



NOTICE OF SECOND PUBLIC MEETING
pursuant to Sections 22, 34 and 51 of the *Planning Act*,
R.S.O. 1990, as amended

**APPLICATIONS FOR PROPOSED PLAN OF SUBDIVISION (39T-TC2501),
OFFICIAL PLAN AMENDMENT (O3-25)
& ZONING BY-LAW AMENDMENT (Z20-25)**

APPLICANT: Doug. Tarry Limited c/o Tracy Tucker
LOCATION: 83 Christie Drive and 2648 Harris Road, Dorchester
ROLL NO.: 3926-000-050-31000 & 3926-000-050-24300

Notice is hereby given that a second public meeting will be held to consider a proposed Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment for a development known as Acorn Valley. This meeting is being held as a follow-up to the statutory public meeting conducted on October 20, 2025, and is intended to present the development proposal, including updates made by the applicant in response to comments received from the public, Council, and agencies. The meeting will provide the applicant with an opportunity to outline the proposed plan and any revisions and will provide members of the public with an additional opportunity to share their comments and concerns with Council.

Purpose and Effect – Draft Plan of Subdivision

The purpose of the proposed (attached) plan of subdivision is to facilitate the development of the subject lands for the following purposes:

- 170 single-detached and semi-detached freehold lots (Lots 1-144, 149-174)
- Four (4) townhouse blocks containing a total of 21 units (Blocks 145-148)
- One (1) high density residential block (Block 175)
- Four (4) blocks for parkland (Blocks 184, 185, 188, 194)
- Four (4) blocks for open space purposes (Blocks 186, 187, 190, 191)
- One (1) block for stormwater management (Block 189)
- Two (2) blocks for Future Development (Blocks 192, 193)
- Four (4) new streets
- Extension of Christie Drive to Harris Road

The effect of the proposed plan would generally facilitate residential development and related amenity areas, all serviced by municipal water and sanitary sewers.

A clearer version of the proposed draft plan as well as revised reports and studies can be found on the Municipality's website: <https://www.thamescentre.on.ca/AcornValley>

Purpose and Effect of the Official Plan Amendment

The purpose and effect of this Application is to redesignate a portion of the subject lands **from** the 'Residential' designation of the Official Plan **to** a site-specific 'Residential – Special Policy Area #' to permit medium and high-density residential uses on Block 175 of the draft plan, including street townhouses and apartment dwellings, as well as limited commercial and office uses at street level of the apartment block. The proposed site-specific policy would permit apartment dwellings up to a maximum of 6-storeys and a density of 100 units per hectare. Furthermore, the special policy would permit limited commercial uses, specifically those which serve the day-to-day needs of the residents of the community.

The remainder of the subject lands will remain within the 'Residential' designation with no change proposed.

A location map has been attached for reference.

Purpose and Effect of the Zoning By-law Amendment

The purpose and effect of this Application is to rezone the subject property **from** the Future Development (FD) Zone **to** the following categories:

Site-specific Residential Second Density (R2-#) Zone for the proposed single-detached, semi-detached and townhouse lots (shown as Blocks 1-44, 149-174) subject to the following special provisions in conjunction with the parent R2 Zone:

Provision	Proposed (Single-Detached)	Proposed (Semi-Detached)	Proposed (Street Townhouse)
Lot Area (min.)	350m ²	250m ²	185m ²
Lot Frontage (min.)	10.5m	8.5m	5.5m (interior lot) 7.5m (end lot)
Front/Exterior Side Yard Depth (min.)	4.5m to a dwelling 6.0m to a garage	4.5m to a dwelling 6.0m to a garage	4.5m to a dwelling 6.0m to a garage
Interior Side Yard Depth (min.)	1.2m	1.2m, provided no side yard shall be required between the common wall dividing individual dwelling units	2.0m, provided no side yard shall be required between the common wall dividing individual dwelling units
Rear Yard Depth (min.)	8.0m	8.0m	8.0m
Lot Coverage (max.)	50%	50%	65% (interior lot) 50% (end lot)
Building Height (max.)	11.0m	11.0m	15.0m
Landscaped Open Space (min.)	30%	30%	15% (interior lot) 30% (end lot)
Maximum Driveway Width	Lesser of 7.0m or 60% of the street line along the street used to gain access to the driveway; but not greater than 7.0m	Lesser of 6.0m or 50% of the street line along the street used to gain access to the driveway; but not greater than 6.0m	Lesser of 5.0m or 75% of the street line along the street used to gain access to the driveway; but not greater than 5.0m
Sight Visibility Triangles – Corner Lots	6.0m	6.0m	6.0m
Yard Encroachments and Obstructions	1.5m (Encroachment), but not closer than 0.4m to the lot line Encroachment of 2.5m (Front / Exterior Side Yard), 4.0m (Rear Yard)	1.5m (Encroachment), but not closer than 0.4m to the lot line Encroachment of 2.5m (Front / Exterior Side Yard), 4.0m (Rear Yard)	1.5m (Encroachment), but not closer than 0.4m to the lot line Encroachment of 2.5m (Front / Exterior Side Yard),

***All standards are minimum unless noted otherwise**

Site-specific Residential Third Density (R3-#) Zone limited to Block 175 subject to the following standards* in addition to the regulations associated with the parent R3 Zone:

Provision	Proposed (Apartment)
Lot Area (min.)	3.5ha
Lot Frontage (min.)	30.0m
Front Yard Depth (min.)	7.5m
Exterior Side Yard Depth (min.)	6.0m
Interior Side Yard Depth (min.)	4.5m
Rear Yard Depth (min.)	9.0m
Lot Coverage (max.)	50%
Building Height (max.)	6-storeys
Landscaped Open Space (min.)	30%
General Provisions	
Dwelling Unit Area (min.)	40m ² for a bachelor unit

***All standards are minimum requirements unless noted otherwise**

Open Space (OS) Zone limited to Blocks 186, 187, 190 and 191 to accommodate parkland, open space areas and the stormwater management facility.

Blocks 192 and 193 are reserved for future development and will not be subject to the Zoning By-law Amendment application. A future Zoning By-law Amendment application will be required to facilitate development of the lands.

Areas zoned **Environmental Protection (EP)** are limited to Blocks 186 and 187 and are proposed to include a holding provision to ensure an archaeological investigation is completed should development be contemplated in the future.

The location of the proposed zones can be found on the attached zoning plan.

Description and Location of Subject Land

The subject property is legally described as Part Lots 19 and 20, North Dorchester Concession B S.R.T.; and Part 1 of RP 33R19961, Municipality of Thames Centre. The lands are located at the end of Christie Drive, just east of Harris Road in southwest Dorchester.

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: Thursday, February 26, 2026

Time: 4:30 p.m.

Place: This will be a hybrid meeting.

FlightExec Centre – Lions Den 2066 Dorchester 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 4:30 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 Thursday, February 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. 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, February 25, 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 a person or public body would otherwise have the ability to appeal the decision of the County of Middlesex but does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Middlesex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Middlesex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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 51(39) 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 County of Middlesex in respect of the proposed plan of subdivision, you **MUST** make a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London, Ontario N6A, 2P1.

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.

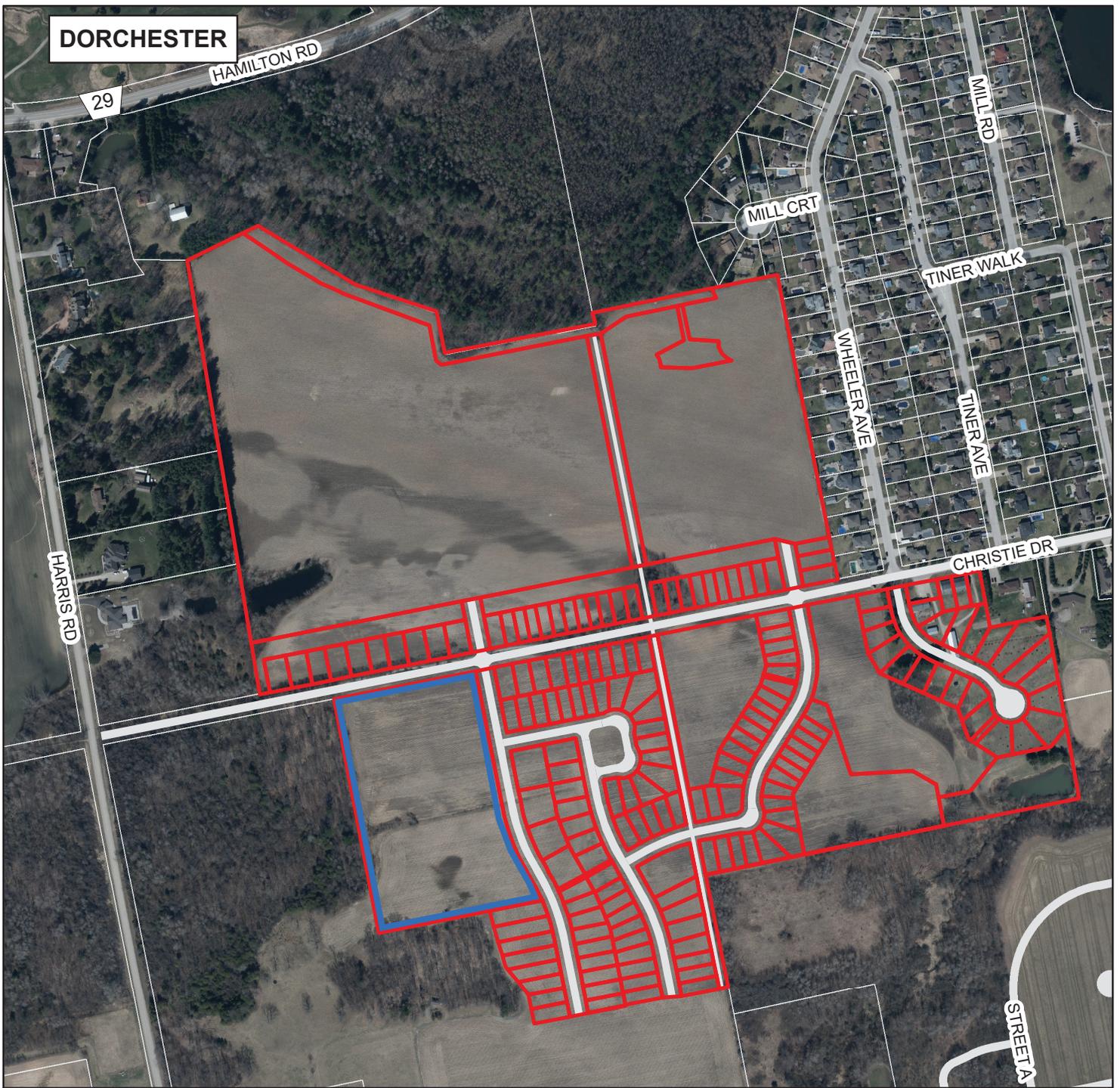
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Thames Centre before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the 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 Lindsay Nooren, Senior Planner at 519.268.7334 x 223 or at lnoores@thamescentre.on.ca

DATED at the Municipality of Thames Centre, this 6th day of February 2026.

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



DORCHESTER

29

HAMILTON RD

HARRIS RD

MILL CRT

MILL RD

TINER WALK

WHEELER AVE

TINER AVE

CHRISTIE DR

STREET A

LOCATION MAP

Description:
 Proposed Draft Plan of Subdivision 39T-TC2501
 Official Plan Amendment O3-25
 Zoning By-law Amendment Z20-25



LEGEND

- Subject Lands
- Lands to be redesignated from 'Residential' to 'Residential - Special Policy Area X'



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