



NOTICE OF APPLICATION & PUBLIC MEETING
Pursuant to Sections 22 and 34 of the *Planning Act*, R.S.O.
1990, as amended

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT (O1-26) AND
ZONING BY-LAW AMENDMENT (Z8-26)**

OWNER: Mark and Carole Sims
APPLICANT: Paton Aggregates & Soils Ltd.
AGENT: Esher Planning Inc. c/o Melanie Horton
LOCATION: 6545 Trafalgar Street
ROLL NO.: 392600002008300

Purpose and Effect

The purpose and effect of the Official Plan Amendment is to redesignate a portion of the subject lands **from** the Agricultural designation **to** the Extractive Industrial designation. The purpose of the Zoning By-law Amendment is to rezone a portion of the subject lands **from** Agricultural (A) **to** Extractive Industrial (M3). The effect of both Amendments is to permit the expansion of an existing sand and gravel pit (the existing Trafalgar Street Pit located on the west side of the subject lands), which is otherwise prohibited.

The applicants are seeking to establish a Class A pit with extraction to occur below the water table. A related license application under the *Aggregate Resources Act* has been submitted to the Ministry of Natural Resources and Forestry. The proposed annual tonnage limit is 150,000 tonnes. The subject lands have a total area of 21.14 hectares. The portion proposed for licensing would encompass approximately 11 hectares (27.18 ac), of which 9.4 hectares (23.22 ac) would be used as the extraction area. The balance of the property, including a wooded area and a portion of the North Dorchester Swamp at the southwest end of the property, would be located outside of the proposed extraction limit and would remain unchanged.

Several reports, studies and plans have been submitted in support of this proposal and are available on the Municipality's website: <https://www.thamescentre.on.ca/planning-and-building/development-status/6545-trafalgar-street/>

In accordance with Section 22 (6.1) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, the Municipality of Thames Centre has deemed this Official Plan Amendment application complete for the purposes of Sections 22(4) and 22(5) of the *Planning Act*.

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, NRT (geographic Township of North Dorchester), Municipality of Thames Centre. The subject property is located on the south side of Trafalgar Street, west of Hunt Road.

Public 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, 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:

If you wish to be notified of the decision of the County of Middlesex on the proposed official plan amendment, you must make a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London Ontario, N6A 2P1. If a person or public body would otherwise have an ability to appeal the decision of the Council of the County of Middlesex 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 proposed official plan amendment is adopted, 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 proposed official plan amendment is adopted, 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 add the person or public body as a party.

Notwithstanding the above, subsection 17(36) of the *Planning Act* defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

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 Alana Kertesz, Planner at 519.930.1011 or at akertesz@middlesex.ca

DATED at the Municipality of Thames Centre, this 26th day of June 2026.

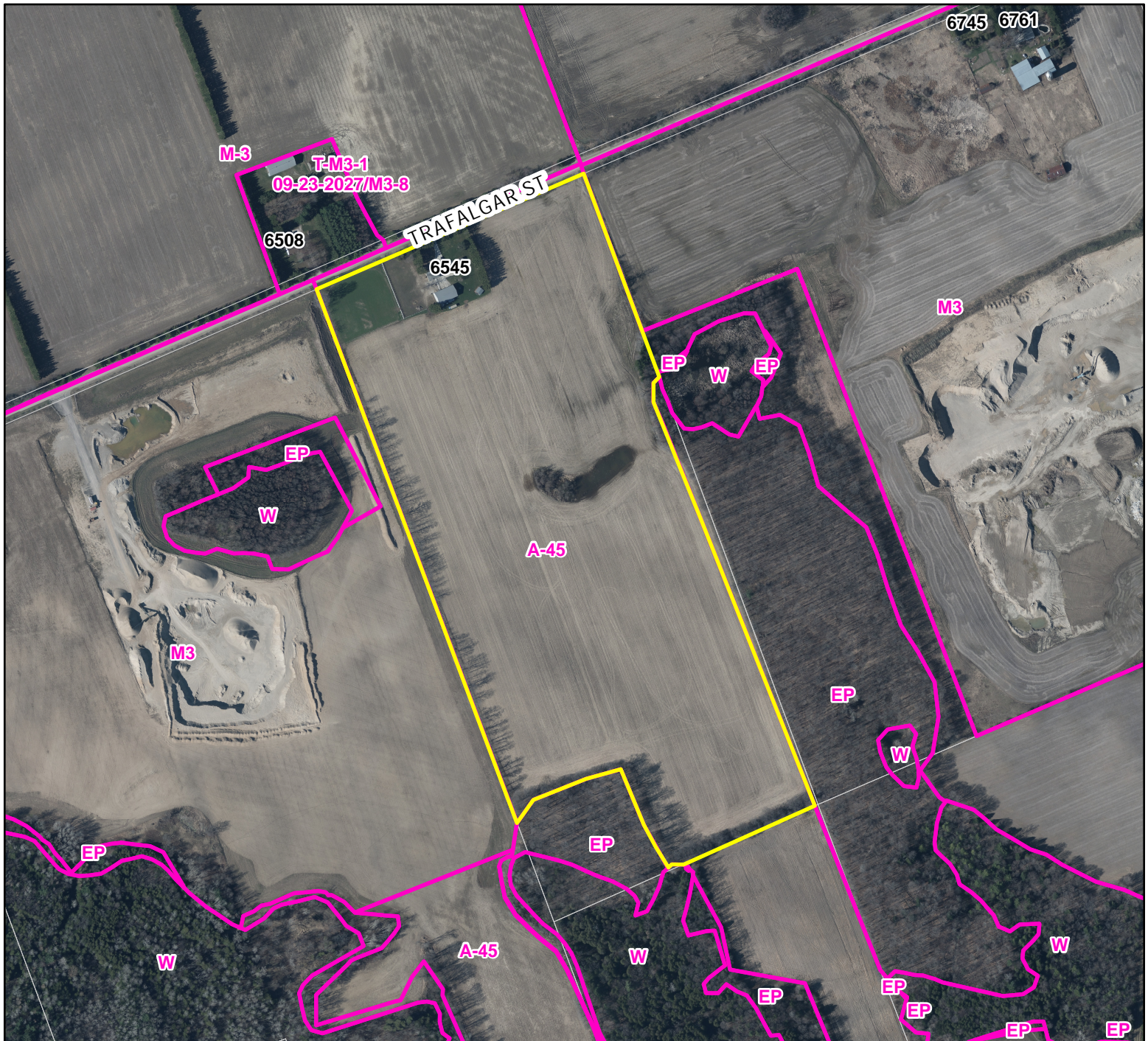
Municipality of Thames Centre
4305 Hamilton Rd.
Dorchester, ON
N0L 1G3



APPLICATION FOR ZONING BY-LAW AMENDMENT: Z8-2026
APPLICATION FOR OFFICIAL PLAN AMENDMENT: O1-2026

Owner: Mark and Carole Sims
Applicant: Paton Aggregates & Soils Ltd.
Agent: Melanie Horton of Esher Planning Inc.
 6545 Trafalgar St
 CON 2 NRT N PT LOT 17

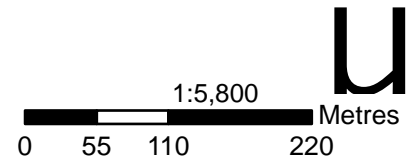


Municipality of THAMES CENTRE



-  Lands to be rezoned and re-designated
-  Zone Boundary

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



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.