



NOTICE OF PUBLIC HEARING
Pursuant to Section 45 of the *Planning Act*

APPLICATION FOR MINOR VARIANCE (A4-26)

APPLICANT: Shelley Strubin and Ben Strubin
AGENT: Urs Strubin
LOCATION: 210 Main Street and 211 Upper Queen Street, Thorndale
ROLL NO: 392603102008100 & 392603102008300

Purpose and Effect

The purpose and effect of this Application is to seek relief from the Thames Centre Comprehensive Zoning By-law with respect to minimum lot area requirements of the site-specific Residential First Density (R1-8) Zone for a severed lot created through Application for Consent B1-26. The applicant is requesting a reduced lot area of 667 square metres (0.16 ac) for the severed lands whereas the minimum lot area for lands serviced by municipal piped water and sanitary sewer system in the site-specific Residential First Density (R1-8) Zone is 700 square metres (0.17 ac).

Description and Location of Subject Land

The subject lands are legally described as Part of Lot 5, north side of Main Street, on Plan 359, and designated as Part 4 on Reference Plan 33R19527 (geographic Township of West Nissouri), and Lots 2 to 5, south side of Queen Street, on Plan 359 (geographic Township of West Nissouri), Municipality of Thame Centre. As the subject property is irregular in shape, a portion of the property is located on the north side of Main Street, east of Railway Street (210 Main Street) with the balance of the property located at the southeast corner of Railway Street and Upper Queen Street (211 Upper Queen Street), in the village of Thorndale.

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, May 11, 2026
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, May 11, 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, May 6, 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: This property is subject to Application for Consent B1-26 which sought to sever a residential lot to reverse the merger of 210 Main Street and 211 Upper Queen Street and restore the dwellings to separate parcels. The application was conditionally approved by Thames Centre Council on April 20th, 2026.

Other Information: For more information about this matter, contact Alana Kertesz, Planner, at 519.930.1011 or at akertesz@middlesex.ca

DATED at the Municipality of Thames Centre, this 28th day of April 2026.

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

APPLICATION FOR MINOR VARIANCE: A4-2026

OWNERS/APPLICANT: Ben & Shelley Strubin

AGENT: Urs Strubin

210 Main St & 211 Upper Queen St
PLAN 359 PT LOT 5 N/S MAIN ST RP 33R19527 PART 4
PLAN 359 LOTS 2 TO 5 S/S QUEEN ST



Municipality of THAMES CENTRE



Subject lands



Lands subject to minor variance
(severed lands from consent
application B1-26)

N



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0 10 20 40 Metres