



NOTICE OF PUBLIC HEARING

Pursuant to Section 45 of the *Planning Act*

APPLICATION FOR MINOR VARIANCE (A1-26)

APPLICANT: Ron Lukings & Vicki Lisowky-Lukings

AGENT: Ron Lukings

LOCATION: 5971 Marion Street

ROLL NO: 3926-000-030-14700

Purpose and Effect

The purpose and effect of this Application is a request to allow the expansion of a legal non-conforming use to facilitate the construction of an addition onto an existing single detached dwelling located within the Environmental Protection (EP) Zone. The applicant wishes to construct a 46.45 square metre (500 ft²) addition to be located on the north side of the dwelling. This request is being sought since residential uses are not permitted within the Environmental Protection (EP) Zone.

Description and Location of Subject Land

The subject property is legally described as North Part of Lot 14, Concession 4, NRT (geographic Township of North Dorchester), Municipality of Thames Centre. The subject property is located on the south side of Marion Street, east of Elgin Road (County Road 73).

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, February 23, 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, February 23, 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 18, 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: For more information about this matter, please contact Lindsay Nooren, Senior Planner, at 519.268.7334 x 223 or at lnooren@thamescentre.on.ca.

DATED at the Municipality of Thames Centre, this 9th day of February 2026.

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

APPLICATION FOR MINOR VARIANCE: A-1-2026

Applicant: Ron Lukings

5971 Marion St
CON 4 NRT N PT LOT 14



Municipality of THAMES CENTRE



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Lands subject to minor variance

1:2,800 Metres
0 25 50 100

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.