



NOTICE OF APPLICATION & PUBLIC MEETING
Pursuant to Sections 34 and 53 of the *Planning Act*

**APPLICATIONS FOR CONSENT (B8-26) &
ZONING BY-LAW AMENDMENT (Z17-26)**

OWNERS: Larry Smith/Estate of Terry E Smith
AGENT: Findlater & Associates Inc. c/o Stewart Findlater
LOCATION: 20174 Fairview Road
ROLL NO.: 392603101027701

Purpose and Effect of Consent Application

The purpose and effect of this application is to sever a parcel of land having a frontage of approximately 75 metres (246 ft) along Fairview Road and an area of approximately 1 hectare (2.47 ac) to facilitate the disposal of a residence surplus to a farming operation as a result of farm consolidation. The severed lands contain a single detached dwelling, serviced by a private septic system and well, and a large barn. The lands to be retained, being the remnant farm parcel, would have a broken frontage of approximately 180 metres (590.6 ft) along Fairview Road and an area of approximately 34 ha (84 ac).

Purpose and Effect of Zoning By-law Amendment Application

The purpose and effect of this application is to rezone the balance of the farm (retained lot) from the Agricultural (A) Zone to the site-specific Agricultural (A-45) Zone to prohibit any new residential use from being constructed, which is consistent with provincial policy. 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 South Part of Lot 2, Concession 4 (geographic Township of West Nissouri), Municipality of Thames Centre. The subject property is located on the east side of Fairview Road, between Dundas Street (County Road 2) and Evelyn Drive.

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, 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 15, 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.

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 applications please contact Erin Besch, Planner at 519-930-1010 or ebesch@middlesex.ca

DATED at the Municipality of Thames Centre, this 24th day of September 2026.

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

APPLICATIONS FOR CONSENT AND ZONING BY-LAW AMENDMENT: B8-26 AND Z17-26

Owners: Larry Smith & Estate of Terry E Smith

Agent: Stewart Findlater

20174 Fairview Road

CON 4 S PT LOT 2



Municipality of THAMES CENTRE



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Planning Department
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Lands to be retained and rezoned from
'General Agricultural (A) Zone' to a site-specific
'General Agricultural (A-45) Zone'



Lands to be severed



1:7,500

0 70 140 280 Metres

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.