



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

APPLICATIONS FOR CONSENT (B10/17, B11/17 & B12/17)
ZONING BY-LAW AMENDMENT (Z7-2017)

APPLICANT: Filomena Marsh & Matthew Marsh
LOCATION: 3 Elliott Trail, Thorndale
ROLL NO.: 3926-031-020-20816

Purpose and Effect of Consent Applications

The purpose and effect of the consent applications is create four (4) residential lots from a 2.2 hectare (5.6 ac) vacant parcel of land. Three (3) interior lots are proposed with a frontage of approximately 12 metres (39.4 ft) along Elliott Trail and an area of approximately 486 m² (0.12 ac). The fourth lot is a proposed corner lot, containing an existing single detached dwelling, having a frontage of approximately 16.7 m (54.8 ft) along Elliott Trail, a depth along Nissouri Road (County Road 27) and an area of approximately 676 m² (0.17 ac). The proposed lots would be similar to the existing development found on the south side of Elliott Trail.

Purpose and Effect of the Zoning By-law Amendment

The purpose and effect of the rezoning application is to change the zoning of the subject lands from the Residential First Density (R1) Zone to a site-specific Residential First Density (R1-#) Zone to permit the development of the proposed lots subject to the following requirements: minimum lot frontage of 12 m; minimum lot area of 480 m²; and, interior side yard of 1.2 m. The proposed zoning would allow the construction of single detached dwellings similar to those found on the opposite side of Elliott Trail.

Description and Location of Subject Land

The subject property is legally described as Part of Lot 16, Concession 3, designated as Part 2 on Reference Plan 33R-18612 (geographic Township of West Nissouri), Municipality of Thames Centre. The property is located on the east side of Nissouri Road (County Road 27) and north side of Elliott Trail in the village of Thorndale.

Public Meeting

The Municipality's Council will hold a public meeting to consider the subject applications:

Date: Monday, July 13th, 2020

Time: 2:00 p.m.

Place: This will be a virtual meeting broadcasted live on the Municipality's YouTube Channel, namely: <https://www.youtube.com/channel/UCUcYRQ2TbTk29NTohtmKdjg>

To participate in this virtual meeting via phone or by video using Zoom, please contact the Municipality's Clerk, Tena Michiels, via email to tmichiels@thamescentre.on.ca before **12 Noon on Wednesday, July 8th, 2020.** Provide your name, phone number, email address and application number you wish to address. Municipal staff will provide details to join the meeting. Notwithstanding the deadline above, members of the public are asked to register with the Clerk as soon as possible to provide an orderly registration process and meeting.

Send any **comments or concerns** for Council's consideration **in writing** to the Clerk, Tena Michiels, via email to tmichiels@thamescentre.on.ca or by mail to the municipal office before **12 Noon on Wednesday, July 8th, 2020.**

Other Planning Act Applications: None

Other Information:

If a person or public body that files an appeal of a decision of the Municipality of Thames Centre in respect of the proposed consent does not make written submissions to the Municipality of Thames Centre before it gives or refuses to give a provisional consent, the Local Planning Appeal Tribunal may dismiss the appeal. 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 Zoning By-law Amendment is passed, the person or public body is not entitled to appeal the decision of the Council of the Municipality of Thames Centre to the Local Planning Appeal Tribunal. 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 Zoning By-law Amendment is passed, the person or public body may not be added as a party to the hearing of an appeal before the Tribunal unless, in the opinion of the Board, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Municipality of Thames Centre with respect to the proposed applications, you must submit a written request to the Municipality of Thames Centre, Clerk.

Additional information regarding these applications is available and should you have any questions, please contact Marc Bancroft, Director of Planning and Development Services, at 519.268.7334 x 223.

DATED at the Municipality of Thames Centre, this 18th day of June, 2020.

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

**APPLICATIONS FOR CONSENT B10/17 - B12/17 &
ZONING BY-LAW AMENDMENT Z7-2017**

Applicant: Filomena & Matthew Marsh

Location: 3 Elliott Trail, Thorndale



Municipality of THAMES CENTRE

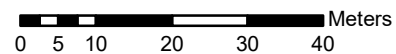


LANDS TO BE SEVERED AND REZONED



LANDS TO BE RETAINED AND REZONED

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ORTHOPHOTOGRAPHY: SWOOP 2015

