



NOTICE OF PUBLIC MEETING
Pursuant to Section 53 of the *Planning Act*

APPLICATION FOR CONSENT (B2-25)

OWNER: McCutcheon Consulting Inc. c/o Ryan Pope
LOCATION: 21778 Nissouri Road (County Road 27)
ROLL NO.: 392603102021200

Purpose and Effect of Consent Application

The purpose and effect of this application is to create one (1) commercial building lot from a larger parcel of land. The application would separate an existing business from a vacant parcel of land to facilitate additional commercial development. The lands to be severed would be approximately 0.6 hectares (1.5 acres) in size, with approximately 80 metres (263 feet) of frontage along King Street (County Road 28) and approximately 46 metres (151 feet) along Nissouri Road (County Road 27). The lands are currently vacant but subject to an ongoing site plan approval application (File No. SP-04-2022), which proposes a gas bar with convenience store and car wash.

The lands to be retained would be approximately 1.3 hectares (3.2 acres) in size with approximately 138 metres (453 feet) along Nissouri Road (County Road 27). The lands contain a drainage business (McCutcheon Farm Drainage) and vacant land that been used for agricultural purposes in the past.

Description and Location of Subject Land

The subject lands are legally described as Part of Lot 15, Concession 3 (geographic Township of North Dorchester), Municipality of Thames Centre. The subject property is located on the southeast corner of King Street (County Road 28) and Nissouri Road (County Road 27) in Thorndale.

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, March 24, 2025

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 24, 2025**. 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 19, 2025**. 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 subject lands were granted conditional approval of a land lease to facilitate commercial development of the vacant lands (File No. B10-2021) in June 2021. As the conditions were not satisfied within the prescribed timeframe, the approval has lapsed.

The retained lands of this application (File No. B2-2025) are subject to a site plan approval application (File No. SP-04-2022) for a gas bar, convenience store and car wash. The application is on hold until a decision has been made on the consent.

Other Information:

If a person or public body has the ability to appeal the decision of the Council of the Municipality of Thames Centre in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Municipality of Thames Centre before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal. If you wish to be notified of the decision of the Municipality of Thames Centre in respect of the proposed consent, you must make a written request to the Municipality of Thames Centre, Clerk, 4305 Hamilton Road, Dorchester, Ontario, N0L 1G3 or at comments@thamescentre.on.ca

Notwithstanding the above, subsection 53(19) of the *Planning Act* defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

If you have any questions regarding the application please contact Amanda Storrey, Director of Planning and Development Services, at 519.268.7334 x 249 or at astorrey@thamescentre.on.ca

DATED at the Municipality of Thames Centre, this 4th day of March, 2025.

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

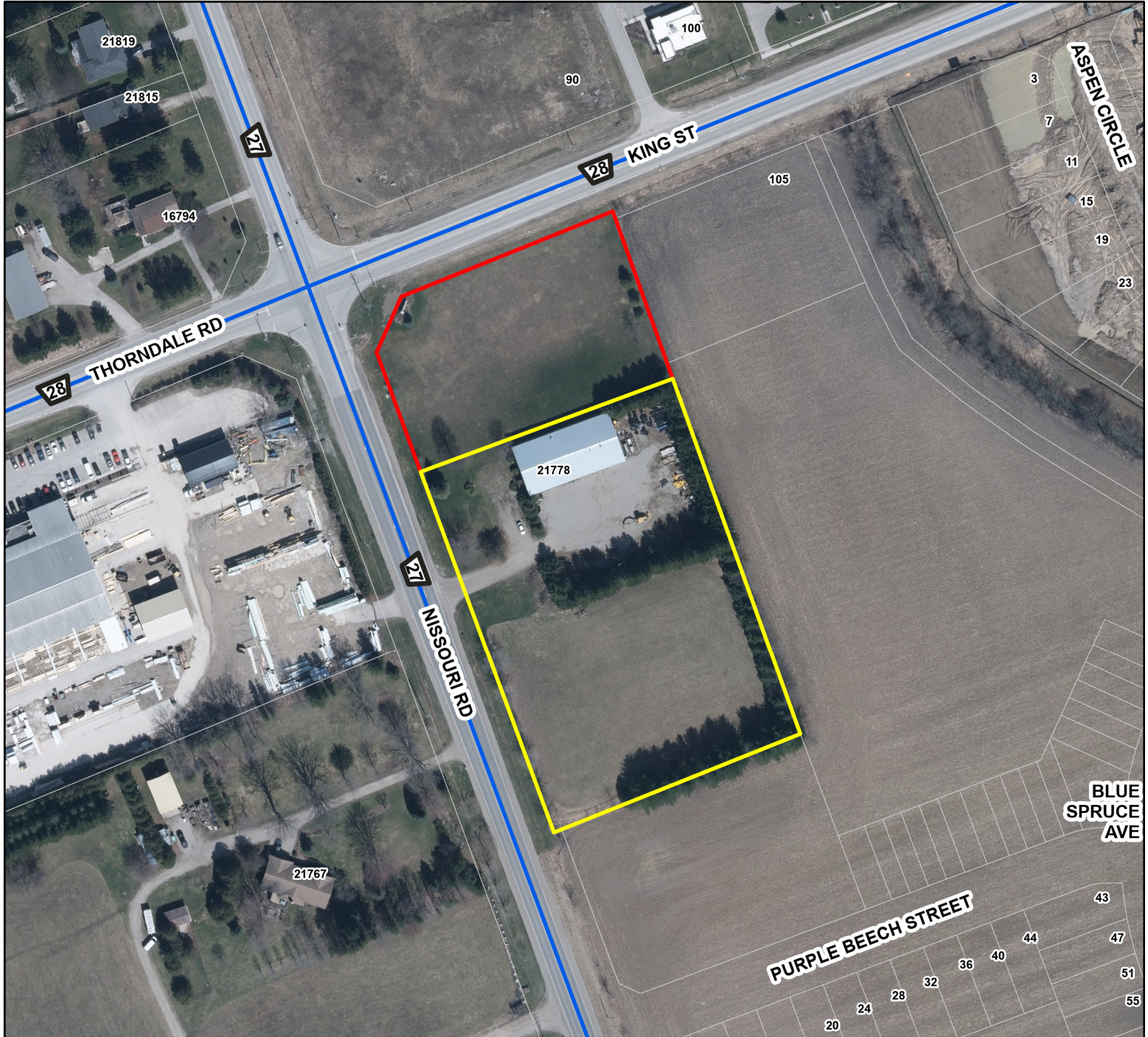
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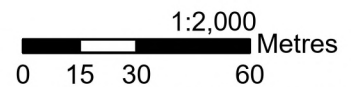
21778 Nissouri Rd
CON 3 N PT LOT 15

Municipality of THAMES CENTRE



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Planning Department
399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
March, 2025

- Lands to be severed
- Lands to be retained
- Arterial Road



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.