



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

APPLICATION FOR ZONING BY-LAW AMENDMENT (Z14-26)

OWNER: Nicole Giroux
AGENT: Chad Murray
LOCATION: 4531 Hamilton Road (County Road 29)
ROLL NO.: 3926-000-050-08100

Purpose and Effect

The purpose and effect of this application is to amend the existing zone of the subject lands to include 'Retail Store' as a permitted use. The lands are currently zoned a site-specific 'General Commercial 2 Zone Variation (GC2-2)', which permits the following uses: accessory building, structure or use; brewing on premises establishment; convenience store; dry cleaning establishment; garden centre; gas bar; multiple-unit dwelling containing a maximum of two dwelling units; professional office; and service office.

The applicant is proposing to permit a range of retail uses on the subject lands, including a proposed cannabis sales shop, which fall under the definition of 'retail store' within the Thames Centre Zoning By-law.

The subject lands are approximately 0.87 ha (2.15 ac) in size, with approximately 72 m (236 ft) of frontage along Hamilton Road (County Road 29). The proposed retail store would occupy an approximate 69.7 m² (750 ft²) commercial unit and would require 3.0 parking spaces for the use.

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 16, Concession B S.R.T. (geographic Township of North Dorchester); and Part 2 of RP 33R4461, Municipality of Thames Centre. The subject property is located on the south side of Hamilton Road (County Road 29), between Chittick Crescent and Mitchell Court in Dorchester.

Public Participation Meeting

The Municipality's Council will hold a public participation meeting to consider the subject applications. Thames Centre Council meetings are held in a hybrid format, being conducted electronically and in-person.

Date: Monday September 14, 2026

Time: 5:00 p.m.

Place: This will be a hybrid meeting.

Thorndale – Thorndale Lions Community Centre, 265 Upper Queen Street, Thorndale 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 14, 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 9, 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 ebesch@middlesex.ca

DATED at the Municipality of Thames Centre, this 25th day of August 2026.

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