

THE CORPORATION OF THE MUNICIPALITY OF THAMES CENTRE

BY-LAW NO. 44-2024

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 15, Concession 3 (geographic Township of
West Nissouri), now the Municipality of Thames Centre, in
the County of Middlesex.

(233 Upper Queen Street)

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

AND WHEREAS this by-law is consistent with the Provincial Policy Statement and in conformity with 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. 3-1 to Comprehensive Zoning By-law No. 75-2006 is hereby amended by changing from the Residential First Density (R1) Zone and the Open Space (OS) Zone to the site-specific Residential Third Density (R3-16-H) Holding - Zone, those lands as outlined in heavy solid lines and described as "R3-16-H" on Schedule 'A' attached hereto and forming a part of this By-law, and being Part of Lot 15, Concession 3 (geographic Township of West Nissouri), now in the Municipality of Thames Centre, in the County of Middlesex.
2. **THAT** Section 11.4 being the Special Provisions of the Residential Third Density (R3) Zone is hereby amended with the addition of the following:

"11.4.16 R3-16-H

1) Defined Area

R3-16-H as shown on Schedule "A", Map 3-1 to this By-law

2) Permitted Use

townhouse dwellings

3) Regulations

- | | |
|---------------------------------------|---|
| a) Front Yard Depth (minimum) | 8 metres |
| b) Interior Side Yard Width (minimum) | 2 metres, except no side yard shall be required between the common wall dividing individual units |
| c) Rear Yard Depth (minimum) | 6.6 metres" |

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 10th day of June, 2024.

READ a **THIRD** time and **FINALLY PASSED** this 10th day of June, 2024.

Mayor, S. McMillan

Deputy Clerk, S. Henshaw