



NOTICE OF PUBLIC MEETING
Pursuant to Section 34 of the Planning Act

APPLICATION FOR ZONING BY-LAW AMENDMENT (Z3/21)

APPLICANT: 1541270 Ontario Inc.
AGENT: Antech Design & Engineering (c/o Candice Micucci)
LOCATION: North side of Dundas Street west of Fairview Road
ROLL NO.: 3926-031-010-26000

Purpose and Effect

The purpose and effect of this Application is to rezone the subject lands from the Highway Commercial (HC-h) Zone subject to a holding (h) provision to a site-specific Highway Commercial (HC-#) Zone subject to a holding (h) provision to permit the following additional uses to the current zoning of the lands: convenience store in conjunction with a gas bar; financial institution; personal service establishment; retail store; pharmacy; florist shop; sale and service of recreational vehicles; shopping centre; and fitness club. This rezoning is being requested to allow for the establishment of a convenience store in conjunction with a gas bar for the first phase of the proposed commercial development, which is otherwise prohibited under current zoning.

In accordance with Section 34(10.4) of the Planning Act, the Municipality of Thames Centre has deemed this rezoning application to be complete for the purposes of Section 34(10.1) and (10.2) of the Planning Act.

Description and Location of Subject Land

The subject property is legally described as Part of Lot 1, Concession 3, (geographic Township of West Nissouri) and designated as Part 2 of Reference Plan 33R-14749, Municipality of Thames Centre. The property is located on the north side of Dundas Street (County Road 2), just east of Shaw Road (County Road 32).

Public Hearing

The Municipality's Council 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/UCUcYRQ2TbTk29NTohtmKdjg>

To participate in this virtual meeting via phone or by video using Zoom, please visit the 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 or by mail to the municipal office before **12 Noon on Wednesday, April 21, 2021**.

Other Planning Act Applications

None.

Other Information:

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 zoning by-law amendment, you must submit a written request to the Municipality of Thames Centre, Clerk, 4305 Hamilton Road, Dorchester, Ontario, N0L 1G3.

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

DATED at the Municipality of Thames Centre, this 6th day of April, 2021.

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

APPLICATION FOR ZONING BY-LAW AMENDMENT (Z3/21)

Applicant: 1541270 Ontario Inc.
Agent: Antech Design & Engineering (c/o Candice Micucci)



Location: North side of Dundas Street, west of Fairview Road

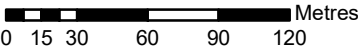
Municipality of THAMES CENTRE



LANDS PROPOSED TO BE REZONED

April 2021

1:3,200



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.