



**NOTICE OF APPLICATION & PUBLIC MEETING**  
Pursuant to Sections 34 and 53 of the *Planning Act*

**APPLICATIONS FOR CONSENT (B23-25) &  
ZONING BY-LAW AMENDMENT (Z28-25)**

**OWNER:** 410303 Ontario Ltd. c/o Douglas J. Duffin  
**LOCATION:** 20884 Nissouri Road  
**ROLL NO.:** 3926-031-010-20200

**Purpose and Effect of Consent Application**

The purpose and effect of this application is to sever a parcel of land having a frontage of approximately 72 metres (236.22 ft) along Nissouri Road (County Road 27) and an area of approximately 0.43 hectares (1.07 ac) to facilitate the disposal of a residence surplus to a farming operation as a result of farm consolidation. The lands to be severed contain a single detached dwelling and a detached garage. Used primarily for agricultural purposes in the form of field crop cultivation, the lands to be retained would have a frontage of approximately 236 metres (774.28 ft) along Nissouri Road (County Road 27) and an area of approximately 20.23 hectares (50 ac).

**Purpose and Effect of Zoning By-law Amendment Application**

The purpose and effect of this application is to rezone the balance of the farm from the Agricultural (A) Zone to the site-specific Agricultural (A-45) Zone to prohibit new residential uses on the remnant farm parcel consistent with provincial policy. 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 8, Concession 3 (geographic Township of West Nissouri), Municipality of Thames Centre. The subject property is located on the east side of Nissouri Road (County Road 27), north of Robin Hill Road.

**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, January 26, 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](https://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](https://www.thamescentre.on.ca/registration) and complete the registration process before **12 Noon on Monday, January 26, 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. To participate **in person**, registration is politely requested. Please visit the website [www.thamescentre.on.ca/registration](https://www.thamescentre.on.ca/registration) to complete the registration process. Send any **written comments or concerns** for Council's consideration via email to [comments@thamescentre.on.ca](mailto:comments@thamescentre.on.ca) or by mail to the municipal office before **12 Noon on Wednesday, January 21, 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:** These applications were originally received and circulated for public notice in September 2024. Due to unforeseen circumstances, the applicant withdrew the applications prior to a decision being rendered. The current proposal represents the same request as the previously submitted applications.

**Other Information:**

If a person or public body has the ability to appeal the decision of the Council of the Municipality of Thames Centre in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Municipality of Thames Centre before it gives or refuses to give provisional consent, the Tribunal may dismiss the appeal. If you wish to be notified of the decision of the Municipality of Thames Centre in respect of the proposed consent, you must make a written request to the Municipality of Thames Centre, Clerk, 4305 Hamilton Road, Dorchester, Ontario, N0L 1G3 or at [comments@thamescentre.on.ca](mailto:comments@thamescentre.on.ca) Notwithstanding the above, subsection 53(19) 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.

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](mailto:astorrey@thamescentre.on.ca)

**DATED** at the Municipality of Thames Centre, this 5th day of January, 2026.

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

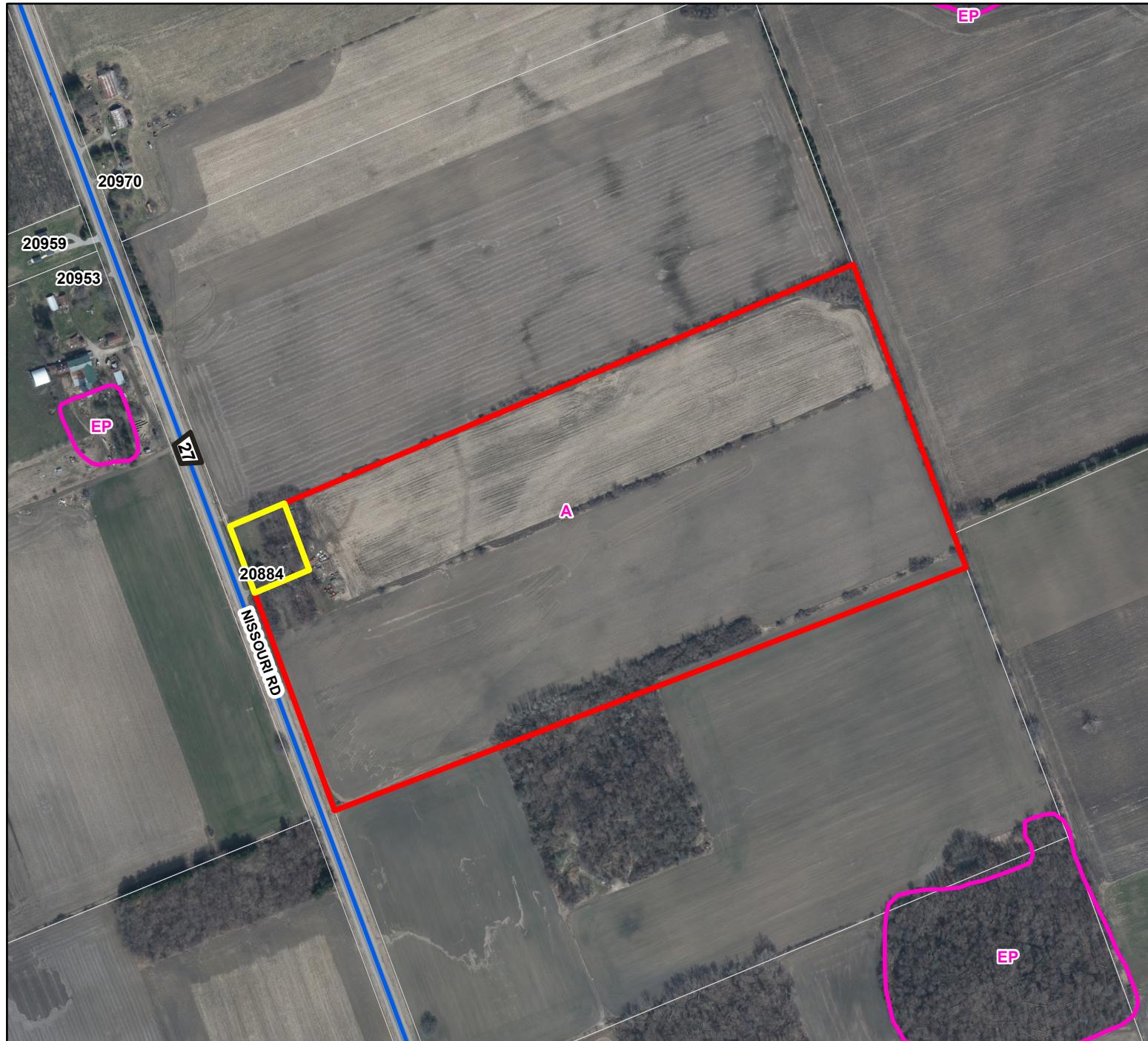
**APPLICATION FOR CONSENT: B23-2025  
APPLICATION FOR ZONING BY-LAW AMENDMENT: Z28-2025**

Owner: 410303 Ontario Ltd. c/o Douglas J. Duffin

20884 Nissouri Road  
CON 3 S PT LOT 8



Municipality of THAMES CENTRE



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

- Lands to be severed
- Lands to be retained and rezoned from the Agricultural (A) Zone to a site-specific Agricultural (A-45) Zone
- Zone Boundary
- Arterial Road



1:5,680

0 55 110 220 Metres

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.