



**NOTICE
OF THE PASSING OF ZONING BY-LAW AMENDMENT
BY THE MUNICIPALITY OF THAMES CENTRE**

TAKE NOTICE that the Council of the Corporation of the Municipality of Thames Centre passed **By-law Number 21-2020** on the 9th day of March, 2020, under Section 34 of the Planning Act. Council considered all written and oral submissions received on this application, the effect of which helped Council to make an informed decision.

AND TAKE NOTICE that the Province of Ontario declared a state of emergency due to the COVID-19 pandemic and that the Minister of Municipal Affairs and Housing was given the authority to pass amendments to the Planning Act. In response, the Minister enacted Ontario Regulation 149/20 which states, amongst other matters, that if a Notice of Decision was issued on or after February 26, 2020 but before April 15, 2020, the Notice of Decision is deemed to have not occurred and must be re-issued. Accordingly, this document is considered to be the re-issuance of the Notice of Decision and replaces the original Notice dated March 11, 2020.

AND TAKE NOTICE a notice of appeal must be submitted to the Deputy Clerk of the Municipality of Thames Centre, **not later than the 14th day of May, 2020**. The notice of appeal must set out the objection to the By-law, the reasons in support of the objection, and must be accompanied by the fee required by the Local Planning Appeal Tribunal. The appeal must be also be submitted on an "Appellant Form" available on the Tribunal's website (<http://elto.gov.on.ca>).

ONLY INDIVIDUALS, CORPORATIONS AND PUBLIC BODIES may appeal a Zoning By-law to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

NO PERSON OR PUBLIC BODY shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

AN EXPLANATION of the purpose and effect of the By-law, and a description of the lands to which the By-law applies, is attached. The complete By-law is available for inspection by contacting the Deputy Clerk of the Municipality.

DATED at the **MUNICIPALITY OF THAMES CENTRE** this 24th day of April, 2020.

Alan Bushell, Deputy Clerk
Municipality of Thames Centre
4305 Hamilton Road
Dorchester, ON N0L 1G3
519.268.7334 x 239
abushell@thamescentre.on.ca

**PURPOSE AND EFFECT
BY-LAW NO. 21-2020
MUNICIPALITY OF THAMES CENTRE**

DESCRIPTION OF SUBJECT LANDS:

Bisected by Mill Road, the lands are located south of Christie Drive and west of Dorchester Road south of Byron Avenue in the village of Dorchester. The lands affected include all of the residential land associated with the Boardwalk at Mill Pond Subdivision including Phase 1 (Registered Plan 33M-790) and the balance of the draft plan approved lands.

PURPOSE & EFFECT:

The purpose of this By-law is to rezone the subject lands from the site-specific Residential First Density (R1-17) Zone and the site-specific First Density Residential Zone (R1-18) Zone to the site-specific Residential First Density - Holding (R1-17-h) and (R1-26-h) Zones. The effect of this By-law is to allow 50% lot coverage for these Zones and to also include a holding “h” provision for the draft plan approved balance of the lands. The lands are also subject to draft plan approval (County File No. 39T-TC1001) to facilitate the development of a residential subdivision.

Distribution: Owners	by mail
Applicant	by email
Director of Planning & Development Services	mbancroft@thamescentre.on.ca
County of Middlesex	aheddle@middlesex.ca
UTRCA	planning@thamesriver.on.ca
MMAH	Kay.Grant@ontario.ca
MPAC	lpuconsents@mpac.ca
Doug Granger	doug.granger@grangerfuels.com
	doug.granger@icloud.com
Planning Application File:	Z01-2020
Property Files	3926-000-050-31500
	3926-000-050-30900