

Housing Accelerator Fund (HAF) Zoning By-law Amendment Review

Municipality of Middlesex Centre

January 2026



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE



middlesex
centre

in the centre of it all



Middlesex Housing Accelerator Fund

MHBC has been retained by the County of Middlesex to prepare Zoning By-law Amendments for Strathroy-Caradoc, Lucan Biddulph, North Middlesex, and Middlesex Centre to:

“... Streamline the development of diverse and sustainable housing options by implementing the following initiatives within local zoning by-laws:

- 1) End Exclusionary Zoning
- 2) Eliminate Restrictions and Add Flexibility
- 3) Design and Implement Guidelines for Additional Residential Units (ARUs)”

A key objective of this project was also to support more consistency between the Zoning By-laws, where possible.

This presentation is focused on the HAF zoning updates, but note that this amendment also includes a number of changes approved as part of the 2023 Comprehensive Zoning By-Law Review.

1. Ending Exclusionary Zoning

Implementation of this strategy includes:

1. Revising definitions across all four participating municipalities to facilitate additional housing types.
2. Permitting a full range of housing options, including grouped housing and multiple unit dwellings (fourplexes, stacked townhouses, etc.).
3. Providing four units as-of-right in serviced settlement areas.



1. Ending Exclusionary Zoning

Proposed amendments include altering the permitted uses of the UR1, UR2, and UR3 zones to permit 4 units as-of-right in the UR1 zone, additional gentle density in the UR2 zone, and grouped housing in the UR3 zone:

1. Adding the following permitted uses to the UR1 zone:
 - a) Duplex
 - b) Townhouse dwelling (maximum of 4 units)
 - c) Street townhouse dwelling (maximum of 4 units)
 - d) Multiple unit dwelling (maximum of 4 units)
2. Adding the following permitted uses to the UR2 zone:
 - a) Street townhouse dwelling
 - b) Townhouse dwelling
 - c) Multiple Unit Dwelling
3. Adding grouped housing to the UR3 zone.
 - a) Permits multiple buildings on one property for rental or condominium arrangements

2. Regulatory Flexibility



Implementation of this strategy includes:

1. Altering zoning provisions to promote intensification.
2. Simplifying zoning regulations.
3. Providing clarity.

2. Regulatory Flexibility

Proposed amendments include altering the regulations of the UR1, UR2, and UR3 zones to:

1. Reduce minimum lot area.
2. Reduce minimum lot frontage.
3. Decrease minimum front, rear, and side yard setbacks.
4. Increase maximum lot coverage.
5. Remove minimum floor area requirements.
6. Revise minimum amenity area for lots containing more than 4 units.
7. Regulate height by housing form (ex: apartments, townhouse dwellings).
8. Encourage gentle density.

3. Additional Residential Units

Implementation of this strategy includes:

1. Generally permitting ARUs as-of-right in residential and agricultural zones that allow for low density residential housing.
2. Establishing appropriate development regulations for ARUs.
3. Preparation of a Guideline for residents interested in adding an ARU.



3. Additional Residential Units

Proposed amendments include:

In areas **with full municipal** services:

- a) A maximum of three ARUs per lot:
 - This means one principal dwelling unit, and three ARUs. Up to two ARUs can be located in an accessory structure.
- b) Regulations for accessory buildings containing ARUs:
 - Maximum height: 7.0 metres.
 - Shall not be located within a front or exterior side yard.
 - Minimum interior and rear yard setback: 1.2 metres.
 - Unobstructed access from a pathway/driveway to a street.

3. Additional Residential Units

Proposed amendments include:

In areas **without full municipal** services:

- a) A maximum of two ARUs per lot
 - This means one principal dwelling, and two ARUs. Up to 1 ARU can be located in a detached accessory structure.
- b) Appropriate servicing must be available. This could be through shared septic/well, OR separate septic and well.

3. Additional Residential Units

Proposed amendments include:

In areas **without full municipal** services continued:

- Regulations for accessory buildings containing ARUs:
 1. Maximum separation distance from principal dwelling: 30 metres.
 2. Maximum size of ARU:
 - Principal dwelling = 1,500 s.f. or less: 75% of gross floor area
 - Principal dwelling = > 1,500 s.f., 75% of GFA to a maximum of 1,300 s.f.
 3. Must use the same driveway as the principal dwelling unit.
 4. Shall comply with MDS I.

- "Reverse ARUs" (as per Draft County Official Plan): Existing dwelling on the lot to be converted to an ARU must not exceed 1,500 s.f. ground floor area.
 - New principal dwelling cannot exceed 200 percent of the ground floor area of the existing dwelling to be converted to ARU



Thank you!



Any questions?

