



NOTICE OF PUBLIC HEARING

Pursuant to Section 45 of the *Planning Act*

APPLICATION FOR MINOR VARIANCE (A1-25)

APPLICANT: Sifton Properties Limited

AGENT: Sifton Properties Limited c/o Alexandra Haasen

LOCATION: Block 4, Hawthorne Park Subdivision, Dorchester

ROLL NO: 3926-000-050-32100

Purpose and Effect

The purpose and effect of this Application is to seek relief from the Thames Centre Comprehensive Zoning By-law as it relates to the minimum lot frontage requirements of the site-specific Residential Third Density (R3-13) Zone and to seek relief from the yard encroachment and obstruction provisions within the Zoning By-law with respect to Block 4 on Plan 33M-849 of the Hawthorne Park Subdivision.

Through this minor variance application, the applicant is requesting a reduced minimum lot frontage of 1 metre (3.3 ft) per unit for Block 4 whereas R3-13 Zone requires a minimum lot frontage of 6 metres (19.7 ft) per unit. Block 4 is proposed to contain 29 townhouse dwellings under common ownership. As the frontage for street townhouses in the R3-13 Zone is calculated per unit, applying a minimum lot frontage of 6 metres (19.7 ft) per unit to 29 units would result in a total minimum lot frontage of 174 metres (570.9 ft). Due to the irregular shape of the lot, the frontage of Block 4 by definition, is currently 30 metres (98.4 ft). As such, a reduction in minimum lot frontage to 1 metre (3.3 ft) per unit, applied to 29 units would result in minimum lot frontage of 29 metres (95.1 ft).

The applicant is also seeking relief from the yard encroachments and obstruction regulations, in particular, section 4.3.3 (g) to permit the encroachment of 2.5 metres (8.2 ft) for uncovered decks into an interior side yard whereas the zoning by-law does not permit the encroachment of uncovered decks into an interior side yard.

Description and Location of Subject Land

The subject property is legally described as Block 4, on Plan 33M-849 (geographic Township of North Dorchester), Municipality of Thames Centre. The property is located on the east side of Dorchester Road (County Road 32), south of Byron Avenue, within the Hawthorne Park Subdivision in Dorchester.

Public Hearing

The Municipality's Committee of Adjustment will hold a public hearing to consider the subject application, which will be 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: This property is subject to Draft Plan of Subdivision Application 39T-TC1903, being the Hawthorne Park Subdivision which was draft plan approved by the County of Middlesex on March 14, 2023. Phase 1 of the Subdivision was final approved by the County of Middlesex on August 13, 2025. This property is also subject to Application for Minor Variance A2-25

which has been submitted to request relief from certain regulations of the Residential First Density (R1) Zone and the Residential Third Density (R3) and site-specific Residential Third Density (R3-13) Zone with respect to Blocks 1, 2, 6, 7, 8, 11 and 15 on Plan 33M-849 of the Hawthorne Park Subdivision. Minor Variance Application A2-25 is to be considered by the Committee of Adjustment at a future public hearing. Additionally, this property is subject to Part Lot Control Exemption request PLC-01-2025 which has been submitted in order to further subdivide the blocks mentioned above for Application A2-25.

Other Information: For more information about this matter, 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 10th day of September, 2025.

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