

THE CORPORATION OF THE MUNICIPALITY OF THAMES CENTRE

BY-LAW NO. 71-2024

Being a by-law to amend By-law 90-2023, being a by-law exempt from part lot control, lands legally described as Block 72, on Plan 33M-832, designated as Parts 1 to 43, inclusive, on Plan 33R-21708, in the geographic Township of West Nissouri, now in the Municipality of Thames Centre, in the County of Middlesex (Rosewood Subdivision, 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 Block 72 on Plan 33M-832, designated as Parts 1 to 43 (inclusive) on Plan 33R-21708, in the geographic Township of West Nissouri, now in the Municipality of Thames Centre, in the County of Middlesex;

AND WHEREAS the Council of the Corporation of the Municipality of Thames Centre deems it expedient to amend By-law 90-2023, passed on October 16, 2024;

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

1. **THAT**, Block 72 on Plan 33M-832, designated as Parts 1 to 43, inclusive, on Plan 33R-21708, in the geographic Township of West Nissouri, now in the Municipality of Thames Centre, in the County of Middlesex 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 R3-10 to permit street townhouse 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 7th day of October, 2027.
3. **THAT** By-law 55-2024, passed on July 15, 2024 is hereby repealed.
4. **THAT** this by-law, being an amendment and extension of By-law 90-2023 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 7th day of October, 2024.

READ a THIRD time and **FINALLY PASSED** this 7th day of October, 2024.

Mayor, S. McMillan

Clerk, J. Nethercott