



NOTICE OF APPLICATION
pursuant to Section 51 of the *Planning Act*

APPLICATION FOR PROPOSED PLAN OF SUBDIVISION (39T-TC2601)

OWNER: 1000303629 Ontario Ltd. (operating as Falcon Xpress Transportation Group) c/o Satbir Sidhu
AGENT: Zelinka Priamo Ltd. c/o Katelyn Crowley
LOCATION: 3004 Westchester Bourne (County Road 74)
ROLL NO.: 392600005035700

Purpose and Effect – Draft Plan of Subdivision

The purpose of the proposed (attached) plan of subdivision is to facilitate the development of the subject lands for the following purposes:

- 13 blocks to support industrial development (Blocks 1-13)
- One (1) block for stormwater management (Block 19)
- One (1) block for Open Space purposes (Block 20)
- One (1) new looped road
- Two (2) blocks for future road connections (Blocks 17 & 18)
- Three (3) blocks of 0.3 metre reserves along portions of the property frontage to control access to County Road 74 (Westchester Bourne) (Blocks 14 -16)

The effect of the proposed plan would be to facilitate industrial development, with all lots to be serviced by private wells and septic systems. The future development of each lot would be subject to approval through the site plan control process.

Description and Location of Subject Land

The subject property is legally described as Part Lot 24, Concession 1, SRT (geographic Township or North Dorchester) and Part 1 on Reference Plan 33R21040, Municipality of Thames Centre. The lands are located on the east side of Westchester Bourne (County Road 74), opposite Bradley Avenue and north of Highway 401.

Other Planning Act Applications

None.

Other Information

This application will be presented at a future public meeting. You will receive another notice inviting you to attend this meeting.

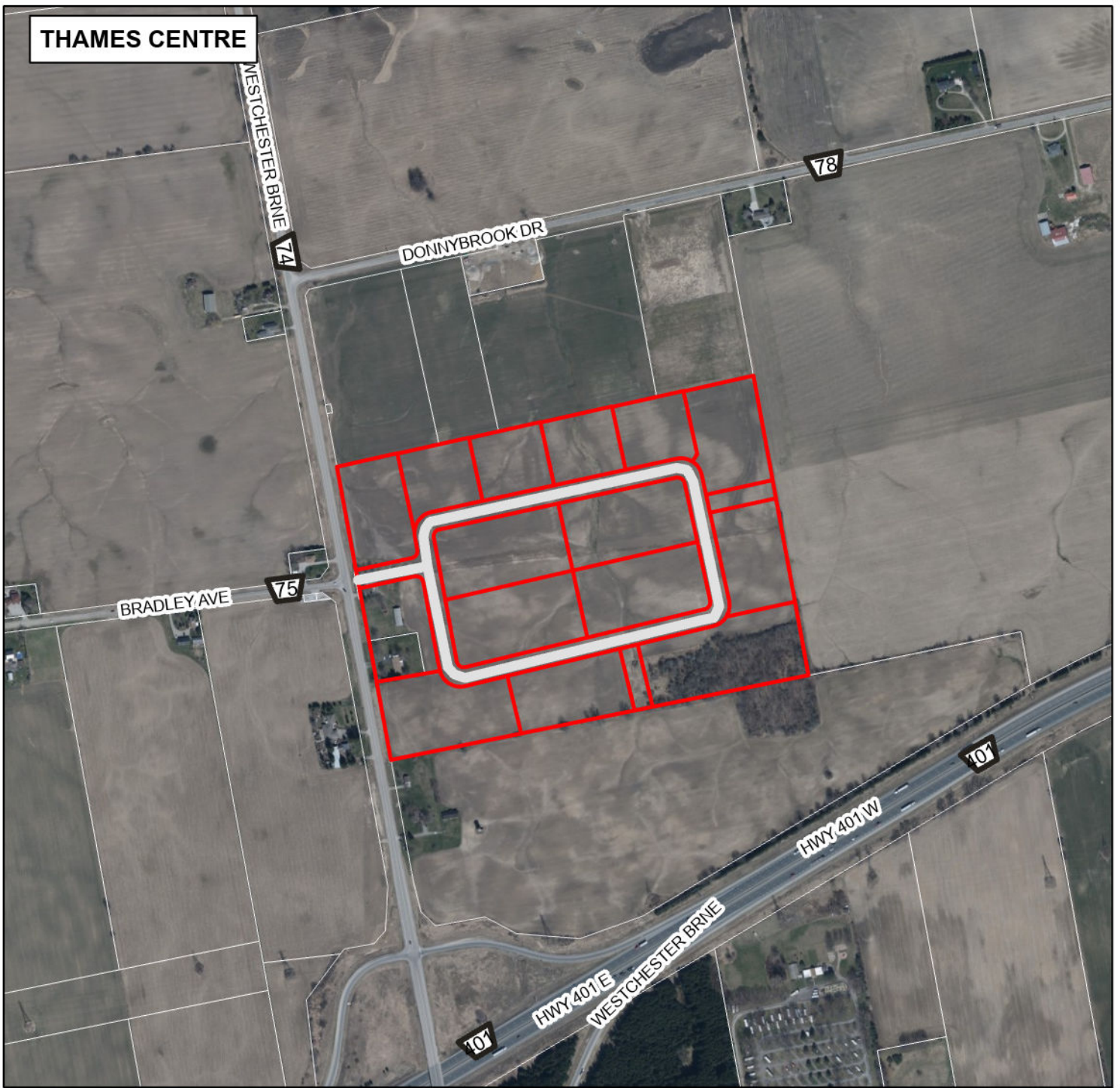
In accordance with the *Planning Act*, the County of Middlesex being the approval authority for plans of subdivision deemed the application for draft plan of subdivision to be complete on April 30, 2026. If you wish to be notified of the decision of the County of Middlesex with respect to the proposed Plan of Subdivision (39T-TC2601), you must submit a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London, Ontario N6A 2P1 (fax: 519-434-0638). Written comments with respect to the proposal may also be submitted to the Municipality of Thames Centre, 4305 Hamilton Road, Dorchester, Ontario, N0L 1G3.

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

DATED at the Municipality of Thames Centre, this 12th day of May 2026.

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

THAMES CENTRE



LOCATION MAP

Description:
Proposed Plan of Subdivision
Municipality Of Thames Centre

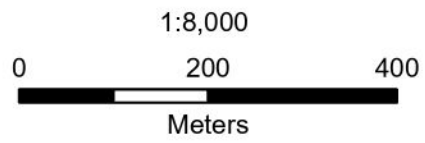
File Number:
39T-TC2601

Prepared by: Planning Department
The County of Middlesex, March 25, 2026.



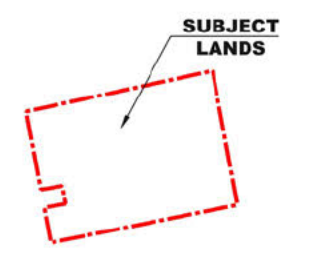
LEGEND

 Subject Lands





KEY PLAN



DRAFT PLAN OF SUBDIVISION

MUNICIPALITY OF THAMES CENTRE
COUNTY OF MIDDLESEX

INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

- A) As shown
- B) As shown
- C) As shown
- D) As listed above
- E) As shown
- F) As shown
- G) As shown
- H) No municipal water supply available
- I) Mix of Silty Sand & Silty Clay
- J) As shown
- K) No municipal services available
- L) As shown

PROPOSED LAND USES AND AREAS

INDUSTRIAL (BLOCKS 1-13)	17.56 ha
1ft RESERVE (BLOCKS 14-16)	0.009 ha
FUTURE RIGHT OF WAY (BLOCKS 17-18)	0.49 ha
STORMWATER MANAGEMENT (BLOCK 19)	1.49 ha
OPEN SPACE (BLOCK 20)	2.26 ha
RIGHT OF WAY (STREET A, B, C)	3.34 ha
TOTAL	25.15 ha

OWNER'S CERTIFICATE

Satbir Sidhu
HEREBY CONSENTS TO THE FILING OF THIS PLAN IN DRAFT FORM
[Signature] March 3, 2026
SATBIR SIDHU, OWNER DATED

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY SHOWN ON THIS PLAN.
[Signature] Feb 24, 2026
THOMAS J STIRLING, CHARTERED LAND SURVEYOR DATED

NO.	REVISION	DATE	INITIAL

FALCON XPRESS TRANSPORTATION LTD.
3004 WESTCHESTER BOURNE

ZELINKA PRIMO LTD
A Professional Planning Practice
318 Wellington Road, London, Ontario N6C 4P4
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DRAWN BY KC	PROJECT NO. SDU/THC/22-01
DATE FEBRUARY 2026	SCALE 1:1,000