



NOTICE OF PUBLIC HEARING

Pursuant to Section 45 of the *Planning Act*

APPLICATION FOR MINOR VARIANCE (A10-25)

APPLICANT: Dwight & Marie Hepburn

AGENT: Andrew Brown

LOCATION: 4818 Westchester Bourne (County Road 74)

ROLL NO: 3926-000-060-09700

Purpose and Effect

The purpose and effect of this Application is to seek relief from the Thames Centre Comprehensive Zoning By-law as it relates to minimum lot area requirements of the Agricultural (A) Zone. Specifically, the applicant is requesting permission to recognize a reduced lot area of 8 hectares (20 acres), whereas the Zoning By-law requires a minimum lot area of 40 hectares (98.8 acres).

The application is intended to recognize a recent lot boundary adjustment that conveyed a 12 hectare (30 acre) parcel of land from the subject property to the adjoining property at 4864 Westchester Bourne. As the subject property was already undersized relative to the zoning requirement, the boundary adjustment further reduced its lot area, thereby necessitating a minor variance.

Description and Location of Subject Land

The subject lands are legally described as Part of Lot 24, Concession 4, S.R.T., Municipality of Thames Centre (North Dorchester). The subject property is located on the east side of Westchester Bourne (County Road 74), just south of Crampton Drive.

Public Hearing

The Municipality's Committee of Adjustment will hold a public hearing to consider the subject application, which will be held in a hybrid format, being conducted electronically and in-person.

Date: Monday, January 26, 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, January 26, 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, January 21, 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 property was recently subject to Consent Application B19-2025, which was approved by Council on November 24th 2025. The application conveyed a 12 hectare (30 acre) parcel of land from 4818 Westchester Bourne to the neighbouring property to the North, being 4684 Westchester Bourne. No change in land use was proposed.

Other Information: For more information about this matter, 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 7th day of January, 2026.

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

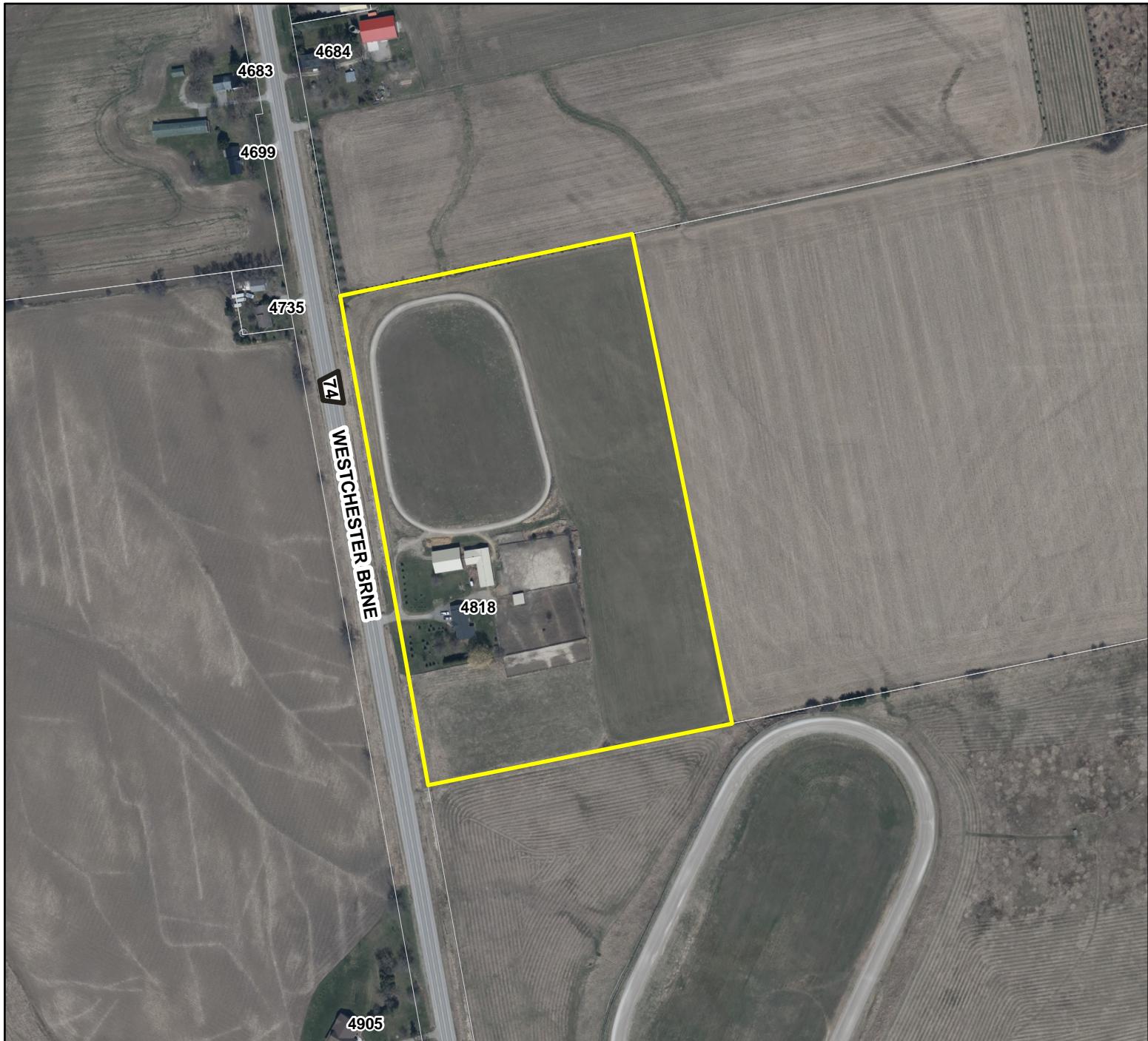
APPLICATION FOR MINOR VARIANCE: A-10-2025

Applicant: Dwight & Marie Hepburn

4818 Westchester Bourne
CON 4 SRT N PT LOT 24



Municipality of THAMES CENTRE



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

Lands subject to minor variance

1:4,000

Metres
0 37.5 75 150

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.