



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

**APPLICATION FOR
ZONING BY-LAW AMENDMENT (Z7-26)**

APPLICANT: Joe Elliott and Judy Elliott
AGENT: Stewart Findlater
LOCATION: 23655 Wellburn Road
ROLL NO.: 392603108003705

Purpose and Effect

The purpose and effect of this Application is to rezone the subject property **from** Hamlet Residential (HR) Zone **to** a site-specific Hamlet Residential (HR-#) Zone to permit the construction of an accessory building that is larger in size and greater in height than permitted within a residential zone, as well as to permit an Additional Residential Unit (ARU) on the subject lands.

The applicants are proposing to construct a 353 square metre (3,800 ft²) accessory building with a height of 6.7 metres (22 ft). Within this building, 98 square metres (1,055 ft²) would be used for an ARU. The ARU is to be serviced by a new private well and a private septic system.

According to the Thames Centre Zoning By-law, accessory buildings within a residential zone are limited to a maximum floor area of 90 square metres (968.75 ft²) or 75% of the floor area of the dwelling, whichever is lesser and a maximum height of 5 metres (16.4 ft). Additionally, an ARU is not permitted within the existing Hamlet Residential (HR) Zone.

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 31, Concession 5, (geographic Township of West Nissouri), and designated as Part 1 on Reference Plan 33R20331, Municipality of Thames Centre. The subject property is located on the west side of Wellburn Road (County Road 27), north of Gregory Drive, within the hamlet of Wellburn.

Public Participation Meeting

The Municipality's Council will hold a public participation meeting to consider the subject application. Thames Centre Council meetings are held in a hybrid format, being conducted electronically and in-person.

Date: Monday June 29, 2026

Time: This item will not be heard before 6:00 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., and this item is scheduled to be heard after 6:00 p.m. although the exact time of item is unknown. Do to seating constraints, please do not attend prior to 5:45 p.m. 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, June 29, 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, June 24, 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 9th day of June, 2026.

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

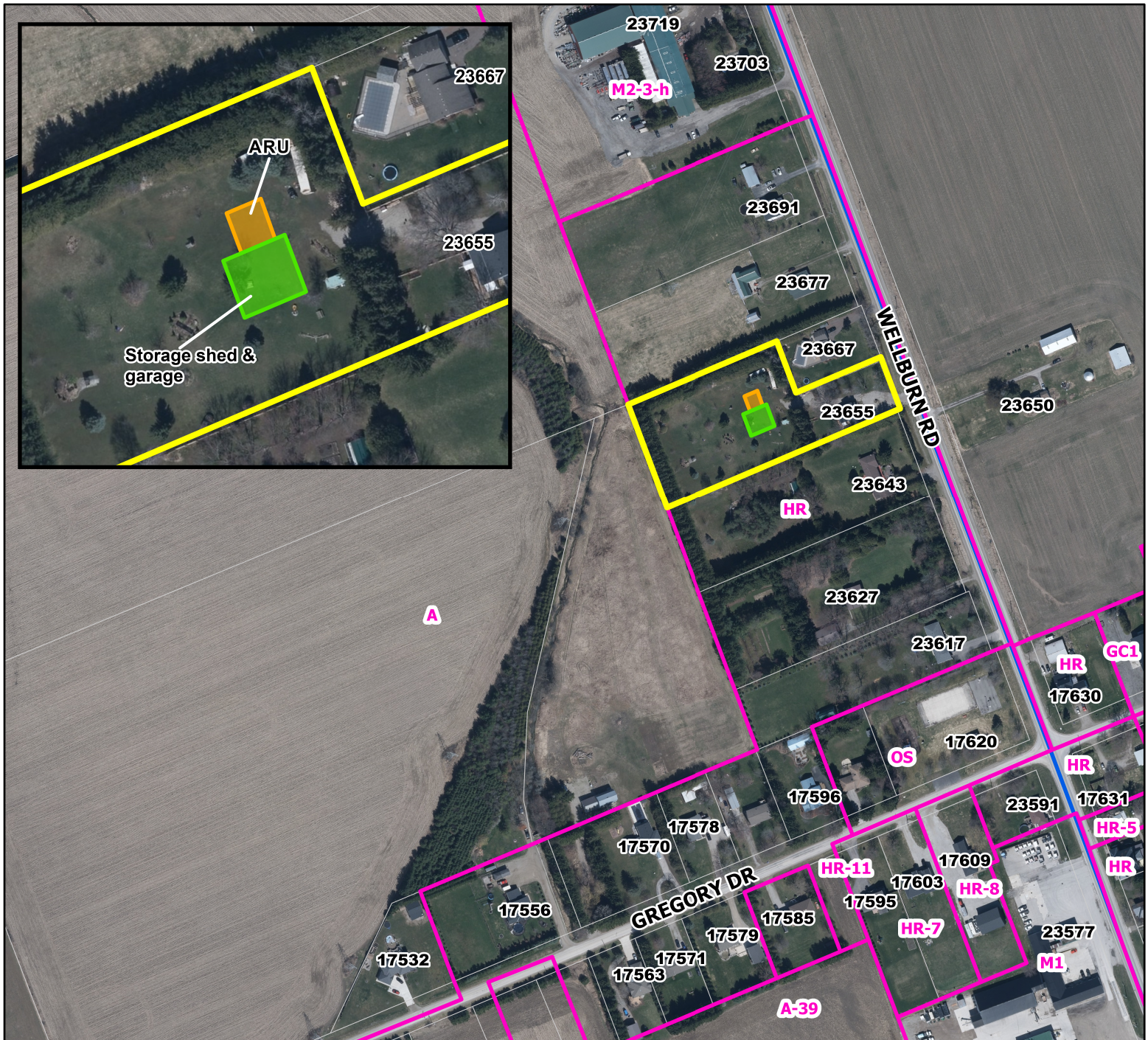
APPLICATION FOR ZONING BY-LAW AMENDMENT: ZBA 7-2026

Owner: Joe Elliot
 Agent: Stewart Findlater



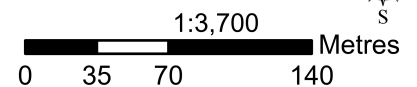
23655 Wellburn Rd
 WEST NISSOURI CON 5 PT LOT 31 AND RP 33R20331 PART1

Municipality of THAMES CENTRE



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 Planning Department
 399 Ridout Street North, London, ON N6A 2P1
 (519) 434-7321
 May, 2026

- Lands subject to the zoning by-law amendment
- 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.