## THE CORPORATION OF THE MUNICIPALITY OF THAMES CENTRE

## **BY-LAW NO. 26-2024**

Being a By-law to amend By-law No. 75-2006, as amended, insofar as it relates to the lands located at Part of Lot 11, Concession 4, NRT, (geographic Township of North Dorchester), designated as Parts 2, 3 and 4 on Plan 33R-10461, now in the Municipality of Thames Centre, in the County of Middlesex.

## 246 North Inc., Dorchester

**WHEREAS** the Council of The Corporation of the Municipality of Thames Centre deems it advisable to amend By-law No. 75-2006 as amended;

**AND WHEREAS** this By-law is consistent with the Provincial Policy Statement and conforms to the County of Middlesex Official Plan and the Municipality of Thames Centre Official Plan;

**NOW THEREFORE** the Council of The Corporation of the Municipality of Thames Centre hereby enacts as follows:

- 1. **THAT** Schedule 'A', Map No. 2-3 to Comprehensive Zoning By-law No. 75-2006, is hereby amended by changing from Residential First Density Holding (R1-H) Zone to the site-specific Residential First Density Holding (R1-31-H) Zone, those lands as outlined in heavy solid lines and described as "R1-31-H" on Schedule 'A' attached hereto and forming a part of this By-law, and being Part of Lot 11, Concession 4, NRT, (geographic Township of North Dorchester), designated as Parts 2, 3 and 4 on Plan 33R-10461, now in the Municipality of Thames Centre, in the County of Middlesex.
- **2. THAT** Section 9.4 of Comprehensive Zoning By-law 75-2006, being the Special Provisions of the Residential First Density (R1) Zone, is hereby amended by the addition of the following:

## "**9.4.31** R1-31-H

- Defined Area
  R1-31-H as shown on Schedule "A", Map No. 2-3 to this By-law.
- 2) Minimum Regulations:

a) Lot Area	341 m <sup>2</sup>
b) Lot Frontage	11.4 m
c) Front Yard Depth	6 m
d) Exterior Side Yard Width	3 m
e) Interior Side Yard Width	1.2 m
f) Rear Yard Depth	7 m"

3. **THAT** this by-law comes into force and takes effect upon the day of passing in accordance with the provisions of Section 34 of the Planning Act, R.S.O 1990, c. P.13.

**READ** a **FIRST** and **SECOND** time, this 15<sup>th</sup> day of April, 2024.

**READ** a **THIRD** time and **FINALLY PASSED** this 15<sup>th</sup> day of April, 2024.

Mayor, S. McMillan	
Clerk, J. Nethercott	