

June 18, 2025

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

Re: J.C. Green Application for Minor Variance 17406 Evelyn Drive

Gentlemen,

This correspondence is submitted in support of the above-noted application for Minor Variance from J.C. Green Inc. for the proposed development of a building extension within the required front yard of the site-specific Agricultural Commercial (AGC-5) Zone situated at 17406 Evelyn Drive in the Municipality of Thames Centre. The Zoning By-law requires a minimum 10.0 metre front yard, and the proposed building extension would result in a front yard of 9.1 metres.

As the Committee of Adjustment is aware, there are four tests associated with an application for minor variance under Section 45(1) of The Planning Act. It is our professional opinion that each of these four tests are successfully addressed by the above-noted application as described below:

- 1) The application conforms with the general intent of the Official Plan as it is an Agricultural Commercial use which is permitted and encouraged in the Agriculture designation of the Official Plan. The application results in no deviation from the policy intent of the applicable Agriculture designation of the Official Plan.
- 2) The application conforms to the general intent of the Zoning By-law of the Municipality of Thames Centre. The proposed use is an Agricultural Commercial use which is a permitted use within the AGC-5 Zone. J. C. Green Inc. is an established Agricultural Commercial use

that has historically operated within the legal parameters of the permitted uses within the AGC-5 Zone.

- 3) The application is desirable for the appropriate development of the subject lands. The minor variance would permit the development of a modern building extension at the front of the existing former Leesboro Elementary School building that will be used for administrative office space. The proposed building expansion will accommodate an expanded workforce for this growing business in a manner that will not create any land use conflict.
- 4) The application is truly minor in nature, requiring an exception for only 0.9 metres of front yard, in a zone which requires a 30.0 metre front yard. This variance is approximately 3% of the zone requirements and will not contribute to any land use conflict or inappropriate building aesthetics. In essence, the proposed minor variance would not be noticeable in any appreciable way, notwithstanding the fact it will accommodate increased operational capability for J.C. Green Inc.

In summary, it is our professional opinion that granting the proposed minor variance will constitute good planning that will contribute to further the prosperity of the Municipality of Thames Centre. Thank you for your consideration of our comments.

Yours truly,

Gary Blazak RPP, MCIP
Consulting Planner