THE CORPORATION OF THE MUNICIPALITY OF THAMES CENTRE

BY-LAW NO. 42-2019

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 15, Concession 3 (geographic Township of West Nissouri), now in the Municipality of Thames Centre, in the County of Middlesex.

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. 3-1 to By-law No. 75-2006, as amended, is hereby amended by changing from the General Industrial – Holding (M1-h) Zone, Future Development (FD) Zone and the Environmental Protection (EP) Zone to a site-specific Residential First Density - Holding (R1-22-H) Zone, a site-specific Residential First Density – Holding (R1-23-H) Zone, a site-specific Residential Third Density (R3-9-H) Zone, a site-specific General Commercial (GC2-6) Zone, a site-specific Residential Third Density (R3-9-H) Zone/site specific General Commercial (GC2-6/R3) Zone, Open Space (OS) and Environmental Protection (EP) for the lands as outlined in heavy solid lines and described as “R1-22-H”, “R1-23-H”, “R3-9-H”, “GC2-6”, “GC2-6/R3”, “OS” and “EP” on Schedule ‘A’, Map 3-1 attached hereto and forming a part of this By-law, and being Part of Lot 15, Concession 3 (geographic Township of West Nissouri), now in the Municipality of Thames Centre, in the County of Middlesex.

2. THAT Section 9.4 of By-law 75-2006 being the Special Provisions of the Residential First Density (R1) Zone, is hereby amended with the following:

   “9.4.22 R1-22-H

   1) Defined Area

   R1-22-H as shown on Schedule "A", Map 3-1 to this By-law

   2) Regulations

   a) Lot Area (Min) 380 m2
   b) Lot Frontage (Min) 11.5 m
   c) Front & Exterior Side Yard Depth (Min) 4.5 m to main building, 6.0 m to garage except where a corner lot rear lot line abuts an adjacent corner lot rear lot line, the Exterior Side Yard requirement shall be a minimum of 1.2 m.
   d) Interior Side Yard Width (Min) 1.2 m
   e) Rear Yard Depth (Min) 7.5 m
   f) Lot Coverage (Max) 50%
   g) Building Height (Max) 10 m”

3. THAT Section 9.4 of By-law 75-2006 being the Special Provisions of the Residential First Density (R1) Zone, is hereby amended with the following:

   “9.4.23 R1-23-H

   1) Defined Area
R1-23-H as shown on Schedule "A", Map 3-1 to this By-law

2) Regulations
   a) Lot Area (Min) 475 m²
   b) Lot Frontage (Min) 15 m
   c) Front & Exterior Side Yard Depth (Min) 4.5 m to main building 6.0 m to garage except where a corner lot rear lot line abuts an adjacent corner lot rear lot line, the Exterior Side Yard requirement shall be a minimum of 1.2 m.
   d) Interior Side Yard Width (Min) 1.2 m
   e) Rear Yard Depth (Min) 7.5 m
   f) Lot Coverage (Max) 45%
   g) Building Height (Max) 10 m" 

4. 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 following:

   “11.4.9 R3-9-H

1) Defined Area
   R3-9-H as shown on Schedule A, Map 3-1 to this By-law.

2) Permitted Uses
   single detached dwelling, as part of a Vacant Land Condominium all other uses permitted under the parent R3 Zone

3) Regulations for Single Detached Dwellings
   a) Lot Frontage (minimum) 20 m
   b) Lot Area (minimum) 0.6 ha
   c) Front Yard Depth (minimum) 4.5 m to main building 6.0 m to garage
   d) Exterior Side Yard (minimum) 4.5 m
   e) Interior Side Yard (minimum) 1.2 m
   f) Rear Yard Depth (minimum) 7.5 m
   g) Lot Coverage (maximum) 45%
   h) Building Height (maximum) 12 m
   i) Density (maximum) units per hectare 35
   j) Landscaped open space (minimum) 30%"

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 13th day of May, 2019.

READ a THIRD time and FINALLY PASSED this 13th day of May, 2019.

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Mayor, A. Warwick

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Clerk, T. Michiels
This is Schedule "A" to By-law No. 42-2019