



NOTICE OF PUBLIC MEETING
Pursuant to Section 53 of the *Planning Act*

APPLICATION FOR CONSENT (B1-26)

APPLICANT: Shelley Strubin & Benjamin Strubin
AGENT: Claire Sherwin
LOCATION: 210 Main Street & 211 Upper Queen Street, Thorndale
ROLL NO.: 392603102008100 & 392603102008300

Purpose and Effect of Consent Application

The purpose and effect of this application is to sever a parcel of land with a lot area of 667 square metres (0.16 ac) and a lot frontage of 14.82 metres (48.6 ft), municipally known as 210 Main Street. The lands to be severed contain an existing single detached dwelling. Please note that the location map attached to this notice does not show the existing single detached dwelling, as the imagery predates the dwelling.

While 210 Main Street and 211 Upper Queen Street both contain existing dwellings, it has been determined that a previous property transfer resulted in the two addresses being merged and are now legally considered one property. This consent to sever application has been submitted to reverse the lot merger and restore the dwellings to separate lots. No visual changes are proposed.

The lands as a whole are 2250 square metres (0.55 ac) in size. The lands to be retained, municipally known as 211 Upper Queen Street, would have a frontage of 41.8 metres (137 ft) along Upper Queen Street and an area of 1583 square metres (0.39 ac). Both the severed and retained lands are serviced by municipal piped water and sanitary sewage system. As mentioned, the retained lands are to contain the second existing single detached dwelling.

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 North Dorchester), and Lots 2 to 5, south side of Queen Street, on Plan 359 (geographic Township of North Dorchester), 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 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, April 20, 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, April 20, 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. 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, April 15, 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:

If a person or public body has the ability to appeal the decision of the Council of the Municipality of Thames Centre in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Municipality of Thames Centre before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal. If you wish to be notified of the decision of the Municipality of Thames Centre in respect of the proposed consent, you must make a written request to the Municipality of Thames Centre, Clerk, 4305 Hamilton Road, Dorchester, Ontario, N0L 1G3 or at comments@thamescentre.on.ca

Notwithstanding the above, subsection 53(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, contact Alana Kertesz, Planner, at 519.930.1011 or at akertesz@middlesex.ca

DATED at the Municipality of Thames Centre, this 30th day of March 2026.

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

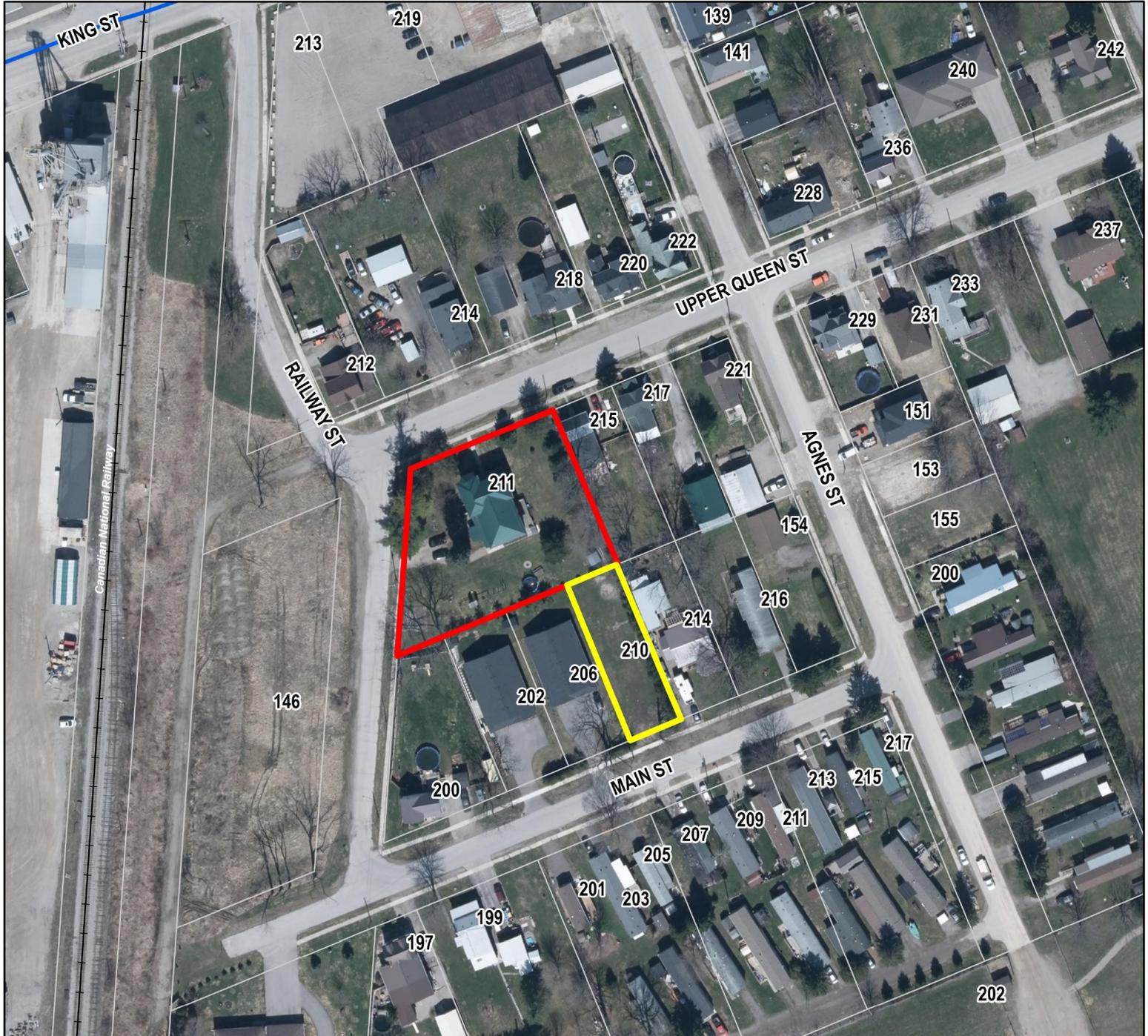
APPLICATION FOR CONSENT: B1-2026

Owner: Benjamin Friedrich & Shelley Joanne Strubin
Agent: Claire Austin Sherwin

211 Upper Queen St & 210 Main 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



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399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
March, 2026

-  Lands to be severed
-  Lands to be retained



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.