



Municipality of Middlesex Centre

BYLAW NUMBER 2023-070

ZONING ORDER

Being a by-law to amend the Middlesex Centre comprehensive Zoning By-law number 2005-005 with respect to Concession 10 S PT LOT 26 RP 33R4848 PT PART 1 (geographic Township of London), Municipality of Middlesex Centre, roll number: 393903408022000.

WHEREAS the Council of the Municipality of Middlesex Centre and the Local Planning Appeal Tribunal has deemed it advisable and appropriate 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 IT BE RESOLVED THAT the Council of the Municipality of Middlesex Centre enacts as follows:

1. That Zoning Map Schedule 'A', Key Map U-7 to the Middlesex Centre Comprehensive Zoning By-law 2005-005, is hereby amended by changing from the Existing Use (EU) zone to the Urban Residential Third Density exception 15 with (UR3-15) zone in the land drawn in heavy solid lines and identified on Schedule 'A', attached hereto and described as being Concession 10 S PT LOT 26 RP 33R4848 PT PART 1 (geographic Township of London), Municipality of Middlesex Centre.

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

10.3.15

(a) DEFINED AREA

UR3-15 as shown on Schedule "A", Key Map U-7

(b) PERMITTED USES

accessory use
semi-detached dwelling
townhouse dwelling

- (c) MINIMUM REAR YARD SETBACK 4.0 m (13.1 ft) from the southerly property line;
- (d) MINIMUM SIDE YARD SETBACK 6.75m (23 ft.); 4.0 m (13.1 ft) to Unit 9; and 2.0m (6.5ft) to Unit 311;
- 0.0 m (0.0 ft) between the common wall divided individual townhouse dwelling units or semi-detached units;
- 4.0 m (11.5 ft) from the curb of any internal private road.
- (e) MAXIMUM HEIGHT 12.0 m (39.4 ft)
- (f) MAXIMUM LOT COVERAGE 42%
- (g) Notwithstanding Section 4.30 (a) (vi) of the Zoning By-law, open roofed porches may project up to 3.0 m into any required side yard

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.

Approved as per Local Planning Appeal Tribunal Case No. OLT-21-001233

READ A FIRST, SECOND AND THIRD TIME, AND FINALLY PASSED this 21st day of June, 2023

Aina DeViet, Mayor

James Hutson, Municipal Clerk