

THE CORPORATION OF THE MUNICIPALITY OF THAMES CENTRE

BY-LAW NO. 34-2025

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Being a by-law to exempt from part lot control, lands legally described as Lot 15, on Plan 33M-829, designated as Parts 1 and 2 on Plan 33R-21873 (geographic Township of West Nissouri), now in the Municipality of Thames Centre, in the County of Middlesex (Elliott Estates Subdivision, Phase 1, 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** Subsection 50(7.4) of the *Planning Act* authorizes the council of a local municipality to extend the time period specified for the expiration of the by-law;

**AND WHEREAS** the Council of the Corporation of the Municipality of Thames Centre deems it expedient to extend the expiration date for By-law 36-2024, passed on May 27, 2024;

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

1. **THAT** Lot 15 on Plan 33M-829, designated as Parts 1 and 2 on Plan 33R-21873, 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 site-specific Residential Second Density (R2-6) to permit semi-detached 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 28<sup>th</sup> day of April, 2027.
3. **THAT** this By-law, being an amendment and extension of By-law 36-2024 come into force and take effect on the final passing thereof.

**READ** a **FIRST** and **SECOND** time, this 28<sup>th</sup> day of April, 2025.

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

Mayor, S. McMillan

Clerk, J. Nethercott