

**ZONING TO ACCOMPANY DRAFT  
PLAN OF SUBDIVISION**

CON 2 S PT LOT 7  
10242 GLENDON DRIVE  
KOMOKA, ONTARIO N0L 1R0

**MUNICIPALITY OF MIDDLESEX CENTRE ZONING BY-LAW - 2005-005**

**UR2 - URBAN RESIDENTIAL  
SECOND DENSITY**

**9.1 PERMITTED USES**  
No land shall be used and no buildings or structures shall be erected, used, or altered in the Urban Residential Second Density (UR2) Zone except for the following purposes:  
accessory use, duplex dwelling, home occupation, link dwelling, semi-detached dwelling, single detached dwelling.

**9.1.2 MINIMUM LOT AREA**  
(a) single detached dwelling, semi-detached dwelling, duplex dwelling, link dwelling: 450 m<sup>2</sup>  
(b) semi-detached dwelling unit, link dwelling unit: 225 m<sup>2</sup>

**9.1.3 MINIMUM LOT FRONTAGE**  
(a) single detached dwelling: 15 m  
(b) semi-detached dwelling, duplex dwelling, link dwelling: 18 m  
(c) semi-detached dwelling unit, link dwelling unit: 9 m

**9.1.4 MINIMUM FRONT YARD SETBACK**  
6.0 m

**9.1.5 MINIMUM SIDE YARD SETBACK**  
(a) single detached dwelling, semi-detached, link dwelling: 1.5 m (interior lot), 6.0 m on the side abutting a street and 1.5 m on the other side on a corner lot; provided that no side yard shall be required between the common wall dividing individual semi-detached dwelling units and 1.5 m dividing link dwelling units  
(b) duplex dwelling: 1.5 m on an interior lot; and on a corner lot, 6.0 m on the side abutting a street and 1.5 m on the other side

**9.1.6 MINIMUM REAR YARD SETBACK**  
8.0 m

**9.1.7 MINIMUM OUTDOOR AMENITY AREA**  
45 m<sup>2</sup> per dwelling unit

**9.1.8 MAXIMUM LOT COVERAGE**  
(a) main building: 35%  
(b) all buildings including accessory buildings subject to Section 4.1a: 38%

**9.1.9 MINIMUM FLOOR AREA PER DWELLING UNIT**  
(a) duplex dwelling, semi detached dwelling, link dwelling: 65.0 m<sup>2</sup>  
(b) single detached dwelling: 90.0 m<sup>2</sup>

**9.1.10 MAXIMUM HEIGHT**  
(a) all dwellings: 12.0 m

**C1 - VILLAGE COMMERCIAL**

**15.1 PERMITTED USES**  
No land shall be used and no buildings or structure shall be erected, used, or altered in the Village Commercial (C1) Zone except for the following purposes:  
accessory use, animal clinic, bed and breakfast establishment, boarding house, rooming house or tourist home, car wash, clinic, club, private day nursery, dwelling units connected to and forming an integral part of a main building and located above the first storey to a maximum of two storeys and/or located below the first storey in a basement, financial institution, garage, public gas bar, hotel, motel or tavern, motor vehicle sales establishment, motor vehicle service establishment, office general or professional, parking lot, personal service establishment, place of entertainment, restaurant, restaurant drive-thru or take-out, service shop store, convenience store, retail studio.

**15.1.2 MINIMUM LOT AREA**  
(a) where a public water supply and public sanitary sewage systems are not available: 3,000 m<sup>2</sup>  
(b) where a public water supply or public sanitary sewage system is available: 2,000 m<sup>2</sup>  
(c) where a public water supply and public sanitary sewage system are available: 1,500 m<sup>2</sup>

**15.1.3 MINIMUM LOT FRONTAGE**  
20.0 m

**15.1.4 MINIMUM FRONT YARD SETBACK**  
(a) in accordance with Section 4.18 of this By-law  
(b) all other roads: 0.0 m

**15.1.5 MINIMUM SIDE YARD SETBACK**  
(i) where the yard abuts any Residential Zone: 6.0 m  
(ii) Corner lot: 6.0 m on the side abutting the road and 0.0 m on the other side

**15.1.6 MINIMUM REAR YARD SETBACK**  
10.0 m

**15.1.7 MAXIMUM LOT COVERAGE**  
40 %

**15.1.8 MINIMUM SEPARATION DISTANCE FROM A BUILDING OR PUMP ISLAND TO A DWELLING**  
7.5 m

**15.1.9 MAXIMUM HEIGHT**  
12.0 m

**EU - EXISTING USE**

**25.1.1 PERMITTED USES**  
No land shall be used and no buildings or structures shall be erected, used, or altered in the Existing Use (EU) Zone except for the following purposes:  
any use existing as of the date of the passing of this By-law

**25.1.2 REGULATIONS FOR LOTS AND BUILDINGS**  
The minimum lot area and lot frontage, the minimum front, side and rear yards, the maximum lot coverage, and the maximum building height shall remain as they lawfully existed as of the date of the passing of this By-law.

**25.2.2 PUBLIC USES**  
Notwithstanding Subsection 23.1.2 of this By-law, the erection, alteration or use of any building or structure, or portion thereof, for the purpose of public service by a public authority or public utility shall be permitted provided the lot coverage, setback and yard requirements of the Institutional (I) Zone are complied with.

**UR3 - URBAN RESIDENTIAL  
THIRD DENSITY**

**10.1.1 PERMITTED USES**  
No land shall be used and no buildings or structures shall be erected, used, or altered in the Urban Residential Third Density (UR3) Zone except for the following purposes:  
accessory use, apartment dwelling, multiple unit dwelling, street townhouses dwelling, townhouse dwelling.

**10.1.2 MINIMUM LOT AREA**  
(a) street townhouse, townhouse or multiple unit dwelling: 250.0 m<sup>2</sup> per dwelling unit  
(b) apartment dwelling: 250.0 m<sup>2</sup> for each of the first four dwelling units and 100.0 m<sup>2</sup> for each additional dwelling thereafter

**10.1.3 MINIMUM LOT FRONTAGE**  
(a) townhouse, apartment or multiple unit dwelling: 30.0 m  
(b) street townhouse dwelling: 6.0 m for each dwelling unit on a separate lot

**10.1.4 MINIMUM LOT DEPTH**  
35.0 m

**10.1.5 MINIMUM FRONT YARD SETBACK**  
(a) in accordance with Section 4.18 of this By-law  
(b) all other roads: 6.0 m

**10.1.6 MINIMUM SIDE YARD SETBACK**  
(a) street townhouse or townhouse dwelling: 3.0 m on an interior lot, and 6.0 m on the side abutting a street and 3.0 m on the other side on a corner lot; provided that no side yard shall be required between the common wall dividing individual dwelling units.  
(b) apartment or multiple unit dwelling: 10.0 m

**10.1.7 MINIMUM REAR YARD SETBACK**  
8.0 m

**10.1.8 MINIMUM FLOOR AREA**  
(a) street townhouse dwelling, townhouse dwelling: 85.0 m<sup>2</sup> per dwelling unit  
(b) apartment, multiple unit dwelling: 40.0 m<sup>2</sup> per bachelor dwelling unit, 55.0 m<sup>2</sup> per one bedroom dwelling unit, 65.0 m<sup>2</sup> per two bedroom dwelling unit, 85.0 m<sup>2</sup> per three bedroom dwelling unit, 85.0 m<sup>2</sup> plus 9.0 m<sup>2</sup> per each bedroom in excess of three for dwelling units containing more than three bedrooms

**10.1.9 MAXIMUM HEIGHT**  
20.0 m

**10.1.10 MAXIMUM DENSITY**  
30 units per hectare (UPH)

**10.1.11 MINIMUM OUTDOOR AMENITY AREA**  
45.0 m<sup>2</sup> per dwelling unit

**10.1.12 MAXIMUM LOT COVERAGE**  
(a) main building: 35%  
(b) all buildings including accessory buildings subject to Section 4.1a: 38%

**PR - PARKS AND RECREATION**

**23.1.1 PERMITTED USES**  
No land shall be used and no buildings or structures shall be erected, used, or altered in the Parks and Recreation (PR) Zone except for the following purposes:  
accessory use club, private conservation uses forestry use, golf course, park, public or private place or recreation

**23.1.2 MINIMUM FRONT YARD SETBACK**  
(a) in accordance with Section 4.18 of this By-law  
(b) all other roads: 10 m

**23.1.3 MINIMUM SIDE YARD SETBACK**  
10.0 m

**23.1.4 MINIMUM REAR YARD SETBACK**  
7.5 m

**23.1.5 MAXIMUM LOT COVERAGE**  
20 %

**23.1.6 MAXIMUM HEIGHT**  
12.0 m

**OS - OPEN SPACE**

**24.1.1 PERMITTED USES**  
No land shall be used and no buildings or structures shall be erected, used, or altered in the Open Space (OS) Zone except for the following purposes:  
accessory uses, agricultural use - excluding buildings and structures, conservation use, forestry use, nursery, park - public or private

**24.1.2 MINIMUM FRONT YARD SETBACK**  
(a) in accordance with Section 4.18 of this By-law  
(b) all other roads: 10.0 m

**24.1.3 MINIMUM SIDE YARD SETBACK**  
10.0 m

**24.1.4 MINIMUM REAR YEAR SETBACK**  
7.5 m

**24.1.5 MAXIMUM HEIGHT**  
12.0 m

**24.1.6 MAXIMUM LOT COVERAGE**  
20 %

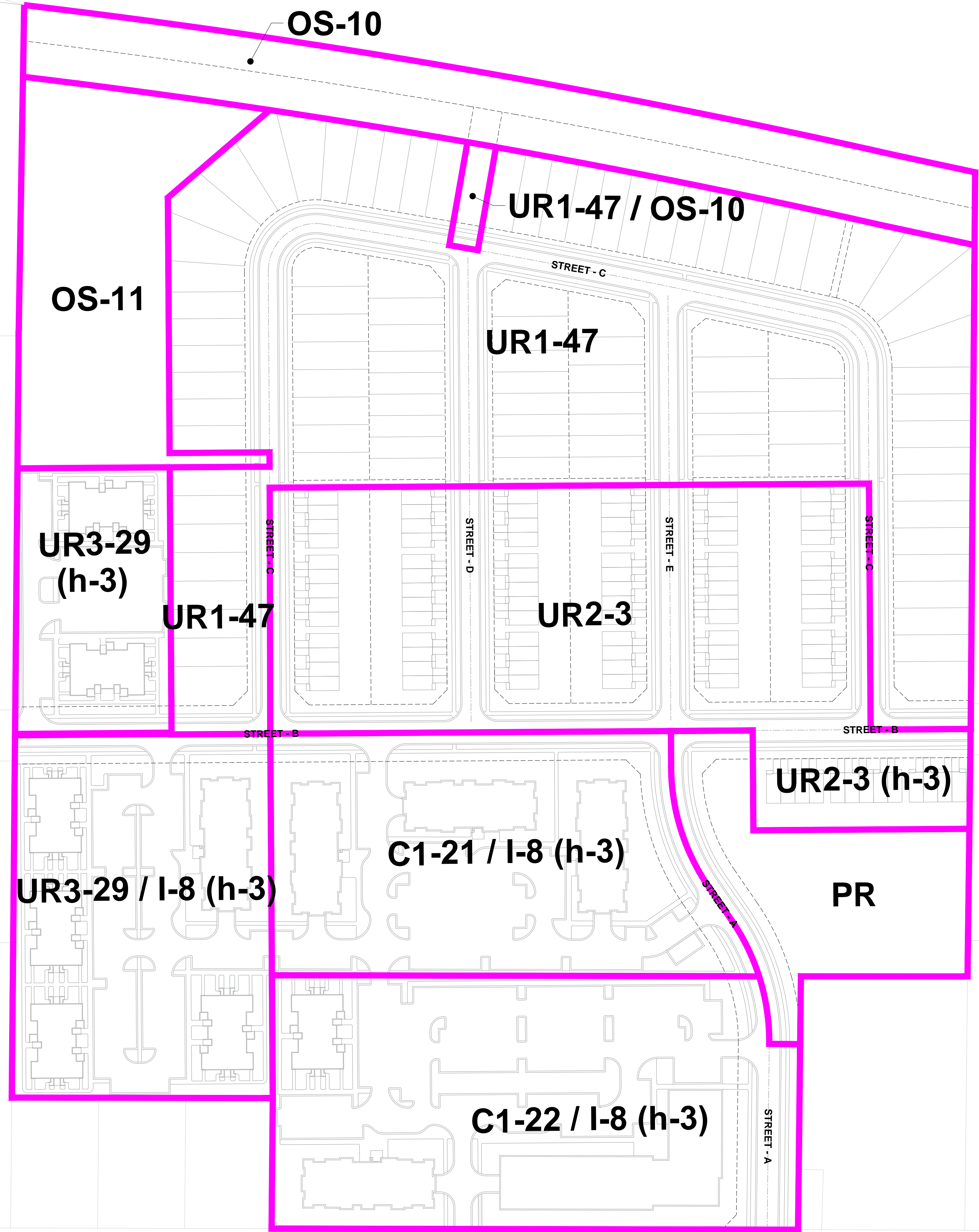
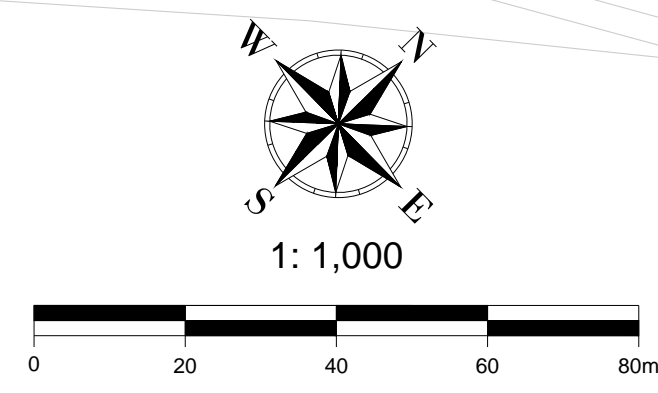
*NOTE: All references to buildings, parking and landscaped space is shown as conceptual, only to support a Zoning By-Law Amendment Application. All blocks are subject to change, until such time as a Site Plan Application is filed.*



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ZONING PLAN OF SUBDIVISION  
10242 GLENDON DRIVE  
KOMOKA, ONTARIO, N0L1R0

DESIGNED BY: AL	APPROVED BY: NO	DATE: 29 October 2025
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GLENDON DRIVE