



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

**APPLICATION FOR ZONING BY-LAW AMENDMENT (Z6-24)**

**APPLICANT: 1000851297 Ontario Inc. c/o Brandi Poels**  
**LOCATION: 15 Jane Street**  
**ROLL NO.: 392600005103400**

**Purpose and Effect**

The purpose and effect of this Application is to rezone the subject property **from** the Office Residential (OR) Zone **to** a site-specific Office Residential (OR-#) Zone to add 'personal service establishment' as an additional permitted use on the property. The applicant is proposing to establish a medical aesthetics business on the property which is otherwise not permitted under the current zoning. Additionally, the personal service establishment use will require approximately 5 more parking spaces than existing, therefore a reduced number of parking spaces is being requested. 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 22, RCP 1020 (geographic Township of North Dorchester) and designated Part 9 on Reference Plan 33R-18155, Municipality of Thames Centre. The lands are located on the west side of Jane Street, north of Hamilton Road (County Road 29).

**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, July 15, 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](http://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](http://www.thamescentre.on.ca/registration) and complete the registration process before **12 Noon on Monday, July 15, 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](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, July 10, 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:**

If you wish to be notified of the decision of the Municipality of Thames Centre on the proposed zoning by-law amendment, you must make a written request to the Municipality of Thames Centre, Clerk, 4305 Hamilton Road, Dorchester, Ontario, N0L 1G3.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Municipality of Thames Centre to the Ontario Land Tribunal but the 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 by-law is passed, the person or public body is not entitled to appeal the decision.

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 by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you have any questions regarding the applications please contact Amanda Storrey, Interim Director of Planning and Development Services, at 519.268.7334 x 249 or at [astorrey@thamescentre.on.ca](mailto:astorrey@thamescentre.on.ca)

**DATED** at the Municipality of Thames Centre, this 25<sup>th</sup> day of June 2024.

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

# APPLICATION FOR ZONING BY-LAW AMENDMENT (Z6-24)

APPLICANT:

LOCATION: 15 JANE ST, DORCHESTER

% 2 \$ 7 \$ , 2 2 ( , 1 6&

&

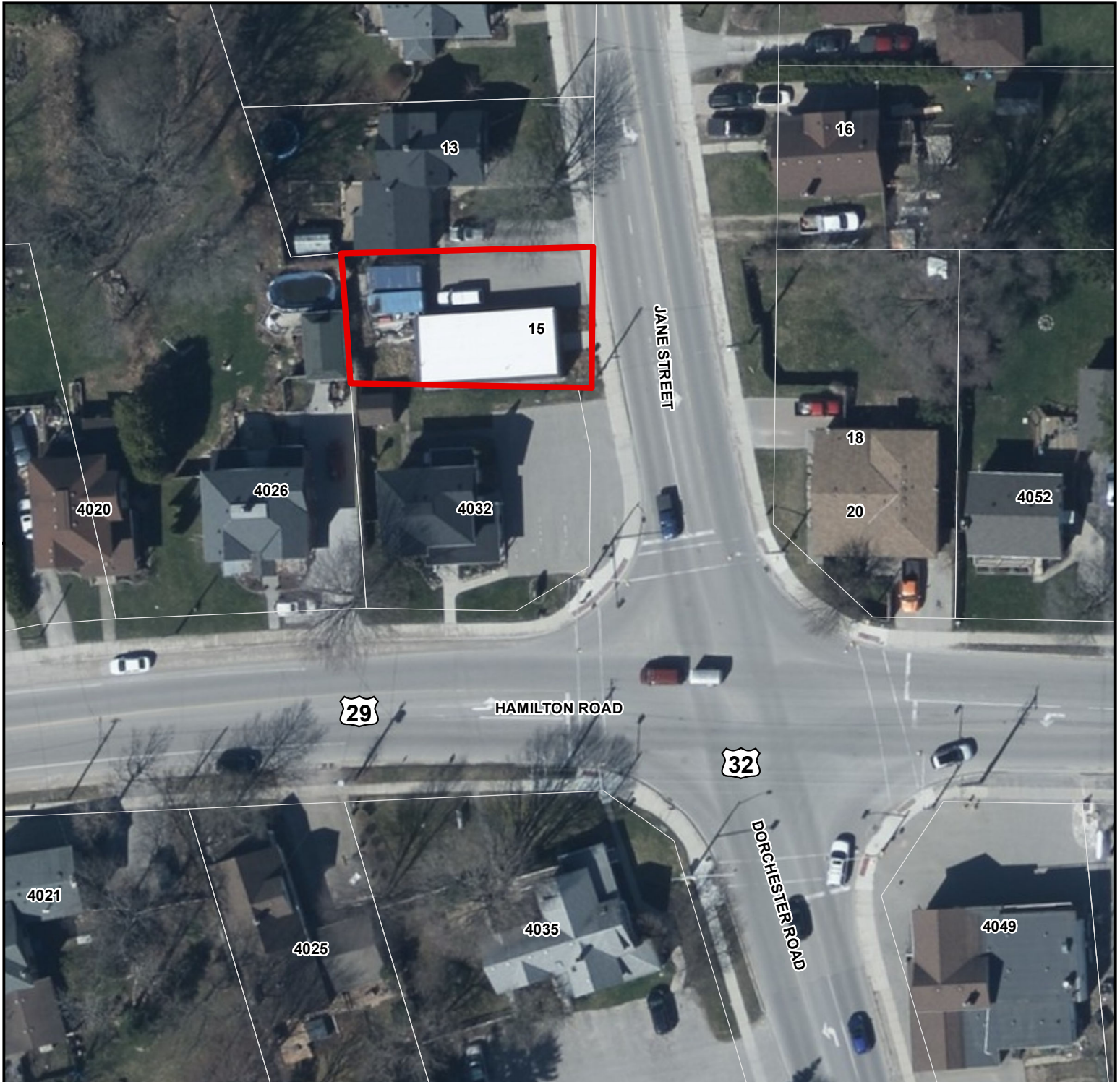
2



MUNICIPALITY OF  
*Thames Centre*

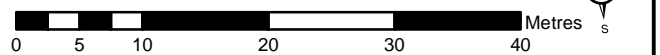
**Municipality of Thames Centre**

*Together we grow.*



**SUBJECT LANDS**

1:600



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.*