



**Municipality of Middlesex Centre
By-Law 2021-084**

Being a by-law to amend the Middlesex Centre comprehensive zoning by-law number 2005-005 with respect to Concession 2 Part Lot 6 (geographic Township of Lobo), Municipality of Middlesex Centre, roll numbers: 393900002030900 and 393900002030801.

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 68 to the Middlesex Centre Comprehensive Zoning By-law 2005-005 is hereby amended by changing from the 'Extractive Industrial (M4)' zone to the 'Urban Residential First Density (UR1)' zone, 'Urban Residential First Density exception 41 (UR1-41)' zone, 'Urban Residential First Density exception 42 (UR1-42)(h-1)' zone, 'Urban Residential First Density exception 43 (UR1-43)(h-1)' zone, 'Urban Residential Third Density exception 16 (UR3-16)' zone, and 'Open Space (OS)' zone for that land drawn in heavy solid lines and identified on Schedule 'A', attached hereto and described as being Concession 2 Part Lot 6 (geographic Township of Lobo), Municipality of Middlesex Centre.
- 2) That Section 8.3 "Exceptions" be amended by adding the following new subsections:

“8.3.42 (a) DEFINED AREA

UR1-42 as shown on Schedule "A". Key Map 68

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| (b) | <u>MINIMUM LOT AREA</u> | 380 m ² (4, 090.3 ft ²) |
| (c) | <u>MINIMUM LOT FRONTAGE</u> | 12 m (39.4 ft) |
| (d) | <u>MINIMUM FRONT YARD SETBACK</u> | 8 m (26.2 ft); the attached garage shall not be closer to the front lot line than the porch or habitable portion of the dwelling. |
| (e) | <u>MINIMUM SIDE YARD SETBACK</u> | |
| | (i) Interior | 1.2 m (3.9 ft) |
| | (ii) Exterior (to habitable portion) | 2.5 m (8.2 ft) |
| | (iii) Exterior (attached garages) | 6.0 m (19.7 ft) |
| (f) | <u>MAXIMUM LOT COVERAGE</u> | |
| | (i) Main Building | 38% |
| | (ii) All buildings including accessory buildings subject to section 4.1a | 41% |

8.3.43 (a) DEFINED AREA

UR1-43 as shown on Schedule “A”, Key Map 68

- (b) MINIMUM LOT AREA 380 m² (4, 090.3 ft²)
- (c) MINIMUM LOT FRONTAGE 12 m (39.4 ft)
- (d) MINIMUM FRONT YARD SETBACK
 - (i) To porch or habitable portion 4.5 m (14.8 ft)
 - (ii) To attached garage 6.0 m (19.7 ft)
- (e) MINIMUM SIDE YARD SETBACK
 - (i) Interior 1.2 m (3.9 ft)
 - (ii) Exterior (to habitable portion) 2.5 m (8.2 ft)
 - (iii) Exterior (attached garages) 6.0 m (19.7 ft)
- (f) MAXIMUM LOT COVERAGE
 - (i) Main Building 43%
 - (ii) All buildings including accessory buildings subject to section 4.1a 46%

3) That Section 10.3 “Exceptions” be amended by adding the following new subsection:

- “10.3.16 (a) DEFINED AREA
- UR3-16 as shown on Schedule “A”, Key Map 68
- (b) PERMITTED USES
- Accessory use
Street townhouse dwelling
- (c) MINIMUM LOT DEPTH 29 m (95.1 ft)
- (d) MINIMUM SIDE YARD SETBACK
 - (i) Interior lot line 1.2 m (3.9 ft); no side yard shall be required along a common wall that divides individual dwelling units.
 - (ii) Exterior (to habitable portion) 2.5 m (8.2 ft)
 - (iii) Exterior (to attached garage) 6.0 m (19.7 ft)
- (e) MAXIMUM DENSITY 35 units per hectare
- (f) MAXIMUM LOT COVERAGE
 - (i) main building 55%
 - (ii) All buildings including accessory buildings subject to section 4.1a” 58%

4) This by-law comes into force and takes effect upon the day of passing in accordance with the provisions of Section 39 of the Planning Act, R.S.O 1990, c. P.13.

PASSED AND ENACTED this 8th day of September, 2021.

Aina DeViet, Mayor

James Hutson, Clerk



MUNICIPALITY OF MIDDLESEX CENTRE

SCHEDULE 'A'

