



NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

pursuant to Sections 34, and 51
of the *Planning Act*, R.S.O. 1990, as amended

APPLICATIONS FOR PLAN OF SUBDIVISION (39T-MC2501) AND ZONING BY-LAW AMENDMENT (ZBA-05-2025)

Owner: Sifton Properties Limited
Location: 10242 Glendon Drive, Kilworth
Roll No: 393900002003600

Public Meeting

Council will hold a Public Meeting to consider the Plan of Subdivision and Zoning By-law Amendment. The details are as follows:

Date: July 16, 2025

Time: 5:30 p.m.

Place: This will be a hybrid in-person/virtual meeting broadcasted on the Municipality's YouTube Channel. Details around how to view or participate in the meeting can be found below, and on the Municipality's website at middlesexcentre.on.ca/council-meetings

Planner: Marion-Frances Ramos Cabral, 519-930-1006, mcabral@middlesex.ca

In accordance with Section 34 (10.4) of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Municipality of Middlesex Centre has deemed this application to be complete on June 11, 2025 for the purposes of Section 34(10.1) and (10.2) of the Planning Act.

In accordance with Section 51(19.4) of the Planning Act, R.S.O. 1990, c. P.13, as amended, the Middlesex County has deemed this application to be complete.

Purpose and Effect of Applications:

Middlesex County is in receipt of a Plan of Subdivision Application which proposes to create several blocks for approximately 900 to 975 low, medium and high-density residential units, commercial land, a park and trail, stormwater management facility, and public roads on 18.06 ha (44.6 ac) of land. The development proposes a primary access on Glendon Drive with links for future connections to the east and west. All development is proposed on full municipal services.

Additionally, the Municipality of Middlesex Centre is in receipt of a Zoning By-law Amendment Application to rezone the lands from 'Existing Use (EU)' to several zones for residential, institutional and community, and commercial uses.

The effect of the applications would create the following blocks and rezone the land as follows:

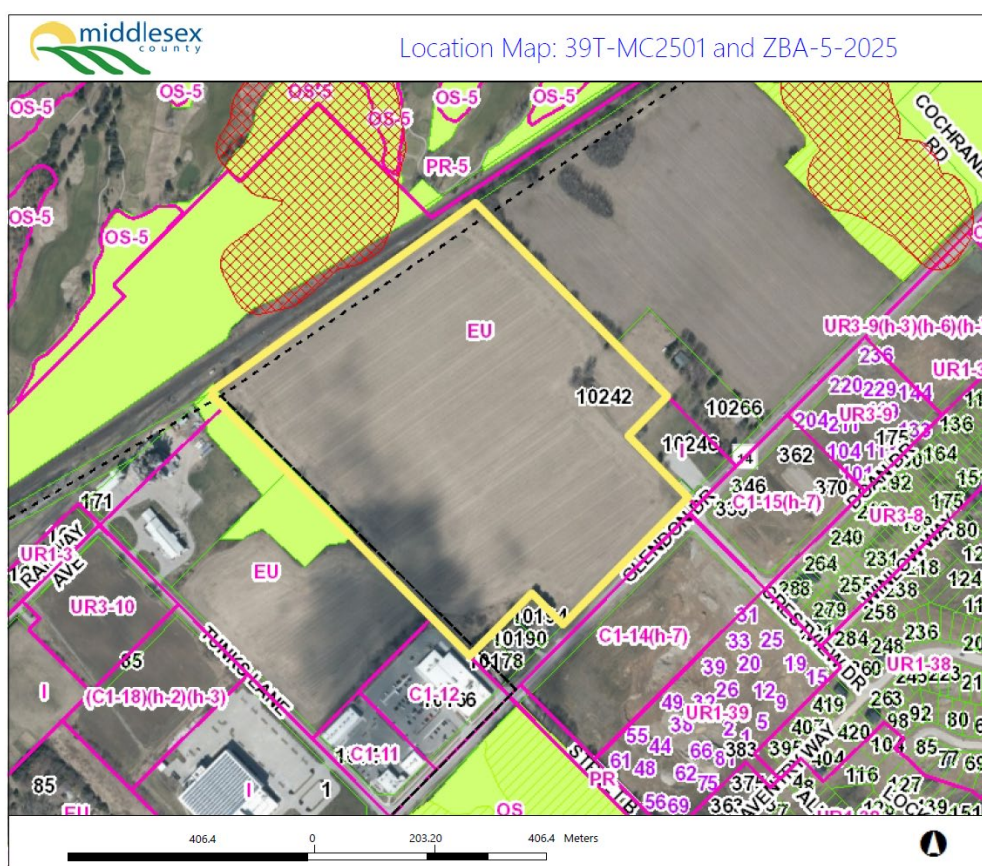
- Blocks 1 to 16 and 32 to be rezoned to 'Urban Residential Second Density (UR2-x)' for single detached dwellings, semi-detached dwellings, street townhouse dwellings, and/or street townhouse dwelling.
- Blocks 17 and 18 to be rezoned to 'Urban Residential Third Density (UR3-a)' for street townhouse dwellings, townhouse dwellings, stacked townhouse dwellings, back-to-back townhouse dwellings, stacked, back-to-back townhouse dwellings, multiple unit dwellings and/or apartment dwellings. In addition, a long-term care facility, nursing home, and retirement residence may be permitted.

- Block 19 to be rezoned to 'Urban Residential Third Density (UR3-b)' and 'Village Commercial (C1-x)' to permit residential, commercial and/or mixed-use development. Residential units can include street townhouse dwellings, townhouse dwellings, stacked townhouse dwellings, back-to-back townhouse dwellings, stacked, back-to-back townhouse dwellings, multiple unit dwellings and/or apartment dwellings. In addition, a long-term care facility, nursing home, and retirement residence may be permitted. Commercial land uses are limited to minor commercial, business office, medical office, day care facility, pharmacy, fast food, and restaurant.
- Blocks 20 and 34 to be rezoned to 'Urban Residential Third Density (UR3-c)' and 'Village Commercial (C1-x)' to permit residential, commercial and/or mixed-use development. Residential units can include street townhouse dwellings, townhouse dwellings, stacked townhouse dwellings, back-to-back townhouse dwellings, stacked, back-to-back townhouse dwellings, multiple unit dwellings and/or apartment dwellings. In addition, a long-term care facility, nursing home, and retirement residence may be permitted. Commercial land uses are limited to minor commercial, business office, medical office, day care facility, pharmacy, fast food, and restaurant.
- Blocks 21 and 22 to be rezoned to 'Parks and Recreation (PR)' for public parkland.
- Blocks 25 to 28 are proposed as municipal walkways and permitted within each zone.
- Blocks 23, 24, 29, 30 and 33 to be rezoned to 'Open Space (OS)' to permit a public trail/linear park abutting the railway corridor.
- Block 31 to be rezoned to 'Open Space (OS)' to permit the stormwater management facility.
- Blocks 35 to 37 are roadway reserves.
- And public roads and rights-of-way.

The subdivision plan, zoning map and more detailed information about the proposed residential and commercial zones noted above are attached to this Notice.

Additional Information:

Additional information regarding the proposal, including background reports submitted in support of the proposal, may be found on Middlesex Centre's website: www.middlesexcentre.ca/development



How to Participate and/or Provide Feedback on the Applications

If you have questions about the applications, we encourage you to contact the Planner directly in advance of the meeting as they may be able to answer your questions. There are several ways to participate in the public meeting and/or submit feedback on the application:

- 1) **VIEW THE MEETING** live, virtually on the Municipal YouTube Channel at <https://www.youtube.com/c/MunicipalityofMiddlesexCentre>. No pre-registration is required.
- 2) **SUBMIT WRITTEN COMMENTS** to the Municipal Clerk at clerk@middlesexcentre.ca. Comments will form part of the public record and will be circulated to the Council and staff. Please be aware that if you are submitting correspondence to the Municipality of Middlesex Centre regarding this application, your name, contact information, and communications may become party of the public record that will be available to the general public, pursuant to the *Planning Act* and the *Municipal Freedom of Information and Protection and Privacy Act*.
- 3) **SPEAK TO COUNCIL REMOTELY** by pre-registering with the Clerk by emailing clerk@middlesexcentre.ca. Upon receipt of your email, you will receive a reply with instructions for obtaining your unique Zoom link in order to participate in the Public Meeting.
- 4) **ATTEND THE MEETING IN PERSON** at the Middlesex Centre Municipal Office (10227 Ilderton Rd). Any members of the public who wish to speak to an application will be given the opportunity to do so.

Information on Appeals

Under the legislation governing this development process, which is Section 34 and 51 of the *Planning Act*, you have the following rights:

- 1) Any persons may attend the public meeting and/or make written or verbal representation either in support of or in opposition to the proposed Plan of Subdivision and/or Zoning By-law Amendment applications.
- 2) If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality before the Zoning By-law

Amendment application is approved or refused, and/or to the County of Middlesex before the Plan of Subdivision is approved or refused;

- a. the person or public body is not entitled to appeal the decision of the Municipality of Middlesex Centre or County of Middlesex to the Ontario Land Tribunal,
- b. the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notwithstanding the above, sections 34(19) and 51(43) of the Planning Act identifies the eligible or specified 'persons' that may appeal a decision to the Ontario Land Tribunal.

- 3) If you wish to be notified of the decision of Council of the Municipality of Middlesex Centre on the proposed Zoning By-law Amendment, you must make a written request to the Planning Department of the Municipality of Middlesex Centre at 10227 Ilderton Road, Ilderton, ON N0M 2A0 or via email at planning@middlesexcentre.on.ca.

If you wish to be notified of the decision of the County of Middlesex in respect of the proposed Plan of Subdivision, you must make a written request to the County of Middlesex, Planning Department, 399 Ridout Street North, London, Ontario N6A 2P1 (fax: 519-434-0638).

Please note that all written material submitted and verbal comments presented at a public meeting will form part of the public record and will be available for full disclosure.

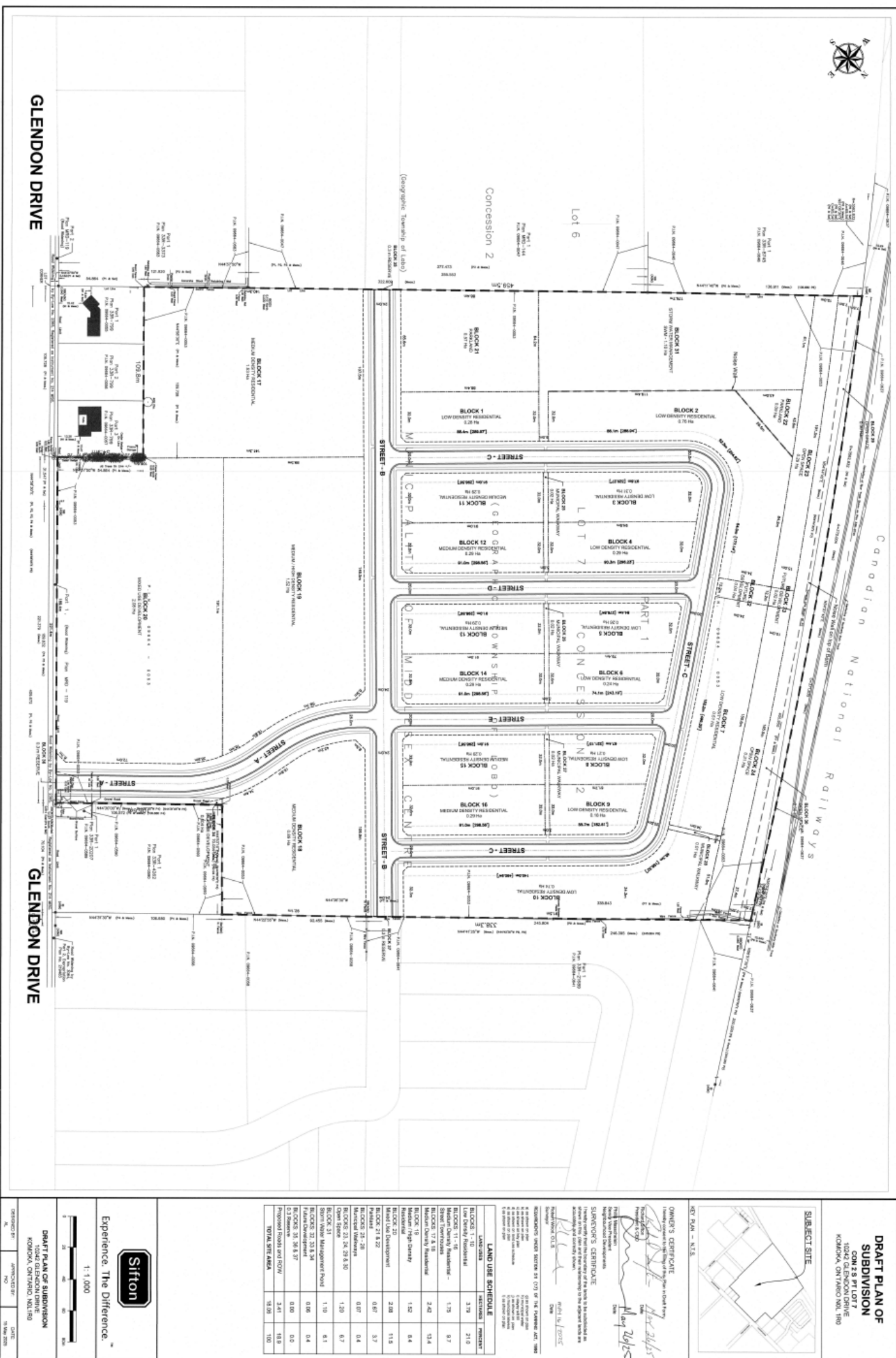
For more information about this matter, including questions about the application or information about appeal rights, contact the planner, Marion-Frances Ramos Cabral, for the Municipality of Middlesex Centre at 519-930-1006.

Other Planning Act Applications:

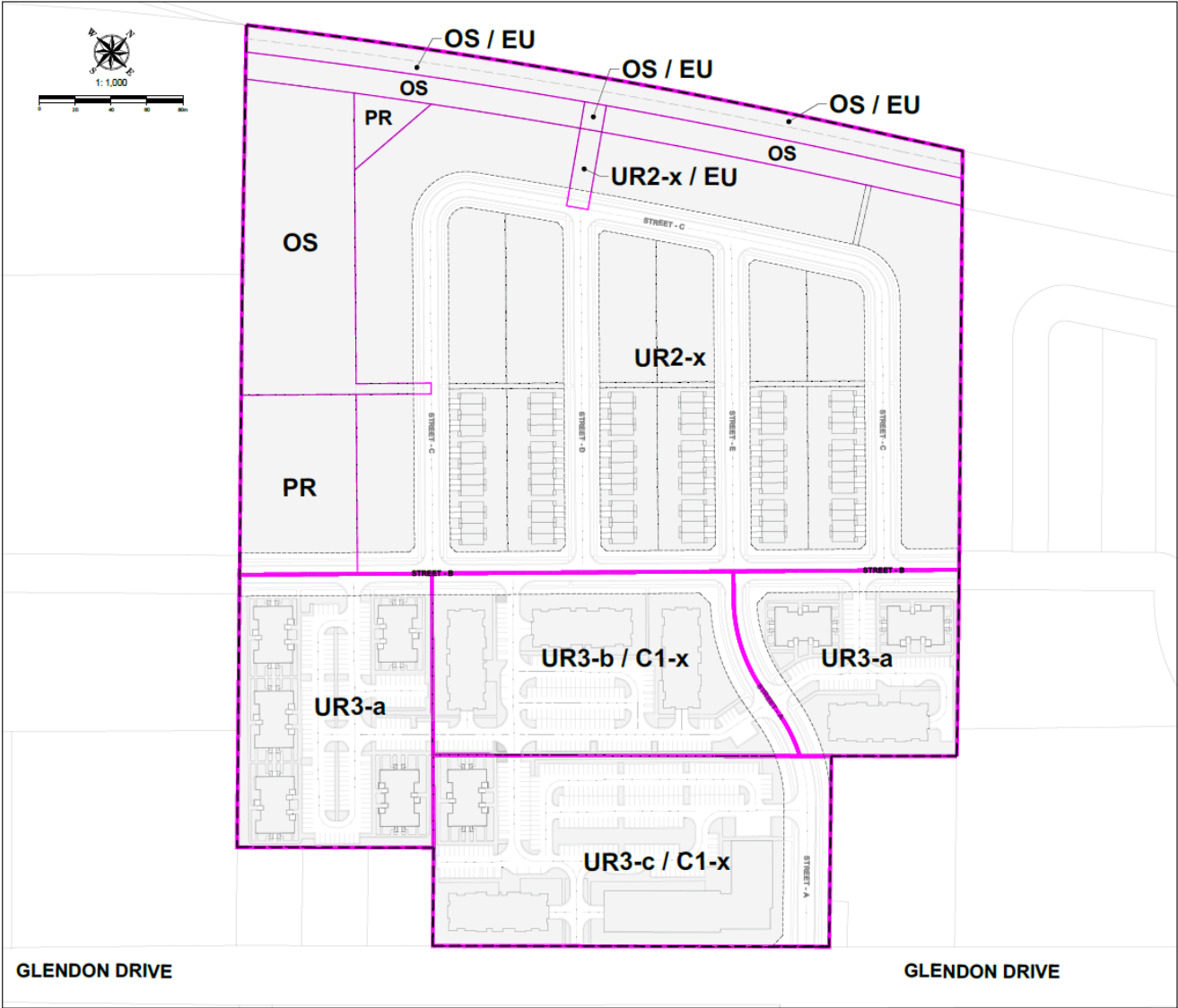
None.

If you are aware of any persons affected by these applications who have not received a copy of this notice, it would be appreciated if you would so advise them.

DATED at the Municipality of Middlesex Centre this 19th day of June, 2025.



Proposed Zoning Map



Details of each proposed zone variation, as requested by the proponent, are included on the following pages. Specifically, this includes the following zones: UR2-x, UR3-a, UR3-b, UR3-c, and C1-x

Proposed “Village Commercial (C1-x)” Zone

Applicable to Blocks 19, 20, and 34

	‘Existing Use (EU)’ Zone <i>Current property zoning</i>	‘Village Commercial (C1)’ Zone <i>Standard C1 Zone within the Middlesex Centre Zoning By-law</i>	‘Village Commercial (C1-x)’ Zone <i>Proposed zoning variation as requested by the Proponent</i>
Permitted Uses	Any existing use as of the date of the passing of this By-law	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	Accessory use Minor commercial Business office Medical office Day care facility Pharmacy Fast food Restaurant Assisted living facility Retirement residences Long term care facility

	'Existing Use (EU)' Zone <i>Current property zoning</i>	'Village Commercial (C1)' Zone <i>Standard C1 Zone within the Middlesex Centre Zoning By-law</i>	'Village Commercial (C1-x)' Zone <i>Proposed zoning variation as requested by the Proponent</i>
Minimum Lot Area	-	a) where a public water supply and public sanitary sewage systems are not available 3,000.0 m ² (0.8 ac) b) where a public water supply or public sanitary sewage system is available 2,000.0 m ² (0.5 ac) c) where a public water supply and public sanitary sewage system are available 1,500.0 m ² (0.4 ac)	a) where a public water supply and public sanitary sewage systems are not available 3,000.0 m ² (0.8 ac) b) where a public water supply or public sanitary sewage system is available 2,000.0 m ² (0.5 ac) c) where a public water supply and public sanitary sewage system are available 1,500.0 m ² (0.4 ac)
Minimum Lot Frontage	-	20.0 m (66 ft)	20.0 m (66 ft)
Minimum Front Yard Setback	-	a) in accordance with Section 4.18 of this By-law b) all other roads 0 m (0 ft)	a) in accordance with Section 4.18 of this By-law b) all other roads 0 m (0 ft)
Minimum Side Yard Setback	-	i) where the yard abuts any Residential Zone 6.0 m (20 ft) ii) corner lot 6.0 m (20 ft) on the side abutting the road and 0 m (0 ft)	i) where the yard abuts any Residential Zone 6.0 m (20 ft) ii) corner lot 6.0 m (20 ft) on the side abutting the road and 0 m (0 ft)
Minimum Rear Yard Setback	-	10.0 m (33 ft)	10.0 m (33 ft)
Maximum Lot Coverage	-	40%	40%
Minimum Separation	-	7.5 m (25 ft)	7.5 m (25 ft)

	'Existing Use (EU)' Zone <i>Current property zoning</i>	'Village Commercial (C1)' Zone <i>Standard C1 Zone within the Middlesex Centre Zoning By-law</i>	'Village Commercial (C1-x)' Zone <i>Proposed zoning variation as requested by the Proponent</i>
Distance From a Building or Pump Island to a Dwelling			
Maximum Height	-	12.0 m (39 ft)	12.0 m (39 ft)
Special Provisions			Commercial uses are limited to the ground floor of any standalone commercial or mixed-use building

Proposed “Urban Residential Second Density (UR2-x)” Zone

Applicable to Blocks 1 – 16 and 32

	‘Existing Use (EU)’ Zone <i>Current property zoning</i>	‘Urban Residential Second Density (UR2)’ Zone <i>Standard UR2 Zone within the Middlesex Centre Zoning By-law</i>	‘Urban Residential Second Density (UR2-x)’ Zone <i>Proposed zoning variation as requested by the Proponent</i>
Permitted Uses	Any existing use as of the date of the passing of this By-law	Accessory use Duplex dwelling Home occupation Link dwelling Semi-detached dwelling Single detached dwelling	Accessory use Home occupation Semi-detached dwelling Single detached dwelling Street townhouse dwelling Townhouse dwelling
Minimum Lot Area	-	a) single detached dwelling, semi-detached dwelling, duplex dwelling, link dwelling 450 m ² (4, 844 ft ²) b) semi-detached dwelling unit, link dwelling unit 225 m ² (2, 422 ft ²)	a) single detached dwelling 336 m ² (3, 616 ft ²) b) semi-detached dwelling 576 m ² (6, 200 ft ²) or 288 m ² (3, 100 ft ²) per semi-detached dwelling unit c) street townhouse dwelling unit, townhouse dwelling unit 170 m ² (1, 829 ft ²)
Minimum Lot Frontage	-	a) single detached dwelling 15 m (49 ft) b) semi-detached dwelling, duplex dwelling, link dwelling 18 m (59 ft) c) semi-detached dwelling unit, link dwelling unit 9 m (30 ft)	a) single detached dwelling 10.5 m (34 ft) b) semi-detached dwelling 18 m (59 ft) c) street townhouse dwelling unit, townhouse dwelling unit 6.0 m (19.68 ft)
Minimum Front Yard Setback	-	6.0 m (20 ft)	4.5 m (14.76 ft)

	'Existing Use (EU)' Zone <i>Current property zoning</i>	'Urban Residential Second Density (UR2)' Zone <i>Standard UR2 Zone within the Middlesex Centre Zoning By-law</i>	'Urban Residential Second Density (UR2-x)' Zone <i>Proposed zoning variation as requested by the Proponent</i>
Minimum Side Yard Setback	-	<p>a) single detached dwelling, semi-detached, link dwelling 1.5 m (5 ft) on an interior lot, and 6.0 m (20 ft) on the side abutting a street and 1.5 m (5 ft) 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 (5 ft) dividing link dwelling units.</p> <p>b) duplex dwelling 1.5 m (5 ft) on an interior lot, and 6.0 m (20 ft) on the side abutting a street and 1.5 m (5 ft) on the other side on a corner lot</p>	a) semi-detached dwelling units, street townhouse dwelling units, and townhouse dwelling units 1.2 m (3.9 ft) on an interior lot, and 4.0 m (13.1 ft) on the side abutting a street and 1.2 m (3.9 ft) on the other side on a corner lot; provided that no side yard shall be required between the common wall dividing individual units
Minimum Rear Yard Setback	-	8.0 m (26 ft)	<p>a) single detached dwelling 8.0 m (26 ft)</p> <p>b) semi-detached dwelling, street townhouse dwelling, townhouse dwelling 6.0 m (19.68 ft)</p> <p>c) 10.0 m (32.8 ft) for all dwelling units that abut Block 23 and Block 24, and all units within Block 7</p>
Minimum Outdoor Amenity Area	-	45.0 m ² (484 ft ²) per dwelling unit	-
Maximum Lot Coverage	-	a) main building 35%	a) single detached dwelling 44% for the main building

	'Existing Use (EU)' Zone <i>Current property zoning</i>	'Urban Residential Second Density (UR2)' Zone <i>Standard UR2 Zone within the Middlesex Centre Zoning By-law</i>	'Urban Residential Second Density (UR2-x)' Zone <i>Proposed zoning variation as requested by the Proponent</i>
		b) all buildings including accessory buildings subject to Section 4.1 a) 38%	b) semi-detached dwelling unit, street townhouse dwelling unit, townhouse dwelling unit 50% for the main building c) accessory buildings subject to Section 4.1 a)
Minimum Floor Area per Dwelling Unit	-	a) duplex dwelling, semi detached dwelling, link dwelling 65.0 m ² (700 ft ²) b) single detached dwelling 90.0 m ² (969 ft ²)	a) single detached dwelling 78 m ² (850 ft ²) ground floor area b) semi-detached dwelling unit, street townhouse dwelling unit, townhouse dwelling unit 65 m ² (700 ft ²) ground floor area
Maximum Height	-	12.0 m (39.4 ft)	a) single detached dwelling, semi-detached dwelling 12.0 m (39.4 ft) b) street townhouse dwelling, townhouse dwelling 20 m (66 ft)
Minimum Number of Units per Block	-	4 street townhouse dwelling units per block	3 street townhouse dwelling units per block

Proposed “Urban Residential Third Density (UR3-a)” Zone

Applicable to Blocks 17 and 18

	‘Existing Use (EU)’ Zone Current property zoning	Urban Residential Third Density (UR3)’ Zone <i>Standard UR3 Zone within the Middlesex Centre Zoning By-law</i>	‘Urban Residential Third Density (UR3-a)’ Zone <i>Proposed zoning variation as requested by the Proponent</i>
Permitted Uses	Any existing use as of the date of the passing of this By-law	Accessory use Apartment dwelling Multiple unit dwelling Street townhouse dwelling Townhouse dwelling	Accessory use Home occupation Apartment Back-to-Back townhouse dwelling Long-term care facility Multiple unit dwelling Nursing home Retirement residence Stacked townhouse dwelling Stacked, Back-to-Back townhouse dwelling Street townhouse dwelling Townhouse dwelling
Minimum Lot Area	-	a) street townhouse, townhouse or multiple unit dwelling 250 m ² (2, 691 ft ²) b) apartment dwelling 250.0 m ² (2,691 ft ²) for each of the first four (4) dwelling units and 100.0 m ² (1,076 ft ²) for each additional dwelling thereafter	a) street townhouse dwelling unit, townhouse dwelling unit 170 m ² (1, 829 ft ²) b) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling 1, 000 m ² (10, 764 ft ²) c) apartment dwelling 250.0 m ² (2,691 ft ²) for each of the first four (4) dwelling units and 100.0 m ² (1,076 ft ²) for each additional dwelling thereafter
Minimum Lot Frontage	-	a) townhouse, apartment, or multiple unit dwelling 30.0 m (98 ft)	a) street townhouse dwelling unit, townhouse dwelling unit 6.0 m (19.68 ft)

	'Existing Use (EU)' Zone <i>Current property zoning</i>	Urban Residential Third Density (UR3)' Zone <i>Standard UR3 Zone within the Middlesex Centre Zoning By-law</i>	'Urban Residential Third Density (UR3-a)' Zone <i>Proposed zoning variation as requested by the Proponent</i>
		b) street townhouse dwelling 6.0 m (20 ft) for each dwelling unit on a separate lot	b) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling, apartment dwelling, multiple unit dwelling 30.0 m (98.4 ft)
Minimum Lot Depth		35 m (115 ft)	a) street townhouse dwelling 30.0 m (98.4 ft) b) townhouse dwelling 25.0 m (82.0) c) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling, apartment dwelling, multiple unit dwelling 35.0 m (115 ft)
Minimum Front Yard Setback	-	a) In accordance with Section 4.18 of this By-law b) 6.0 m (20 ft) all other roads	a) street townhouse dwelling, townhouse dwelling 4.5 m (14.76 ft) b) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling 3.3 m (10.8 ft) c) apartment dwelling, multiple unit dwelling 6.0 m (19.68 ft)
Minimum Side Yard Setback	-	a) street townhouse or townhouse dwelling 3.0 m (10 ft) on an interior lot, and 6.0 m (20 ft) on the side abutting a street and 3.0 m (10 ft) on	a) street townhouse dwelling units, townhouse dwelling units 1.2 m (3.9 ft) on an interior lot , and 4.0 m (13.1

	'Existing Use (EU)' Zone <i>Current property zoning</i>	Urban Residential Third Density (UR3)' Zone <i>Standard UR3 Zone within the Middlesex Centre Zoning By-law</i>	'Urban Residential Third Density (UR3-a)' Zone <i>Proposed zoning variation as requested by the Proponent</i>
		<p>the other side on a corner lot; provided that no side yard shall be required between the common wall dividing individual dwelling units</p> <p>b) apartment or multiple unit dwelling 10.0 m (33 ft)</p>	<p>ft) on the side abutting a street and 1.2 m (3.9 ft) on the other side on a corner lot; provided that no side yard shall be required between the common wall dividing individual dwelling units</p> <p>b) stacked townhouse dwelling units, back-to-back townhouse dwelling units, stacked, back-to-back townhouse dwelling units 2.2 m (7.2 ft) on an interior lot , and 6.0 m (19.68 ft) on the side abutting a street and 2.2 m (7.2 ft) on the other side on a corner lot; provided that no side yard shall be required between the common wall dividing individual dwelling units</p> <p>b) apartment dwelling, multiple unit dwelling 8.0 m (26 ft)</p>
Minimum Rear Yard Setback	-	8.0 m (26 ft)	<p>a) street townhouse dwelling, townhouse dwelling 6.0 m (19.68 ft)</p> <p>b) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling 4.5 m (14.7 ft)</p> <p>c) apartment, multiple dwelling unit 8.0 m (26 ft)</p>
Minimum Outdoor Amenity Area	-	45.0 m ² (484 ft ²) per dwelling unit	<i>not provided by the applicant</i>

	'Existing Use (EU)' Zone <i>Current property zoning</i>	Urban Residential Third Density (UR3)' Zone <i>Standard UR3 Zone within the Middlesex Centre Zoning By-law</i>	'Urban Residential Third Density (UR3-a)' Zone <i>Proposed zoning variation as requested by the Proponent</i>
Maximum Lot Coverage	-	a) main building 35% b) all buildings including accessory buildings subject to Section 4.1 a) 38%	a) street townhouse dwelling, townhouse dwelling 50% b) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling 45% c) apartment dwelling 40% d) multiple unit dwelling 35% e) accessory buildings subject to Section 4.1 a)
Minimum Floor Area per Dwelling Unit	-	a) street townhouse dwelling, townhouse dwelling 65.0 m ² (700 ft ²) b) apartment, multiple unit dwelling 40.0 m ² (431 ft ²) per bachelor dwelling unit, 55.0 m ² (592 ft ²) per one bedroom dwelling unit, 65.0 m ² (700 ft ²) per two bedroom dwelling unit, 85.0 m ² (915 ft ²) per three bedroom dwelling unit, 85.0 m ² (915 ft ²) plus 9.0 m ² (97 ft ²) per each bedroom in excess of three (3) for dwelling units containing more than three (3) bedrooms	a) street townhouse dwelling, townhouse dwelling 65.0 m ² (700 ft ²) b) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling 538 m ² (5,781 ft ²) c) apartment, multiple unit dwelling 40.0 m ² (431 ft ²) per bachelor dwelling unit, 55.0 m ² (592 ft ²) per one bedroom dwelling unit, 65.0 m ² (700 ft ²) per two bedroom dwelling unit, 85.0 m ² (915 ft ²) per three bedroom dwelling unit, 85.0 m ² (915 ft ²) plus 9.0 m ² (97 ft ²) per each

	'Existing Use (EU)' Zone <i>Current property zoning</i>	Urban Residential Third Density (UR3)' Zone <i>Standard UR3 Zone within the Middlesex Centre Zoning By-law</i>	'Urban Residential Third Density (UR3-a)' Zone <i>Proposed zoning variation as requested by the Proponent</i>
			bedroom in excess of three (3) for dwelling units containing more than three (3) bedrooms
Maximum Height	-	20.0 m (66 ft)	a) street townhouse dwelling, townhouse dwelling, stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling, multiple unit dwelling 20 m (66 ft) b) apartment dwelling 23 m (75 ft)
Minimum Number of Units per Block	-	4 street townhouse dwelling units per block	3 street townhouse dwelling units per block
Density (units per hectare)	-	30 UPH	stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling, apartment dwelling, multiple unit dwelling 100 UPH

Proposed “Urban Residential Third Density (UR3-b)” Zone

Applicable to Block 19

	‘Existing Use (EU)’ Zone <i>Current property zoning</i>	‘Urban Residential Third Density (UR3)’ Zone <i>Standard UR3 Zone within the Middlesex Centre Zoning By-law</i>	‘Urban Residential Third Density (UR3-b)’ Zone <i>Proposed zoning variation as requested by the Proponent</i>
Permitted Uses	Any existing use as of the date of the passing of this By-law	Accessory use Apartment dwelling Multiple unit dwelling Street townhouse dwelling Townhouse dwelling	Accessory use Home occupation Apartment Back-to-Back townhouse dwelling Long-term care facility Multiple unit dwelling Nursing home Retirement residence Stacked townhouse dwelling Stacked, Back-to-Back townhouse dwelling Street townhouse dwelling Townhouse dwelling
Minimum Lot Area	-	a) street townhouse, townhouse or multiple unit dwelling 250 m ² (2, 691 ft ²) b) apartment dwelling 250.0 m ² (2,691 ft ²) for each of the first four (4) dwelling units and 100.0 m ² (1,076 ft ²) for each additional dwelling thereafter	a) street townhouse dwelling unit, townhouse dwelling unit 170 m ² (1, 829 ft ²) b) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling 1, 000 m ² (10, 764 ft ²) c) apartment dwelling 250.0 m ² (2,691 ft ²) for each of the first four (4) dwelling units and 100.0 m ² (1,076 ft ²) for each additional dwelling thereafter
Minimum Lot Frontage	-	a) townhouse, apartment, or multiple unit dwelling 30.0 m (98 ft)	a) street townhouse dwelling unit, townhouse dwelling unit 6.0 m (19.68 ft)

	'Existing Use (EU)' Zone <i>Current property zoning</i>	'Urban Residential Third Density (UR3)' Zone <i>Standard UR3 Zone within the Middlesex Centre Zoning By-law</i>	'Urban Residential Third Density (UR3-b)' Zone <i>Proposed zoning variation as requested by the Proponent</i>
		b) street townhouse dwelling 6.0 m (20 ft) for each dwelling unit on a separate lot	b) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling, apartment dwelling, multiple unit dwelling 30.0 m (98.4 ft)
Minimum Lot Depth		35 m (115 ft)	a) street townhouse dwelling 30.0 m (98.4 ft) b) townhouse dwelling 25.0 m (82.0) c) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling, apartment dwelling, multiple unit dwelling 35.0 m (115 ft)
Minimum Front Yard Setback	-	a) In accordance with Section 4.18 of this By-law b) 6.0 m (20 ft) all other roads	a) street townhouse dwelling, townhouse dwelling 4.5 m (14.76 ft) b) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling 3.3 m (10.8 ft) c) apartment dwelling, multiple unit dwelling 6.0 m (19.68 ft)
Minimum Side Yard Setback	-	a) street townhouse or townhouse dwelling 3.0 m (10 ft) on an interior lot, and 6.0 m (20 ft) on the side abutting a street and 3.0 m (10 ft) on	a) street townhouse dwelling units, townhouse dwelling units 1.2 m (3.9 ft) on an interior lot , and 4.0 m (13.1

	'Existing Use (EU)' Zone <i>Current property zoning</i>	'Urban Residential Third Density (UR3)' Zone <i>Standard UR3 Zone within the Middlesex Centre Zoning By-law</i>	'Urban Residential Third Density (UR3-b)' Zone <i>Proposed zoning variation as requested by the Proponent</i>
		<p>the other side on a corner lot; provided that no side yard shall be required between the common wall dividing individual dwelling units</p> <p>b) apartment or multiple unit dwelling 10.0 m (33 ft)</p>	<p>ft) on the side abutting a street and 1.2 m (3.9 ft) on the other side on a corner lot; provided that no side yard shall be required between the common wall dividing individual dwelling units</p> <p>b) stacked townhouse dwelling units, back-to-back townhouse dwelling units, stacked, back-to-back townhouse dwelling units 2.2 m (7.2 ft) on an interior lot , and 6.0 m (19.68 ft) on the side abutting a street and 2.2 m (7.2 ft) on the other side on a corner lot; provided that no side yard shall be required between the common wall dividing individual dwelling units</p> <p>b) apartment dwelling, multiple unit dwelling 8.0 m (26 ft)</p>
Minimum Rear Yard Setback	-	8.0 m (26 ft)	<p>a) street townhouse dwelling, townhouse dwelling 6.0 m (19.68 ft)</p> <p>b) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling 4.5 m (14.7 ft)</p> <p>c) apartment, multiple dwelling unit 8.0 m (26 ft)</p>
Minimum Outdoor Amenity Area	-	45.0 m ² (484 ft ²) per dwelling unit	<i>not provided by the applicant</i>

	'Existing Use (EU)' Zone <i>Current property zoning</i>	'Urban Residential Third Density (UR3)' Zone <i>Standard UR3 Zone within the Middlesex Centre Zoning By-law</i>	'Urban Residential Third Density (UR3-b)' Zone <i>Proposed zoning variation as requested by the Proponent</i>
Maximum Lot Coverage	-	a) main building 35% b) all buildings including accessory buildings subject to Section 4.1 a) 38%	a) street townhouse dwelling, townhouse dwelling 50% b) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling 45% c) apartment dwelling 40% d) multiple unit dwelling 35% e) accessory buildings subject to Section 4.1 a)
Minimum Floor Area per Dwelling Unit	-	a) street townhouse dwelling, townhouse dwelling 65.0 m ² (700 ft ²) b) apartment, multiple unit dwelling 40.0 m ² (431 ft ²) per bachelor dwelling unit, 55.0 m ² (592 ft ²) per one bedroom dwelling unit, 65.0 m ² (700 ft ²) per two bedroom dwelling unit, 85.0 m ² (915 ft ²) per three bedroom dwelling unit, 85.0 m ² (915 ft ²) plus 9.0 m ² (97 ft ²) per each bedroom in excess of three (3) for dwelling units containing more than three (3) bedrooms	a) street townhouse dwelling, townhouse dwelling 65.0 m ² (700 ft ²) b) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling 538 m ² (5,781 ft ²) c) apartment, multiple unit dwelling 40.0 m ² (431 ft ²) per bachelor dwelling unit, 55.0 m ² (592 ft ²) per one bedroom dwelling unit, 65.0 m ² (700 ft ²) per two bedroom dwelling unit, 85.0 m ² (915 ft ²) per three bedroom dwelling unit, 85.0 m ² (915 ft ²) plus 9.0 m ² (97 ft ²) per each

	'Existing Use (EU)' Zone <i>Current property zoning</i>	'Urban Residential Third Density (UR3)' Zone <i>Standard UR3 Zone within the Middlesex Centre Zoning By-law</i>	'Urban Residential Third Density (UR3-b)' Zone <i>Proposed zoning variation as requested by the Proponent</i>
			bedroom in excess of three (3) for dwelling units containing more than three (3) bedrooms
Maximum Height	-	20.0 m (66 ft)	a) street townhouse dwelling, townhouse dwelling, stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling, multiple unit dwelling 20 m (66 ft) b) apartment dwelling 28 m (91.8 ft)
Minimum Number of Units per Block	-	4 street townhouse dwelling units per block	3 street townhouse dwelling units per block
Density (units per hectare)	-	30 UPH	a) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling, multiple unit dwelling 100 UPH b) apartment dwelling 150 UPH

Proposed “Urban Residential Third Density (UR3-c)” Zone

Applicable to Blocks 20 and 34

	‘Existing Use (EU)’ Zone <i>Current property zoning</i>	‘Urban Residential Third Density (UR3)’ Zone <i>Standard UR3 Zone within the Middlesex Centre Zoning By-law</i>	‘Urban Residential Third Density (UR3-c)’ Zone <i>Proposed zoning variation as requested by the Proponent</i>
Permitted Uses	Any existing use as of the date of the passing of this By-law	Accessory use Apartment dwelling Multiple unit dwelling Street townhouse dwelling Townhouse dwelling	Accessory use Home occupation Apartment Back-to-Back townhouse dwelling Long-term care facility Multiple unit dwelling Nursing home Retirement residence Stacked townhouse dwelling Stacked, Back-to-Back townhouse dwelling Street townhouse dwelling Townhouse dwelling
Minimum Lot Area	-	a) street townhouse, townhouse or multiple unit dwelling 250 m ² (2, 691 ft ²) b) apartment dwelling 250.0 m ² (2,691 ft ²) for each of the first four (4) dwelling units and 100.0 m ² (1,076 ft ²) for each additional dwelling thereafter	a) street townhouse dwelling unit, townhouse dwelling unit 170 m ² (1, 829 ft ²) b) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling 1, 000 m ² (10, 764 ft ²) c) apartment dwelling 250.0 m ² (2,691 ft ²) for each of the first four (4) dwelling units and 100.0 m ² (1,076 ft ²) for each additional dwelling thereafter
Minimum Lot Frontage	-	a) townhouse, apartment, or multiple unit dwelling 30.0 m (98 ft)	a) street townhouse dwelling unit, townhouse dwelling unit 6.0 m (19.68 ft)

		b) street townhouse dwelling 6.0 m (20 ft) for each dwelling unit on a separate lot	b) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling, apartment dwelling, multiple unit dwelling 30.0 m (98.4 ft)
Minimum Lot Depth		35 m (115 ft)	a) street townhouse dwelling 30.0 m (98.4 ft) b) townhouse dwelling 25.0 m (82.0) c) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling, apartment dwelling, multiple unit dwelling 35.0 m (115 ft)
Minimum Front Yard Setback	-	a) In accordance with Section 4.18 of this By-law b) 6.0 m (20 ft) all other roads	a) street townhouse dwelling, townhouse dwelling 4.5 m (14.76 ft) b) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling 3.3 m (10.8 ft) c) apartment dwelling, multiple unit dwelling 6.0 m (19.68 ft)
Minimum Side Yard Setback	-	a) street townhouse or townhouse dwelling 3.0 m (10 ft) on an interior lot, and 6.0 m (20 ft) on the side abutting a street and 3.0 m (10 ft) on the other side on a corner lot; provided that no side yard shall be required between the common wall dividing individual dwelling units	a) street townhouse dwelling units, townhouse dwelling units 1.2 m (3.9 ft) on an interior lot , and 4.0 m (13.1 ft) on the side abutting a street and 1.2 m (3.9 ft) 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 (33 ft)	b) stacked townhouse dwelling units, back-to-back townhouse dwelling units, stacked, back-to-back townhouse dwelling units 2.2 m (7.2 ft) on an interior lot , and 6.0 m (19.68 ft) on the side abutting a street and 2.2 m (7.2 ft) 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 dwelling, multiple unit dwelling 8.0 m (26 ft)
Minimum Rear Yard Setback	-	8.0 m (26 ft)	a) street townhouse dwelling, townhouse dwelling 6.0 m (19.68 ft) b) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling 4.5 m (14.7 ft) c) apartment, multiple dwelling unit 8.0 m (26 ft)
Minimum Outdoor Amenity Area	-	45.0 m ² (484 ft ²) per dwelling unit	<i>not provided by the applicant</i>
Maximum Lot Coverage	-	a) main building 35% b) all buildings including accessory buildings subject to Section 4.1 a) 38%	a) street townhouse dwelling, townhouse dwelling 50% b) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling, apartment dwelling 45%

			c) multiple unit dwelling 35% d) accessory buildings subject to Section 4.1 a)
Minimum Floor Area per Dwelling Unit	-	a) street townhouse dwelling, townhouse dwelling 65.0 m ² (700 ft ²) b) apartment, multiple unit dwelling 40.0 m ² (431 ft ²) per bachelor dwelling unit, 55.0 m ² (592 ft ²) per one bedroom dwelling unit, 65.0 m ² (700 ft ²) per two bedroom dwelling unit, 85.0 m ² (915 ft ²) per three bedroom dwelling unit, 85.0 m ² (915 ft ²) plus 9.0 m ² (97 ft ²) per each bedroom in excess of three (3) for dwelling units containing more than three (3) bedrooms	a) street townhouse dwelling, townhouse dwelling 65.0 m ² (700 ft ²) b) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling 538 m ² (5, 781 ft ²) c) apartment, multiple unit dwelling 40.0 m ² (431 ft ²) per bachelor dwelling unit, 55.0 m ² (592 ft ²) per one bedroom dwelling unit, 65.0 m ² (700 ft ²) per two bedroom dwelling unit, 85.0 m ² (915 ft ²) per three bedroom dwelling unit, 85.0 m ² (915 ft ²) plus 9.0 m ² (97 ft ²) per each bedroom in excess of three (3) for dwelling units containing more than three (3) bedrooms
Maximum Height	-	20.0 m (66 ft)	a) street townhouse dwelling, townhouse dwelling, stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling, multiple unit dwelling 20 m (66 ft) b) apartment dwelling 36 m (118.1 ft)
Minimum Number of Units per Block	-	4 street townhouse dwelling units per block	3 street townhouse dwelling units per block
Density (units per hectare)	-	30 UPH	a) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back

			townhouse dwelling, multiple unit dwelling 100 UPH b) apartment dwelling 150 UPH
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