



NOTICE OF PUBLIC MEETING
Pursuant to Section 53 of the *Planning Act*

APPLICATION FOR CONSENT (B19-25)

OWNER: Dwight & Marie Hepburn
AGENT: Stewart Findlater, Findlater & Associates Inc.
LOCATION: 4818 Westchester Bourne (County Road 74)
ROLL NUMBER: 3926-000-060-09700

Purpose and Effect of Consent Application

The purpose and effect of this application is to convey an approximate 12 ha (29.7 ac) portion of land from 4818 Westchester Bourne (County Road 74), to be merged on title with the abutting property to the north, known municipally as 4684 Westchester Bourne (County Road 74). The lands to be conveyed are currently in agricultural production and are within the 'Agricultural (A) Zone' of the Thames Centre Zoning By-law. No structures or change of use are proposed.

If conveyed, the retained lands, being 4818 Westchester Bourne (County Road 74), would be approximately 8.2 ha (20.3 ac) in size, and the enlarged lands, being 4684 Westchester Bourne (County Road 74), would be approximately 32.7 ha (80.8 ac) in size.

Description and Location of Subject Land

The subject lands are legally described as Part of Lot 24, Concession 4, S.R.T., Municipality of Thames Centre (North Dorchester). The subject property is located on the east side of Westchester Bourne (County Road 74), just south of Crampton Drive.

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, November 24, 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, November 24, 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. To participate **in person**, registration is politely requested. Please visit the website www.thamescentre.on.ca/registration to complete the registration process. 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, November 19, 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 a person or public body has the ability to appeal the decision of the Council of the Municipality of Thames Centre in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Municipality of Thames Centre before it gives or refuses to give provisional consent, the Tribunal may dismiss the appeal. If you wish to be notified of the decision of the Municipality of Thames Centre in respect of the proposed consent, you must make a written request to the Municipality of Thames Centre, Clerk, 4305 Hamilton Road, Dorchester, Ontario, N0L 1G3 or at comments@thamescentre.on.ca

Notwithstanding the above, subsection 53(19) of the *Planning Act* defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

If you have any questions regarding the application 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 3rd day of November 2025.

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

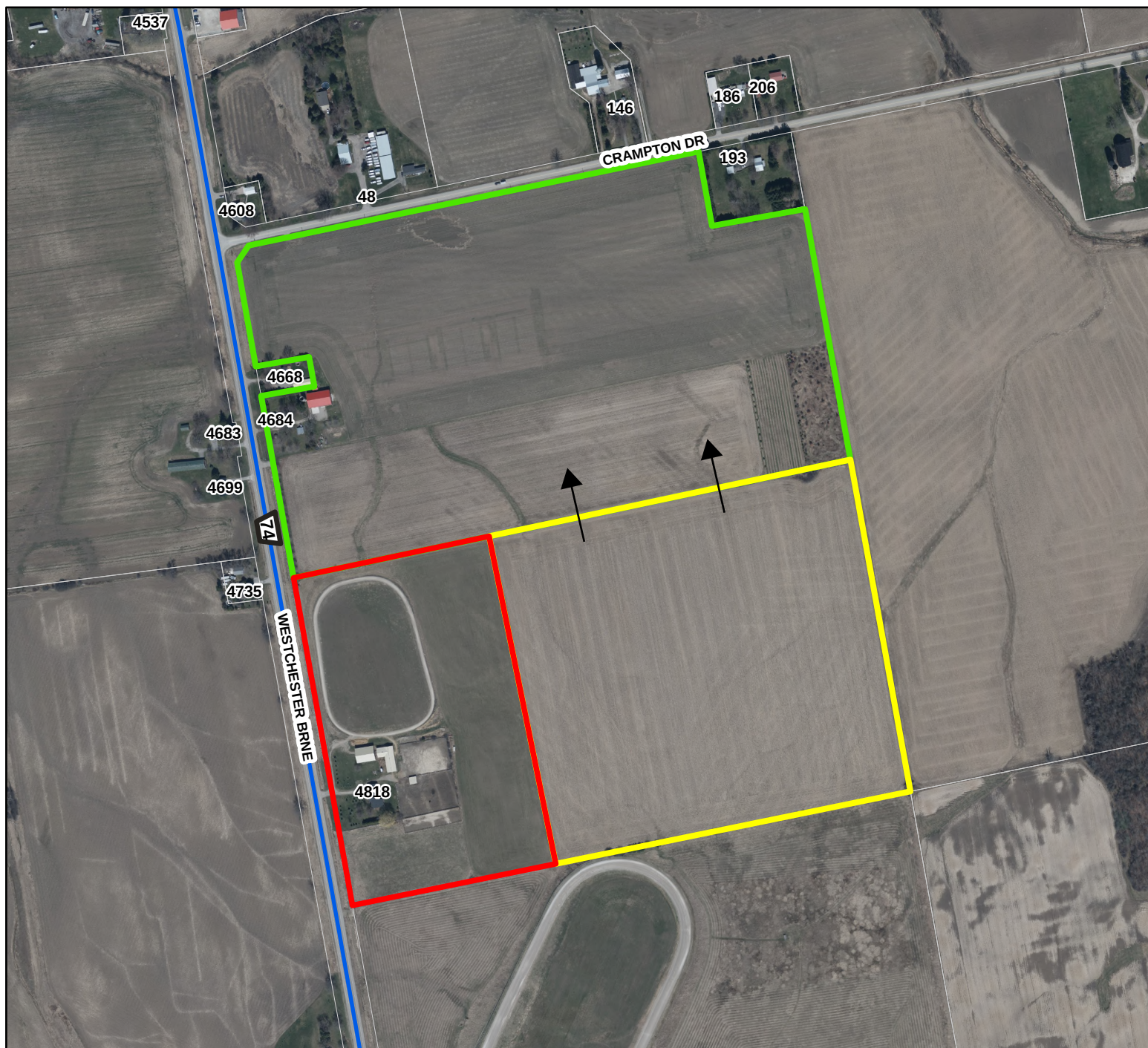
APPLICATION FOR CONSENT: B19-2025

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4818 Westchester Bourne (County Road 74)
CON 4 SRT N PT LOT 24

Municipality of THAMES CENTRE



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(519) 434-7321
October, 2025

-  Lands to be conveyed
-  Lands to be retained
-  Lands to be enlarged
-  Arterial Road

1:6,000
0 55 110 220 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.