



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

**APPLICATION FOR ZONING BY-LAW AMENDMENT (Z2-23)**

**APPLICANT:** Amanda Forbes  
**AGENT:** MHBC Planning (c/o Andrea Sinclair)  
**LOCATION:** 3831 Elgin Road  
**ROLL NO.:** 3926-000-060-03500

**Purpose and Effect**

The purpose and effect of this Application is to rezone the subject property from the Agricultural (A) zone to a site-specific Agricultural (A-#) zone to permit an Additional Residential Unit (ARU). The property contains an existing single detached dwelling (520.3 m<sup>2</sup>), an accessory building in the form of a detached garage, and a barn. The applicant is proposing to construct a single-storey ARU on the property having a floor area of 300 m<sup>2</sup>, which is otherwise not permitted under the 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 13, Concession 2, SRT (geographic Township of North Dorchester), Municipality of Thames Centre and designated as Part 1 on Reference Plan 33R-14159. The lands are located on the west side of Elgin Road (County Road 73), on the north side of Mossley Drive and immediately north of the Hamlet of Mossley.

**Public Meeting**

The Municipality's Council will hold a public meeting to consider the subject application.

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:** 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 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 or at [comments@thamescentre.on.ca](mailto:comments@thamescentre.on.ca)

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 7<sup>th</sup> day of February 2023.

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

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Agent: MHBC Planning (c/o Andrea Sinclair)

Location: 3831 Elgin Road



**Municipality of THAMES CENTRE**

