



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

**APPLICATION FOR
ZONING BY-LAW AMENDMENT (Z3-26)**

APPLICANT: Dave and Kathleen Cole
LOCATION: 22668 Valleyview Road
ROLL NO.: 392603106000825

Purpose and Effect

The purpose and effect of this Application is to rezone a portion of the subject lands from the Agricultural (A) Zone to a site-specific Agricultural (A-#) Zone to permit the construction of an Additional Residential Unit (ARU). The application also requests to permit a maximum height of 5.5 metres (18 ft) for the proposed ARU, whereas residential accessory buildings within the A zone are permitted a maximum height of 5 metres (16.4 ft).

The property contains an existing single detached dwelling with a floor area of 334 m² (3,595 ft²) and a commercial tree farm. The applicant is proposing to construct a detached ARU with a proposed floor area of 111 square metres (1,194 ft²) and a height of 5.5 metres (18 ft). The current zoning of the property does not permit an ARU.

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 23, Concession 2 West Nissouri; Part 1 of 33R16924; and Parts 1 and 2 of RP 33R20699; Municipality of Thames Centre. The subject property is located on the east side of Valley View Road, just south of Plover Mills Road (County Road 16).

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 March 23, 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, March 23, 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, March 18, 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: The subject lands were recently enlarged through Consent B16-25, which added a 3.43 ha (8.48 ac) portion of land from the property to the north, known municipally as 22946 Valley View Road.

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 Erin Besch Planner, at 519.930.1010 or at ebesch@middlesex.ca

DATED at the Municipality of Thames Centre, this 2nd day of March 2026.

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

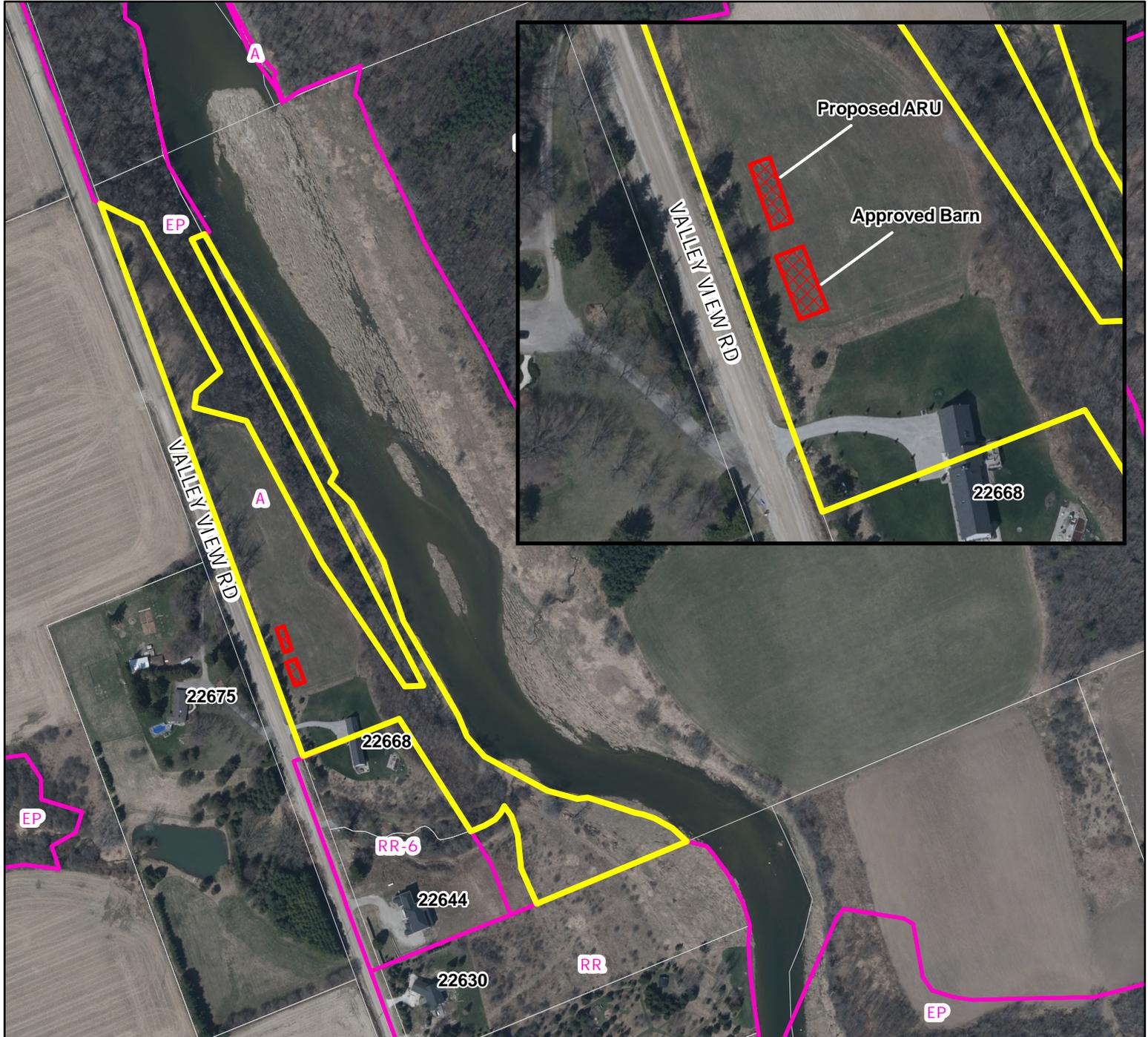
APPLICATION FOR ZONING BY-LAW AMENDMENT: ZBA 3-2026

Owner: David & Kathleen Cole

22668 Valley View Rd
WEST MISSOURI CON 2 PT LOT 23 RP
33R16924 PART 1 RP 33R20699 PARTS 1 AND 2

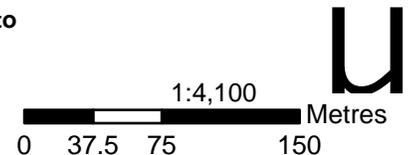


Municipality of THAMES CENTRE



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(519) 434-7321
February, 2026

-  Lands to be rezoned from 'Agricultural (A) Zone' to 'Site-specific Agricultural (A-#) Zone'
-  Zone Boundary



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.