

THE CORPORATION OF THE MUNICIPALITY OF THAMES CENTRE

BY-LAW NO. 53-2025

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 16, Concession 2, (geographic Township of West  
Nissouri), designated as Part of Part 1 on Reference Plan  
33R16912 Municipality of Thames Centre, in the  
County of Middlesex.

**(21829 Nissouri Road)**

**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. 13 to By-law No. 75-2006, as amended, is hereby amended by changing from the site-specific Future Development (FD-4) Zone to a site-specific Residential Third Density (R3-17-H) Holding Zone those lands as outlined in heavy solid lines and described as “R3-17-H”, on Schedule ‘A’ attached hereto and forming a part of this By-law, and being Part of Lot 16, Concession 2, (geographic Township of West Nissouri), designated as Part of Part 1 on Reference Plan 33R16912 known municipally as 21829 Nissouri Road, now in the Municipality of Thames Centre, in the County of Middlesex.
2. **THAT** Section 11.4 of By-law 75-2006 being the Special Provisions of the Residential Third Density (R3) Zone, is hereby amended with the addition of the following:

“11.4.17 R3-17-H

  - 1) Defined Area  
R3-17-H as shown on Schedule “A”, Map 13 to this By-law
  - 2) Permitted Uses  
Townhouse dwellings
  - 3) Regulations
    - a) Lot Area (minimum) 210 m<sup>2</sup> per unit
    - b) Lot Frontage (minimum) 6.98 m per unit
    - c) Front Yard Depth (minimum) 6.6 m to main dwelling and  
6.89 m to garage
    - d) Exterior Side Yard Depth (minimum) 4.5 m
    - e) Interior Side Yard Depth (minimum) 3 m
    - f) Rear Yard Depth (minimum) 8.5 m
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 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