



**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 (O4-25) AND  
ZONING BY-LAW AMENDMENT (Z25-25)**

**APPLICANT:** Aurora King Masonry Ltd.  
**AGENT:** Landrise Inc. c/o Michelle Doornbosch  
**LOCATION:** 3892 Dundas Street  
**ROLL NO.:** 392603101010200

**Purpose and Effect of the Official Plan Amendment**

The purpose and effect of this Application is to redesignate the subject lands from the Rural Residential designation to the Highway Commercial designation to facilitate the establishment of a Contractor's Yard. The applicant is proposing to establish a commercial business, in the form of a contractor's yard in the rear yard of the subject lands. The current Rural Residential designation permits a limited range of uses, being a single detached dwelling, parkland, and a home occupation, subject to policies within the Official Plan. The subject lands contain a single detached dwelling and are serviced by private well and septic system.

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 subject lands from the Rural Residential (RR) Zone to the Highway Commercial (HC) Zone to permit the establishment of a Contractor's Yard. The applicant is proposing to retain the existing dwelling and to construct a 222 square metre (2400 ft<sup>2</sup>) shop in the rear yard to accommodate the business. The proposal would involve the installation of a new driveway to extend from the existing access off Dundas Street (Highway 2). The proposal also involves the replacement of the existing septic system to service the existing dwelling and the new shop.

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 1, Concession 2 (geographic Township of West Nissouri), Municipality of Thames Centre. The subject property is located on the north side of Dundas Street (Highway 2), west of Nissouri Road (County Road 27).

**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, October 20, 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](http://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](http://www.thamescentre.on.ca/registration) and complete the registration process before **12 Noon on Monday, October 20, 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](mailto:comments@thamescentre.on.ca) or by mail to the municipal office before **12 Noon on Wednesday, October 15, 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](mailto:astorrey@thamescentre.on.ca)

**DATED** at the Municipality of Thames Centre, this 30<sup>th</sup> day of September 2025.

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



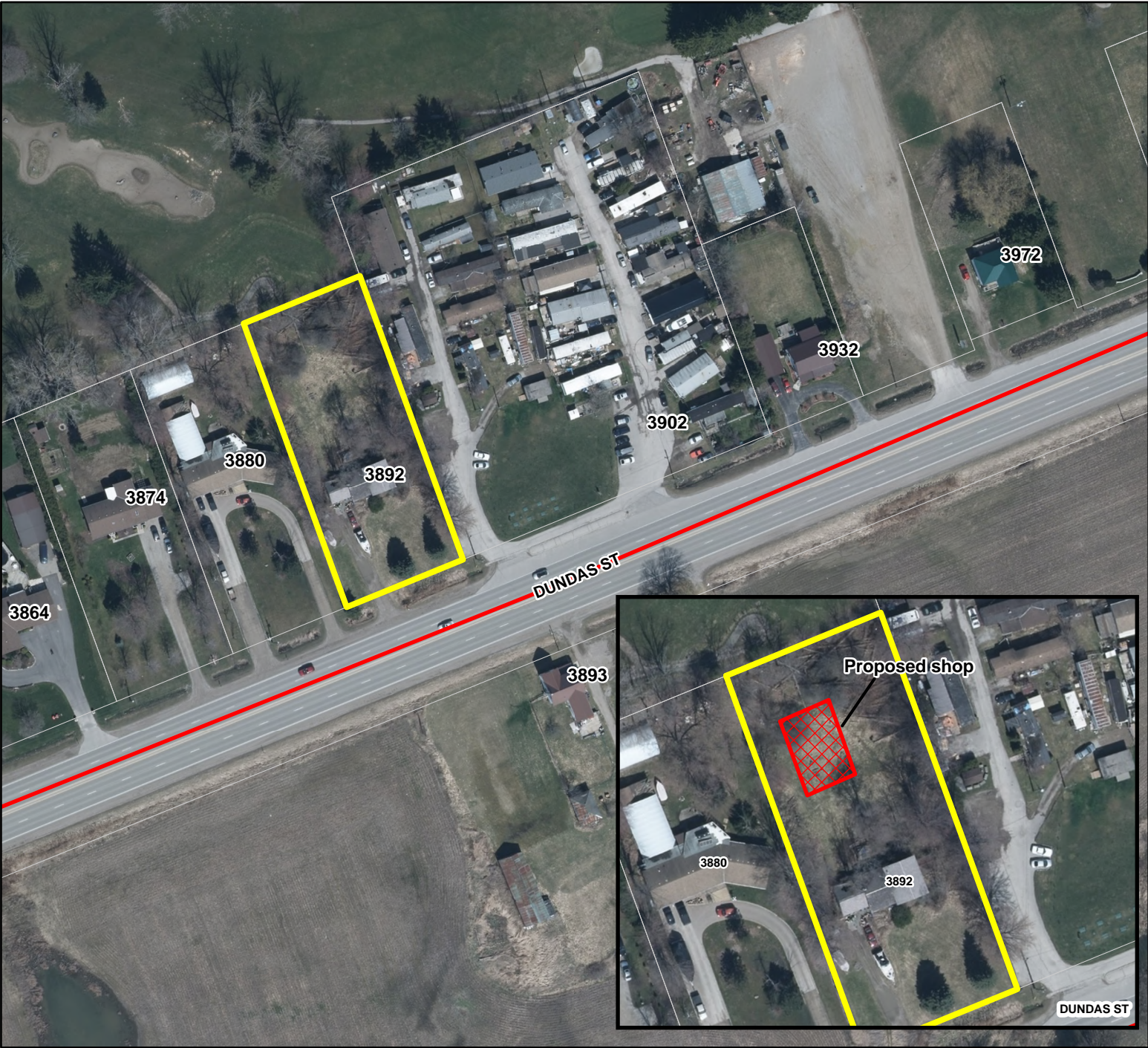
APPLICATION FOR ZONING BY-LAW AMENDMENT: ZBA 25-2025  
APPLICATION FOR OFFICIAL PLAN AMENDMENT: O4-2025

Owner: Aurora King Masonry Ltd.  
Agent: Landrise Inc.

3892 Dundas St  
CON 2 PT LOT 1



Municipality of THAMES CENTRE



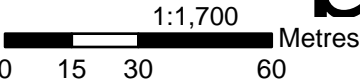
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Planning Department  
399 Ridout Street North, London, ON N6A 2P1  
(519) 434-7321  
September, 2025



Lands to be rezoned from 'Rural Residential (RR) Zone'  
to 'Highway Commercial (HC) Zone' and to be redesignated from  
Rural Residential to Highway Commercial



Four Lane Arterial Road



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.