

# THE CORPORATION OF THE MUNICIPALITY OF THAMES CENTRE

## BY-LAW NO. 52-2025

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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 11, Concession 3, NRT and designated as Part 1  
on Reference Plan RP 33R21614 (geographic Township of  
North Dorchester), Municipality of Thames Centre, in the  
County of Middlesex.

### **(5242 Marion Street)**

**WHEREAS** the Council of The Corporation of the Municipality of Thames Centre deems it advisable to amend By-law No. 75-2006 as amended;

**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. 2-3, to By-law No. 75-2006, as amended, is hereby amended by changing from the Agricultural (A) Zone and Future Development (FD) Zone to a temporary Agricultural (T-A-16 06-23-2028) and Future Development Zone (T-FD-01 06-23-2028), those lands as outlined in heavy solid lines and described as "T-A-16 06-23-2028" and "T-FD-01 06-23-2028" on Schedule 'A' attached hereto and forming a part of this By-law, and being Part of Lot 11, Concession 3, NRT (geographic Township of North Dorchester) known municipally as 5242 Marion Street, now in the Municipality of Thames Centre, in the County of Middlesex.
2. **THAT** Schedule 'A', Map No. 36 to By-law No. 75-2006, as amended, is hereby amended by changing from the Agricultural (A) Zone and Future Development (FD) Zone to a temporary Agricultural (T-A-16 06-23-2028) and Future Development Zone (T-FD-01 06-23-2028), those lands as outlined in heavy solid lines and described as "T-A-16 06-23-2028" and "T-FD-01 06-23-2028" on Schedule 'B' attached hereto and forming a part of this By-law, and being Part of Lot 11, Concession 3, NRT (geographic Township of North Dorchester) known municipally as 5242 Marion Street, now in the Municipality of Thames Centre, in the County of Middlesex.
3. **THAT** Section 5.6 of By-law 75-2006 being the Temporary Use provisions of the Agricultural (A) Zone, is hereby amended with the addition of the following:

#### **"5.6.16 T-A-16 06-23-2028"**

##### **(1) Defined Area**

T-A-16 06-23-2028 as shown on Schedule "A", Map 2-3 and Map 36 to this By-law

##### **(2) Permitted Uses**

The following uses are permitted in the T-A-16 06-23-2028 Zone in addition to the uses specified in Subsection 5.2:

- (a) The existing single detached dwelling located within the Future Development Zone is to remain on the subject property for a temporary period, in addition to a new single detached dwelling within the Agricultural Zone.

(3) Expiry

The said existing single detached dwelling shall be permitted until the 23<sup>rd</sup> day of June, 2028, at which time the structure shall be removed from the lands affected.”

4. **THAT** Section 27.5 of By-law 75-2006 being the Temporary Use provisions of the Future Development (FD) Zone, is hereby amended with the addition of the following:

**“27.5.1 T-FD-01 06-23-2028**

(4) Defined Area

T-FD-01 06-23-2028 as shown on Schedule “A”, Map 2-3 and Map 36 to this By-law

(5) Permitted Uses

The following uses are permitted in the T-FD-01 06-23-2028 Zone in addition to the uses specified in Subsection 27.2:

- (a) The existing detached dwelling located within the Future Development Zone is to remain on the subject property for a temporary period, in addition to a new single detached dwelling located within the Agricultural Zone.

(6) Expiry

The said existing single detached dwelling shall be permitted until the 23<sup>rd</sup> day of June, 2028, at which time the structure shall be removed from the lands affected.”

5. **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 23<sup>rd</sup> day of June, 2025.

**READ a THIRD** time and **FINALLY PASSED** this 23<sup>rd</sup> day of June, 2025.

Mayor, S. McMillan

Clerk, J. Nethercott