



NOTICE OF APPLICATION & PUBLIC MEETING
Pursuant to Section 34 of the *Planning Act*

**APPLICATION FOR
ZONING BY-LAW AMENDMENT (Z02-26)**

APPLICANT: Municipality of Thames Centre

OWNER: 1000336703 Ontario Inc.

LOCATION: 233 Upper Queen Street, Thorndale

ROLL NO.: 392603102009000

Purpose and Effect

The purpose of this municipally initiated Zoning By-law Amendment is to update the zoning provisions of the site-specific *Residential Third Density (R3-16) Zone* on the subject lands to align with the vacant land condominium form of tenure that was approved through the draft plan of condominium.

The effect of the amendment is to formally recognize the approved condominium plan and clarify the type of condominium ownership permitted on the lands. No changes are proposed to the approved development, and the amendment does not permit additional units, density, or alterations to the approved site plan.

The proposed amendments are as follows:

Lot Provision	Currently Required in R3-16	Proposed
Minimum Lot Area (m ² per Unit)	250 m ²	175 m ²
Minimum Lot Frontage (m)	30 m	6.5 m
Minimum Front Yard Depth (m)	8 m	4.9 m to structures
Minimum Exterior Side Yard Depth (m)	10 m	1.5 m
Minimum Interior Side Yard Depth (m)	2 m 0 m between the common wall dividing individual units	1.5 m 0 m between the common wall dividing individual units
Minimum Rear Yard Depth (m)	6.6 m	6.0 m
Maximum Lot Coverage (% of Lot Area)	35	48

Description and Location of Subject Land

The subject property is a 1-hectare (2.5 ac) parcel of land located on the south side of Upper Queen Street, east of Agnes Street in the village of Thorndale. The lands are legally described as Part of Lots 15, Concession 3 (geographic Township of West Nissouri), Municipality of Thames Centre.

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 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: The subject lands are subject to Draft Plan of Condominium Application 39T-TC-CDM2201 which was endorsed by Thames Centre Council on October 30, 2023 and draft plan approved by Middlesex County Council on April 9, 2024. The application established a 38 unit Vacant Land Condominium to support townhouses.

Other Information:

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.

If you have any questions regarding the applications 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 3rd day of February 2026.

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

APPLICATION FOR ZONING BY-LAW AMENDMENT: Z3-2026

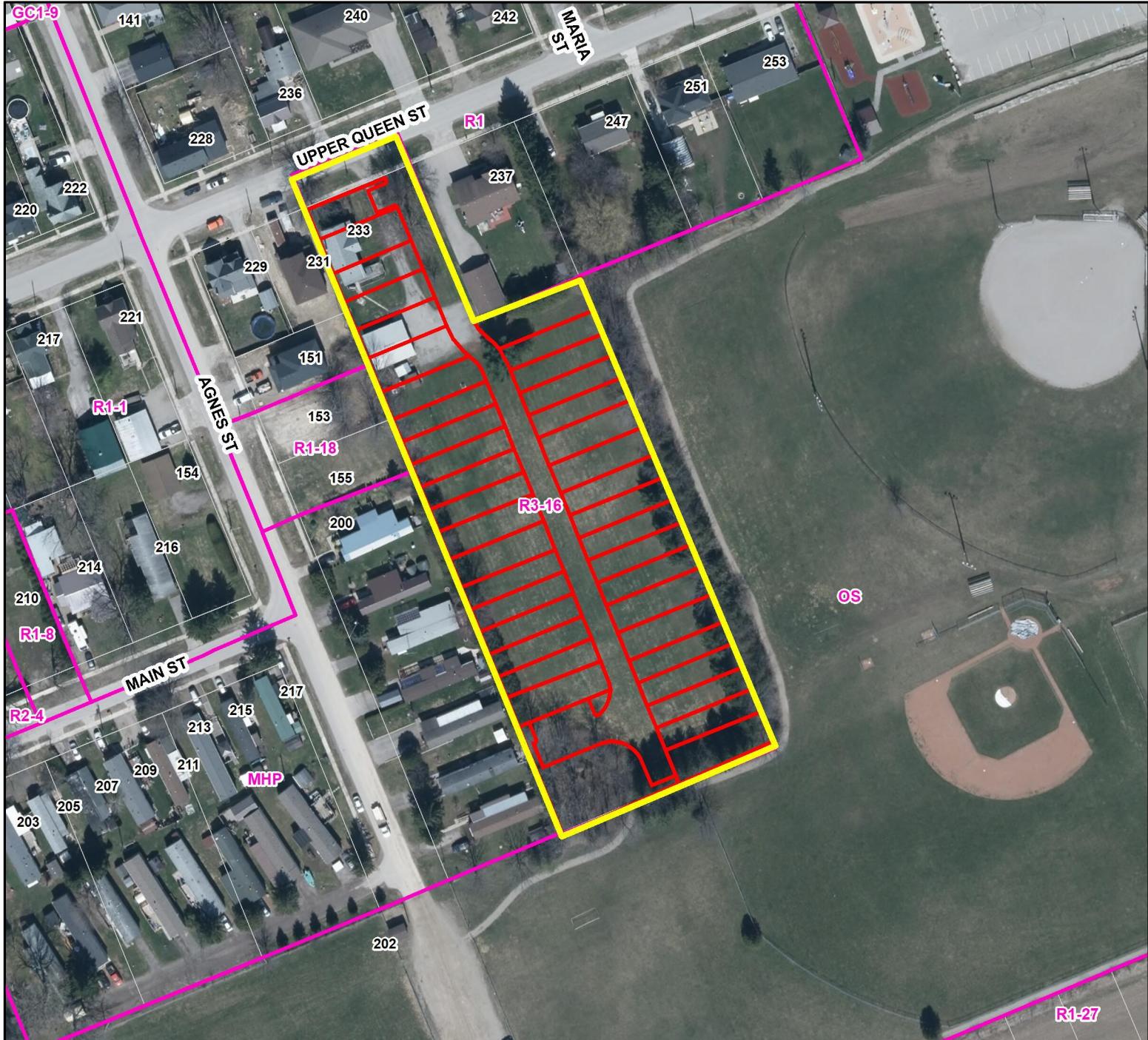
Owner: 1000336703 ONTARIO INC



233 Upper Queen Street, Thorndale

CON 3 PT LOT 15 100.00X147.00 AND REAR LAND 200.00X440.00 2.36AC

Municipality of THAMES CENTRE



Published by the County of Middlesex
Planning Department
399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
February, 2026

Lands subject to rezoning

Condominium Plan 39T-TC-CDM2201

Zone Boundary

1:1,500

Metres

0 12.5 25 50

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.