

**THE CORPORATION OF THE MUNICIPALITY OF THAMES CENTRE**

**BY-LAW NO. 45-2024**

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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 18, Concession B SRT N (geographic Township of North Dorchester) and designated as Part 4 on Reference Plan 33R410, Municipality of Thames Centre, in the County of Middlesex.

**(Vista Wood Estates Subdivision, 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 2020 Provincial Policy Statement and in conformity with the Municipality of Thames Centre Official Plan and the County of Middlesex **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. 2-5 to Comprehensive Zoning By-law No. 75-2006, is hereby amended by changing from the site-specific Future Development (FD-3) Zone, the site-specific General Commercial Holding (GC2-2-H-5) Zone and the Environmental Protection (EP) Zone to the site-specific Residential Third Density-Holding (R3-15-H) Zone, the site-specific Residential First Density Holding (R1-17-H) Zone, the Open Space (OS), and Environmental Protection (EP) Zone, those lands as outlined in heavy solid lines and described as "R3-15-H", "R1-17-H" "OS" "EP", on Schedule 'A' attached hereto and forming a part of this By-law, and being Part of Lot 18, Concession B SRT N (geographic Township of North Dorchester), designated as part 4 on Reference Plan 33R410, known municipally as 2429 Dorchester Road, now in the Municipality of Thames Centre, in the County of Middlesex.
2. **THAT** Section 11.4 being the Special Provision of the Residential Third Density (R3) Zone is hereby amended with the addition of the following:

**"11.4.15 R3-15-H**

(1) Defined Area

R3-15-H as shown on Schedule "A", Map 2-5 to this By-law.

(2) Permitted Uses

townhouse dwelling  
street townhouse dwelling  
residential home occupation, subject to Subsection 4.9

(3) Regulations

- |                                       |  |
|---------------------------------------|--|
| a) Lot Area (per unit)                | 250 m <sup>2</sup>                                 |
| b) Lot Frontage                       | townhouse 30 m<br>street townhouse 6 m<br>per unit |
| c) Front Yard Depth (minimum)         | 4.5 m to main dwelling<br>6 m to garage            |
| d) Exterior Side Yard Depth (minimum) | 10 m   |

e) Interior Side Yard Width

townhouse 3 m  
street townhouse  
dwelling 3 m provided  
that no side yard shall  
be required between  
the common wall  
dividing individual  
dwelling units

f) Rear Yard Depth

10 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 10<sup>th</sup> day of June, 2024.

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

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Mayor, S. McMillan

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Deputy Clerk, S. Henshaw