



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

APPLICATION FOR ZONING BY-LAW AMENDMENT (Z18-25)

APPLICANTS: Guildwood Farms Inc.
AGENT: Matt Langford
LOCATION: 18126 Wyton Drive
ROLL NO.: 392603104006700

Purpose and Effect

The purpose and effect of this application is to rezone the retained lands through Application for Consent B5-25 **from** the Agricultural (A) Zone **to** the site-specific Agricultural (A-45) Zone to prohibit any new residential use from being constructed, consistent with provincial policy. In accordance with Section 34(10.4) of the *Planning Act*, the Municipality has deemed this zoning by-law amendment application to be complete for the purposes of Section 34(10.1) and (10.2) of the *Planning Act*.

Description and Location of Subject Land

The subject lands are legally described as Part of Lot 11, Concession 7; (geographic Township of West Nissouri), Municipality of Thames Centre. The subject property is located on the northwest corner of Wyton Drive and Cobble Hills Road.

Public Meeting

The Municipality's Council will hold a public meeting to consider the subject application.

Thames Centre Council meetings are held in a hybrid format, being conducted electronically and in-person.

Date: Monday, July 28, 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, July 28, 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, July 23, 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: This property is subject to Application for Consent B5-24 which sought to sever a dwelling surplus to a farming operation as a result of farm consolidation and was conditionally approved by Municipal Council on May 26, 2025.

Other Information:

If you wish to be notified of the decision of the Municipality of Thames Centre in respect of the proposed rezoning, 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.

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, 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 8th day of July 2025.

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

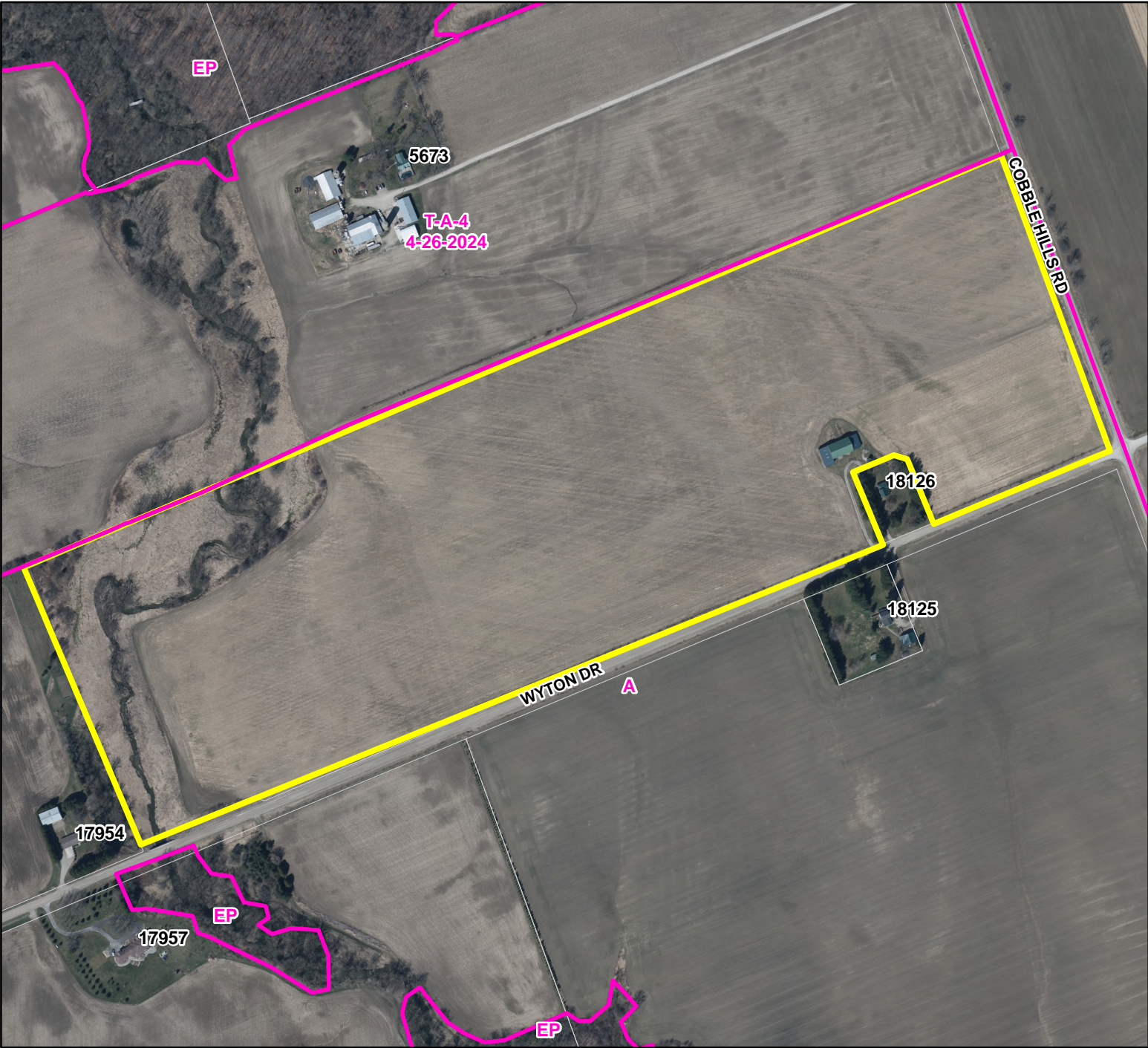
APPLICATION FOR ZONING BY-LAW AMENDMENT: ZBA 18-2025

Owner: Guildwood Farms Inc.
Agent: Matt Langford

18126 Wyton Dr
CON 7 S PT LOT 11



Municipality of THAMES CENTRE



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Planning Department
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(519) 434-7321
June, 2025

-  Lands to be rezoned from the Agricultural (A) Zone to the site specific Agricultural (A-45) Zone
-  Zone Boundary

