor area of the two structures would exceed the maximum permitted floor area for accessory buildings in the site-specific Residential First Density (R1-15) Zone. Additionally, the shed is proposed to have a height which would exceed the maximum permitted height for accessory buildings. A summary of the proposal can be found below.

Zoning By-law Provision	Zoning By-law Requirement	Proposed Accessory Building #1 - Pool House	Proposed Accessory Building #2 - Shed	Requested Variance
Maximum Floor Area	90 m ² (combined total for all accessory buildings on the property)	58.71 m ² (floor area of structure plus covered porch)	117.98 m ²	Combined Total Floor Area of 176.69 m ²
Maximum Permitted Height	5 m	No change	6.2 m	Height for Shed (Accessory Building #2)

Description and Location of Subject Land

The subject lands are legally described as Part of Lot 11, Concession 3, (geographic Township of North Dorchester) and designated as Part 1 on RP 33R21239, Municipality of Thames Centre. The subject property is located on the north side of Marion Street, east of Clara Street.

Public Hearing

The Municipality’s Committee of Adjustment will hold a public hearing to consider the subject application, which will be held in a hybrid format, being conducted electronically and in-person.

Date: Monday, July 20, 2026
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, July 20, 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 or by mail to the municipal office before **12 Noon on Wednesday, July 15, 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: None.

Other Information: For more information about this matter, contact Erin Besch, Planner, at 519-930-1010 or at ebesch@middlesex.ca

DATED at the Municipality of Thames Centre, this 9th day of July 2026.

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

APPLICATION FOR MINOR VARIANCE: A6-2026

Applicant: Nathan Kok
Owner: Ian & Emily McDonald

5338 Marion St
NORTH DORCHESTER CON 3 NRT
PT LOT 11 RP 33R21239 PART 1



Municipality of THAMES CENTRE



 Lands subject to minor variance

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1:1,600
0 15 30 60 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.

