

**THE CORPORATION OF THE TOWNSHIP OF MIDDLESEX CENTRE**

**BY-LAW NUMBER 2003-035**

**BEING A BY-LAW TO DESIGNATE THE WHOLE OF THE TOWNSHIP AS A SITE  
PLAN CONTROL AREA**

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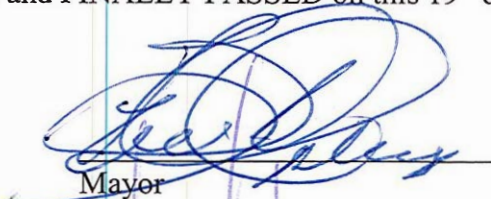
BE IT ENACTED by the Council of The Corporation of the Township of Middlesex Centre, pursuant to Section 41 of the *Planning Act*, and all other powers thereunto enabling, as follows:

1. The whole of the Township of Middlesex Centre is designated as a site plan control area.
2. The following types of developments are excluded from site plan control requirements:
  - 2.1 developments related to farm operations, farm buildings and the residence of a farm operator, with the exception that farm operations related to an Intensive Agricultural Use, as defined in the applicable zoning by-law or by-laws shall be subject to site plan control requirements, and
  - 2.2 single detached dwellings, semi-detached dwellings and duplexes, unless such a single detached dwelling, semi-detached dwelling or duplex is proposed to be located within or contiguous to natural environment areas which require the preparation of a Development Assessment Report in accordance with the policies set out in section 3.0 of the Township Official Plan or is part of a proposed zero-lot-line, linked housing or similar innovation in housing developments.
3. A site plan control agreement may be required as a condition of site plan approval; and, in the following cases, a site plan control agreement shall be required as a condition of site plan approval:
  - 3.1 in the case of a development proposal that includes construction of one or more buildings and structures;
  - 3.2 in the case of a proposed addition or alteration to a building or structure that will have the effect of changing the use and/or substantially increasing its size; and
  - 3.3 in the case of the proposed development of a parking lot or the proposed alteration of an existing parking lot.
4. When considering the approval of a site plan under Section 41 of the *Planning Act*, as a minimum, the following matters and things shall be addressed by the site plan and in any site plan control agreement that may be required as a condition of site plan approval:
  - 4.1 street widenings to minimum right-of-way widths in accordance with the Township's Official Plan;
  - 4.2 off-street vehicular loading and parking facilities;
  - 4.3 lighting of the land, buildings and structures included in the site plan approval;
  - 4.4 means of pedestrian access and movement;
  - 4.5 landscaping;

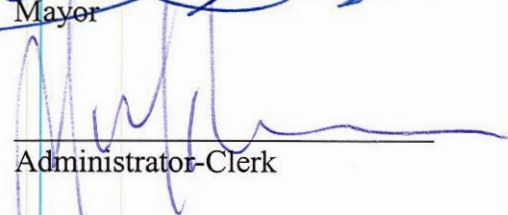
Middlesex Centre Site  
Plan Designation By-law

- 4.6 facilities for the storage of waste, including livestock manure storage and the storage of dead livestock;
  - 4.7 municipal and utilities easements;
  - 4.8 grading or contour/elevation alterations;
  - 4.9 recommendations contained in a Development Assessment Report when required pursuant to Section 3.0 of the Township Official Plan;
  - 4.10 disposal of storm, surface and waste water from the land that is the subject of the site plan approval; and
  - 4.11 security, bonding, or other security and financial arrangements to the satisfaction of the Township.
5. Prior to making a decision about site plan approval, including the imposition of a condition requiring a site plan agreement, the Township shall consult with the County of Middlesex, the Conservation Authority or Authorities having jurisdiction in the location of the land buildings or structures, and any other agency having jurisdiction with respect to what is proposed.
  6. The Site Plan Manual of the former Township of London, dated February 1984, prepared by MacLaren Plansearch and adopted by resolution of the Council of the former Township of London on February 22, 1984, as such Site Plan Manual has been amended from time to time, shall be used as a guidance document for the purposes of administering the site plan approval process in the Township of Middlesex Centre, until that Site Plan Manual is amended or replaced by the Council of the Township of Middlesex Centre.
  7. In the administration of the site plan approval process, even if requirements and standards indicated by the Site Plan Manual are less demanding than those of the applicable zoning by-law or by-laws, the zoning regulations shall prevail as a minimum. The regulations of the applicable zoning by-law or by-laws are to be taken as minimums and the requirements and standards set out in the Site Plan Manual are to be taken as guidelines and are not to be interpreted as derogating from the authority to impose as appropriate, more demanding requirements and restrictions.

READ a FIRST, SECOND and THIRD TIME and FINALLY PASSED on this 19<sup>th</sup> day of March, 2003.



Mayor



Administrator-Clerk