



**Municipality of Middlesex Centre
By-Law 2024-108**

Being a by-law to amend the Middlesex Centre Comprehensive Zoning By-law number 2005-005 with respect to Concession 14 S PT Lot 25 (geographic Township of London), Municipality of Middlesex Centre, roll number: 393903409014802

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 22 to the Middlesex Centre Comprehensive Zoning By-law 2005-005 is hereby amended by changing from the 'Agricultural (A1)' zone to a 'Farm Industrial exception 5 (M3-5)' zone and 'Agricultural exception 53 (A1-53)(h-10)(t-1)' zone that land drawn in heavy solid lines and identified on Schedule 'A', attached hereto and described as being to Concession 14 S PT Lot 25 (geographic Township of London), Municipality of Middlesex Centre.

- 2) That Section 5.3 "Exceptions" be amended by adding the following new subsection:

"5.3.53 (a) DEFINED AREA
A1-53 as shown on Schedule "A", Key Map 22

(b) MINIMUM LOT AREA 37 ha (93 ac)

(c) HOLDING SYMBOL (h-10)
The "(h-10)" holding symbol shall not be removed until a noise study is completed in accordance with provincial guidelines that examines the noise sources in the area that includes but are not limited to the grain handling facility. The study shall be to the satisfaction the Municipality of Middlesex Centre and any mitigation recommendations, including setbacks and building design, are implemented."

- 3) That Section 20.3 "Exceptions" be amended by adding the following new subsection:

"20.3.5 (a) DEFINED AREA
M3-5 as shown on Schedule "A", Key Map 22

(b) PERMITTED USES
Accessory Use
Agricultural Use, excluding livestock barns
Conservation Use
Farm Chemical and Fertilizer Storage and Sales as an accessory use

Forestry Use
Grain Handling Facility
Office as an accessory use
Open Storage as an accessory use
Portable asphalt plant
Wayside pit

(c) GRAIN HANDLING FACILITY

Notwithstanding Section 20.2.1 of this By-law, a grain handling facility located in the Farm Industrial (M3-5) Zone shall have the following setbacks:

- i) Minimum Front Yard Setback 80 m (262.4 ft)
- ii) Minimum Internal Side Yard Setback 17 m (55.7 ft)
- iii) Minimum Rear Yard Setback 20 m (65.6 ft) ”

5) That Section 5.4 “Temporary Uses” be amended by adding the following new subsection:

“5.4.37 (a) DEFINED AREA

A1-53(t-1) as shown on Schedule “A”, Key Map 22

(b) ADDITIONAL USE PERMITTED

The existing single-detached dwelling is to remain on the subject property for a temporary period, in addition to a new single-detached dwelling and other uses permitted in Section 5.1.1 of this By-law.

(c) EXPIRATION

The provisions of this zoning category will expire on December 18, 2027.”

6) 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 18th day of December, 2024.

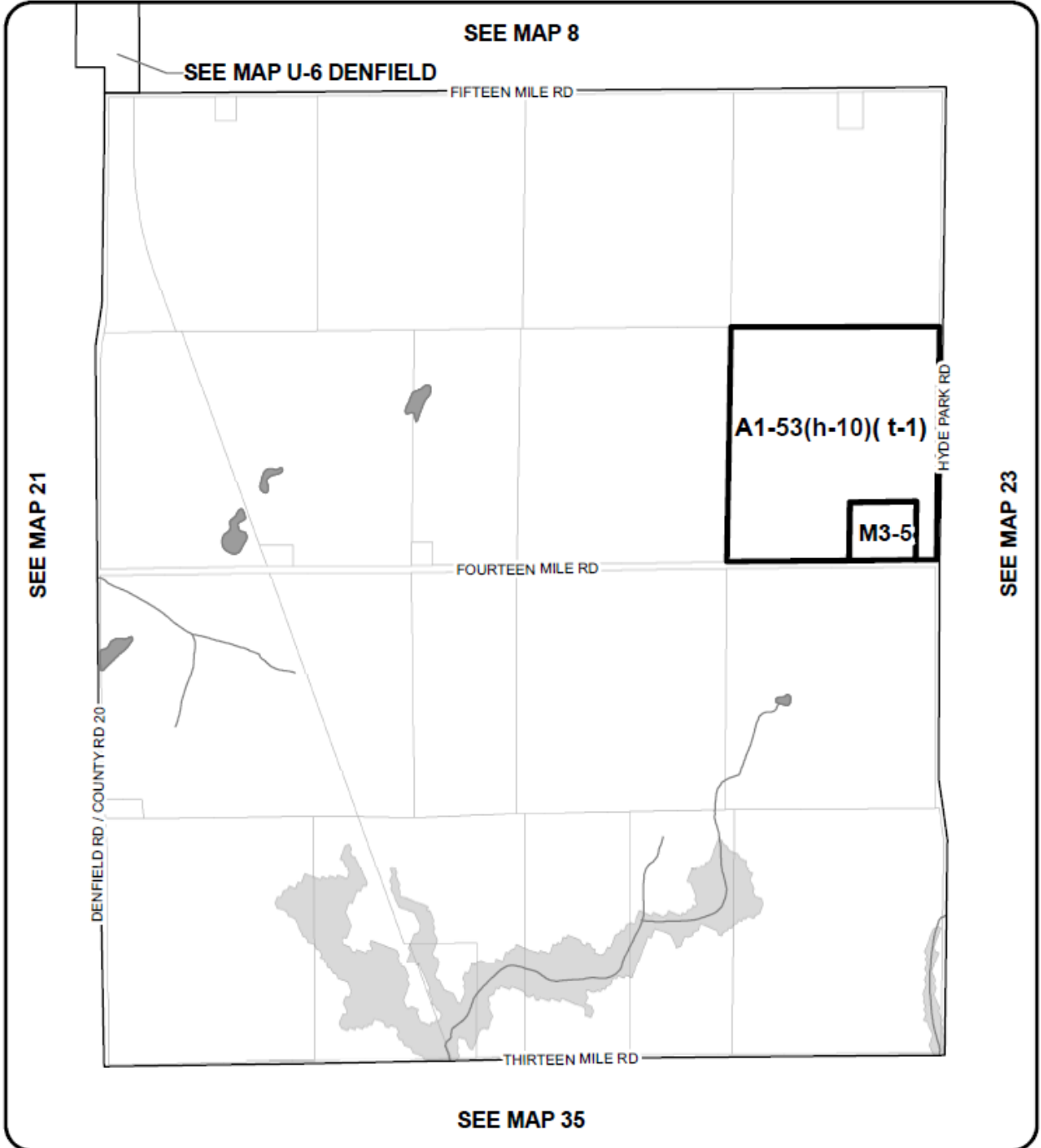
Aina DeViet, Mayor

James Hutson, Municipal Clerk



MUNICIPALITY OF MIDDLESEX CENTRE

SCHEDULE 'A'



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

