



**NOTICE OF APPLICATION & PUBLIC MEETING**  
Pursuant to Sections 34 and 53 of the *Planning Act*

**APPLICATIONS FOR CONSENT (B13-25) &  
ZONING BY-LAW AMENDMENT (Z15-25)**

**APPLICANT:** Brandon Patrick Hutchison and Sarah Dorothy Hutchison  
**AGENT:** Jeff Buisman, Van Harten Surveying Inc.  
**LOCATION:** 5196 Marion Street, Dorchester  
**ROLL NO.:** 392600003011701

**Purpose and Effect of Consent Application**

The purpose and effect of this application is to sever a parcel of land having a frontage of approximately 25 metres (82 ft) along Marion Street and an area of approximately 0.20 hectares (0.49 ac) to support residential development in the form of a single detached dwelling. The lands to be severed contain a small shed which is to be removed. The severed lands are within the settlement area boundary of Dorchester. The lands to be retained would contain an existing single detached dwelling and a shed and would have a frontage of approximately 195 metres (639.76 ft) along Marion Street and an area of approximately 15.6 ha (38.55 ac). A portion of the retained lands, including the access to the property, is located within the settlement area boundary of Dorchester. The majority of the retained lands lie outside of the settlement area boundary, within the agricultural area.

**Purpose and Effect of Zoning By-law Amendment Application**

The purpose and effect of this application is to rezone a portion of the subject lands consisting of the lands to be severed and the lands to be retained from Application B13-25 located within the settlement area boundary from the Future Development (FD) Zone to the Residential First Density (R1) Zone to permit a single detached dwelling. The retained lands within the settlement area boundary currently contain an existing single detached dwelling and would continue to be used for residential purposes. No change is proposed to the portion of the property within the settlement area boundary zoned Environmental Protection (EP) or the portion outside of the settlement area boundary which is zoned Agricultural (A) and Environmental Protection (EP).

In accordance with Section 34(10.4) of the *Planning Act*, the Municipality of Thames Centre has deemed this rezoning 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 South Part of Lot 10, Concession 3, NRT (geographic Township of North Dorchester), Municipality of Thames Centre. The subject property is located on the north side of Marion Street, opposite Clara Street in Dorchester.

## **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, September 22, 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](http://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](http://www.thamescentre.on.ca/registration) and complete the registration process before **12 Noon on Monday, September 22, 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](http://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](mailto:comments@thamescentre.on.ca) or by mail to the municipal office before **12 Noon on Wednesday, September 17, 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:** 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](mailto: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.

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 Amanda Storrey, Director of Planning and Development Services, at 519.268.7334 x 249 or at [astorrey@thamescentre.on.ca](mailto:astorrey@thamescentre.on.ca)

**DATED** at the Municipality of Thames Centre, this 29<sup>th</sup> of August, 2025.

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



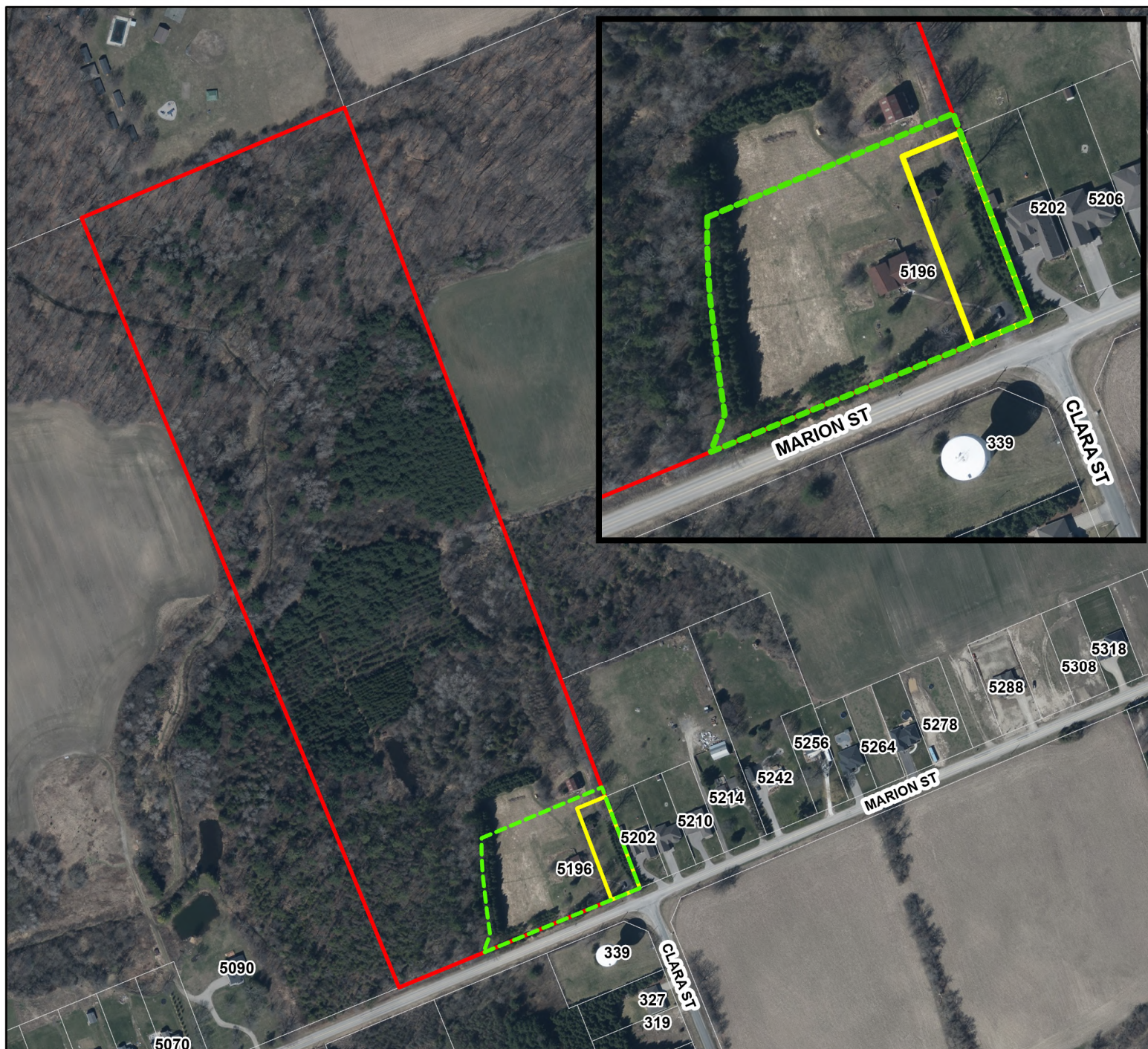
# APPLICATION FOR CONSENT: B13-2025 APPLICATION FOR ZONING BY-LAW: ZBA 15-2025

Owner: Brandon Patrick Hutchison & Sarah Dorothy Hutchison  
Agent: Jeff Buisman of Van Harten Surveying Inc.



5196 Marion St

Municipality of THAMES CENTRE



Published by the County of Middlesex  
Planning Department  
399 Ridout Street North, London, ON N6A 2P1  
(519) 434-7321  
August, 2025

- Lands to be severed
- Lands to be retained
- Lands to be rezoned from 'Future Development (FD) Zone' to 'Residential First Density (R1) Zone'



1:4,600  
0 40 80 160 Metres

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.