



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

**APPLICATION FOR
ZONING BY-LAW AMENDMENT (Z7-25)**

APPLICANT: Matthew Thompson
LOCATION: 22388 Valley View Road
ROLL NO.: 3926-031-050-07520

This application was originally heard at the November 24, 2025 meeting of Council and has been amended since that time.

Purpose and Effect

The purpose and effect of this Application is to rezone a portion of the subject lands from the Environmental Protection (EP) Zone to a site-specific Environmental Protection (EP-#) Zone to recognize a cabin that was constructed in 2023, whereas no buildings or structures are permitted within the EP Zone of the Thames Centre Zoning By-law.

The application also requests to rezone a portion of the subject lands from the Rural Residential (RR) Zone to a site-specific Rural Residential (RR-#) Zone to permit a cumulative floor area of accessory structures of 618 m² (6,652 ft²), whereas the Zoning By-law limits accessory structures to 75% of the floor area of the dwelling to a maximum of 90 m². This would facilitate the construction of three additional accessory buildings.

Description and Location of Subject Land

The subject lands are legally described as Part of Lot 20, Concession 2 (West Nissouri); and Part 1 of RP 33R12666, Municipality of Thames Centre. The subject property is located on the east side of Valley View Road at Centre Drive.

Public Participation 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, September 28, 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, September 28, 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. 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 23, 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: None.

Other Information:

If you wish to be notified of the decision of the Municipality of Thames Centre on the proposed zoning bylaw 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.

Notwithstanding the above, subsection 34(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 Erin Besch, Planner at ebesch@middlesex.ca or 519-930-1010.

DATED at the Municipality of Thames Centre, this 8th day of September 2026.

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