



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

**APPLICATION FOR CONSENT (B21-25)**

**OWNERS:** Kenneth and Shelley Verougstraete  
**AGENT:** Brayden Joss Verougstraete  
**LOCATION:** Part of Lots 11 and 12, Concession 2 North Dorchester; and Parts 4 and 6 and Part of Part 1, RP 33R11488  
**ROLL NUMBER:** 3926-000-070-00901

**Purpose and Effect of Consent Application**

The purpose and effect of this application is to convey an approximate 0.37 ha (0.91 ac) portion of land from the subject property, to be merged on title with the abutting property to the west, known municipally as 3558 Elgin Road (County Road 73). The lands to be conveyed are currently vacant, but the applicant is proposing to construct a new single detached dwelling in this area to replace the existing dwelling.

If conveyed, the retained lands, being the subject property, would be approximately 28 ha (69.2 ac) in size, and the enlarged lands, being 3558 Elgin Road (County Road 73), would be approximately 0.73 ha (1.8 ac) in size.

**Description and Location of Subject Land**

The subject lands are legally described as Part of Lots 11 and 12, Concession 2 North Dorchester; and Parts 4 and 6 and Part of Part 1, RP 33R11488, Municipality of Thames Centre. The subject property is located on the southeast corner of Cromarty Drive and Elgin Road (County Road 73).

**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, March 9, 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](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, March 9, 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](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, March 4, 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:** A portion of the subject land was previously severed and conveyed to 3558 Elgin Road (County Road 73) to provide the applicant area to construct a shop, which was completed in 2020.

**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 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 have any questions regarding the application please contact Erin Besch, Planner, at 519-930-1010 or at [ebesch@middlesex.ca](mailto:ebesch@middlesex.ca)

**DATED** at the Municipality of Thames Centre, this 17th day of February 2026.

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

# APPLICATION FOR CONSENT: B21-2025

Owner: Brayden Joss Verougstraete

3558 Elgin Rd  
NORTH DORCHESTER CON 2 SRT PT LOT 12  
RP 33R9740 PARTS 1 AND 2 RP 33R20378 PART 2



Municipality of THAMES CENTRE



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

-  Lands to be severed and merged with 3558 Elgin Rd
-  Lands to be enlarged
-  Arterial Road



1:2,450

0 20 40 80 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.