



REVISED- NOTICE OF APPLICATION & PUBLIC MEETING

APPLICATION FOR ZONING BY-LAW AMENDMENT (Z26-25)

APPLICANT: Paul Vandebosch
AGENT: Luke Vandebosch
LOCATION: 4118 Hamilton Road
ROLL NO.: 392600005101900

Purpose and Effect

The purpose and effect of this Application is to rezone the subject property from the Office Residential (OR) Zone to a site-specific Office Residential (OR-#) Zone to permit an Additional Residential Unit (ARU). Additionally, the application requests to permit a maximum height of 5.9 metres (19.4 ft) for the proposed ARU, whereas accessory buildings within a residential zone are permitted a maximum height of 5 metres (16.4 ft). The property contains a converted dwelling with a floor area of 92.16 square metres (992 ft²) as well as a detached garage with a floor area of 35 square metres (376.74 ft²). The applicant is proposing to construct an ARU with a proposed floor area of 44.6 square metres (480 ft²) and a height of 5.9 metres (19.4 ft). The current zoning of the property does not permit an ARU.

Please note this notice has been revised to clarify previous details, including correcting the size of the requested ARU as well as including the applicant’s request to allow for the ARU to have an increased height.

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 17, Concession A, SRT (geographic Township of North Dorchester) and identified as Lot 27 on Registrar’s Compiled Plan 1020, Municipality of Thames Centre. The subject property is located on the north side of Hamilton Road (County Road 29) between Dorchester Road (County Road 32) and Elizabeth Street in 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 December 8, 2025

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, December 8, 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 Wednesday, December 3, 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 applications please contact Amanda Storrey, Director of Planning and Development Services, at 519.268.7334 x 249 or at astorrey@thamescentre.on.ca

DATED at the Municipality of Thames Centre, this 18th day of November, 2025.

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

APPLICATION FOR ZONING BY-LAW AMENDMENT: ZBA 26-2025

Owner: Paul Vandebosch
Agent: Luke Vandebosch

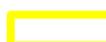
4118 Hamilton Road
CON A SRT PT LOT 17 REG COMP PLAN 1020 LOT 27



Municipality of THAMES CENTRE



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399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
October, 2025

 Lands to be rezoned from 'Office Residential (OR) Zone' to a site-specific 'Office Residential (OR-#) Zone'

 Arterial Road



1:1,400

Metres

0 12.5 25 50

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.