



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

APPLICATION FOR MINOR VARIANCE (A2-24)

APPLICANT: Ryan Crawford & Chantel Crockett
AGENT: V&V Homes c/o Luke Vandembosch
LOCATION: 2304 Mossley Drive
ROLL NO: 392600006003504

Purpose and Effect

The purpose and effect of the subject application is to permit the construction of a lean-to addition onto an existing 148 square metre (1,593 ft²) accessory building in the form of a detached garage/shop. The applicants are proposing to construct a lean-to with a floor area of 74.3 square metre (800 ft²) which would result in the garage/shop having a total maximum floor area of approximately 220 square metres (2,368 ft²), whereas the total maximum floor area for accessory buildings in a residential zone is 75% of the floor area of the dwelling or 90 square metres (968.75 ft²), whichever is lesser. The lean-to addition is to be constructed on the east side of the existing garage/shop and is to be used for outdoor personal storage. The lean-to would otherwise comply with all other zoning requirements.

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) and designated as Part 1 on Reference Plan 33R-2365, Municipality of Thames Centre. The property is located on the north side of Mossley Drive, west of Elgin Road (County Road 73) in the hamlet of Mossley.

Public Meeting

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

Thames Centre Council meetings are held in a hybrid format, being conducted electronically and in-person.

Date: Monday, March 25, 2024

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/municipalityofthamescentre

The public is advised that the Council meeting will begin at 5:00 p.m., although the exact time of item is unknown. 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 Monday, March 25, 2024**. 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 20, 2024**. 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.

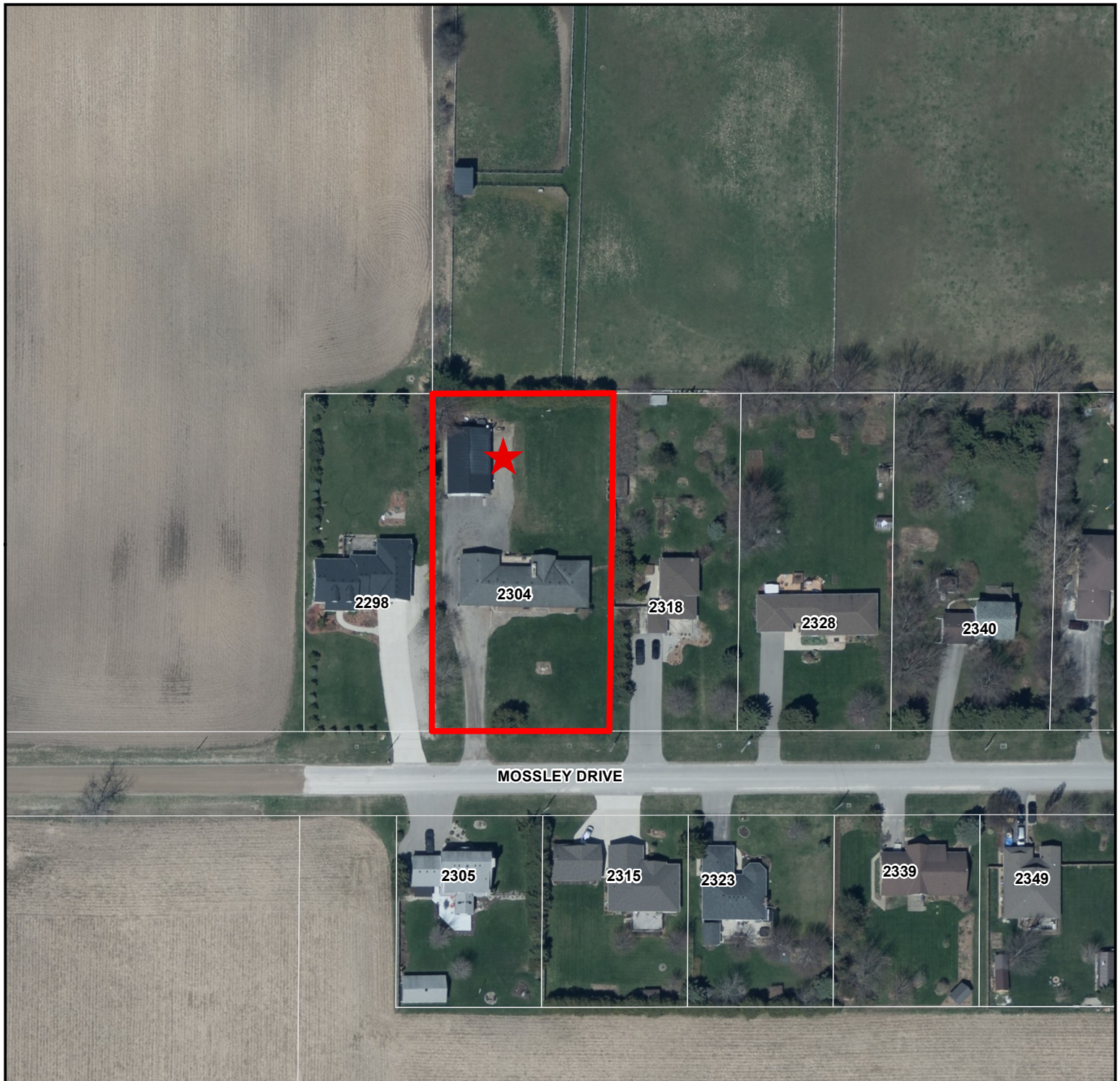
Other Information: For more information about this matter, please contact Marc Bancroft, Director of Planning and Development Services, at 519.268.7334 x223 or at mbancroft@thamescentre.on.ca.

DATED at the Municipality of Thames Centre, this 4th day of March 2024.

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

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SUBJECT LANDS



**APPROXIMATE LOCATION
OF PROPOSED ADDITION**

MARCH 2024

1:1,300

 Metres
0 5 10 20 30 40

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.

