



**NOTICE OF PUBLIC HEARING**  
Pursuant to Section 45 of the Planning Act

**APPLICATION FOR MINOR VARIANCE (A6/21)**

**APPLICANT:** 1788051 Ontario Limited (c/o John Matthews)  
**AGENT:** Eng Plus Limited (c/o Vinh Pham)  
**LOCATION:** 100 The Parkway, Dorchester  
**ROLL NO.:** 3926-000-051-14072

**Purpose and Effect of the Application**

The purpose and effect of this Application is to request relief the Zoning By-law in regards to the minimum parking requirements for a proposed two (2) unit commercial building. Based on the proposed gross floor area of the building, the Zoning By-law requires a minimum of 18 parking spaces, whereas the applicant is requesting a total of 15 parking spaces. All other regulations under the Zoning By-law are capable of being complied. The property is a vacant parcel of land having an area of approximately 1400 square metres (0.34 ac) and is located behind the Tim Horton's.

**Description and Location of Subject Land**

The subject property is legally described as Part of Block G on Plan 1020 (geographic Township of North Dorchester) Municipality of Thames Centre and designated as Parts 4 to 6 on Reference Plan 33R-19045. Known municipally as 100 The Parkway, the lands are located on the north side of the Parkway, east of Dorchester Road (County Road 32).

**Public Hearing**

The Municipality's Committee of Adjustment will hold a public hearing to consider the subject application:

**Date:** Monday, April 26, 2021

**Time:** 5:00 p.m.

**Place:** This will be a virtual meeting broadcasted live on the Municipality's YouTube Channel, namely: <https://www.youtube.com/channel/UCUcYRQ2TbTk29NTohmKdjg>

To participate in this virtual meeting via phone or by video using Zoom, please visit the [thamescentre.on.ca/registration](https://thamescentre.on.ca/registration) website and complete the registration process before **12 Noon on Wednesday, April 21, 2021**. Notwithstanding the deadline above, members of the public are asked to register as soon as possible to provide an orderly registration process and meeting. The Municipality would kindly ask that you refrain from using the "Q & A" function within Zoom since it will not be monitored.

Send any **comments or concerns** for Council's consideration **in writing** to the Clerk, Tena Michiels, via email to [tmichiels@thamescentre.on.ca](mailto:tmichiels@thamescentre.on.ca) or by mail to the municipal office before **12 Noon on Wednesday, April 21, 2021**.

**Other Planning Act Applications:** This property is also subject Application for Consent (B6/21) being the benefiting lands of a proposes easement across the Tim Horton's property to allow the shared use of an existing sanitary sewer connection.

**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 and minor variance does not make written submissions to the Municipality of Thames Centre before it gives or refuses to give a minor variance, the Local Planning Appeal Tribunal may dismiss either appeal.

If you wish to be notified of the decision of the Municipality of Thames Centre with respect to the proposed minor variance, you must submit a written request to the Municipality of Thames Centre, Secretary-Treasurer, 4305 Hamilton Road, Dorchester, Ontario, N0L 1G3.

If you do not attend or are not represented at the Hearing, the Committee may proceed in your absence and you will not be entitled to any further notice of the proceedings. Written comments may be submitted to the Secretary-Treasurer prior to the hearing.

If you have any questions regarding the application, please contact Marc Bancroft, Director of Planning and Development Services, at 519.268.7334 x223 or at [mbancroft@thamescentre.on.ca](mailto:mbancroft@thamescentre.on.ca)

**DATED** at the Municipality of Thames Centre, this 6<sup>th</sup> day of April, 2021.

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

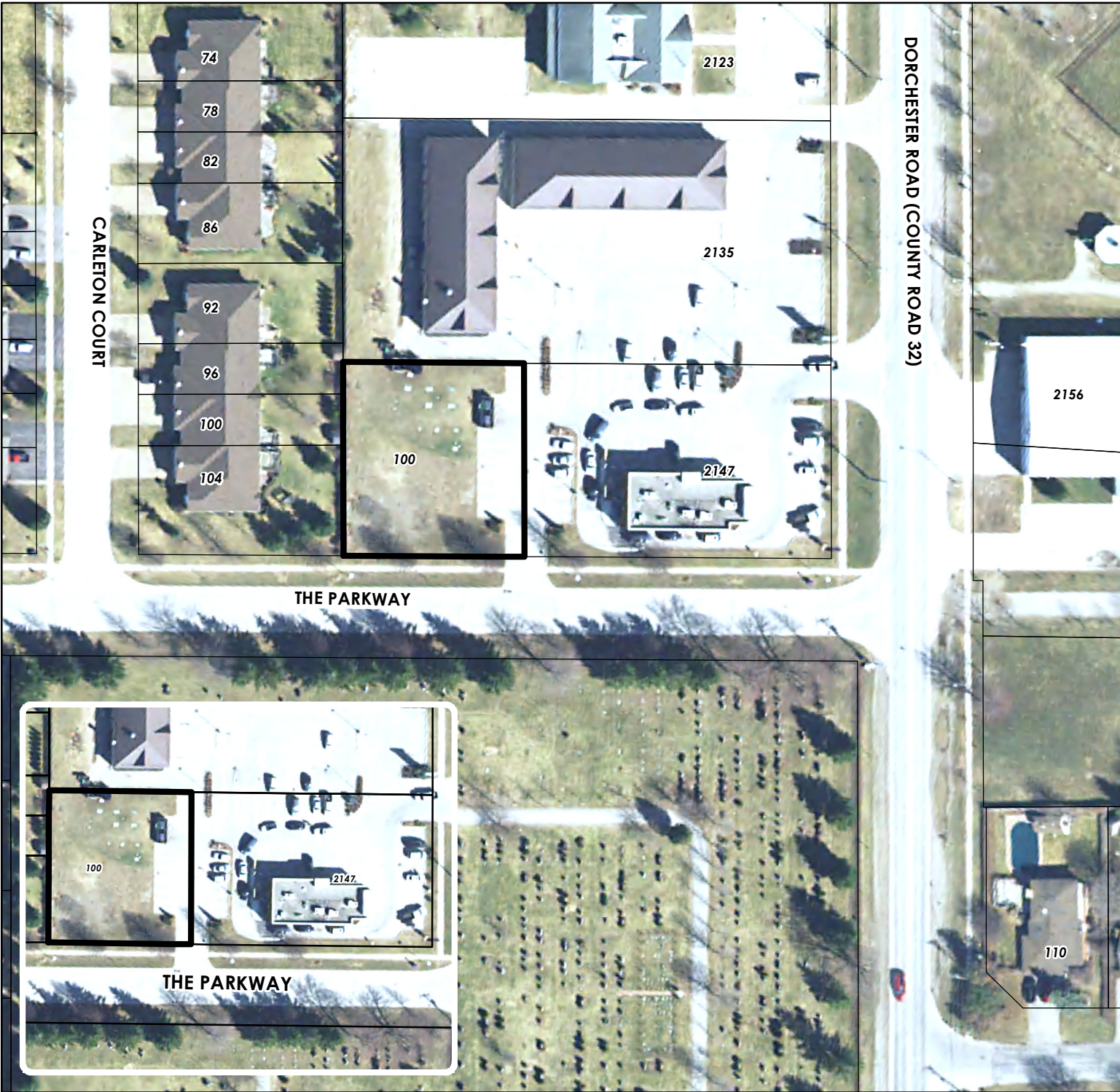
APPLICATION FOR MINOR VARIANCE (A6/21)

Applicant: 1788051 Ontario Limited (c/o John Matthews)  
Agent: Eng Plus Limited (c/o Vinh Pham)



Location: 100 The Parkway

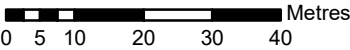
Municipality of THAMES CENTRE



SUBJECT LANDS

April 2021

1:1,100



ORTHOPHOTOGRAPHY: SWOOP 2015



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.