

THE CORPORATION OF THE MUNICIPALITY OF THAMES CENTRE

BY-LAW NO. 36-2024

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Being a by-law to exempt from part lot control, lands legally described as Lot 15 on Plan 33M-829, designated as Parts 1 and 2 on Plan 33R-21873 (geographic Township of West Nissouri) in the Municipality of Thames Centre, in the County of Middlesex (Elliott Estates Subdivision, Phase 1, Thorndale).

**WHEREAS** Subsection 50(5) of the *Planning Act* states that all lands located within a registered plan of subdivision are subject to part lot control;

**AND WHEREAS** Subsection 50(7) of the *Planning Act* authorizes the council of a local municipality to enact by-laws to exempt lands located within a registered plan of subdivision from part lot control;

**AND WHEREAS** pursuant to Subsection 50(7) of the *Planning Act*, it is expedient to exempt from part lot control those lands legally described as Lot 15 on Plan 33M-829, designated as Parts 1 and 2 on Plan 33R-21873 (geographic Township of West Nissouri) in the Municipality of Thames Centre, in the County of Middlesex.

**NOW THEREFORE** the Council of the Corporation of the Municipality of Thames Centre **HEREBY ENACTS** as follows:

1. **THAT** Lot 15 on Plan 33M-829, designated as Parts 1 and 2 on Plan 33R-21873 (geographic Township of West Nissouri) in the Municipality of Thames Centre, in the County of Middlesex as shown on Schedule A to this By-law is hereby exempt from part lot control pursuant to Subsection 50(7) of the *Planning Act*, it being pointed out that these lands are zoned site-specific Residential Second Density (R2-6) to permit semi-detached dwellings in conformity with the Thames Centre Comprehensive Zoning By-law Number 75-2006.
2. That the part lot control exemption pursuant to Subsection 50(7) of the *Planning Act* described in Section 1 shall expire on the 27<sup>th</sup> day of May, 2025.
3. That this By-law comes into force upon approval thereof by the County of Middlesex and compliance with the requirements of the *Planning Act, R.S.O 1990, c. P.13*.

**READ a FIRST and SECOND** time, this 27<sup>th</sup> day of May, 2024.

**READ a THIRD** time and **FINALLY PASSED** this 27<sup>th</sup> day of May, 2024.

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Mayor, S. McMillan

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Clerk, J. Nethercott