



NOTICE OF APPLICATION & PUBLIC MEETING
Pursuant to Sections 34 and 39 of the *Planning Act*

**APPLICATION FOR TEMPORARY-USE
ZONING BY-LAW AMENDMENT (Z13-26)**

OWNER: Vista Woods Estates Limited c/o Donald Cromarty
AGENT: Strik Baldinelli Moniz Ltd c/o Jamie Robertson
LOCATION: 2429 Dorchester Road (County Road 32)
ROLL NO.: 3926-000-050-31600

Purpose and Effect

The purpose and effect of this application is to permit the use of a portion of the subject lands (known as Block 46 of draft plan of subdivision 39T-TC2001) for the purposes of a small-scale outdoor recreational use, for a period of time not to exceed three-years. The applicant wishes to permit the continued use of a croquet lawn, while continuing to work towards completing the conditions of draft plan approval.

The existing croquet play area consists of manicured lawn which is located behind the existing single detached residential home and barns. Access to the play area is obtained through an existing driveway, secondary to the one servicing the single detached residential dwelling on the site. The current game play area is utilized by private individuals and is not accessible to the public.

Specifically, the application requests to rezone a portion of the subject lands from Open Space (OS) to a temporary Open Space Zone (T-OS-XX-XX-2029) to add "Recreational Use, Outdoor" as a permitted use on the site for a maximum of three years. Upon expiration, the applicant would either discontinue the use or submit an application to permanently recognize the recreational use, as appropriate.

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 18, North Dorchester Concession B S.R.T. (geographic Township of North Dorchester); and Part of Part 4, RP 33R410, Municipality of Thames Centre. The subject property is located on the west side of Dorchester Road (County Road 32), between Byron Avenue and Boardwalk Way 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 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, 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:

The subject lands are also subject to the above-noted Draft Plan of Subdivision (File No. 39T-TC2001), which was approved on April 26, 2022, as well as an Application for Zoning By-law Amendment (File No. Z12-2020), which was approved on June 10th, 2024.

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 8th day of September 2026.

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