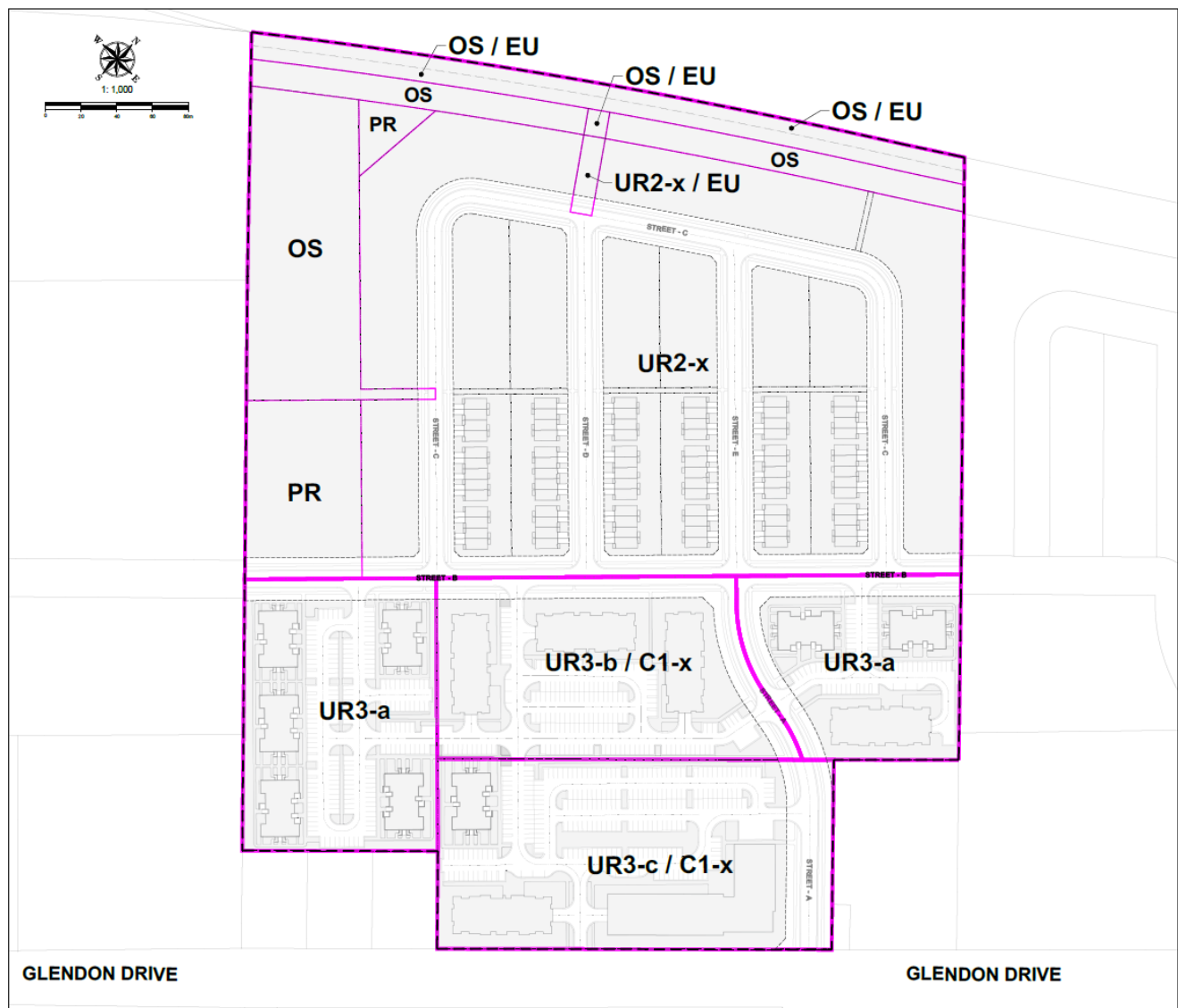


**Proposed Zoning Map**

as of June 20, 2025



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

	<b>‘Existing Use (EU)’ Zone</b> <i>Current property zoning</i>	<b>‘Village Commercial (C1)’ Zone</b> <i>Standard C1 Zone within the Middlesex Centre Zoning By-law</i>	<b>‘Village Commercial (C1-x)’ Zone</b> <i>Proposed zoning variation as requested by the Proponent</i>
<b>Permitted Uses</b>	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

	<b>'Existing Use (EU)' Zone</b> <i>Current property zoning</i>	<b>'Village Commercial (C1)' Zone</b> <i>Standard C1 Zone within the Middlesex Centre Zoning By-law</i>	<b>'Village Commercial (C1-x)' Zone</b> <i>Proposed zoning variation as requested by the Proponent</i>
<b>Minimum Lot Area</b>	-	a) where a public water supply and public sanitary sewage systems are not available 3,000.0 m <sup>2</sup> (0.8 ac)  b) where a public water supply or public sanitary sewage system is available 2,000.0 m <sup>2</sup> (0.5 ac)  c) where a public water supply and public sanitary sewage system are available 1,500.0 m <sup>2</sup> (0.4 ac)	a) where a public water supply and public sanitary sewage systems are not available 3,000.0 m <sup>2</sup> (0.8 ac)  b) where a public water supply or public sanitary sewage system is available 2,000.0 m <sup>2</sup> (0.5 ac)  c) where a public water supply and public sanitary sewage system are available 1,500.0 m <sup>2</sup> (0.4 ac)
<b>Minimum Lot Frontage</b>	-	20.0 m (66 ft)	20.0 m (66 ft)
<b>Minimum Front Yard Setback</b>	-	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)
<b>Minimum Side Yard Setback</b>	-	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)
<b>Minimum Rear Yard Setback</b>	-	10.0 m (33 ft)	10.0 m (33 ft)
<b>Maximum Lot Coverage</b>	-	40%	40%
<b>Minimum Separation</b>	-	7.5 m (25 ft)	7.5 m (25 ft)

	<b>'Existing Use (EU)' Zone</b> <i>Current property zoning</i>	<b>'Village Commercial (C1)' Zone</b> <i>Standard C1 Zone within the Middlesex Centre Zoning By-law</i>	<b>'Village Commercial (C1-x)' Zone</b> <i>Proposed zoning variation as requested by the Proponent</i>
<b>Distance From a Building or Pump Island to a Dwelling</b>			
<b>Maximum Height</b>	-	12.0 m (39 ft)	12.0 m (39 ft)
<b>Special Provisions</b>			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

	<b>‘Existing Use (EU)’ Zone</b> <i>Current property zoning</i>	<b>‘Urban Residential Second Density (UR2)’ Zone</b> <i>Standard UR2 Zone within the Middlesex Centre Zoning By-law</i>	<b>‘Urban Residential Second Density (UR2-x)’ Zone</b> <i>Proposed zoning variation as requested by the Proponent</i>
<b>Permitted Uses</b>	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
<b>Minimum Lot Area</b>	-	a) single detached dwelling, semi-detached dwelling, duplex dwelling, link dwelling 450 m <sup>2</sup> (4, 844 ft <sup>2</sup> )  b) semi-detached dwelling unit, link dwelling unit 225 m <sup>2</sup> (2, 422 ft <sup>2</sup> )	a) single detached dwelling 336 m <sup>2</sup> (3, 616 ft <sup>2</sup> )  b) semi-detached dwelling 576 m <sup>2</sup> (6, 200 ft <sup>2</sup> ) or 288 m <sup>2</sup> (3, 100 ft <sup>2</sup> ) per semi-detached dwelling unit  c) street townhouse dwelling unit, townhouse dwelling unit 170 m <sup>2</sup> (1, 829 ft <sup>2</sup> )
<b>Minimum Lot Frontage</b>	-	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)
<b>Minimum Front Yard Setback</b>	-	6.0 m (20 ft)	4.5 m (14.76 ft)

	<b>'Existing Use (EU)' Zone</b> <i>Current property zoning</i>	<b>'Urban Residential Second Density (UR2)' Zone</b> <i>Standard UR2 Zone within the Middlesex Centre Zoning By-law</i>	<b>'Urban Residential Second Density (UR2-x)' Zone</b> <i>Proposed zoning variation as requested by the Proponent</i>
<b>Minimum Side Yard Setback</b>	-	<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
<b>Minimum Rear Yard Setback</b>	-	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>
<b>Minimum Outdoor Amenity Area</b>	-	45.0 m <sup>2</sup> (484 ft <sup>2</sup> ) per dwelling unit	-
<b>Maximum Lot Coverage</b>	-	a) main building 35%	a) single detached dwelling 44% for the main building

	<b>'Existing Use (EU)' Zone</b> <i>Current property zoning</i>	<b>'Urban Residential Second Density (UR2)' Zone</b> <i>Standard UR2 Zone within the Middlesex Centre Zoning By-law</i>	<b>'Urban Residential Second Density (UR2-x)' Zone</b> <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)
<b>Minimum Floor Area per Dwelling Unit</b>	-	a) duplex dwelling, semi detached dwelling, link dwelling 65.0 m <sup>2</sup> (700 ft <sup>2</sup> )  b) single detached dwelling 90.0 m <sup>2</sup> (969 ft <sup>2</sup> )	a) single detached dwelling 78 m <sup>2</sup> (850 ft <sup>2</sup> ) ground floor area  b) semi-detached dwelling unit, street townhouse dwelling unit, townhouse dwelling unit 65 m <sup>2</sup> (700 ft <sup>2</sup> ) ground floor area
<b>Maximum Height</b>	-	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)
<b>Minimum Number of Units per Block</b>	-	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

	<b>‘Existing Use (EU)’ Zone</b> <i>Current property zoning</i>	<b>Urban Residential Third Density (UR3)’ Zone</b> <i>Standard UR3 Zone within the Middlesex Centre Zoning By-law</i>	<b>‘Urban Residential Third Density (UR3-a)’ Zone</b> <i>Proposed zoning variation as requested by the Proponent</i>
<b>Permitted Uses</b>	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
<b>Minimum Lot Area</b>	-	a) street townhouse, townhouse or multiple unit dwelling 250 m <sup>2</sup> (2, 691 ft <sup>2</sup> )  b) apartment dwelling 250.0 m <sup>2</sup> (2,691 ft <sup>2</sup> ) for each of the first four (4) dwelling units and 100.0 m <sup>2</sup> (1,076 ft <sup>2</sup> ) for each additional dwelling thereafter	a) street townhouse dwelling unit, townhouse dwelling unit 170 m <sup>2</sup> (1, 829 ft <sup>2</sup> )  b) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling 1, 000 m <sup>2</sup> (10, 764 ft <sup>2</sup> )  c) apartment dwelling 250.0 m <sup>2</sup> (2,691 ft <sup>2</sup> ) for each of the first four (4) dwelling units and 100.0 m <sup>2</sup> (1,076 ft <sup>2</sup> ) for each additional dwelling thereafter
<b>Minimum Lot Frontage</b>	-	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>'Existing Use (EU)' Zone</b> <i>Current property zoning</i>	<b>Urban Residential Third Density (UR3)' Zone</b> <i>Standard UR3 Zone within the Middlesex Centre Zoning By-law</i>	<b>'Urban Residential Third Density (UR3-a)' Zone</b> <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)
<b>Minimum Lot Depth</b>		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)
<b>Minimum Front Yard Setback</b>	-	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)
<b>Minimum Side Yard Setback</b>	-	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

	<b>'Existing Use (EU)' Zone</b> <i>Current property zoning</i>	<b>Urban Residential Third Density (UR3)' Zone</b> <i>Standard UR3 Zone within the Middlesex Centre Zoning By-law</i>	<b>'Urban Residential Third Density (UR3-a)' Zone</b> <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>
<b>Minimum Rear Yard Setback</b>	-	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>
<b>Minimum Outdoor Amenity Area</b>	-	45.0 m <sup>2</sup> (484 ft <sup>2</sup> ) per dwelling unit	<i>not provided by the applicant</i>

	<b>'Existing Use (EU)' Zone</b> <i>Current property zoning</i>	<b>Urban Residential Third Density (UR3)' Zone</b> <i>Standard UR3 Zone within the Middlesex Centre Zoning By-law</i>	<b>'Urban Residential Third Density (UR3-a)' Zone</b> <i>Proposed zoning variation as requested by the Proponent</i>
<b>Maximum Lot Coverage</b>	-	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)
<b>Minimum Floor Area per Dwelling Unit</b>	-	a) street townhouse dwelling, townhouse dwelling 65.0 m <sup>2</sup> (700 ft <sup>2</sup> )  b) apartment, multiple unit dwelling 40.0 m <sup>2</sup> (431 ft <sup>2</sup> ) per bachelor dwelling unit, 55.0 m <sup>2</sup> (592 ft <sup>2</sup> ) per one bedroom dwelling unit, 65.0 m <sup>2</sup> (700 ft <sup>2</sup> ) per two bedroom dwelling unit, 85.0 m <sup>2</sup> (915 ft <sup>2</sup> ) per three bedroom dwelling unit, 85.0 m <sup>2</sup> (915 ft <sup>2</sup> ) plus 9.0 m <sup>2</sup> (97 ft <sup>2</sup> ) 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 <sup>2</sup> (700 ft <sup>2</sup> )  b) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling 538 m <sup>2</sup> (5,781 ft <sup>2</sup> )  c) apartment, multiple unit dwelling 40.0 m <sup>2</sup> (431 ft <sup>2</sup> ) per bachelor dwelling unit, 55.0 m <sup>2</sup> (592 ft <sup>2</sup> ) per one bedroom dwelling unit, 65.0 m <sup>2</sup> (700 ft <sup>2</sup> ) per two bedroom dwelling unit, 85.0 m <sup>2</sup> (915 ft <sup>2</sup> ) per three bedroom dwelling unit, 85.0 m <sup>2</sup> (915 ft <sup>2</sup> ) plus 9.0 m <sup>2</sup> (97 ft <sup>2</sup> ) per each

	<b>'Existing Use (EU)' Zone</b> <i>Current property zoning</i>	<b>Urban Residential Third Density (UR3)' Zone</b> <i>Standard UR3 Zone within the Middlesex Centre Zoning By-law</i>	<b>'Urban Residential Third Density (UR3-a)' Zone</b> <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
<b>Maximum Height</b>	-	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)
<b>Minimum Number of Units per Block</b>	-	4 street townhouse dwelling units per block	3 street townhouse dwelling units per block
<b>Density (units per hectare)</b>	-	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

	<b>‘Existing Use (EU)’ Zone</b> <i>Current property zoning</i>	<b>‘Urban Residential Third Density (UR3)’ Zone</b> <i>Standard UR3 Zone within the Middlesex Centre Zoning By-law</i>	<b>‘Urban Residential Third Density (UR3-b)’ Zone</b> <i>Proposed zoning variation as requested by the Proponent</i>
<b>Permitted Uses</b>	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
<b>Minimum Lot Area</b>	-	a) street townhouse, townhouse or multiple unit dwelling 250 m <sup>2</sup> (2, 691 ft <sup>2</sup> )  b) apartment dwelling 250.0 m <sup>2</sup> (2,691 ft <sup>2</sup> ) for each of the first four (4) dwelling units and 100.0 m <sup>2</sup> (1,076 ft <sup>2</sup> ) for each additional dwelling thereafter	a) street townhouse dwelling unit, townhouse dwelling unit 170 m <sup>2</sup> (1, 829 ft <sup>2</sup> )  b) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling 1, 000 m <sup>2</sup> (10, 764 ft <sup>2</sup> )  c) apartment dwelling 250.0 m <sup>2</sup> (2,691 ft <sup>2</sup> ) for each of the first four (4) dwelling units and 100.0 m <sup>2</sup> (1,076 ft <sup>2</sup> ) for each additional dwelling thereafter
<b>Minimum Lot Frontage</b>	-	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>'Existing Use (EU)' Zone</b> <i>Current property zoning</i>	<b>'Urban Residential Third Density (UR3)' Zone</b> <i>Standard UR3 Zone within the Middlesex Centre Zoning By-law</i>	<b>'Urban Residential Third Density (UR3-b)' Zone</b> <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)
<b>Minimum Lot Depth</b>		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)
<b>Minimum Front Yard Setback</b>	-	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)
<b>Minimum Side Yard Setback</b>	-	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

	<b>'Existing Use (EU)' Zone</b> <i>Current property zoning</i>	<b>'Urban Residential Third Density (UR3)' Zone</b> <i>Standard UR3 Zone within the Middlesex Centre Zoning By-law</i>	<b>'Urban Residential Third Density (UR3-b)' Zone</b> <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>
<b>Minimum Rear Yard Setback</b>	-	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>
<b>Minimum Outdoor Amenity Area</b>	-	45.0 m <sup>2</sup> (484 ft <sup>2</sup> ) per dwelling unit	<i>not provided by the applicant</i>

	<b>'Existing Use (EU)' Zone</b> <i>Current property zoning</i>	<b>'Urban Residential Third Density (UR3)' Zone</b> <i>Standard UR3 Zone within the Middlesex Centre Zoning By-law</i>	<b>'Urban Residential Third Density (UR3-b)' Zone</b> <i>Proposed zoning variation as requested by the Proponent</i>
<b>Maximum Lot Coverage</b>	-	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)
<b>Minimum Floor Area per Dwelling Unit</b>	-	a) street townhouse dwelling, townhouse dwelling 65.0 m <sup>2</sup> (700 ft <sup>2</sup> )  b) apartment, multiple unit dwelling 40.0 m <sup>2</sup> (431 ft <sup>2</sup> ) per bachelor dwelling unit, 55.0 m <sup>2</sup> (592 ft <sup>2</sup> ) per one bedroom dwelling unit, 65.0 m <sup>2</sup> (700 ft <sup>2</sup> ) per two bedroom dwelling unit, 85.0 m <sup>2</sup> (915 ft <sup>2</sup> ) per three bedroom dwelling unit, 85.0 m <sup>2</sup> (915 ft <sup>2</sup> ) plus 9.0 m <sup>2</sup> (97 ft <sup>2</sup> ) 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 <sup>2</sup> (700 ft <sup>2</sup> )  b) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling 538 m <sup>2</sup> (5,781 ft <sup>2</sup> )  c) apartment, multiple unit dwelling 40.0 m <sup>2</sup> (431 ft <sup>2</sup> ) per bachelor dwelling unit, 55.0 m <sup>2</sup> (592 ft <sup>2</sup> ) per one bedroom dwelling unit, 65.0 m <sup>2</sup> (700 ft <sup>2</sup> ) per two bedroom dwelling unit, 85.0 m <sup>2</sup> (915 ft <sup>2</sup> ) per three bedroom dwelling unit, 85.0 m <sup>2</sup> (915 ft <sup>2</sup> ) plus 9.0 m <sup>2</sup> (97 ft <sup>2</sup> ) per each



	<b>'Existing Use (EU)' Zone</b> <i>Current property zoning</i>	<b>'Urban Residential Third Density (UR3)' Zone</b> <i>Standard UR3 Zone within the Middlesex Centre Zoning By-law</i>	<b>'Urban Residential Third Density (UR3-b)' Zone</b> <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
<b>Maximum Height</b>	-	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)
<b>Minimum Number of Units per Block</b>	-	4 street townhouse dwelling units per block	3 street townhouse dwelling units per block
<b>Density (units per hectare)</b>	-	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

	<b>‘Existing Use (EU)’ Zone</b> <i>Current property zoning</i>	<b>‘Urban Residential Third Density (UR3)’ Zone</b> <i>Standard UR3 Zone within the Middlesex Centre Zoning By-law</i>	<b>‘Urban Residential Third Density (UR3-c)’ Zone</b> <i>Proposed zoning variation as requested by the Proponent</i>
<b>Permitted Uses</b>	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
<b>Minimum Lot Area</b>	-	a) street townhouse, townhouse or multiple unit dwelling 250 m <sup>2</sup> (2, 691 ft <sup>2</sup> )  b) apartment dwelling 250.0 m <sup>2</sup> (2,691 ft <sup>2</sup> ) for each of the first four (4) dwelling units and 100.0 m <sup>2</sup> (1,076 ft <sup>2</sup> ) for each additional dwelling thereafter	a) street townhouse dwelling unit, townhouse dwelling unit 170 m <sup>2</sup> (1, 829 ft <sup>2</sup> )  b) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling 1, 000 m <sup>2</sup> (10, 764 ft <sup>2</sup> )  c) apartment dwelling 250.0 m <sup>2</sup> (2,691 ft <sup>2</sup> ) for each of the first four (4) dwelling units and 100.0 m <sup>2</sup> (1,076 ft <sup>2</sup> ) for each additional dwelling thereafter
<b>Minimum Lot Frontage</b>	-	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)
<b>Minimum Lot Depth</b>		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)
<b>Minimum Front Yard Setback</b>	-	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)
<b>Minimum Side Yard Setback</b>	-	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)
<b>Minimum Rear Yard Setback</b>	-	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)
<b>Minimum Outdoor Amenity Area</b>	-	45.0 m <sup>2</sup> (484 ft <sup>2</sup> ) per dwelling unit	<i>not provided by the applicant</i>
<b>Maximum Lot Coverage</b>	-	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)
<b>Minimum Floor Area per Dwelling Unit</b>	-	<p>a) street townhouse dwelling, townhouse dwelling 65.0 m<sup>2</sup> (700 ft<sup>2</sup>)</p> <p>b) apartment, multiple unit dwelling 40.0 m<sup>2</sup> (431 ft<sup>2</sup>) per bachelor dwelling unit, 55.0 m<sup>2</sup> (592 ft<sup>2</sup>) per one bedroom dwelling unit, 65.0 m<sup>2</sup> (700 ft<sup>2</sup>) per two bedroom dwelling unit, 85.0 m<sup>2</sup> (915 ft<sup>2</sup>) per three bedroom dwelling unit, 85.0 m<sup>2</sup> (915 ft<sup>2</sup>) plus 9.0 m<sup>2</sup> (97 ft<sup>2</sup>) per each bedroom in excess of three (3) for dwelling units containing more than three (3) bedrooms</p>	<p>a) street townhouse dwelling, townhouse dwelling 65.0 m<sup>2</sup> (700 ft<sup>2</sup>)</p> <p>b) stacked townhouse dwelling, back-to-back townhouse dwelling, stacked, back-to-back townhouse dwelling 538 m<sup>2</sup> (5, 781 ft<sup>2</sup>)</p> <p>c) apartment, multiple unit dwelling 40.0 m<sup>2</sup> (431 ft<sup>2</sup>) per bachelor dwelling unit, 55.0 m<sup>2</sup> (592 ft<sup>2</sup>) per one bedroom dwelling unit, 65.0 m<sup>2</sup> (700 ft<sup>2</sup>) per two bedroom dwelling unit, 85.0 m<sup>2</sup> (915 ft<sup>2</sup>) per three bedroom dwelling unit, 85.0 m<sup>2</sup> (915 ft<sup>2</sup>) plus 9.0 m<sup>2</sup> (97 ft<sup>2</sup>) per each bedroom in excess of three (3) for dwelling units containing more than three (3) bedrooms</p>
<b>Maximum Height</b>	-	20.0 m (66 ft)	<p>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)</p> <p>b) apartment dwelling 36 m (118.1 ft)</p>
<b>Minimum Number of Units per Block</b>	-	4 street townhouse dwelling units per block	3 street townhouse dwelling units per block
<b>Density (units per hectare)</b>	-	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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