



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

**APPLICATION FOR
ZONING BY-LAW AMENDMENT (Z15-26)**

APPLICANT: Brian Geldart
AGENT: Stewart Findlater
LOCATION: 4218 Elgin Road (County Road 73)
ROLL NO.: 392600007003800

Purpose and Effect

The purpose and effect of this Application is to amend the zoning of the subject property to permit the construction of an Additional Residential Unit (ARU). The property is currently zoned site-specific Agricultural (A-28), which permits a range of agricultural uses, as well as the parking and repair of trucks for commercial haulage.

The applicants are proposing to construct a new 279 square metre (3,003 square foot) single detached dwelling on the property. Upon construction, the existing dwelling would become an ARU, while the new dwelling would serve as the primary structure based on its size. The proposed new dwelling would be located approximately 95 metres (312 feet) from the existing dwelling, behind the existing commercial operation.

The application also requests to permit the primary dwelling to be located farther from the front lot line than the existing dwelling. This is required because the existing dwelling would become the ARU, which is considered an accessory use to the new primary dwelling. The proposed arrangement would result in the ARU being located closer to the front lot line than the primary dwelling, whereas the Zoning By-law requires accessory buildings and structures to be located beside or behind the primary structure.

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 lands are legally described as Part of Lot 12, Concession 3 S.R.T. (geographic Township of North Dorchester), Municipality of Thames Centre. The subject property is located on the east side of Elgin Road (County Road 73), just south of the hamlet of Mossley.

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 September 28, 2026

Time: This item will not be heard before 6:00 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., and this item is scheduled to be heard after 6:00 p.m. although the exact time of item is unknown. Do to seating constraints, please do not attend prior to 5:45 p.m. 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, September 23, 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 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.

For more information about this matter, including information about appeal rights, contact Erin Besch, Planner, at 519.930.1010 or at ebesch@middlesex.ca

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

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