



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

APPLICATION FOR
ZONING BY-LAW AMENDMENT (Z17-20)

APPLICANT: AFTT Developments Inc. (Joe Bardoel)
AGENT: Stewart Findlater, Findlater & Associates Inc.
LOCATION: 4340 Cromarty Drive
ROLL NO.: 39260-031-020-05300

Background

This application was heard at a Public Meeting of Municipal Council on January 25, 2021. The application originally sought to amend the regulations of the site-specific Mobile Home Park (MHP-3) Zone to allow for 125 permanent year-round mobile home sites. The request was sought given that the existing zone currently limits the number of permanent year-round mobile home sites to 55. At the January 2021 meeting, the application was deferred by Municipal Council until such time that a qualified professional has been retained to confirm the adequacy and appropriateness of the existing communal water and wastewater system to accommodate the additional sites to the satisfaction of the Ministry of the Environment, Conservation and Parks (MECP). The applicant has since submitted an Environmental Compliance Assessment (ECA) Approval from MECP. Additionally, the applicant has submitted a revised application to reflect the number of year-round and seasonal sites that can be accommodated by the communal water and wastewater system as indicated in the MECP ECA Approval.

Purpose and Effect

The purpose and effect of this Application is to amend the regulations of the site-specific Mobile Home Park (MHP-3) Zone to allow for 125 permanent year-round mobile home sites and 145 seasonal sites. This Zoning By-law Amendment is being requested as the site-specific Mobile Home Park (MHP-3) Zone currently limits the number of permanent year-round mobile home sites to 55.

In accordance with subsection 34(10.4) of the Planning Act, the Municipality of Thames Centre has deemed this rezoning application to be complete for the purposes of subsections 34(10.1) and (10.2) of the *Planning Act*.

Site Specific MHP-3-H for the proposed 125 permanent year-round mobile home sites and 145 seasonal sites.	
PROVISION	PROPOSED
Number of permanent mobile home sites (maximum) 55	Number of permanent mobile home sites (maximum) 125 Number of Seasonal mobile home sites (maximum) 145
Lot Area for mobile home site (maximum) 335m2	Lot Area for mobile home site (maximum) 240 m2
Lot Frontage for mobile home site (minimum) 12m	Lot Frontage for Mobile Home site (Minimum) 12 m
Front and Exterior Side Yard Depth (minimum) (a) mobile home park 25.0 m (b) mobile home site 3.0 m	Front and Exterior Side Yard Depth (minimum) (a) mobile home park 6 m (b) mobile home site 6 m
Interior Side Yard Width (minimum) (a) mobile home park 15.0 m (b) mobile home site 3.0 m	Interior Side Yard Width (minimum) a. All other cases 4 m b. Mobile home site (minimum) 1.5 m c. Building accessory to mobile home 1 m
Rear Yard Depth (minimum) (a) mobile home park 15.0 m (b) mobile home site 4.0 m	Rear Yard Depth (minimum) a. Mobile home park (minimum) 5 m b. Mobile home site (minimum) 5 m
Lot Coverage (maximum) (a) mobile home park 25% of lot area (b) mobile home site 30% of mobile home site	Lot Coverage (maximum) 30% of lot area
Landscaped Open Space (minimum) 5% of lot area for use in common by all persons living within the mobile home park, plus 30% of the area of each mobile home site	Landscaped Open space (minimum) 20% of lot area

Not currently required	Width of private roads minimum) 6 m
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Description and Location of Subject Land

The subject lands are legally described as Part of Lot 3, Concession 1, SRT (geographic Township of North Dorchester), Municipality of Thames Centre. The subject property is located on the north side of Cromarty Drive, east of Putnam Road (County Road 30)

Public Meeting

The Municipality’s Council will hold a public meeting to consider the subject application.

Thames Centre Council meetings are held in a hybrid format, being conducted electronically and in-person.

Date: Monday October 6th, 2025

Time: 5:00 p.m.

Place: This will be a hybrid meeting.
Thorndale Lions Community Centre (265 Upper Queen Street, Thorndale)
www.youtube.com/municipalityofthamescentre
**please note this notice has been updated to reflect the meeting location in Thorndale. The previous noted indicated Municipal Office in Dorchester, which was incorrect.*

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 Thursday October 2nd 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 Thursday October 2nd 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 application, please contact Amanda Storrey, Director of Planning and Development Services, at 519.268.7334 x 249 or astorrey@thamescentre.on.ca

DATED at the Municipality of Thames Centre, this 1st day of October 2025.

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