

Middlesex Centre Zoning Bylaw ZBA-1-2026 Summary of Proposed Amendments
FOR INFORMATION ONLY

| Regulation | Current Zoning By-Law | New Zoning By-Law | Notes |
|---|--|--|--|
| Accessory Structures | | | |
| Interior Side Yard Setback | 1.5 m / 4.9 ft | 0.75 m / 2.4ft | This is one of the most commonly granted variance requests. Note that this number also takes into consideration the 10% variance provision introduced by the province. These reduced setbacks will significantly reduce variance requests while mitigating potential concerns with eve projections, etc. This is slightly revised from the zoning regulations passed in 2023, only to address the new 10% variance provisions. |
| Rear Yard Setback | 1.5 m / 4.9 ft | 1.33 m / 4.36 ft | Same as above. |
| Coverage for Residential Accessory Structures | | | |
| within Urban Residential, or Community Residential Zones | 50 m ² / 538 ft ² OR 3%, whichever is less | 110 m ² / 1,292 ft ² OR 10%, whichever is less | This is one of the most commonly granted variance requests. Maximum coverage for accessory structures has been increased and percentage has also increased to provide more flexibility. |
| within Hamlet Zone | 60 m ² / 645 ft ² OR 3%, whichever is less | 110 m ² / 1,292 ft ² OR 10%, whichever is less | Same as above. |
| within Surplus Residence Zone | 165 m ² / 1,776ft ² OR 3%, whichever is less | 165 m ² / 1,776ft ² OR 10%, whichever is less | Same as above. |
| Agricultural Zone (lots with an area less than 2,000m2 / .5 acre | 55 m ² / 592 ft ² OR 3% | 120 m ² / 1,291 ft ² OR 3% whichever is less | Same as above. Maximum coverage has increased, but overall intent is to maintain a cap on coverage for structures accessory to residential uses in the agricultural area. Note this does not apply to Agricultural structures. |
| Agricultural Zone (lots with an area less than 5,000m2 / 1.25 acres) | 110 m ² / 1,184 ft ² OR 3% whichever is less | 120 m ² / 1,291 ft ² or 3% whichever is less | Same as above. |
| Agricultural Zone (lots with an area greater than 5,000 m2/ 1.25 acres) | 165 m ² / 1,776ft ² OR 3%, whichever is less | 165 m ² / 1,776ft ² OR 3%, whichever is less | No change has been proposed. |

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| On-Farm Diversified Uses | | | |
| Total Area of operation for an on-farm diversified use | N/A | 1 ha OR 2% of lot area | Bringing forward provisions within the Council-approved 2023 ZBA to provide a framework to permit On-farm diversified uses. |
| Maximum gross floor area of operation | | 20% of the area of operation, provided no single building or structure has a gross floor area of greater than 500m ² | Same as above. |
| Restricted Agricultural Zone (A2) | | | |
| Properties located on the periphery of Settlement Areas were generally zoned A2 to restrict intensive agricultural uses in proximity to settlement areas. | This zone has been removed in our new Zoning Bylaw, so that there are only two agricultural zones - A1, and A2 - No Residences | | The PPS requires that all types, sizes, and intensities of agricultural uses and normal farm practices shall be permitted in the agricultural areas. This former A2 zone may be seen as restricting agricultural uses and therefore may not be consistent with the PPS. There are other tools available for avoiding or mitigating potential land use conflicts - e.g. MDS. |
| Parking - Residential | | | |
| Single Detached/Semi-Detached | 2 spaces per dwelling | 2 spaces per dwelling | No Change. |
| Street Townhouse | 1.5 spaces per dwelling | 1.5 spaces per dwelling | No Change. |
| Townhouse, Apartment, Multi-Unit Dwelling | 1.5 spaces per dwelling (no existing visitor parking rate) | 1.5 spaces per dwelling, PLUS 0.15 spaces per unit designated as visitor parking | Added requirement for visitor parking. |
| Additional Residential Unit | N/A No existing regulations | 1 space per additional residential unit, in addition to parking required for the principal dwelling | Note that the Ontario Regulation for ARUs requires that we accept tandem parking (i.e. back to back). |

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| Parking - Agricultural uses | | | |
| Agri-tourism | N/A No existing regulations | 1 space per 40m ² of gross floor area for buildings dedicated to agri-tourism use | Bringing forward provisions within Council-approved 2023 ZBA to provide a framework for facilitating on-farm diversified uses. |
| Farm Produce Outlet | N/A No existing regulations | 1 space per 25m ² | Same as above. |
| On Farm Shop or Café | N/A No existing regulations | 1 space per 25m ² | Same as above. |
| Other on-farm diversified uses | N/A No existing regulations | 1 space per 40m ² | Same as above. |
| Value-added agricultural uses | N/A No existing regulations | 1 space per 40m ² of gross floor area | Same as above. |
| Parking - Other | | | |
| Barrier-free parking spaces | A range based on total required spaces | 12 or less spaces requires 1 barrier free space. Subsequent calculation based on percentage of total spaces | Bringing forward provisions within Council-approved 2023 ZBA. |
| Electric Vehicle Parking | N/A No existing regulations | New developments in Commercial or UR3 (High Density) zones, a minimum of 20% of the total required parking spaces shall be designated as electric vehicle parking spaces | Bringing forward provisions within Council-approved 2023 ZBA. |
| Village Centre/Hamlet Commercial | | | |
| C1 (Village Commercial) zone updated to reflect the Village Centre designation, to permit apartment units up to four stories, and remove certain automotive-related uses. New C4 zone applies to properties in the Hamlets previously zoned C1. | | | |

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| Residential | | | |
| Urban Residential 1 (UR1) | | | |
| Permitted Uses | accessory use home occupation single detached dwelling | Added permitted uses: semi-detached additional residential units (maximum of 3) duplex street townhouse townhouse multi-unit dwelling (maximum 4 units total) | Amended to permit greater flexibility in built forms, and to permit 4 units as of right in accordance with Housing Accelerator Fund. |
| Minimum lot area | Single/Semi - 450m ² | single detached: 400m ² Semi-detached: 200m ² Street townhouse: 180m ² Townhouse and multi-unit dwelling: 150m ² | Decreased minimum lot area to permit more compact and affordable housing types. Part of our HAF initiatives to reduce regulatory burdens. |
| Minimum lot frontage | single detached: 15m semi-detached: 18m (9m per unit) | single detached: 12m semi-detached: 7m/unit street townhouse: 6m townhouse and multi-unit dwelling: 20m | Decreased minimum frontage to permit more compact and affordable housing types. Part of our HAF initiatives to reduce regulatory burdens. |
| Minimum front yard setback | 6.0m | 4.5m (14.8 ft) to the habitable portion of the dwelling 6.0 (20ft) to an attached garage/driveway | Decreased minimum front yards while maintaining minimum 6m long driveway. Part of our HAF initiatives to reduce regulatory burdens. |
| Minimum side yard setback | Multiple - ranges from 1.5 and 2.5 to 6m for external side yards | Interior: 1.33m/4.36ft Exterior: 5m/16.4 ft | Current regulations are unclear and overly complicated. Part of our HAF initiatives to reduce regulatory burdens and simplify zoning. |
| Minimum rear yard setback | 8m / 26ft | 7m / 23 ft | Small reduction in rear yard depths to support compact development. Part of our HAF initiatives to reduce regulatory burdens. |
| Maximum lot coverage | Main building: 35% Total all buildings: 38% | Main building: 45% Total all buildings: 55% | One of the most commonly approved variance requests. |
| Minimum Floor Area | Single detached - 90m ² / 969ft ² | Regulation has been removed. | This has been removed to support construction of a wider range of housing options. This allows for smaller, more affordable units, and avoids duplication with Building Code requirements. Part of our HAF initiatives to reduce regulatory burdens. |
| Maximum Height | 12m | 12m | No Change. This is an appropriate height to facilitate a 3-4 storey structure. |

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| Urban Residential 2nd Density (UR2) | | | |
| Permitted uses | Accessory use duplex dwelling home occupation link dwelling semi-detached dwelling single detached dwelling | Added permitted uses: additional residential units multiple unit dwelling street townhouse dwelling townhouse dwelling | Added to permit a greater range of medium density housing types. Part of our HAF initiatives to reduce regulatory burdens. |
| Minimum lot area | all housing types: 450m ² | Single detached: 350m ² Semidetached/duplex/link dwelling: 200m ² townhouse and street townhouse: 165m ² multiple-unit dwelling: 100m ² /unit | Decreased minimum lot area to permit more compact and affordable housing types. Part of our HAF initiatives to reduce regulatory burdens. |
| Minimum lot frontage | single: 15m / 49ft semi-detached: 18m / 59ft | single: 11m / 36ft semi-detached: 7m / 23ft per unit Street townhouse: 5.5m / 18ft per unit Townhouse dwelling and multiple-unit dwelling: 20 m/65 ft per unit | Reduced frontage requirements to permit more compact and affordable housing types. Part of our HAF initiatives to reduce regulatory burdens. |
| Minimum front yard setback | 6m (20ft) | 4.5m (14.8 ft) to the habitable portion of the dwelling 6.0 (20ft) to an attached garage/driveway | Decreased minimum frontage while maintaining minimum 6m long driveway. Part of our HAF initiatives to reduce regulatory burdens. |
| Minimum side yard setback | Interior: 1.5m / 5ft Exterior: 6m / 20ft | Interior: 1.33 m / 4.36 ft Exterior: 5 m / 16.4 ft | Current regulations are unclear and overly complicated. Part of our HAF initiatives to reduce regulatory burdens and simplify zoning. |
| Minimum rear yard setback | 8m / 26ft | single/semi/street town/town: 7m / 23ft multiple-unit dwelling: 8m / 26ft | Small reduction in rear yard depths to support compact development. Part of our HAF initiatives to reduce regulatory burdens. |
| Minimum amenity area | 45m2 per dwelling unit | Every lot containing more than 4 units: 10m2 per dwelling unit | Current amenity area provisions are quite high and commonly amended, and are limited to outdoor amenity space. This represents a more reasonable regulation for amenity areas, which also recognizes common, indoor amenity spaces. |
| Maximum lot coverage | Main building: 35% Total all buildings: 38% | Main building: 45% Total all buildings: 55% | One of the most commonly approved variance requests. |
| Minimum floor area | range of 65m ² -90m ² | Regulation has been removed. | This has been removed to support construction of a wider range of housing options. This allows for smaller, more affordable units, and avoids duplication with Building Code. Part of our HAF initiatives to reduce regulatory burdens and promote intensification. |
| Maximum Height | 12m | Single/semi/townhouse: 12m Multi-unit dwelling: 13m | Small change to recognize multi-unit developments. Permits approximately 4 storeys to facilitate stacked towns and other multi-unit forms. |

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| Urban Residential 3rd Density | | | |
| Permitted uses | accessory use apartment dwelling multiple unit street townhouse dwelling townhouse dwelling | Added permitted uses: additional residential units live-work dwelling grouped housing | Added new "grouped housing" type to address condominium style developments. |
| Minimum lot area | Street townhouse: 250m ² apartment, multiple unit, stacked townhouse, back-to-back townhouse, 250m ² for each of the first 4 and 100m ² for each additional dwelling unit thereafter | Street townhouse: 124m ² multiple-dwelling: 90m ² /unit apartment dwelling: 90m ² /unit | Decreased minimum lot area to permit more compact and affordable housing types. Part of our HAF initiatives to reduce regulatory burdens. Also note that stacked and back to back towns have been simplified into multi-unit dwellings. |
| Minimum lot frontage | Townhouses/back to back/stacked townhouse, multi-unit dwelling: 30m / 98 ft street townhouse dwellings: 6m (20ft) | Street townhouse: 5.5m/unit Multiple unit dwelling: 25m apartment dwelling: 25m grouped housing: 25m | Reduced frontage requirements to permit more compact and affordable housing types. Part of our HAF initiatives to reduce regulatory burdens. |
| Minimum lot depth | 35m (115ft) | Remove | Removed, as other regulations will serve to built form on a lot - parking, rear yard setback, etc. Part of our HAF initiatives to reduce regulatory burdens. |
| Minimum front yard setback | 6m (except for some road classifications) | 4.5m (14.8 ft) to the habitable portion of the dwelling 6.0 (20ft) to an attached garage/driveway | Decreased minimum frontage while maintaining minimum 6m long driveway. Part of our HAF initiatives to reduce regulatory burdens. |
| Minimum side yard setback | Street townhouse/townhouse: Interior: 3m (10ft) Exterior 6m 20ft Apartment/Multiple unit: 10m/ 33 ft | Street townhouse/townhouse: interior: 2m, exterior 4.5m multiple-unit/apartment dwelling: interior 3m, exterior 4.5m Apartment dwelling: interior 3m | Current regulations are unclear and overly complicated. Part of our HAF initiatives to reduce regulatory burdens and simplify zoning. |
| Minimum rear yard setback | 8m / 26ft | Street townhouse/townhouse: 7m / 23ft Multiple-unit dwelling: 8m Apartment dwelling: 9m Grouped housing: 8m | Small reduction in rear yard depths to support compact development. Part of our HAF initiatives to reduce regulatory burdens. |
| Minimum floor area | Range from 40m ² for bachelor units to 85m ² for 3 bedroom units | Remove | This has been removed to support construction of a wider range of housing options. This allows for smaller, more affordable units, and avoids duplication with Building Code. Part of our HAF initiatives to reduce regulatory burdens and promote intensification. |

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| Maximum Height | 20m | street townhouse dwelling, townhouse dwelling, live-work dwelling: 12.0 m multiple-unit dwelling: 15.0 m apartment: 20.0 m grouped housing: 15.0 m | Small change to recognize multi-unit developments. Permits approximately 4 storeys to facilitate stacked towns and other multi-unit forms. |
| Minimum amenity area | 45m ² (484 ft ²) per dwelling unit | Every lot containing more than 4 units: 10m ² per dwelling unit | Current amenity area provisions are quite high and commonly amended, and are limited to outdoor amenity space. This represents a more reasonable regulation for amenity areas. |
| Maximum lot coverage | Townhouses/back to back/stacked townhouse, multi-unit dwelling: 50% for main building 53% for all buildings Apartments: 35% for main building 38% total | Main building: 45% Total all buildings: 55% | One of the most commonly approved variance requests. |