

Middlesex Centre Zoning Bylaw ZBA-1-2026 Summary of Proposed Amendments - [REVISED!](#)

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 / 2.5ft	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	1.2 m / 4.0 ft	Same as above.
Coverage for Residential Accessory Structures			
within Urban Residential and Community Residential Zones	50 m ² / 538 ft ² OR 3%, whichever is less	120 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	120 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	These are new provisions allowing for the establishment of on-farm diversified uses, which are currently only permitted through a zoning by-law amendment. Now, these uses are permitted as-of-right without the need for a planning application. These provisions were included 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.

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Additional Residential Units (ARU)			
Where are they permitted?	Permitted as of right in urban, serviced areas, but not permitted in un-serviced areas.	up to 3 additional residential units permitted on a lot on full servicing. Up to 2 additional residential units on partial/private services	Permitted in accordance with provincial policies and Housing Accelerator Fund.
How large can an additional residential unit be in serviced areas?		an ARU attached or within an existing house can be up to 85% of the existing house Size of an ARU in a separate structure on a lot will depend on what can be accommodated on the lot with applicable setbacks, and coverage up to 55% of the lot.	Regulations have been developed to provide extra flexibility in overall lot coverage for ARUs. Note that ARUs also require 1 parking spot for each unit.
How large can an additional residential unit be in an area with parcel or private servicing? i.e. municipal well and private septic, or both private well and private septic		an ARU attached or within an existing house just has to be smaller than the existing house. An ARU in a separate structure can be 75% of the existing house, to a maximum of 1300m2/120m2, and located within 30m of the existing house.	Regulations have been developed based on County policy, to balance the support for housing in the agricultural area with protection of agricultural land. Note that additional regulations apply.
Can I build a new house on my agricultural property and leave the existing house as an ARU?		Yes, provided your existing dwelling is less than 1500ft2/140m2 of ground floor area, you may be able to construct a new house up to a certain amount of square foot, and located close to the existing house.	Same as above. Note that additional regulations apply.

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Parking - Residential			
Single Detached/Semi-Detached	2 spaces per dwelling	2 spaces per dwelling	No Change.
Street Townhouse	1.5 spaces per dwelling	2 spaces per dwelling	Minor change to recognize that street townhouse developments do not have shared vehicle parking areas, and parking requirements are generally rounded up to the next whole number.
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 for any developments of 5 units or more	Added requirement for visitor parking to any developments of 5 units or more. Having adequate visitor parking helps to mitigate impacts to neighbourhoods.
Additional Residential Unit	N/A No existing regulations	1 space per additional residential unit, in addition to parking required for the principal dwelling. Parking for ARUs can be tandem (back to back) parking.	Note that the Ontario Regulation for ARUs requires that we accept tandem parking (i.e. back to back). Also note that the Ontario Regulation for ARUs prevents municipalities from requiring more than one parking spot per ARU.
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. These uses are now permitted as of right, where they previously required a zoning by-law amendment.
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. Also note that the amendment also includes dimensions for Type A and Type B barrier free spaces in accordance with the Accessibility for Ontarians with Disabilities Act.
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. This is to recognize the growing dependence on electric vehicles.

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Village Centre/Hamlet Commercial			
		<p>C1 (Village Commercial) zone updated to the Village Centre zone to reflect the Village Centre land use designation, to permit apartment units up to four stories, and remove certain automotive-related uses.</p> <p>New C4 zone applies to properties in the Hamlets previously zoned C1.</p>	Bringing forward provisions within Council-approved 2023 ZBA. This is to recognize the unique nature of our Village Centres, and also to encourage mixed -use developments, by allowing an additional storey to accommodate residential units above commercial storefronts.
Residential			
Urban Residential 1 (UR1)			
Permitted Uses	<p>accessory use</p> <p>home occupation</p> <p>single detached dwelling</p>	<p>Added permitted uses:</p> <p>semi-detached</p> <p>additional residential units</p> <p>street townhouse</p> <p>townhouse</p> <p>multi-unit dwelling</p>	Amended to permit greater flexibility in built forms.
Number of Units on a Lot	1	<p>4 units permitted on a lot:</p> <p>One principal dwelling and 3 additional residential units, OR</p> <p>a 4 unit dwelling</p>	Amended to permit 4 units as of right in accordance with the Housing Accelerator Fund.
Minimum lot area	Single detached: 450m ²	<p>single detached: 400m²</p> <p>Semi-detached: 200m²</p> <p>Street townhouse: 180m²</p> <p>Townhouse and multi-unit dwelling: 150m² per unit</p>	Decreased minimum lot area to permit more compact and affordable housing types. Part of our HAF initiatives to reduce regulatory burdens.
Minimum lot frontage	<p>single detached: 15m</p> <p>semi-detached: 18m (9m per unit)</p>	<p>single detached: 12m</p> <p>semi-detached: 7m/unit</p> <p>street townhouse: 6m/7m for end units</p> <p>townhouse and multi-unit dwelling: 15m</p>	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	<p>4.5m (14.8 ft) to the habitable portion of the dwelling</p> <p>6.0 (20ft) to an attached garage/driveway</p>	Decreased minimum front yards while maintaining minimum 6m long driveway. Part of our HAF initiatives to reduce regulatory burdens.

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Minimum side yard setback	Multiple - ranges from 1.5 and 2.5 to 6m for external side yards	Interior: 1.2m Exterior: 5m, or 6m if vehicle access is provided Additional side yard setbacks required for any dwellings over 9m in height/3 storeys	Current regulations are unclear and overly complicated. Part of our HAF initiatives to reduce regulatory burdens and simplify zoning. Additional side yard required for anything over 3 storeys in order to mitigate the potential for impacts of infill developments.
Minimum rear yard setback	8m / 26ft	7m 8m for multi-unit development	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: 40% Total all buildings: 45%	One of the most commonly approved variance requests. The increased lot coverage provides extra flexibility. Note that any lots containing an ARU can go up to 55% lot coverage.
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 additional uses to permit a greater range of medium density housing types, and removed/consolidated multi-unit forms of development to simplify the zoning bylaw. 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 semi-detached: 7m Street townhouse: 5.5m and 6.0m for end units Townhouse dwelling and multiple-unit dwelling: 15m	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: 1.2 m Exterior: 5 m Additional side yard setbacks required for any multi-unit dwellings over 9m in height/3 storeys	Current regulations are unclear and overly complicated. Part of our HAF initiatives to reduce regulatory burdens and simplify zoning. Additional side yard setbacks for multi-unit developments over 9m helps to mitigate potential impacts of infill developments on adjacent properties.
Minimum rear yard setback	8m / 26ft	single/semi/street town/town: 7m multiple-unit dwelling: 8m	Small reduction in rear yard depths to support compact development. Part of our HAF initiatives to reduce regulatory burdens.
Minimum amenity area	45m 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, which also recognizes common, indoor amenity spaces.
Minimum Landscaped Open Space	Currently only permitted in some site-specific zoning	25%	Incorporated this to help ensure sufficient greenspace within multi-unit developments.

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Maximum lot coverage	Main building: 35% Total all buildings: 38%	Main building: 40% Total all buildings: 45%	One of the most commonly approved variance requests. Note that any lot containing an additional residential unit can go up to 55% coverage.
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 grouped housing	Added new "grouped housing" type to address condominium style developments.
Minimum lot area	Street townhouse: 250m2 apartment, multiple unit, stacked townhouse, back-to-back townhouse, 250m2 for each of the first 4 and 100m2 for each additional dwelling unit thereafter	Street townhouse: 145m2 multiple-dwelling: 90m2/unit apartment dwelling: 90m2/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 and 6.0 for end units 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 regulate built form on a lot - parking, rear yard setback, etc. Part of our HAF initiatives to reduce regulatory burdens.
Minimum front yard setback	3m (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 Additional side yard setbacks required for any multi-unit dwellings over 9m in height/3 storeys	Current regulations are unclear and overly complicated. Part of our HAF initiatives to reduce regulatory burdens and simplify zoning. Additional side yard required for anything over 3 storeys in order to mitigate the potential for impacts of infill developments.
Minimum rear yard setback	8m / 26ft	Street townhouse/townhouse: 7m 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.

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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.
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: 40% Total all buildings: 45%	One of the most commonly approved variance requests.
Minimum Landscaped Open Space	Currently only permitted in some site-specific zoning	25%	Incorporated this to help ensure sufficient greenspace within multi-unit developments.