



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

**APPLICATIONS FOR CONSENT (B1-23) &  
ZONING BY-LAW AMENDMENT (Z1-23)**

**APPLICANT: 2819842 Ontario Inc. (Pentar Recreation c/o Jason Whiting)**  
**LOCATION: 136 & 156 Cromarty Drive**  
**ROLL NO.: 3926-000-050-36101**

**Purpose and Effect of Consent Application**

The purpose and effect of this Application is to sever a parcel of land having a frontage of approximately 75 metres (246 ft) along Cromarty Drive and an area of approximately 0.6 hectares (1.5 ac) to facilitate the severance of a lot containing an existing single detached dwelling known municipally as 156 Cromarty Drive. Known municipally as 136 Cromarty Drive, the lands to be retained would continue to be used as a campground (operating as Camper's Corner) and would have a broken frontage of approximately 125 metres (410 ft) along Cromarty Drive and an area of approximately 9.6 hectares (23.7 ac). This approval is being sought considering the existing dwelling plays no functional role and is not associated with the campground use.

**Purpose and Effect of Zoning By-law Amendment Application**

The purpose and effect of this Application is to rezone the lands to be severed from the site-specific Commercial Recreational (CR-5) Zone to a site-specific Rural Residential (RR-#) Zone to recognize the existing dwelling as a permitted use and to recognize a reduced lot area of 0.6 hectares (1.5 ac) compared to the minimum lot area requirement of 1.5 hectares (3.7 ac). The lands to be retained would remain zoned site-specific Commercial Recreational (CR-5). 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 lands are legally described as Part of Lots 23 and 24, Concession 1, SRT (geographic Township of North Dorchester), Municipality of Thames Centre. The subject property is located on the north side of Cromarty Drive, south of Highway 401 and east of Westchester Bourne (County Road 74).

**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, February 27, 2023**

**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/c/municipalityofthamescentre](http://www.youtube.com/c/municipalityofthamescentre)**

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 Wednesday, February 22, 2023**. 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, February 22, 2023**. The public is advised that comments expressed and written material presented are a matter of public record for full disclosure.

**Other Planning Act Applications:** The lands were previously subject to Application for Official Plan Amendment (O1-22) which was adopted by Municipal Council on April 4, 2022 as Official Plan Amendment No. 25 and approved by Middlesex County on August 30, 2022.

**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 Ontario Land Tribunal may dismiss the appeal.

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

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 Ontario Land 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 Tribunal, 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 applications please contact Marc Bancroft, Director of Planning and Development Services, at 519.268.7334 x 223 or at [mbancroft@thamescentre.on.ca](mailto:mbancroft@thamescentre.on.ca)

**DATED** at the Municipality of Thames Centre, this 7<sup>th</sup> day of February, 2023.



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



# APPLICATIONS FOR CONSENT & ZONING BY-LAW AMENDMENT (B1-23 & Z1-23)

Applicant: 2819842 Ontario Inc. (Pentar Recreation c/o Jason Whiting)  
Agent: Monteith Brown Planning Consultants (c/o Jay McGuffin)  
Location: 136 & 156 Cromarty Drive



-  **LANDS TO BE SEVERED/REZONED**
-  **LANDS TO BE RETAINED**

FEBRUARY 2023

**1:8,000**

0 50 100 200 300 400 Metres

ORTHOPHOTOGRAPHY: SWOOP 2020

*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.*