



NOTICE OF PUBLIC MEETING
pursuant to Section 51 of the *Planning Act*, R.S.O. 1990,
as amended

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

OWNER: 1000303629 Ontario Ltd.
AGENT: Zelinka Priamo Ltd. c/o Katelyn Crowley
LOCATION: 3004 Westchester Bourne (County Road 74)
ROLL NO.: 392600005035700

Purpose and Effect

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.

A clearer version of the proposed draft plan as well as submitted reports and studies can be found on the Municipality's website: <https://www.thamescentre.on.ca/planning-and-building/development-status/3004-westchester-bourne-proposed-industrial-subdivision/>

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.

Public Participation Meeting

The Municipality's Council will hold a public participation 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 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, July 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. 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 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 would otherwise have the ability to appeal the decision of the County of Middlesex but does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Middlesex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the County of Middlesex in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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 51(39) of the *Planning Act* defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

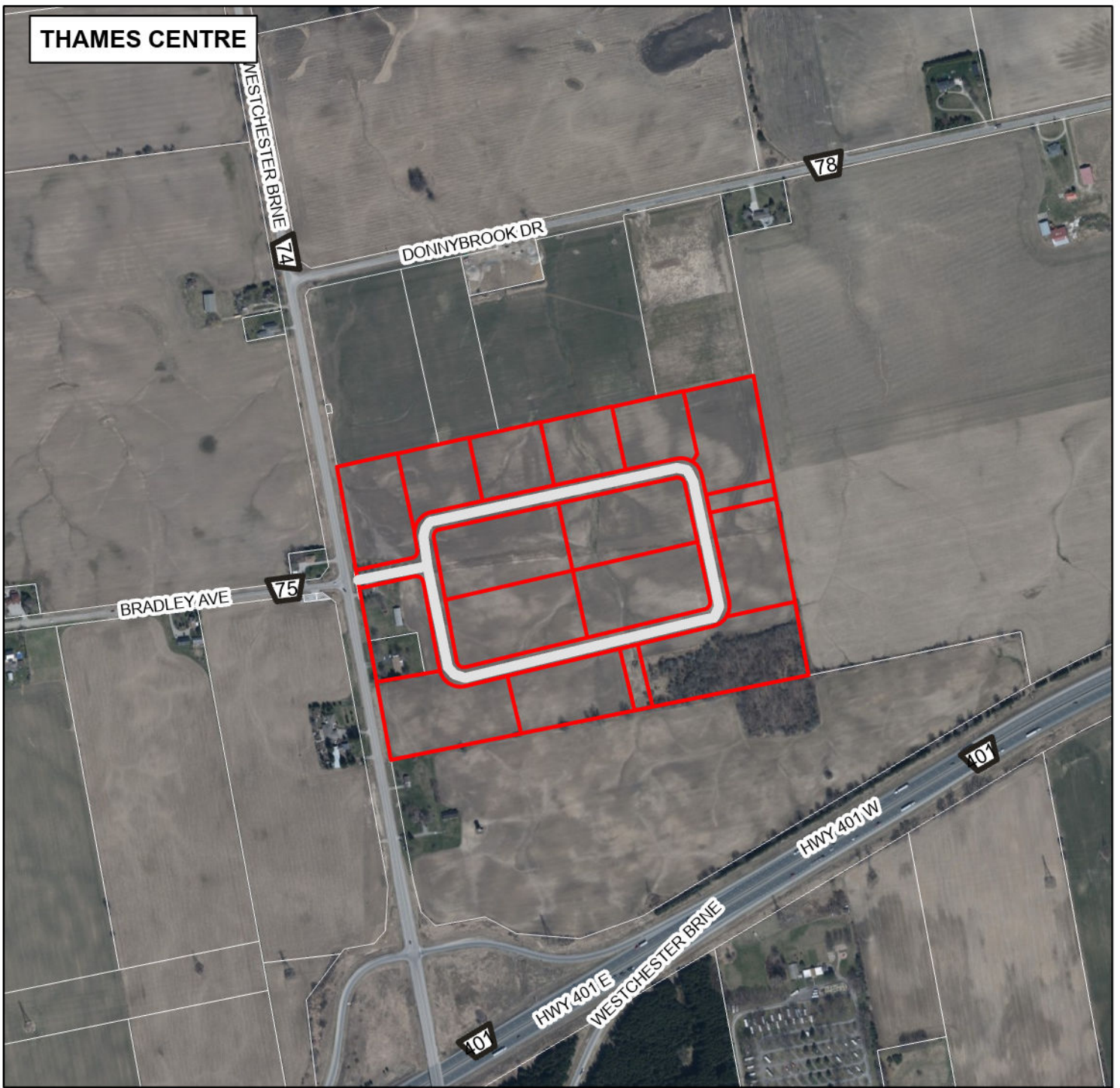
If you wish to be notified of the decision of the County of Middlesex in respect of the proposed plan of subdivision, you MUST make a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London, Ontario N6A, 2P1.

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

DATED at the Municipality of Thames Centre, this 26th day of June 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

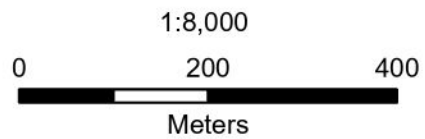
File Number:
39T-TC2601

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



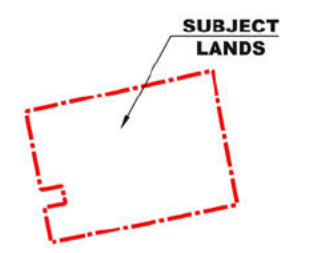
LEGEND

 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
Tel: (519) 474-7137 Fax: (519) 474-2284 e-mail: zp@zplp.com

DRAWN BY: KC	PROJECT NO: SDU/THC/22-01
DATE: FEBRUARY 2026	SCALE: 1:1,000