

THE CORPORATION OF THE MUNICIPALITY OF THAMES CENTRE

BY-LAW NO. 120-2023

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 9, Concession 3, SRT (geographic Township of
North Dorchester), Municipality of Thames Centre, in the
County of Middlesex.

(Southwest corner of Mossley Drive and Lewis 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;

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

1. **THAT** Schedule 'A', Map No. 57 to By-law No. 75-2006, as amended, is hereby amended by changing from the Agricultural (A) Zone and a site-specific Agricultural (A-64) Zone, those lands as outlined in heavy solid lines and described as "A-64" on Schedule 'A' attached hereto and forming a part of this By-law, and being Part of Lot 9, Concession 3, SRT (geographic Township of North Dorchester), situated on the north side of the CP Railway, now in the Municipality of Thames Centre, in the County of Middlesex.
2. **THAT** Section 5.5.59 Defined Areas of By-law 75-2006 being a Special Provision of the Agricultural (A) Zone, is hereby amended with the addition of the following:

"5.5.64 A-64

(1) Defined Area

A-64 as shown on Schedule "A", Map 57 to this By-law.

(2) Permitted Uses

additional residential unit
all other uses permitted under the A Zone

(3) Special Provisions

The following provisions shall apply to an additional residential unit (ARU):

 - a) The ARU shall not exceed 49% of the floor area of the primary single detached dwelling.
 - b) The ARU shall be situated within 30 metres of the primary single detached dwelling."
 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 11th day of December, 2023.

READ a **THIRD** time and **FINALLY PASSED** this 11th day of December, 2023.

Mayor, S. McMillan

Interim Clerk, S. Henshaw