



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

APPLICATION FOR CONSENT (B11-26)

APPLICANT: 1001314303 Ontario Inc. c/o Shaun Baker
LOCATION: 2541 Catherine Street, Waubuno
ROLL NO.: 392600003002100

Purpose and Effect

The purpose and effect of this application is to sever a parcel of land with a lot area of approximately 1,692 square metres (0.42 ac) and a lot frontage of approximately 22.8 metres (74.8 ft) along Catherine Street (County Road 49) to support residential development in the form of a future single detached dwelling. The lands to be retained would have a lot area of approximately 1,584 square metres (0.39 ac) and a lot frontage of approximately 22.8 metres (74.8 ft) along Catherine Street (County Road 49) and would also support residential development in the form of a future single detached dwelling.

The lands as a whole are approximately 3,276 square metres (0.81 ac) in size and contain an existing single detached dwelling and two (2) detached garages. The lands are serviced by municipal piped water and private septic system. The dwelling is proposed to be removed as part of this application. The lands are within the hamlet settlement area boundary of Waubuno.

Description and Location of Subject Land

The subject lands are legally described as Lot 22 on Plan 804 (geographic Township of North Dorchester), Municipality of Thames Centre. The lands are located on the south side of Catherine Street (County Road 49), west of Westchester Bourne (County Road 74), in the hamlet of Waubuno.

Public Participation Meeting

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

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

Date: Monday, October 19, 2026

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, October 19, 2026**. 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, October 14, 2026**. 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 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.

For more information about this matter, contact Alana Kertesz, Planner, at 519.930.1011 or at akertesz@middlesex.ca

DATED at the Municipality of Thames Centre, this 1st day of October 2026.

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

APPLICATION FOR CONSENT: B11-2026

Owner/Applicant: 1001314303 Ontario Inc (Shaun Baker)



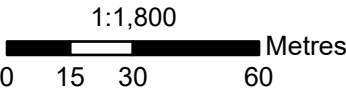
2541 Catherine St
PLAN 804 LOT 22

Municipality of THAMES CENTRE



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Planning Department
399 Ridout Street North, London, ON N6A 2P1
(519) 434-7321
September, 2026

- Lands to be retained
- Lands to be severed
- 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.