

THE CORPORATION OF THE MUNICIPALITY OF THAMES CENTRE

BY-LAW NO. 7-2024

---

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 12, Concession 3, SRT (geographic Township of North Dorchester), designated as Part 1 on Plan 33R-1719 and Part 1 on Plan 33R-5967, in the Municipality of Thames Centre, in the County of Middlesex.

**(4074 Elgin Road and 4086 Elgin Road)**

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

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

1. **THAT** Schedule 'A', Map No. 49A of Comprehensive Zoning By-law No. 75-2006 is hereby amended by changing from the Hamlet Residential (HR) Zone to a site-specific Hamlet Residential (HR-13) Zone, those lands as outlined in heavy solid lines and described as "HR-13" on Schedule 'A' attached hereto and forming a part of this By-law, being Part of Lot 12, Concession 3, SRT (geographic Township of North Dorchester), designated as Part 1 on Plan 33R-1719 and Part 1 on Plan 33R-5967, in the Municipality of Thames Centre, in the County of Middlesex and known municipally as 4074 Elgin Road and 4086 Elgin Road.
2. **THAT** Section 8.4 of Comprehensive Zoning By-law No. 75-2006, being the Special Provisions of the Hamlet Residential (HR) Zone, is hereby amended with the addition of the following:

**"8.4.13 HR-13**

- (1) Defined Area

HR-13 Schedule "A", Map 49A to this By-law.

- (2) Permitted Uses

The following use is permitted in the HR-13 Zone in addition to the uses specified in Section 8.2:

- (a) Sign Shop Establishment, defined as a business engaged in storing, maintaining, repairing, and preparing for the sale and/or rental of portable (mobile) signs used for the promotion of household, institutional and business purposes.

- (3) Prohibition

Open Storage shall not be permitted."

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 29th day of January, 2024.

**READ a THIRD** time and **FINALLY PASSED** this 29<sup>th</sup> day of January, 2024.

---

Mayor, S. McMillan

---

Clerk, J. Nethercott