

THE CORPORATION OF THE MUNICIPALITY OF THAMES CENTRE

BY-LAW NO. 32-2025

Being a By-law to amend By-law No. 75-2006, as amended,
insofar as it relates to the lands located on Part of the West
Half of Lot 29, Concession 6, being Part 2 on Reference
Plan 33R-21890 (geographic Township of West Nissouri),
Municipality of Thames Centre, in the County of Middlesex.

(23364 Wellburn 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.3 to By-law No. 75-2006, is hereby amended by changing from the Rural Industrial (M2) Zone to a site-specific Agricultural (A-xx) Zone those lands as outlined in heavy solid lines and described as “A-#” on Schedule ‘A’ attached hereto and forming a part of this By-law, and being Part of Con 6 PT W 1/2 LOT 29 RP 33R21890 Part 2 West Nissouri now the Municipality of Thames Centre, in the County of Middlesex known municipally as 23364 Wellburn Road, now in the Municipality of Thames Centre, in the County of Middlesex
2. **THAT** Section 5.5.52 of By-law 75-2006 being the Special Provisions of the Agricultural (A) Zone, is hereby amended with the addition of the following:

“5.5.52 A-70

(1) Defined Area

A-70 as shown on Schedule “A”, Map 3 to this By-law.

(2) Permitted Uses

 - a. Grain Elevator and Drying Facility
 - b. All other uses permitted under the A zone

(3) Special Provisions

Front Yard Setback Minimum	17m
Interior Side Yard Setback Minimum	11m
3. **THAT** Section 5.5.52 Defined Areas of By-law 75-2006 being a Special Provision of the Agricultural (A) Zone, is hereby amended with the addition of the following:

“A-70 as shown on Schedule “A”, Map 3 to this By-law”.
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