



NOTICE OF APPLICATION & PUBLIC MEETING
Pursuant to Section 34 of the *Planning Act*

**APPLICATION FOR
ZONING BY-LAW AMENDMENT (Z5-26)**

APPLICANT: Tracy Moir and Kevin Moir
AGENT: Jason Jackson, Jackson Pools
LOCATION: 3994 Hamilton Road (County Road 29)
ROLL NO.: 392600005104004

Purpose and Effect

The purpose and effect of this Application is to rezone a portion of the subject property **from** Environmental Protection (EP) Zone **to** a site- specific Environmental Protection (EP-#) Zone to permit an in-ground swimming pool. The applicants are proposing to install a pool in the rear yard with an area of approximately 36 square metres (392 ft²), within the Environmental Protection (EP) Zone, which is otherwise not permitted. The property contains a single detached dwelling with a floor area of 200 square metres (2153 ft²), serviced by municipal piped water and a private septic system.

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 Part of Lot 15 on Registrar's Compiled Plan 1020 and designated as Part 2 on Reference Plan 33R-20438 (geographic Township of North Dorchester), Municipality of Thames Centre. The subject property is located on the north side of Hamilton Road (County Road 29), between Bridge Street and Jane Street, in the village of Dorchester.

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 May 25, 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, May 25, 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, May 20, 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 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 4th day of May, 2026.

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

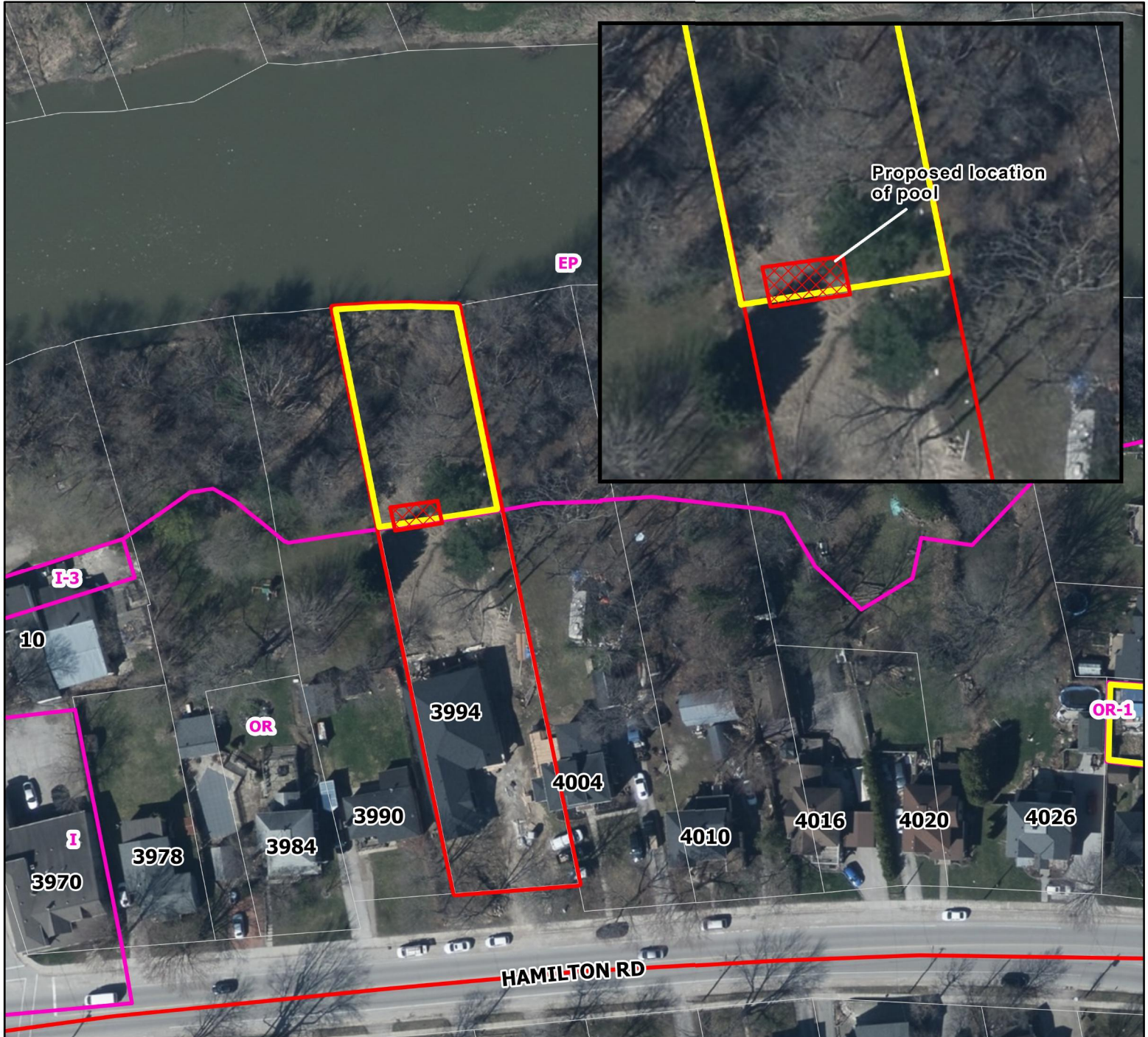
APPLICATION FOR ZONING BY-LAW AMENDMENT: ZBA 5-2026

Owner: Tracy & Kevin Moir
 Agent: Jason Jackson



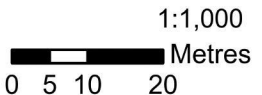
3994 Hamilton Rd
 RCP 1020 PT LOT 15 RP 33R20438 PART 1

Municipality of THAMES CENTRE



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

- Lands to be rezoned from 'Environmental Protection (EP) Zone' to 'site-specific Environmental Protection (EP-#) Zone'
- Subject Lands
- Zone Boundary
- Four Lane Arterial Road



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.