



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

**APPLICATION FOR
ZONING BY-LAW AMENDMENT (Z16-26)**

APPLICANT: Trisha (Dance) Crinklaw
LOCATION: 3936 Hamilton Road
ROLL NO.: 392600005105100

Purpose and Effect

The purpose and effect of this Application is to rezone the subject property **from** Office Residential (OR) Zone **to** a site-specific Office Residential (OR-#) Zone to permit 'clinic' as an additional permitted use, to occupy the entire building located on the property, which is otherwise not permitted. Clinic is defined as "a building, designed, used, or intended for the purposes of medical or dental practice and, without limiting the generality of the foregoing, may include the offices or consulting rooms of members of the medical or dental professions or of a chiropractor, as well as waiting rooms, treatment rooms, laboratories and dispensaries directly associated with the clinic".

The applicant is proposing to permit a massage therapy clinic to occupy the entire building, without requiring a residential dwelling unit. Currently, through grandfathered permissions, a massage therapy clinic is only permitted provided that the building contains one (1) residential dwelling unit. The existing building is occupied by a registered massage therapy clinic and osteopath practice and contains a dwelling unit on the second floor.

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, Concession A, SRT (geographic Township of North Dorchester), and designated as Lot 6 on Registered Compiled Plan 1020, Municipality of Thames Centre. The subject property is located on the north side of Hamilton Road (County Road 29) and on the west side of Bridge Street, within the village of Dorchester.

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 October 19, 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., 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 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, October 14, 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 Alana Kertesz, Planner, at 519.930.1011 or at akertesz@middlesex.ca

DATED at the Municipality of Thames Centre, this 29th day of September, 2026.

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

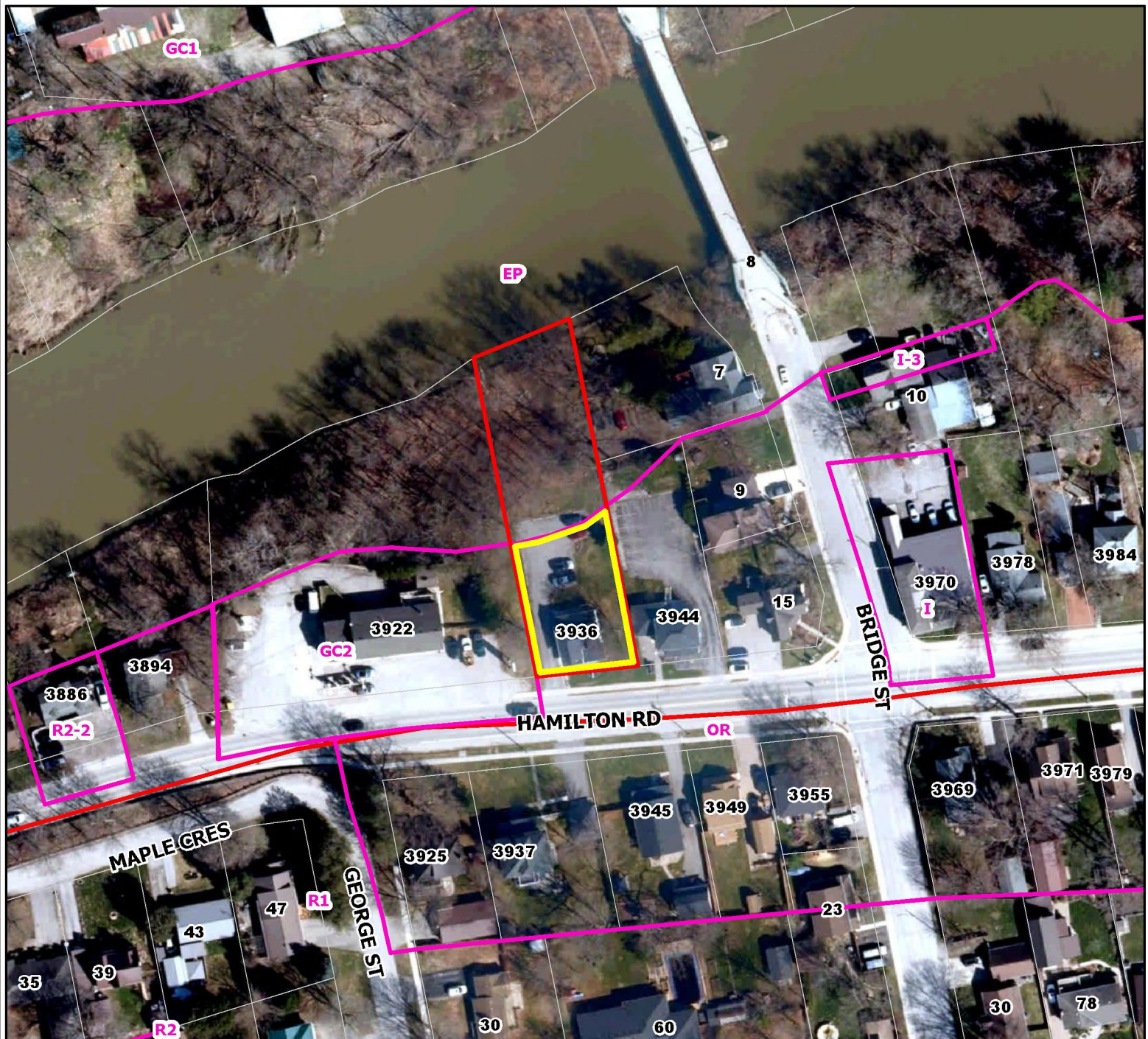
APPLICATION FOR ZONING BY-LAW AMENDMENT: ZBA 16-2026

Owner: Trisha Dance (Crinklaw)



3936 Hamilton Road
CON A SRT PT LOT 18 REG COMP PLAN 1020 LOT 6

Municipality of THAMES CENTRE



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Planning Department
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- Lands to be rezoned from 'Office Residential (OR)' Zone to a 'site-specific Office Residential (OR-#)' Zone
- Subject Lands
- Zone Boundary
- Four Lane Arterial Road



1:1,300

0 12.5 25 50 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.