

THE CORPORATION OF THE MUNICIPALITY OF THAMES CENTRE

BY-LAW NO. 31-2025

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 9, Concession 1, N.R.T., (geographic Township of
North Dorchester), Municipality of Thames Centre, in the
County of Middlesex.

(329 Richmond Street)

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. 31 to By-law No. 75-2006, as amended, is hereby amended by changing from the Agricultural (A) Zone to a site-specific Agricultural (A-17) Zone those lands as outlined in heavy solid lines and described as "A-17", on Schedule 'A' attached hereto and forming a part of this By-law, and being Part of Lot 9, Concession 1, N.R.T., (geographic Township of North Dorchester) known municipally as 329 Richmond Street, 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:

"5.5.17 A-17

(2)

(b) bakery as an on-farm diversified use
(c) gift shop as an on-farm diversified use
(d) recreation area – outdoor as an on-farm diversified use

(3) Area of On Farm Diversified Uses
These uses shall be limited to a combined area of 5000 m²"
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 28th day of April, 2025.

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

Mayor, S. McMillan

Clerk, J. Nethercott