



NOTICE OF APPLICATION & PUBLIC MEETING
Pursuant to Sections 22 and 34 of the *Planning Act*, R.S.O. 1990, as amended

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT (O2-25) AND
ZONING BY-LAW AMENDMENT (Z16-25)**

APPLICANT: Thames Centre Acres Inc. c/o Andy Cheema
AGENT: Zelinka Priamo Ltd. c/o Aliyah Richards
LOCATION: 4470 Breen Road
ROLL NO.: 392600004008001

Purpose and Effect of the Official Plan Amendment

The purpose and effect of this Application is to redesignate a portion of the subject lands along Breen Road, approximately 3.46 hectares (8.55 ac) in size, from the Agricultural designation to the Rural Industrial designation to facilitate the industrial development of the lands and to redesignate another portion of the same size from Rural Industrial to Agricultural. The proposed relocation of the Rural Industrial lands on the property is intended to improve the functionality of the industrial lands since the current configuration leaves the existing Rural Industrial lands without frontage on or access to a public road.

In accordance with Section 22 (6.1) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, the Municipality of Thames Centre has deemed this Official Plan Amendment application complete for the purposes of Sections 22(4) and 22(5) of the *Planning Act*.

Purpose and Effect of the Zoning By-law Amendment

The purpose and effect of this Application is to rezone the same portions of land from Application O2-25 from the Agricultural (A) Zone to the General Industrial (M1) Zone to permit industrial uses and from the General Industrial (M1) Zone to the Agricultural (A) Zone to permit agricultural uses. The balance of the lands are to remain unchanged.

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 2, Concession B, SRT (geographic Township of North Dorchester), and designated as Part of Part 1 on Reference Plan 33R-13413 and Part 3 on Reference Plan 33R-18971, Municipality of Thames Centre. The subject property is located on the north side of Breen Road, east of Putnam Road (County Road 30), outside of the hamlet of Putnam.

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, September 22, 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, September 22, 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, September 17, 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 County of Middlesex on the proposed official plan amendment, you must make a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London Ontario, N6A 2P1. If a person or public body would otherwise have an ability to appeal the decision of the Council of the County of Middlesex 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 proposed official plan amendment is adopted, 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 proposed official plan amendment is adopted, 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 add the person or public body as a party.

Notwithstanding the above, subsection 17(36) 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.

For more information about this matter, including information about appeal rights, 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 29th day of August 2025.

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

APPLICATION FOR ZONING BY-LAW AMENDMENT: ZBA 16-2025

APPLICATION FOR OFFICIAL PLAN AMENDMENT: OPA 2-2025

Owner: Thames Centre Acres Inc. - Andy Cheema

Agent: Zelinka Priamoo Ltd (c/o Aliyah Richards)

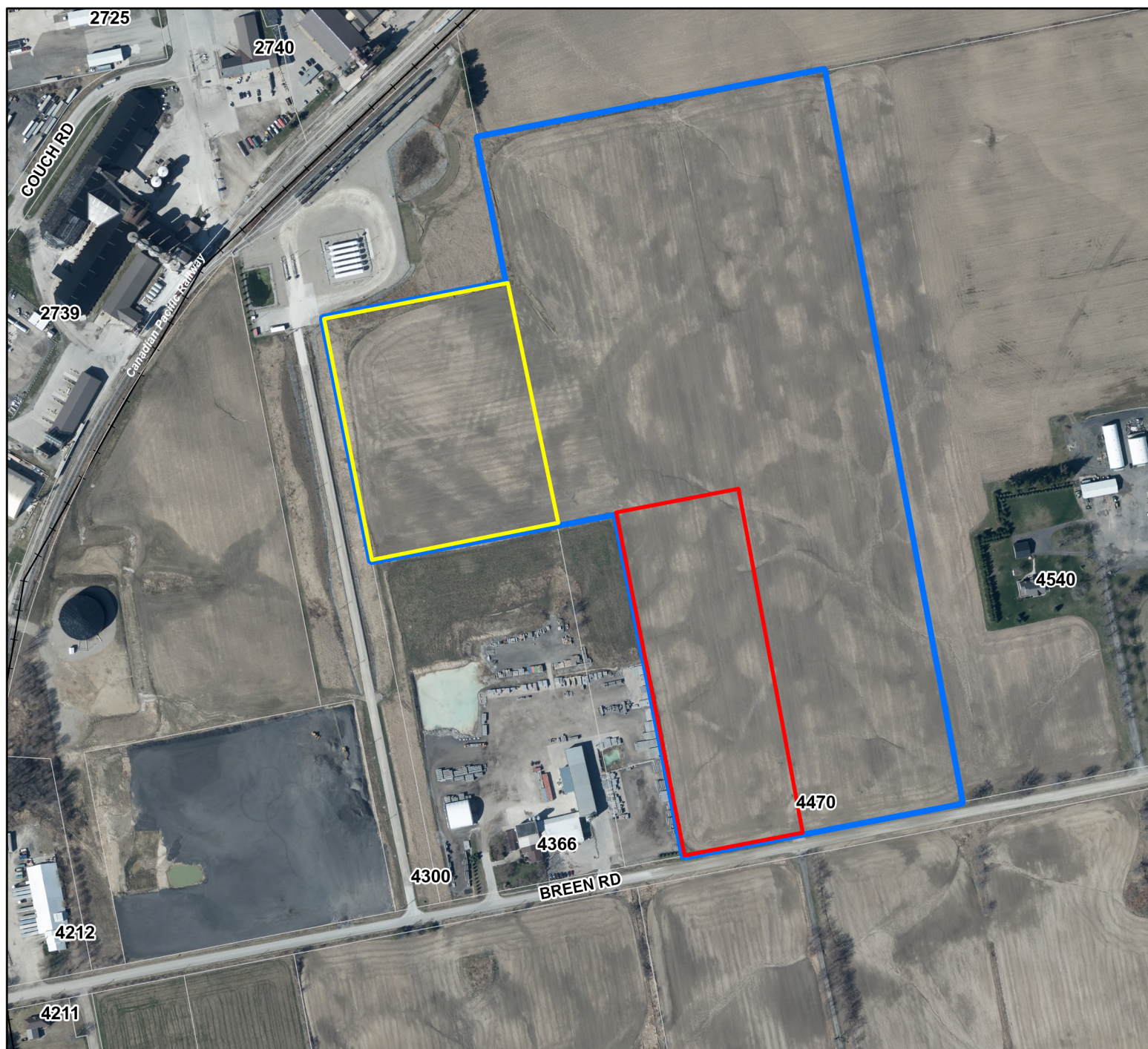
4470 Breen Road




NORTH DORCHESTER CON B SRT PT LOT 2 RP

33R13413 PT PART 1 RP 33R18971 PART 3



Municipality of THAMES CENTRE



-  Lands to be rezoned from the Agricultural (A) Zone to the General Industrial (M1) Zone and redesignated from Agriculture to Rural Industrial
-  Lands to be rezoned from the General Industrial (M1) Zone to the Agricultural (A) Zone and redesignated from Rural Industrial to Agriculture
-  Subject Lands

Published by the County of Middlesex
Planning Department
399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
August, 2025



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0 45 90 180 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.