THE CORPORATION OF THE MUNICIPALITY OF THAMES CENTRE

BY-LAW NO. 106-2023

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 North Dorchester), Municipality of Thames Centre, in the County of Middlesex.

(6207 Trafalgar 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;

NOW THEREFORE the Council of The Corporation of the Municipality of Thames Centre hereby enacts as follows:

- 1. **THAT** Schedule 'A', Map No. 33 to By-law No. 75-2006, as amended, is hereby amended by changing from the Agricultural (A) Zone, the Environmental Protection (EP) Zone and the Wetland (W) Zone to a site-specific Agricultural (A-63) Zone, the Environmental Protection (EP) Zone and the Wetland (W) Zone, those lands as outlined in heavy solid lines and described as "A-63", "EP" and "W" on Schedule 'A' attached hereto and forming a part of this By-law, and being Part of Lot 16, Concession 2 (geographic Township of North Dorchester), known municipally as 6207 Trafalgar 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:

"5.5.63 A-63

(1) Defined Area

A-63 as shown on Schedule "A", Map 33 to this By-law.

(2) Permitted Uses

additional residential unit accessory to a single detached dwelling all other uses permitted under the A Zone

(3) Special Use Provisions

Notwithstanding any other Section of this By-law, the following special use provisions shall apply to the additional residential unit:

a) maximum floor area

75 square metres

b) maximum front yard depth

75 metres

c) maximum setback from

single detached dwelling 30.5 metres"

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 14 th day of November, 2023.
READ a THIRD time and FINALLY PASSED this 14 th day of November, 2023.
Mayor, S. McMillan
Interim Clerk, S. Henshaw