



**Municipality of Middlesex Centre
By-Law 2024-084**

Being a by-law to amend the Municipality of Middlesex Centre Comprehensive Zoning By-law number 2005-005 with respect to Concession 10 PT Lot 26 RP 33R20698 Parts 4 to 7 (geographic Township of London), Municipality of Middlesex Centre, roll number: 393903408020800

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-7 to the Middlesex Centre Comprehensive Zoning By-law 2005-005 is hereby amended by changing from the 'Existing Use (EU)' zone to an 'Urban Residential Third Density exception 28 with Hold (UR3-28) (h-2)' zone that land drawn in heavy solid lines and identified on Schedule 'A', attached hereto and described as being Concession 10 PT Lot 26 RP 33R20698 Parts 4 to 7 (geographic Township of London), Municipality of Middlesex Centre.
- 2) That Section 10.3 "Exceptions" be amended by adding the following new subsection:

"10.3.28 (a) DEFINED AREA
UR3-28 as shown on Schedule "A", Key Map U-7

(b) MINIMUM LOT FRONTAGE 20.0 m (65.6 ft)

(c) MINIMUM FRONT YARD SETBACK
6.0 m (19.7 ft) to a public street and private, internal road

(d) MINIMUM SIDE YARD SETBACK (INTERIOR)

(i) setback when abutting a commercial zone (northern property lines)
6.0 m (19.7 ft) from the lot line or 3.0 m (9.84 ft) when the side of a building faces the lot line; 0.0 m (0.0 ft) between the common wall dividing individual townhouse dwelling units

(ii) setback when abutting residential zones (eastern and southern property lines)
6.0 m (19.7 ft) from the lot line or 1.8 m (5.9 ft) when the side of a building faces the lot line; 0.0 m (0.0 ft) between the common wall dividing individual townhouse dwelling units

- (e) MINIMUM SIDE YARD SETBACK (EXTERIOR)
0.6 m (1.9 ft) to the lot lines abutting George Street
- (f) MINIMUM REAR YARD SETBACK
 - (i) setback when abutting residential zones (western property line)

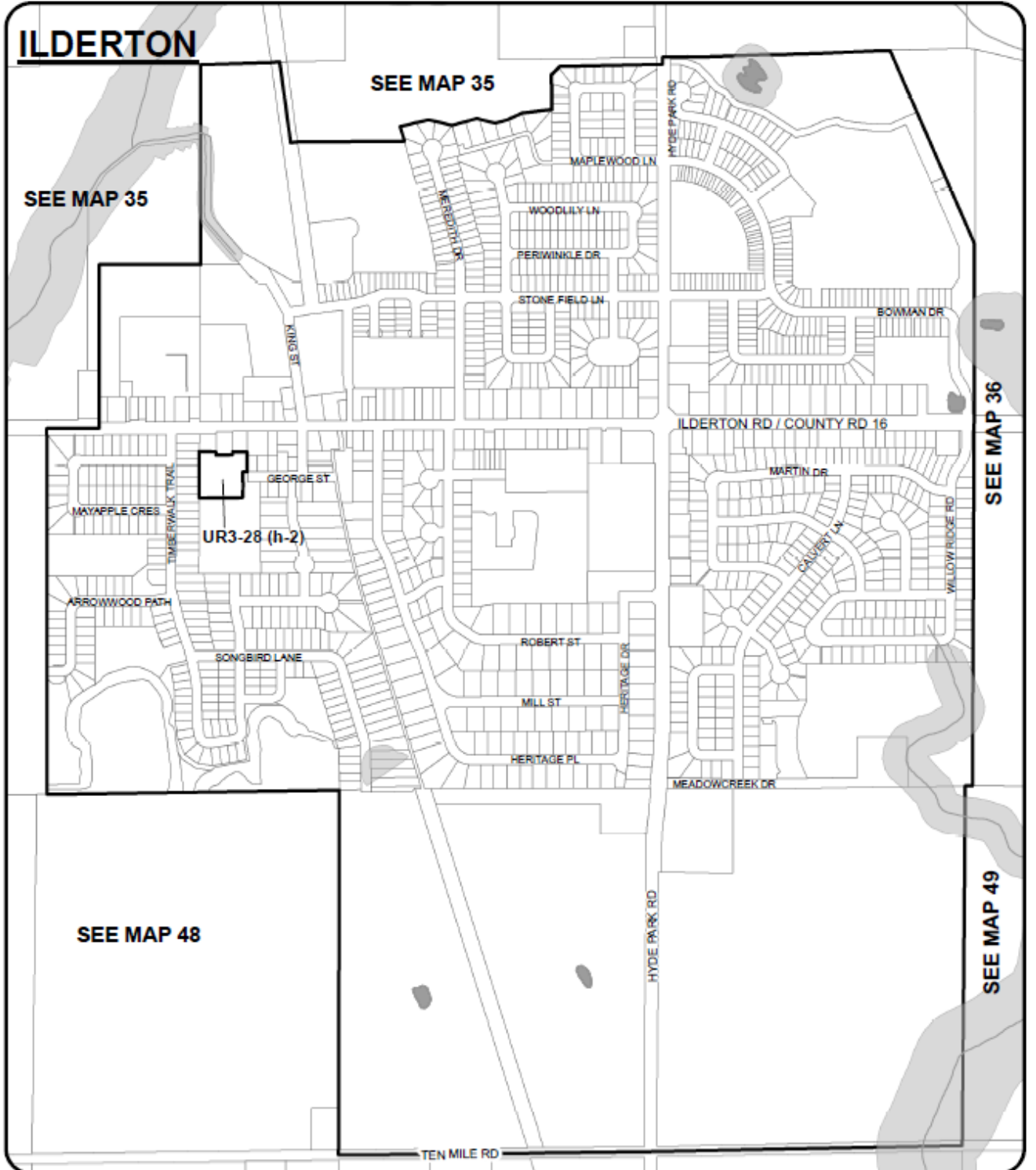
6.0 m (19.7 ft) from the lot line or 4.0 m (13.1 ft) when the side of the building faces the lot line and contains no windows to bedrooms
- (g) MAXIMUM DENSITY 35 units per hectare
- (h) Notwithstanding the definition of “LOT”, the entire area zoned UR3-28 is considered a “Lot”, and the regulations applicable to the subject lands apply to the zoned lands as a whole and not to any individual unit on a registered vacant land condominium plan.”

3) This by-law comes into force and takes effect upon the day of passing in accordance with the provisions of Sections 34 of the Planning Act, R.S.O 1990, c. P.13.

PASSED AND ENACTED this 16th day of October, 2024.

Aina DeViet, Mayor

James Hutson, Municipal Clerk



SCHEDULE A
KEY MAP: U-07

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

SCALE 1:10,000

