

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 19, Concession 5 S.R.T.; and Parts 1 to 2 and 3 to
4 on Reference Plan 33R-2402 (geographic Township of North
Dorchester), Municipality of Thames Centre, in the
County of Middlesex.

(5251 & 5247 Dorchester Road)

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 Planning 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. 61 to By-law No. 75-2006, as amended, is hereby amended by changing from the site-specific Rural Industrial (M2-15) Zone to a site-specific Agricultural (A-69) Zone those lands as outlined in heavy solid lines and described as “A-69”, on Schedule ‘A’ attached hereto and forming a part of this By-law, and being Part of Lot 19, Concession 5 S.R.T.; and Parts 1 to 2 on Reference Plan 33R-2402 (geographic Township of North Dorchester) known municipally as 5251 Dorchester Road, now in the Municipality of Thames Centre, in the County of Middlesex.
- 2. **THAT** Section 5.5 of By-law 75-2006 being the Special Provisions of the Agricultural (A) Zone, is hereby amended with the addition of the following:

“5.5.69 A-69

(1) Defined Area

A-69 as shown on Schedule “A”, Map 61 to this By-law.

(2) Regulations

- | | |
|--|--------------|
| (a) Lot Area (minimum) | 4.4 hectares |
| (b) Lot Frontage (minimum) | 44 metres |
| (c) Interior Side Yard Width (minimum) | 11 metres” |

- 3. **THAT** Section 20.4.15 of By-law 75-2006, as amended, being the Special Provisions of the site-specific Rural Industrial (M2-15) Zone, is hereby amended with the inclusion of the following:

“(3) Regulations

- | | |
|--|------------|
| (a) Interior Side Yard Width (minimum) | 12 metres” |
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- 4. **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 28th day of April, 2025.

READ a **THIRD** time and **FINALLY PASSED** this 28th day of April, 2025.

Mayor, S. McMillan

Clerk, J. Nethercott