



Municipality of Middlesex Centre

BYLAW NUMBER 2023-071

Being a by-law to amend the Middlesex Centre comprehensive Zoning By-law number 2005-005 with respect to Plan 33M656 BLK 60, Municipality of Middlesex Centre, roll number: 393900001023190

WHEREAS the Council of the Municipality of Middlesex Centre deems it advisable to amend the Middlesex Centre Comprehensive Zoning By-law 2005-005;

AND WHEREAS this By-law is in conformity with the Middlesex Centre Official Plan;

NOW THEREFORE BE IT RESOLVED THAT the Council of the Municipality of Middlesex Centre enacts as follows:

1. That Zoning Map Schedule 'A', Key Map U-8 to the Middlesex Centre Comprehensive Zoning By-law 2005-005, is hereby amended by changing from the 'Highway Commercial exception 9 (C2-9)' zone to the 'Urban Residential Third Density exception 27 (UR3-27) (h-2)(h-3)(h-7)' zone, that land drawn in heavy solid lines and identified on Schedule 'A', attached hereto and described as being Plan 33M656 BLK 60 (geographic Township of Lobo), Municipality of Middlesex Centre.

2. That Section 10.3 of the Middlesex Centre Comprehensive Zoning By-law 2005-005 be amended by adding the following:

"10.3.27

(a) DEFINED AREA

UR3-27 as shown on Schedule "A", Key Map U-8

(b) MINIMUM LOT AREA 1.0 ha (2.47 ac)

(c) MINIMUM LOT FRONTAGE 9.8 m (32.1 ft)

(d) MAXIMUM HEIGHT 14 m (46 ft)

(e) MINIMUM SIDE YARD SETBACK 8m (26.2 ft) when abutting a shared lot line with existing residential units; 6.0 m (19.7 ft) when abutting a lot line with no existing residential units; no side yard shall be required along a common wall that divides individual dwelling units.

(f) MINIMUM SIDEYARD SETBACK ABUTTING COMMERCIAL ZONE

5.8 m (19.0 ft) from the exterior wall of an end dwelling unit to the lot line; 8.0 m (26.2 ft) from the rear of a dwelling unit to the lot line

(g) MINIMUM REAR YARD SETBACK

8 m (26.2 ft); no rear yard shall be required along a common wall that divides individual dwellings units

(h) VISITOR PARKING SPACES

A minimum of 0.1 parking spaces per dwelling unit shall be provided on-site for visitors in addition to the parking rate requirements in Section 4.24 of this By-law.

(i) MAXIMUM DENSITY

60 units per hectare

(j) ATTACHED GARAGES

Garages attached to dwelling units cannot be located closer to any lot line than the habitable portion of the dwelling it is attached to.

(k) Notwithstanding the definition of "LOT", the entire area zoned UR3-27 is considered a "Lot", and despite any future severance, partition, or division of the lot within a condominium plan, the provisions of this By-law shall apply to the whole of the zone as if no severance, partition or division had occurred."

3. 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, SECOND AND THIRD TIME, AND FINALLY PASSED this 21st day of June, 2023.

Aina DeViet, Mayor

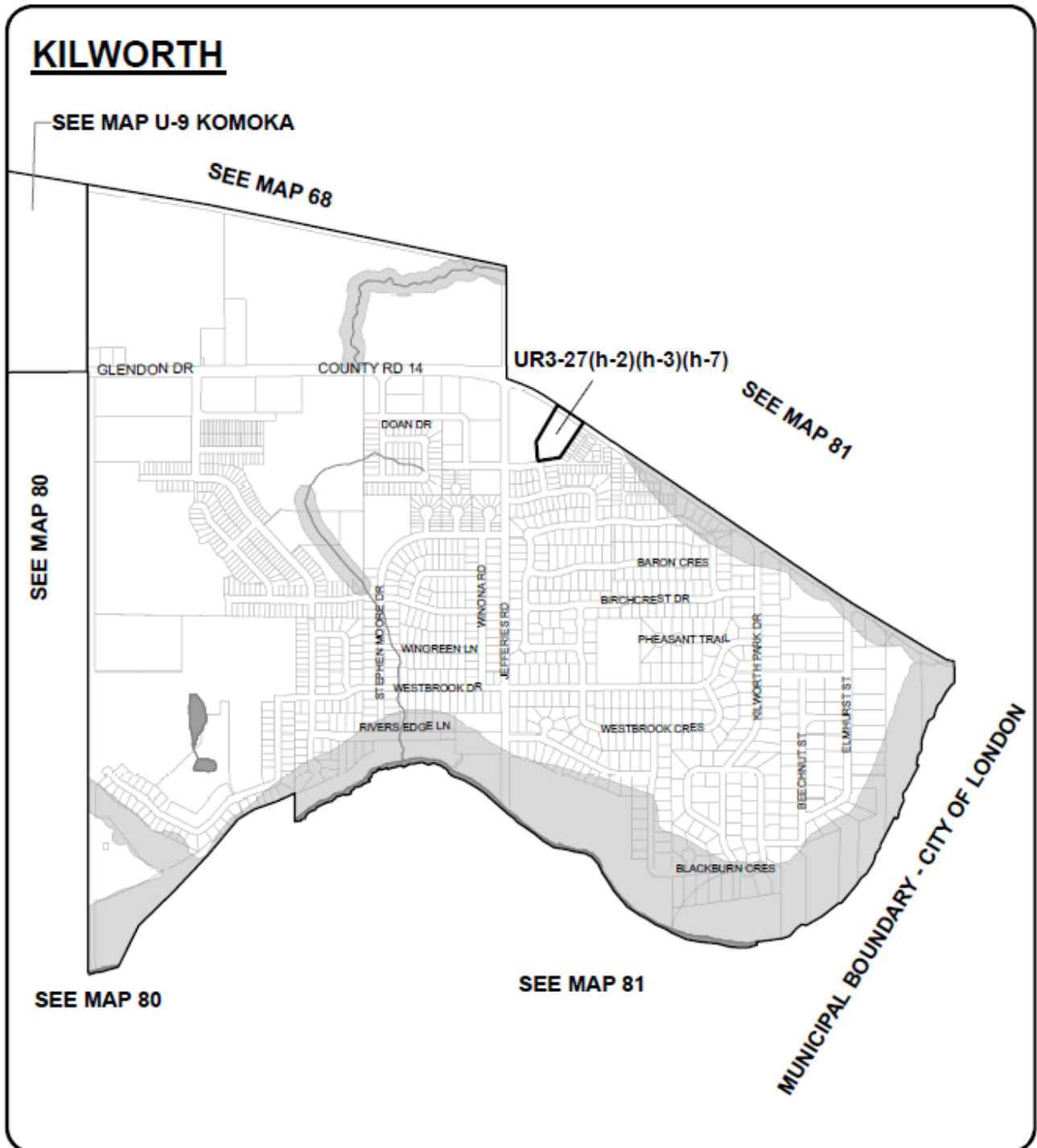
James Hutson, Municipal Clerk



MUNICIPALITY OF MIDDLESEX CENTRE

'SCHEDULE A'

KILWORTH



SCHEDULE A
KEY MAP: U-8

NOTE: Schedules should be read in conjunction with applicable provisions of the Zoning By-Law.

