



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

APPLICATION FOR MINOR VARIANCE (A1-23)

APPLICANT: Jonathon Wilson
LOCATION: 254 Terrence Avenue, Dorchester
ROLL NO: 3926-000-050-03400

Purpose and Effect

The purpose and effect of this Application is to seek relief from the Thames Centre Comprehensive Zoning By-law regarding the minimum side yard setback to allow the construction of an addition to the east side of an existing dwelling in the form of a garage. The applicant is proposing to construct an attached garage with a floor area of 59 square metres (640 ft²) with a reduced side yard of 1.2 metres (3.9 ft) whereas the Zoning By-law requires a minimum side yard of 2 metres (6.5 ft).

Description and Location of Subject Land

The subject property is legally described as Part of Lot 26 on Plan 737 (geographic Township of North Dorchester), Municipality of Thames Centre. The property is located on the north side of Terrence Avenue between Thames Crescent and Alma Street in the village of Dorchester.

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

Date: Monday, March 27, 2023

Time: 5:00 p.m.

Place: This will be a hybrid meeting (conducted in-person and electronically) 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

To participate **electronically** via phone or by video using Zoom, registration is required. Please visit the website www.thamescentre.on.ca/registration and complete the registration process before **12 Noon on Wednesday, March 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 to complete the registration process. Send any **written comments or concerns** for Council's consideration via email to comments@thamescentre.on.ca or by mail to the municipal office before **12 Noon on Wednesday, March 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 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. Copies of the decision are provided only to those persons making a written request for the Notice of Decision. There is a 20-day appeal period from the date of the decision, in which time the decision of the Committee may be appealed to the Ontario Land Tribunal. 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 March, 2023.

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

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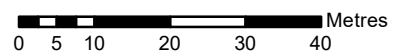


MUNICIPALITY OF THAMES CENTRE



SUBJECT LANDS

1:1,000



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.