



## NOTICE OF PASSING

### With respect to an Application for Zoning By-law Amendment *Planning Act* section 34 (18)

File No: ZBA-01-2026  
Location: All lands in Middlesex Centre  
Date of Decision: February 11, 2026  
Date of Notice: February 12, 2026  
Last Date of Appeal: March 3, 2026

**TAKE NOTICE** that the Council of the Municipality of Middlesex Centre **PASSED** By-law 2026-007 under Section 34 of the *Planning Act*, being a By-law to amend the Middlesex Centre Comprehensive Zoning By-law 2005-005 in support of our Housing Accelerator Fund Action Plan, including additional amendments.

Council considered all written and oral submissions received on this application, the effect of which helped Council to make an informed decision. An explanation of the effect of the by-law is attached, and the full by-law can be reviewed by contacting the Municipality during regular business hours.

**AND TAKE NOTICE**, if eligible to appeal this decision, an appeal to the Ontario Land Tribunal in respect to this Zoning By-law Amendment may be made by filing a notice of appeal with the Municipal Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Middlesex Centre as the Approval Authority or by mail 10227 Ilderton Rd, Ilderton, ON, N0M 2A0, no later than 4:30 p.m. on the last date of appeal noted above. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. The appeal fee can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at [www.olt.gov.on.ca](http://www.olt.gov.on.ca). If the e-file portal is down, you can submit your appeal to [clerk@middlesexcentre.ca](mailto:clerk@middlesexcentre.ca).

**NO PERSON OR PUBLIC BODY** shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

**PLEASE NOTE** notwithstanding the above, subsection 34(19) of the Planning Act identifies the eligible persons that may appeal the decision to the Ontario Land Tribunal.

DATED at the Municipality of Middlesex Centre this 12<sup>th</sup> day of February, 2026.

Cc: Arnie Marsman, CBO (via email)  
Stephanie Bergman, Manager of Planning and Development (via email)

## EXPLANATORY NOTE

### PURPOSE AND EFFECT OF BY-LAW NUMBER 2026-007

This Zoning By-law Amendment ZBA-01-2026 applies to all lands within the Municipality of Middlesex Centre. The By-law amends the Municipality of Middlesex Centre Comprehensive Zoning By-law 2005-005, by making a number of changes in support of the Municipality's Housing Accelerator Fund Action Plan, as well as amendments in a number of other areas as summarized below. Please see the By-law attachment for more information.

#### Additional Residential Units

The amendment permits additional residential units in all areas of the Municipality, subject to regulations depending on current servicing and location either within or attached to an existing dwelling, or in a detached structure.

#### Accessory Building Provisions

Lot coverage and setback provisions have been revised for most zones. In most cases, the amendment allows for the construction of larger accessory structures such as garages.

#### Parking

Visitor parking requirements have been introduced for multi-unit developments of 5 units or more. Changes have been made to Barrier-Free Parking (Accessible Parking) to align with the Accessibility for Ontarians with Disabilities Act. Requirements for Electric Vehicle-Ready parking has also been introduced for new commercial and multi-unit residential uses.

#### Increased Flexibility/More Variety in Dwelling Types

The amendment introduces more permitted uses within the Urban Residential First Density (UR1), Urban Residential Second Density (UR2), and Urban Residential Third Density (UR3), and reduces lot area, frontage, and setback requirements to support more dense forms of development.

#### Agricultural

All properties zoned A2 (Restricted Agricultural) have been rezoned to A1 – Agricultural. The amendment also introduces a framework for On-Farm Diversified Uses, to permit these uses as-of-right.

#### Village Centre/Hamlet Commercial

The Village Commercial Zone is now titled the Village Centre Zone, supporting pedestrian-oriented, mixed use developments, and the commercial areas within the Hamlet Settlement Areas have been rezoned to the Hamlet Commercial (C4) zone.

Please see the By-law attached for more information.



**Municipality of Middlesex Centre**

**BYLAW NUMBER 2026-007**

**Being a by-law to amend the Middlesex Centre Comprehensive Zoning By-law 2005-005 with respect to the entire Municipality of Middlesex Centre.**

**WHEREAS** By-law 2005-005 is the Municipality’s Comprehensive Zoning By-law regulating the use of lands and;

**WHEREAS** the Council of the Municipality of Middlesex Centre deems it advisable to amend the Middlesex Centre Comprehensive Zoning By-law 2005-005;

**AND WHEREAS** this by-law is in conformity with the Middlesex Centre Official Plan;

**NOW THEREFORE BE IT RESOLVED THAT** the Council of the Municipality of Middlesex Centre enacts as follows:

**Mapping**

1. That Zoning By-law 2005-005 Map Schedule ‘A’ to the Middlesex Centre Comprehensive Zoning Bylaw 2005-005 is hereby amended by replacing those schedules attached as Schedule ‘A’ to this By-law.

**Administrative**

2. That Zoning By-law 2005-005 be amended by replacing all applicable occurrences of the term “Township” with “Municipality”.
3. That Zoning By-law 2005-005 be amended by replacing all applicable occurrences of his/her or other similar gender terms with “they”, “their”, “its” or other as appropriate.
4. That Section 1.0 Administration of Zoning By-law 2005-005 be amended by modifying the following subsections as follows, with strike-through text indicating a deletion, and bold text identifying an insertion:

**1.4 INTERPRETATION OF BY-LAW**

**(b) TEXT**

(iii) Unless the contrary intention specifically appears otherwise, words imparting the singular number of the masculine gender only, shall include more persons, parties, or things of the same kind than one, and ~~females as well as males of any gender~~, and the converse.

**(c) ~~GENDER, NUMBER, USE AND OCCUPY~~**

In this by-law, unless the contrary intention is indicated, words used in the singular shall include the plural and ~~words used in the male gender shall include the female gender and vice versa~~.

**(d) INTERPRETATION OF MEASUREMENTS**

**For the purposes of interpreting the provisions of this By-law, the metric units contained in this by-law are the only measurements to be used in determining compliance with this By-law. Imperial units provided in brackets are provided for convenience only and do not form part of this By-law.**

## 1.8 ADMINISTRATION

This By-law shall be administered by a person (or persons) designated from time to time by Council who shall be considered to be the Chief Building Official **of the Municipality of Middlesex Centre or by such employee of the Municipality of Middlesex Centre as designated by the Chief Building Officer.** ~~, the Manager of Community Development/Senior Planner or his/her delegate.~~

## 1.21 EFFECTIVE DATE

This By-law shall become effective from the date of its passing by Council and comes into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, c.P.13, or upon approval of the Ontario ~~Municipal Board~~ **Land Tribunal or equivalent body.**

### Definitions

5. That Section 2.0 Definitions of Zoning By-law 2005-005 be amended by adding, removing, or modifying the following subsections, in alphabetical order, and renumbering the sections as appropriate. Unless otherwise noted by strike-through (delete) and bold text (added) as in the above, the definition is removed in its entirety and replaced as follows:

**AGRICULTURAL USE, VALUE-ADDED** means any activity or process that is completed by the farm operator, which alters the original agricultural product or commodity grown on site and may be supplemented by off-farm inputs, and may include bagging, packaging, grain drying and milling, bio-product production, bundling, pre-cutting, cooking and baking and marketing activities.

**AGRI-TOURISM USE** means farm-related tourism uses that promote the enjoyment, education or activities related to the principal farm operation on a lot such as farm machinery and equipment exhibitions (on a temporary basis), farm tours, petting-zoos, hay rides and sleigh rides, processing demonstrations, pick-your-own produce operations, small-scale farm theme playgrounds and small-scale educational establishments that focus on farming instruction, and may include accessory small-scale vendors associated with the agri-tourism use.

**AMENITY AREA** means a space located indoors or outdoors for the passive enjoyment and active recreational needs of the residents where private yards may not be provided. Amenity Area includes, but is not limited to, outdoor patios, open landscaped areas, communal indoor and/or outdoor fitness spaces, communal indoor social spaces, swimming pools, outdoor rooftop decks, and other areas that can reasonably be used by residents for active or passive recreation, but does not include lobbies, common laundry areas, storage areas, hallways, parking areas, landscape strips, and loading spaces.

**APARTMENT BUILDING** means multiple dwelling units contained within a building, which have a common entrance from the outside, and may contain one or more permitted uses other than residential on the first floor.

**AREA OF OPERATION** means, in relation to an on-farm diversified use, all associated buildings, landscape areas, berms, well and septic systems, parking areas and dedicated laneways and shall exclude existing laneways and parking areas shared with the principal agricultural use on the same lot.

~~**BUILDING INSPECTOR** means an officer or employee of the Corporation charged with the duty of enforcing the provisions of the Building By-law under the Building Code Act, 1992, S.O. 1992r, c. 23.~~

**CANNABIS PRODUCTION FACILITY** means a premises for production of secondary products, processing, testing, destroying, packaging, and/or shipping of cannabis which is authorized by a license issued by and/or

registration/registered by the Federal Minister of Health, pursuant to the Cannabis Act (Canada) and its regulations, as amended, or any successors thereto.

CHIEF BUILDING OFFICIAL means the officer or employee of the Municipality appointed by Council as the Chief Building Official charged with the duty of enforcing the provisions of the Building Code Act, 1992, S. O. 1992, c. 23.

DECK means an attached or freestanding platform or area not covered by a roof or structure, which is made of wood, concrete, or other similar material, and which is accessed directly from grade, and which may also be accessed from the associated building.

DWELLING means a building, containing one or more dwelling units, used or intended to be used for human habitation but does not include a travel trailer, camping trailer, truck camper, bus camper, motor home, or tent.

DWELLING UNIT means a suite of one or more habitable rooms used or intended to be used by one or more persons living together as one household, in which food preparation and sanitary facilities are provided for the exclusive use of the household, and to which an independent entrance is provided from outside the building or from a common hallway, vestibule, or stairway.

- (a) ADDITIONAL RESIDENTIAL UNIT means a self-contained dwelling unit that is subordinate in scale and function to the principal dwelling.
- (b) APARTMENT DWELLING UNIT means dwelling units contained within an Apartment Building.
- (c) BACHELOR UNIT means a dwelling unit within an Apartment Building or Multiple Unit Dwelling, or any other building type, wherein the living area includes the area for sleeping arrangements and no separate bedroom is provided.
- ~~(d) CONVERTED DWELLING means a dwelling originally designed as a single unit dwelling which because of its size or design is or is capable of being converted by partition and the addition of sanitary facilities and kitchen facilities into no more than two dwelling units.~~
- (e) DUPLEX DWELLING means one of two dwelling units contained within a building divided horizontally into two separate units, where each unit has an independent entrance directly from the outside or through a common vestibule.
- (f) GROUPED HOUSING means two or more separate dwelling located on the same lot and is not considered to be a street townhouse dwelling, semi-detached dwelling, or another dwelling with an additional residential unit for the purpose of this By-law.
- ~~(g) LINK DWELLING means one of two dwelling units attached vertically by a below-grade common wall, each of which has an independent entrance directly from the outside.~~
- (h) MULTIPLE UNIT DWELLING means a dwelling unit within a building divided into two or more dwelling units, where each unit has an independent entrance directly from the outside or through common vestibules, but excludes any other dwelling as may be defined herein. A single detached dwelling, semi-detached dwelling, or street townhouse dwelling with any number of additional residential units is not considered a multiple unit dwelling.
- (i) PRINCIPAL DWELLING means a single detached dwelling, semi-detached dwelling or street townhouse dwelling that serves as the principal residential use on a lot in both scale and function.

- (j) SEMI-DETACHED DWELLING means two dwelling units attached by a common wall, each of which has an independent entrance directly from outside.
- (k) SINGLE DETACHED DWELLING means a separate dwelling containing one **principal dwelling**.
- (l) TOWNHOUSE DWELLING means a dwelling that is divided vertically into three or more dwelling units, each of which has a separate entrance at grade, and so located on a lot that the individual units are not required to have legal frontage on a public road.
- (m) TOWNHOUSE DWELLING, STREET means a minimum of three dwelling units attached by a common wall and each of which shall have frontage on a public street and held in fee simple.

FARM MICRO-BREWERY, CIDERY or WINERY means premises used on a farm for the making of beers, spirits, ciders and wines from grains, hops, crops, and/or fruit grown primarily as part of the principal agricultural use and may include an accessory tasting and hospital area and commercial patio, and retail sales of the products produced on-site.

FARM PRODUCE OUTLET means a use accessory to an agricultural use which consists of the retail sale of agricultural products raised, grown, or processed by the property owner or an agricultural operation conducted on the farm.

FARM WEDDLING VENUE means a lot, building or structure or part thereof in an agricultural area used for weddings, bridal showers, or other parties/celebrations associated with weddings or civil unions.

FENCE means a wall (other than the wall of a building), gate, or other barrier constructed of wood, masonry, metal, or combination thereof. ~~which is continuous throughout its entire length where required, save and except where access and lines of sight are required for safety purposes.~~

~~FILL LINE means a line delineating that area of a watershed, which is subject to the fill, construction and alteration to waterways regulations of the appropriate Conservation Authority.~~

~~FLOOD, REGULATORY means the approved standard used to define the limit of the flood plain for the regulatory purposes.~~

~~FLOOD, 100-YEAR means that flood based on analysis of precipitation, snow melt or a combination thereof, having a return period of 100 years on average, or having a 1% chance of occurring or being exceeded in a given year.~~

FLOOR AREA, GROUND means the sum of the area of the first floor of a building above grade, measured from the outside of all exterior walls exclusive of any enclosed parking area, carport, porch, veranda or sunroom (unless such sunroom is habitable all seasons of the year).

GARDEN SUITE means one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable and temporary.

GROUND-MOUNTED SOLAR FACILITY means premises which provides for the collection, storage, and distribution of solar energy for space heating or cooling, electrical generation, or water heating, where the facility is mounted on the ground, and not roof-mounted.

HOME INDUSTRY means a use ancillary to a residential use that is operated for gain or profit that may include uses such as a carpentry shop, machine shop, welding shop, repair shop for appliances and vehicles, electrical, plumbing and

building contractor shops, but shall not include heavy equipment rental, sales, or service.

LIVESTOCK means farm animals kept **as pets or** for use for propagation or intended for profit, and includes, but is not limited to the following: dairy and beef cattle, horses, swine, sheep, laying hens, chicken and turkey broilers, turkeys, geese, goats, ducks, mink, deer, elk and rabbits.

LOT means a parcel or tract of land which:

- (a) Is the whole of a lot on a registered plan of subdivision, so long as such registered plan is not deemed, pursuant to the Planning Act, not to be a registered plan of subdivision; or
- (b) Is all of the land held or owned under distinct and separate ownership from the ownership of the fee or equity of redemption in abutting land; or
- (c) The description of which is the same as in a deed or transfer which has been given consent pursuant to the Planning Act; or
- (d) Is the whole remnant remaining to an owner or owners after a conveyance made with consent pursuant to the Planning Act; or
- (e) Is a vacant land condominium unit on a registered vacant land condominium plan; and

For the purposes of this definition, no parcel or tract of land ceases to be a lot by reason only of the fact that a part or parts of it has or had been conveyed to or acquired by the Municipality, His Majesty in Right of Ontario, or His Majesty in Right of Canada.

MICRO-BREWERY means a building or part thereof used for the small-scale production of beverages, and which may also include an accessory tasting and hospitality area, and retail sales of the products produced on-site.

MUSEUM means a premises for the preservation of a collection of any combination of paintings, other works of art, objects of natural history, mechanical, scientific or philosophical inventions, instruments, models or designs.

ON-FARM DIVERSIFIED USE means a type of use that is secondary to a principal agricultural use on the same lot and is limited in area and may include but are not limited to agri-tourism uses; bed and breakfast establishments; farm micro-brewery, cidery or winery; farm produce outlet; home industry; ground-mounted solar facility; on-farm shop or café; studio; or value-added agricultural uses. An on-farm diversified use shall not include large-scale recurring events, institutional uses, and large-scale recreational facilities.

ON-FARM SHOP OR CAFÉ means a small-scale café or shop that is an on-farm diversified use and may include the sale of antiques and a tack shop, that is accessory to the permitted agricultural uses on the lot and shall primarily include the sale of value-added products produced by the farm.

~~OUTDOOR AMENITY AREA means a contiguous space outside, behind, and immediately adjacent and accessible to a dwelling or dwelling unit and situated on the same lot therewith, designed, used, or intended to be used for the passive enjoyment and active recreational needs of the occupants.~~

PARKING SPACE, DESIGNATED ELECTRIC VEHICLE means a parking space designed and constructed to be electric vehicle ready, allowing for the future installation of electronic vehicle supply equipment that conforms to Section 86 of the Electrical Safety Code, as amended.

PARKING SPACE, VISITOR means a parking space designated and intended for the exclusive use of visitors to a dwelling.

~~REGULATORY FLOOD means the standard used by the conservation authority having jurisdiction in a particular watershed to define the limit of the flood plain for regulatory purposes.~~

SENSITIVE LAND USE means buildings or outdoor spaces where routine or normal activities occurring at reasonably expected times would be subjected to one or more adverse effects from contaminant discharges, fumes, odours, vibrations, noise, or air pollutants generated by a nearby facility. Sensitive land uses may be part of the natural or built environment and may include but are not limited to residences, child care centres, day nurseries, places of worship, education and health facilities, community uses, parks and playgrounds.

~~STORE, DEPARTMENT means a building or part thereof, consisting of a minimum of gross floor area of 1,500 m<sup>2</sup> (16,146 ft<sup>2</sup>) used for the retail sale of a wide variety of goods, wares, merchandise, and services displayed which may be offered on a departmentalized basis, but shall not include a building supply establishment or a bulk storage and sales establishment as defined.~~

TOURIST INFORMATION CENTRE means premises used for the dispensing of promotional information, including virtual information kiosks, or providing of information to the traveling public.

6. That Section 3.1 “Establishment of Zones” be amended in accordance with the following, where strike-through text indicates a deletion, and bold text identifying an insertion:

<b>ZONE CATEGORY</b>	<b>SYMBOL</b>
<u>AGRICULTURAL</u>	
General Agricultural	A1
<del>Restricted Agricultural</del>	<del>A2</del>
Agricultural-No Residences	A3
<u>RESIDENTIAL</u>	
Urban Residential First Density	UR1
Urban Residential Second Density	UR2
Urban Residential Third Density	UR3
Community Residential First Density	CR1
Community Residential Second Density	CR2
Hamlet Residential First Density	HR1
Surplus Residence	SR
<u>COMMERCIAL</u>	
<del>Village Commercial</del> <b>Centre</b>	C1
Highway Commercial	C2
Office Park Commercial	C3
<b>Hamlet Commercial</b>	<b>C4</b>

7. That Section 3.7 Holding Symbol subsection (b) Specific Provisions be amended as follows:

(iii) (h-3)

The precondition for the removal of the ‘(h-3)’ holding symbol shall be that a Noise Impact Analysis be prepared by a qualified professional in association with the site plan approval process for any proposed development on the lands to which the holding symbol applies and that any recommendations for noise mitigation arising from the Noise Impact Analysis have been incorporated into

the site plan such that the proposed development will meet the ~~Ministry of Environment (MOE)~~ **Provincial** noise criteria.

## **General Provisions**

8. That Section 4 General Provisions, subsection 4.1 Accessory Uses be amended as follows:

### (a) PERMITTED IN ALL ZONES

(iv) shall be erected closer than the lesser of **0.75 metres (2.5 feet)** ~~4.5 metres (4.9 ft)~~ or the minimum interior side yard setback required for the main use on the lot, to an interior side lot line in any Residential or Agricultural Zone, except that a common semi-detached private garage may be centered on a mutual interior side lot line.

(v) shall be erected closer than **1.2 metres (3.9ft)** ~~4.5 metres (4.9ft)~~ to a rear lot line in any Residential or Agricultural Zone;

### (b) LOT COVERAGE AND GROSS FLOOR AREA

(i) shall exceed the lesser of ~~50~~ **120.0m<sup>2</sup> (538-1,292 ft<sup>2</sup>)** of gross floor area or ~~three~~ **ten percent (3% 10%)** lot coverage on the lot, **up to the total lot coverage permitted by the underlying zone** in any Urban Residential, **Hamlet Residential**, or Community Residential Zone;

~~(ii) shall exceed the lesser of 60m<sup>2</sup> (645 ft<sup>2</sup>) of gross floor area or three percent (3%) lot coverage in any Hamlet Residential Zone;~~

**(ii)** shall exceed the lesser of ~~three percent (3%)~~ **ten percent (10%)** of the lot coverage or 165.0m<sup>2</sup> (1,776 ft<sup>2</sup>) in any Surplus Residential Zone.

(ii) shall exceed the lesser of three percent (3%) lot coverage in any Agricultural or ~~Restricted Agricultural~~ Zone or the following, whichever is less, **up to the total lot coverage permitted by the underlying zone:**

- ~~• 55m<sup>2</sup> (592 ft<sup>2</sup>) of gross floor area for accessory buildings located on a lot with an area less than 2,000m<sup>2</sup> (0.50 ac)~~
- **120 m<sup>2</sup> (1,292 ft<sup>2</sup>)** of gross floor area for accessory buildings located on a lot with an area less than 5,000m<sup>2</sup> (1.25 ac);
- 165.0m<sup>2</sup> (1,776ft<sup>2</sup>) of gross floor area for accessory buildings located on a lot with an area greater than 5,000m<sup>2</sup> (1.25 ac).

### (c) HEIGHT

(ii) shall exceed ~~6.0 metres (19.6 ft)~~ **7.0 metres (23 ft)** in height in any Hamlet Residential or **Surplus Residential Zone**.

~~(iii) shall exceed 6.5 metres (21.3 ft) in height in any Agricultural, Restricted Agricultural, or Surplus Residence Zone.~~

(iii) in all other zones, shall exceed the maximum height permitted in the applicable zone.

9. That Section 4 General Provisions be amended by adding the following subsection 4.2 and renumbering all subsequent sections as appropriate:

### 4.2 ADDITIONAL RESIDENTIAL UNITS

(a) additional residential units shall be permitted on a lot with a principal dwelling in an area serviced by both a public water system and public sanitary services subject to the following:

(i) a maximum of three (3) additional residential units shall be permitted per lot.

(ii) a maximum of two (2) additional residential units shall be permitted within an accessory structure.

(iii) each additional residential unit shall have one additional parking space provided in addition to the minimum number of parking spaces for the principal dwelling on the lot in accordance with this By-law, which may be configured as a tandem parking space.

(iv) notwithstanding any other provision of this By-law, maximum lot coverage for lots containing an additional residential unit(s) within or attached to a principal dwelling, or within a detached accessory structure, shall not exceed 55% lot coverage for all buildings and structures on the lot.

(v) additional residential units within or attached to a principal dwelling shall not exceed 85% of the gross floor area of the principal dwelling.

(v) notwithstanding Section 4.1 of this by-law, an accessory structure containing an additional residential unit shall comply with the following:

1. minimum interior side yard setback: 1.2m (4.0 ft)
2. minimum exterior side yard setback: same as base zone
3. minimum rear yard setback: 1.2m (4.0 ft)
4. shall be setback at least 2.0m (6.5 ft) from another building or structure which contains a residential unit
5. maximum height: 7.0m (23.0 ft)
6. shall not be located within a front or exterior side yard
7. Shall have a 1.5m (4.9 ft) access from a pathway and/or driveway to a street that is unobstructed.

(b) additional Residential Units shall be permitted on a lot with a principal dwelling in an area that is not fully serviced with both public water and public wastewater services subject to the following:

(i) a maximum of two additional residential units shall be permitted per lot.

(ii) a maximum of one additional residential unit may be permitted in an accessory structure.

(iii) each additional residential unit shall have one additional parking space provided in addition to the minimum number of parking spaces for the principal dwelling on the lot in accordance with this By-Law. Notwithstanding anything to the contrary within this By-law, parking spaces for additional residential units may be configured as a tandem parking space.

(iv) Notwithstanding Accessory Use regulations in Section 4.1 of this By-law, an accessory structure containing an additional residential unit shall comply with the following:

1. where the principal dwelling has a ground floor area of 140m<sup>2</sup> (1,500 ft<sup>2</sup>) or less, the additional residential unit shall not exceed 75% of the gross floor area of the principal dwelling;
2. where the principal dwelling has a ground floor area of greater than 140m<sup>2</sup> (1,500 ft<sup>2</sup>), the additional residential unit shall not exceed 75% of the gross floor area of the principal dwelling, to a maximum of 120m<sup>2</sup> (1,292 ft<sup>2</sup>), whichever is less;

3. total lot coverage for all buildings and structures, including detached additional residential units shall be in accordance with the underlying zone regulations;
4. shall be located a maximum of 30m (98 ft) from the principal dwelling, measured at the closest point of each building;
5. maximum height: 7.0m (23 ft);
6. shall not be located within the front or exterior side yard;
7. shall have a 1.5m (4.9ft) access from a pathway and/or driveway to a street that is unobstructed;
8. The access from the public road shall be shared between the principal dwelling and additional residential unit;
9. shall comply with MDS I;
10. a well and septic evaluation from a qualified professional shall be required to demonstrate that the proposed on-site water supply and septic systems are adequate to service the additional residential unit, to the satisfaction of the Municipality. This may include a Nitrate Study in accordance with provincial guidelines, including Procedure D-5-4 or equivalent, at the discretion of the Municipality in areas with a high concentration of existing septic systems;
11. the conversion of a principal dwelling on a lot to an additional residential unit as a means to construct a larger dwelling on the lot is permitted, subject to the following:
  - a. The existing dwelling shall have a Ground Floor Area not exceeding 140m<sup>2</sup> (1,500 ft<sup>2</sup>) at the time of application for a permit under the Building Code Act.
  - b. A new principal dwelling may be constructed on the same lot, provided that its Gross Floor Area does not exceed 200 percent of the Ground Floor Area of the existing dwelling to be converted to an additional residential unit.
  - c. The proposal shall demonstrate that the existing dwelling is capable of being converted to an additional residential unit in compliance with the Building Code, Fire Code and all other Provincial, County, and Municipal standards.

10. That Section 4 General Provisions be amended by adding the following subsection 4.3 and renumbering all subsequent sections as appropriate:

#### 4.3 CANNABIS PRODUCTION FACILITY

A cannabis production facility shall be setback a minimum of 150.0m from a sensitive land use or any Residential Zone, Institutional Zone, or Parks and Recreation Zone.

11. That Section 4 General Provisions be amended by adding the following subsection 4.10 and renumbering all subsequent sections as appropriate:

#### 4.10 GARDEN SUITES

A garden suite may only be permitted as an accessory use in conjunction with a single detached dwelling by way of a temporary use by-law pursuant to Section 39 of the Planning Act, and in accordance with the following provisions:

- (a) A garden suite may only be established for a maximum duration of 20 years, calculated from the date of issuance of a building permit.
  - (b) A maximum of one garden suite, established in accordance with the provisions of section 4.1, may be permitted on a lot.
  - (c) A garden suite shall be located on the same lot as a principal single detached dwelling.
  - (d) A garden suite shall not be permitted where a detached additional residential unit exists on the lot.
  - (e) A garden suite shall only be permitted on a lot which has frontage on an improved public street.
  - (f) Services shall be shared with the Principal dwelling on the lot.
  - (g) Parking shall be provided in accordance with the provisions of this By-law.
12. That Section 4 General Provisions, existing subsection 4.10 Home Occupation be amended by deleting the first paragraph and replacing with the following:
- “Where permitted by this By-law, a home occupation shall be in accordance with the following provisions:”
13. That Section 4 General Provisions, existing subsection 4.16 Minimum Setbacks from Provincial Highways, County Roads, and Municipal Concession Roads be amended as follows:
- Notwithstanding the provisions above, lands located within the Urban Areas represented as ~~Schedules A-1 to A-11 of the Official Plan~~ **Schedule A, Maps U-1 through U-12 to this By-law** shall be exempt from the above County Road Setbacks.
14. That Section 4 General Provisions be amended by adding the following subsection 4.27 and renumbering all subsequent sections as appropriate:
- 4.27 ON-FARM DIVERSIFIED USE**
- Where permitted by this By-law, an on-farm diversified use shall be in accordance with the following provisions:
- (a) The on-farm diversified use is located on the same lot accessory to an agricultural use.
  - (b) The Area of Operation for an on-farm diversified use shall not exceed a combined area of 1.0 ha (10,000m<sup>2</sup>) or 2% of the lot area on which the use is proposed, whichever is less.
    - (i) The maximum gross floor area of all buildings and structure shall be 20% of the Area of Operation provided no single building or structure shall have a gross floor area of greater than 500.0m<sup>2</sup>.
    - (ii) In calculating the Area of Operation, where an on-farm diversified use uses an existing access laneway or parking area, the area of the laneway or parking area shall not be included.
    - (iii) Lands used for agriculture and simultaneously used as part of the agri-tourism use shall not be included in the calculation of the area of operation in accordance with section 4.27 (b).
    - (iv) The total enclosed floor area of building or structure devoted to retail sales shall not exceed 50% of the floor area of all buildings or structures used in

conjunction with the on-farm diversified use. This provision shall not apply to a farm produce outlet.

- (c) An on-farm diversified use shall be subject to Minimum Distance Separation (MDS) I Formulae where an on-farm diversified use includes an agri-tourism use, on-farm shop or café, food service use, or provides overnight accommodation.

15. That Section 4 General Provisions be amended by deleting existing subsection 4.24 (b) Minimum Parking Space Requirements and replacing with the following:

(b) Minimum Parking Space Requirements

The following regulations shall apply to all land uses within the Municipal with respect to the minimum parking space requirements.

Note: All area measurements are of Gross Floor Area, unless otherwise noted.

TYPE OF USE	MINIMUM PARKING SPACE REQUIREMENT
<b>RESIDENTIAL</b>	
single detached dwelling semi-detached dwelling duplex dwelling street townhouse dwelling	2 spaces per unit
apartment dwelling multiple unit dwelling townhouse dwelling	1.5 spaces per unit  For developments consisting of five (5) or more dwelling units, visitor parking spaces shall be provided at a minimum rate of 0.15 spaces per unit.
garden suite	1 space per unit in addition to the parking required for the principal dwelling
additional residential unit	1 space per additional residential unit, in addition to the parking required for the principal dwelling
any residential use permitted by this By-law but not specifically mentioned elsewhere in this Clause	1 space per unit
<b>COMMERCIAL</b>	
animal clinic	1 space per 30 m <sup>2</sup>
bed and breakfast establishment	1 space per guest room in addition to the required residential spaces
boarding house, rooming house or tourist house	1 space for every 3 rooms offered for rent
building supply establishment	1 space per 30 m <sup>2</sup> of retail space and 1 space per 200 m <sup>2</sup> of warehouse space
car wash	2 spaces per car wash, plus stacking spaces as may be required for this use in accordance with Section 4.28(n) of this By-law
club, private	1 space per 7 seats or 1 space per 35 m <sup>2</sup> , whichever is greater

<b>TYPE OF USE</b>	<b>MINIMUM PARKING SPACE REQUIREMENT</b>
day nursery	1 space per 40 m <sup>2</sup>
financial institution	1 space per 30 m <sup>2</sup>
flea market	1 space per 20 m <sup>2</sup>
garage, public	6 spaces per bay
garden centre	1 space per 30 m <sup>2</sup>
gas bar	1 space per 10 m <sup>2</sup>
hotel or motel	1.25 spaces per guest room
market garden	1 space per 20 m <sup>2</sup>
motor vehicle sales establishment	1 space per 30 m <sup>2</sup>
motor vehicle service establishment	6 spaces per bay
nursery	1 space per 30 m <sup>2</sup>
office, general or professional	1 space per 40 m <sup>2</sup>
personal service establishment	1 space per 20 m <sup>2</sup>
place of entertainment or recreation	1 space per 7 seats or 1 space per 35 m <sup>2</sup> , whichever is greater
restaurant	1 space per 10 m <sup>2</sup>
restaurant, drive-thru or take-out	1 space per 10 m <sup>2</sup>
service shop	1 space per 30 m <sup>2</sup>
store, convenience	1 space per 25 m <sup>2</sup>
store, retail	1 space per 25 m <sup>2</sup>
tavern	1 space per 10 m <sup>2</sup>
any commercial use permitted by this By-law but not specifically mentioned elsewhere in this Clause	1 space per 30 m <sup>2</sup>
<b>INDUSTRIAL</b>	
abattoir	1 space per 100 m <sup>2</sup>
animal hospital	1 space per 40 m <sup>2</sup>
bulk sales establishment	1 space per 30 m <sup>2</sup> of retail space and 1 space per 200 m <sup>2</sup> of warehouse space
contractor's yard or shop	1 space per 100 m <sup>2</sup>
industrial use, general industrial use, light	1 space per 100 m <sup>2</sup>
machine shop	1 space per 30 m <sup>2</sup>
truck terminal	1 space per 100 m <sup>2</sup>
warehouse	1 space per 200 m <sup>2</sup>
any industrial use permitted by this By-law but not specifically mentioned elsewhere in this Clause	1 space per 30 m <sup>2</sup> of gross floor area
<b>INSTITUTIONAL</b>	
arena	1 space per 7 seats or 1 space per 35 m <sup>2</sup> , whichever is greater
cemetery	1 space per 30 m <sup>2</sup> of accessory office space
clinic	1 space per 30 m <sup>2</sup>
community centre	1 space per 7 seats or 1 space per 35 m <sup>2</sup> , whichever is greater
funeral home	1 space per 20 seats or 1 space per 20 m <sup>2</sup> , whichever is greater
institutional use	1 space per 30 m <sup>2</sup>
library	1 space per 40 m <sup>2</sup>
nursing home	1 space per 2.5 beds

<b>TYPE OF USE</b>	<b>MINIMUM PARKING SPACE REQUIREMENT</b>
place of worship	1 space per 5 seats or 1 space per 20 m <sup>2</sup> , whichever is greater
retirement home	1 space per 2.5 beds
school, elementary (public or private)	3 spaces + 2 space per classroom
school, secondary (public or private)	3 spaces per classroom
any institutional use permitted by this By-law but not specifically mentioned elsewhere in this Clause	1 space per 30 m <sup>2</sup>

<b>AGRICULTURAL</b>	
Agri-Tourism	1 space per 40 m <sup>2</sup> of gross floor area dedicated to any building or structure accessory to the agri-tourism use
Farm Produce Outlet	1 space per 25 m <sup>2</sup>
On Farm Shop or Café	1 space per 25 m <sup>2</sup>
Other On-farm Diversified Uses	1 space per 40 m <sup>2</sup>
Value-Added Agricultural Uses	1 space per 40 m <sup>2</sup> of gross floor area dedicated to any building or structure accessory to the value added agricultural use
<b>OTHER</b>	
golf course	8 spaces per tee for a golf course and 1.5 spaces per tee for mini-putt and/or driving range
any other non-residential use permitted by this By-law but not specifically mentioned elsewhere in this Clause	1 space per 30 m <sup>2</sup> of gross floor area

16. That Section 4 General Provisions be amended by deleting existing subsection 4.24 (d) Calculation of Barrier Free Parking Requirements and (e) Dimensions of Parking Spaces and replacing with the following:

d) Calculation of Barrier-Free Parking Requirements

(i) A barrier-free parking space shall be included in the calculation of the total parking space requirements of Clause (b).

(ii) Despite Clause (d) (i), barrier-free parking spaces shall not be required in the UR1 or UR2 zones and shall not be required for additional residential units.

(iii) Where more than one use listed in Clause (b) is proposed on a lot, the number and type of barrier-free parking spaces shall be calculated based on the number of parking spaces required for each use.

(iv) The minimum dimensions of a barrier-free parking space shall be provided in accordance with the following:

Minimum Dimension	Type A Space	Type B Space
Minimum Width (m)	3.4	2.4
Minimum Length (m)	5.5	5.5
Minimum Access Aisle Width (m)	2.0	2.0
Minimum Access Aisle Length (m)	5.5	5.5

(v) The minimum number of barrier-free parking spaces shall be in accordance with the following:

Total Required Spaces	Number of Required Barrier-Free Spaces
12 or less	1
13 – 100	4% of total required parking spaces
101 – 200	3% of total required parking spaces
201 – 1,000	2% of total required parking spaces
Over 1,000	1, plus 1% of total required parking spaces

(vi) where an even number of barrier-free parking spaces are required, an equal number of Type A and Type B barrier-free parking spaces shall be provided.

(vii) where an odd number of barrier-free parking spaces are required, the number of barrier-free parking spaces must be divided equally between Type A and Type B barrier-free parking spaces, with the remainder provided as a Type B barrier-free parking space.

(e) Dimensions of Parking Spaces

(i) a parking space required hereby shall have minimum rectangular dimensions of 2.7 metres (8.9 ft) by 5.5 metres (18 ft).

17. That Section 4 General Provisions be amended by revising the existing subsection 4.24 (g) Yard Where Permitted as follows:

(g) YARD WHERE PERMITTED

In any Residential Zone, a driveway shall not exceed ~~fifteen (15%)~~ **ten percent (10%)** of the total area of the lot.

Except as otherwise provided herein, uncovered surface parking areas and driveways shall be permitted in any part of any yard, provided that any part of a parking area located within a required yard shall be separated from any lot lines adjacent to such required yard by a planning strip not less than 1.0 metre (3.3 ft) in width. **Where a 0.0m/no side yard setback applies, including street townhouses or similar, no planting strip is required.**

18. That Section 4 General Provisions be amended by deleting the existing subsection 4.24 (i) Access to Parking Areas and Spaces paragraph (i) and replacing it with the following, with subsequent paragraphs renumbered as applicable:

(i) ACCESS TO PARKING AREAS AND SPACES/DRIVEWAYS

(i) access to parking areas shall be provided from an improved street by means of one or more unobstructed driveways not exceeding:

- for single detached, semi-detached, and street townhouse dwellings, driveways shall not exceed sixty percent (60%) of the total lot frontage measured at the widest point of the driveway parallel to the street line
- 12.0m (39ft) in width for any other driveway, measured at the street line, provided that no lot shall have more than two driveways for the first 30.0m of street line thereof plus one driveway for each additional 30.0m (98.7 ft) of street line

(ii) the portion of a driveway located within the Municipal right of way shall be in accordance with the Municipality's Infrastructure Design Standards or equivalent.

19. That Section 4 General Provisions be amended by revising existing subsection 4.24 (l) Cash-in-lieu of Parking as follows:

(i) that the area to which this subsection applies is in accordance with Schedule A, ~~Map U-7~~ **Maps U-1 through U-12** of this By-law;

(ii) that the Council **or their delegate** has entered into an agreement in accordance with the Municipality of Middlesex Centre Cash-in-Lieu of Parking By-law, as amended; and

(iii) such agreement shall be registered on title of the lands to which the parking exemption applies.

20. That Section 4 General Provisions be amended by revising the table in existing subsection 4.24 (n) Drive-Through Facilities paragraph (i) as follows:

Use	Number of Required Queuing Spaces
<b>automated car wash</b>	<b>6</b>
financial institution or ATM machine	4 before or at each window/machine
restaurant (no order board)	4 before or at first window
restaurant (with order board)	5 before or at order board and 4 between the order board and the first window
all other drive-thru uses	4 before or at each window

21. That Section 4 General Provisions be amended by adding the following as a new subsection 4.28 (o) Electric Vehicle Parking as follows:

(o) Electric Vehicle Parking

(i) For new residential uses in the C1 or UR3 zones consisting of over 10 dwelling units, a minimum of 20% of the total required parking spaces shall be designated electric vehicle parking spaces.

(ii) For any non-residential use in the C1 zone, a minimum of 10% of required parking spaces shall be provided as designated electric vehicle parking spaces.

(iii) If the calculation of required designed electric vehicle parking spaces results in a fraction, the applicable requirement shall be rounded down to the next whole number.

(iv) All required designed electric vehicle parking spaces shall be clearly defined and demarcated.

(v) The requirements of subsections i) through iv) shall only be required for buildings or portions of buildings that were not existing on the date of passing of this By-law.

(vi) A minimum of one required barrier-free parking space shall also be included and counted as a designed electric vehicle parking space.

22. That Section 4 General Provisions be amended by deleting items (c) (department stores) and (d) (war games) from existing subsection 4.25 Prohibited Uses.
23. That Section 4 General Provisions be amended by modifying the existing subsection 4.27 Sight Visibility Triangles as follows:

Sight Visibility Triangles

(a) Notwithstanding any other provision of this By-law and with the exception of the Village ~~Centre Commercial (C1)~~ **or Hamlet Commercial (C4)** Zones, no building, structure, fence or sign shall be erected and no shrubs or foliage shall be planted in such a manner as to impede vision between a height of 0.6 metres (2.0 ft) and 3.0 metres (9.8 ft) above the centreline grade of intersecting streets in the triangular area bounded by the street lines of the corner lot and a line from the points along the said street lines in accordance with the following:

STREET LINE MEASUREMENT	ROAD CLASSIFICATION
15.0 metres (49.2 ft)	Provincial or County
10.0 metres (32.8 ft)	<del>Township</del> <b>Municipal- Collector Road</b>
<b>6.0 metres (19.7 ft)</b>	<b>Municipal – Local Road</b>

24. That Section 4 General Provisions be amended by amending the existing subsection 4.28 Swimming Pools as follows:

(f) water circulating or treatment equipment, including but not necessarily limited to pumps or filters related to a swimming pool, must be located a minimum of ~~1.5 metres (4.9 ft)~~ **0.6 metres (2 ft)** from an interior side or rear lot line, **and no closer than 2.0 metres (6.6 ft) from a main building.**

25. That Section 4 General Provisions be amended by modifying the existing subsection 4.30 Yard Encroachments and Obstructions as follows:

(vi) stoops, sun decks, balconies, ~~open-roofed~~ **unenclosed** porches and verandas, balconies on top of porches or verandas, uncovered terraces and exterior steps providing access between finished grade and either the basement or the first storey of a building, where such structures project not more than 1.5 metres (4.9 ft) into any required front yard, exterior side yard, or rear yard, and which do not project into any required sight visibility triangle;

(vii) central air conditioning or heat pump units, provided that such unit is located within 3.0 metres (9.8 ft) of the main building in a front yard or an exterior side yard, or a minimum of ~~1.2 metres (3.9 ft)~~ **0.6 metres (2 ft)** from an interior side yard or rear lot line.

**Agricultural Zones**

26. That Section 5.0 Agricultural (A1) Zone be amended by adding or modifying the following subsections:

### 5.1.1. PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Agricultural (A1) Zone except for the following purposes:

- accessory use
- **additional residential units**
- agricultural use
- ~~bed and breakfast establishment~~
- conservation use
- converted dwelling
- dog kennel
- forestry use
- grain handling facility, existing legally on the date of the passing of this By-law
- home occupation
- riding school
- single detached dwelling
- **on-farm diversified use**
- portable asphalt plant
- wayside pit

#### 5.1.11 MAXIMUM NUMBER OF DWELLINGS PER LOT

(a) One (1) **principal dwelling is permitted on a lot and additional residential units in accordance with section 4.2 of this By-law.**

#### 5.2.3 ~~Single Unit Dwelling~~— MINIMUM DISTANCE SEPARATION

Notwithstanding any other provision of this By-law to the contrary, the construction of a ~~single unit dwelling~~ **dwelling** shall not be permitted except in accordance with Minimum Distance Separation (MDS I); however, MDS I shall not apply to the alteration of an existing dwelling or the replacement of an existing dwelling with a new dwelling provided the new dwelling is situated no closer to a livestock barn or manure pit than the dwelling being replaced. This by-law comes into force and takes effect upon the day of passing in accordance with the provisions of Section 34 of the Planning Act, R.S.O 1990, c. P.13.

#### 5.3.31 (b) PERMITTED USES (A1-31)

~~Second dwelling~~ **Additional residential unit** within an accessory building (garage). The accessory building may be located closer to the exterior side yard than 15 metres of the lot line or 38 metres from the centreline of the County Road (front yard).

#### 5.3.33 (b) PERMITTED USES (A1-33)

~~Second dwelling~~ **Additional residential unit** within an accessory building (garage). The accessory building may be located closer to the front yard or front yard of the main building, but no closer to the front lot line or 30 metres from the centre line of the County Road.

#### 5.3.37 (b) PERMITTED USES (A1-37)

~~Second dwelling~~ **Additional residential unit** within an accessory building (garage). All other permitted uses of the Agricultural (A1) zone.

27. That Section 5.0 Agricultural (A1) be amended by adding the following subsections:

#### 5.3.42 Defined Area (lot 17 concession 7 – London twp.)

(a) A1-42 as shown on Schedule A, Map 62

(b) PERMITTED USES

commercial grain handling facility  
farm related truck terminal  
farm chemical and fertilizer storage and sale as an accessory use  
office as an accessory use  
all other permitted uses of the A1 zone.

5.3.43 DEFINED AREA

(a) A1-43 as shown on Schedule A Map 35

(b) minimum lot area 29.7 ha (73.39 ac)

5.3.44 DEFINED AREA

(a) A1-44 as shown on Schedule A Map 36

(b) Minimum lot area 3.0 ha (7.4 ac)

(c) Minimum lot frontage 20.0m (65.6 ft)

5.3.45 DEFINED AREA

(a) A1-45 as shown on Schedule A Map 81

(b) PERMITTED USES

self storage establishment within an existing building on the land  
all other permitted uses of the A1 zone

(c) Minimum lot frontage 92m (302 ft)

(d) Minimum lot area 2ha (4.9ha)

5.3.46 DEFINED AREA

(a) A1-46 as shown on Schedule A Map 81

(b) Minimum lot frontage 120 (394 ft)

(c) Minimum lot area 2 ha (4.9 ac)

28. That Section 6.0 Restricted Agricultural (A2) Zone be deleted in its entirety, and all subsequent sections renumbered as appropriate. All site-specific A2 Exception zone variations have been incorporated into the A1 Zone as in item 23 above.

29. That existing Section 7.0 No Residences (A3) be amended by adding “on farm diversified use” to the list of Permitted Uses in subsection 7.1.1.

**Residential Zones**

30. That existing Section 8.0 Urban Residential First Density (renumbered as Section 7.0) be amended by deleting subsection 8.1 in its entirety and replacing with the following:

7.1 GENERAL USE REGULATIONS

7.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Urban Residential First Density (UR1) Zone except for the following purposes:

accessory use  
 additional residential units  
 home occupation  
 semi-detached dwelling  
 single detached dwelling  
 townhouse dwelling  
 street townhouse dwelling  
 multiple unit dwelling

7.1.2 MINIMUM LOT AREA

(a) single detached dwelling	400m <sup>2</sup>
(b) semi-detached dwelling	200m <sup>2</sup>
(c) street townhouse dwelling	180m <sup>2</sup>
(d) townhouse dwelling and multiple unit dwelling	150m <sup>2</sup> /unit

7.1.3 MINIMUM LOT FRONTAGE

(a) single detached dwelling	12.0m (39ft)
(b) semi-detached dwelling	7.0m (23 ft)/unit
(c) street townhouse and townhouse dwelling	6.0m (20 ft)
(d) multiple unit dwelling	15.0m (49 ft)

7.1.4 MINIMUM FRONT YARD SETBACK

4.5 m (14.8ft) to the habitable portion of the dwelling

6.0m (20ft) to an attached garage

7.1.5 MINIMUM SIDE YARD SETBACK

(a) single detached, semi-detached, townhouse, street townhouse	1.2m interior (4 ft)  5.0m (16ft) exterior, or 6.0m (19.7ft) where vehicle access is provided
(b) multiple unit dwellings	1.2m (4 ft) interior, plus 0.5m per each meter of building height over 9.0m (29.5ft)  5.0m (16ft) exterior, or 6.0m (19.7ft) where vehicle access is provided

Provided that no side yard shall be required between the common wall dividing individual semi-detached dwelling units, townhouse dwelling units, street townhouse dwelling units and multiple unit dwelling units.

7.1.6 MINIMUM REAR YARD SETBACK

(a) single detached, semi-detached, street townhouse and townhouse	7.0m (23 ft)
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(d) multiple unit dwelling 8.0m (26.2 ft)

\*No rear yard setback shall be required on the side where two dwelling units are attached by a common wall extending along the rear lot line separating such lots.

#### 7.1.7 MAXIMUM LOT COVERAGE

(a) main building 40%

(b) all buildings and structures subject to Accessory Use provisions in Section 4.1 45%

#### 7.1.8 MAXIMUM HEIGHT

Maximum height 12.0 (39 ft)

#### 7.1.9 MAXIMUM NUMBER OF DWELLINGS PER LOT

(a) one (1) principal dwelling is permitted on a lot plus additional residential units in accordance with Section 4.2 of this By-law OR;

(b) four (4) dwelling units.

31. That existing Section 9.0 Urban Residential Second Density (UR2) (renumbered as Section 8.0) be amended by deleting subsection 9.1 in its entirety and replacing with the following:

### 8.1 GENERAL USE REGULATIONS

#### 8.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Urban Residential Second Density (UR2) Zone except for the following purposes:

accessory use  
additional residential units  
home occupation  
multiple unit dwelling  
semi-detached dwelling  
single detached dwelling  
townhouse dwelling, street  
townhouse dwelling

#### 8.1.2 MINIMUM LOT AREA

(a) single detached dwelling 350m<sup>2</sup>

(b) semi-detached dwelling 200m<sup>2</sup>/ unit

(c) street townhouse dwelling and townhouse dwelling 165m<sup>2</sup>/ unit

(d) multiple unit dwelling 100m<sup>2</sup>/unit

#### 8.1.3 MINIMUM LOT FRONTAGE

(a) single detached dwelling 11m (36 ft)

(b) semi-detached dwelling 7.0m (23 ft)

(c) street townhouse dwelling and townhouse dwelling 5.5m/unit and 6.0m for end units

(d) multiple unit dwellings 15m (49 ft)

#### 8.1.4 MINIMUM FRONT YARD SETBACK

4.5 m (14.8 ft) to the habitable portion of the dwelling

6.0m (20 ft) to an attached garage

#### 8.1.5 MINIMUM SIDE YARD SETBACK

(a) single detached, semi-detached, townhouse, street townhouse

1.2m interior (4 ft)

5.0m (16ft) exterior, or 6.0m (19.7ft) where vehicle access is provided

(b) multiple unit dwellings

1.2m (4 ft) interior, plus 0.5m per each meter of building height over 9.0m

5.0m (16ft) exterior, or 6.0m (20 ft) where vehicle access is provided

Provided that no side yard shall be required between the common wall dividing individual semi-detached dwelling units, townhouse dwelling units, street townhouse dwelling units and multiple unit dwelling units.

#### 8.1.6 MINIMUM REAR YARD SETBACK

(a) single detached, semi-detached, street townhouse and townhouse

7.0m (23 ft)

(d) multiple unit dwelling

8.0m (26.2 ft)

\*No rear yard setback shall be required on the side where two dwelling units are attached by a common wall extending along the rear lot line separating such lots.

#### 8.1.7 MINIMUM AMENITY AREA

Every lot containing more than four dwelling units shall have amenity area. The minimum size of the amenity area shall be 10.0m<sup>2</sup> per dwelling unit.

#### 8.1.8 MAXIMUM LOT COVERAGE

(a) Main building

40%

(b) all buildings and structures subject to Accessory Use provisions 4.1

45%

#### 8.1.9 MINIMUM LANDSCAPED OPEN SPACE

(a) street townhouse dwelling, townhouse, multiple unit, grouped housing, apartment

25%

#### 8.1.10 MAXIMUM HEIGHT

(a) single detached dwelling, semi-detached dwelling, street townhouse dwelling, townhouse dwelling

12.0m (39 ft)

(b) multiple unit dwelling

13.0m (42.7 ft)

32. That existing Section 9.0 Urban Residential Second Density (UR2) (renumbered as Section 8.0) be amended by modifying subsection 9.3.2. (b), being the Permitted Uses within UR2 Exception 2 Zone (UR2-2) to read as follows:

(b) PERMITTED USES

street townhouse dwelling  
 townhouse dwelling  
 all uses permitted within subsection 8.1.1.

33. That existing Section 10.0 Urban Residential Third Density (UR3) (renumbered to Section 9) be amended by deleting subsection 10.1 in its entirety and replacing with the following:

9.1 GENERAL USE PROVISIONS

9.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Urban Residential Third Density (UR3) Zone except for the following purposes:

accessory use  
 additional residential units  
 apartment dwelling  
 multiple unit dwelling  
 street townhouse dwelling  
 townhouse dwelling  
 grouped housing

9.1.2 MINIMUM LOT AREA

(a) street townhouse or townhouse	145.0m <sup>2</sup> /unit
(b) multiple unit dwelling	90m <sup>2</sup> / unit
(c) apartment	90m <sup>2</sup> / unit
(d) grouped housing	N/A

10.1.3 MINIMUM LOT FRONTAGE

(a) street townhouse dwelling, townhouse dwelling	5.5m (18 ft)/unit and 6.0m (20ft) for end units
(b) multiple unit dwelling, apartment dwelling, grouped housing	25m (82 ft)
(c) street townhouse dwelling and townhouse dwelling	5.5m/unit and 6.0m (20ft) for end units
(d) multiple unit dwellings, apartment dwelling, grouped housing	25m (82 ft)

9.1.4 MINIMUM FRONT YARD SETBACK

(a) street townhouse dwelling, townhouse dwelling	4.5 m (14.8 ft) to the habitable portion of the dwelling 6.0 m (20.0 ft) to an attached garage
(b) multiple unit dwelling, apartment	6.0m (20 ft)

(e) grouped housing 7.0m (23 ft)

#### 9.1.5 MINIMUM SIDE YARD SETBACK

(a) street townhouse or townhouse 2.0m (6.6ft) interior,  
4.5m (15 ft) exterior

(b) multiple unit dwelling, apartment,  
grouped housing 3.0m (9.8ft) interior, plus  
1.5m (4.9 ft) for each 3.0m  
above 9.0m (29.5ft) to a  
maximum of 10.0m (32.8ft),  
4.5m (15ft) exterior

#### 9.1.6 MINIMUM REAR YARD SETBACK

(a) street townhouse, townhouse 7.0m (23 ft)  
(b) multi -unit dwelling, grouped housing 8.0m (26.2ft)  
(c) apartment dwelling 9.0m (29.5ft)

\*No rear yard setback shall be required on the side where two dwelling units are attached by a common wall extending along the rear lot line separating such lots.

#### 9.1.7 MAXIMUM HEIGHT

(a) street townhouse dwelling, townhouse dwelling 12.0m (39ft)  
(b) multiple unit dwelling, grouped housing 15.0m (49 ft)  
(c) apartment dwelling 20.0m (65.6 ft)

#### 9.1.8 MINIMUM AMENITY AREA

Every lot containing more than 4 dwelling units shall have amenity areas. The minimum size of the amenity area shall be 10m<sup>2</sup> per dwelling unit.

#### 9.1.9 MAXIMUM LOT COVERAGE

(a) street townhouse dwelling, townhouse, multiple unit,  
grouped housing, apartment 45% for all buildings and  
structures on the lot in  
accordance with Section  
4.1

#### 9.1.10 MINIMUM LANDSCAPED OPEN SPACE

(a) street townhouse dwelling, townhouse, multiple unit,  
grouped housing, apartment 25%

34. That existing Section 11.0 Community Residential First Density (CR1) Zone (renumbered as Section 10) be amended by adding “additional residential units” as a permitted use in subsection 11.1.1.

35. That existing Section 11.0 Community Residential First Density (CR1) Zone (renumbered as Section 10) be amended by deleting the existing subsection 11.1.10 Maximum Number of Dwellings Per Lot and replacing it with the following:

#### 10.1.10 MAXIMUM NUMBER OF DWELLINGS PER LOT

(a) One (1) principal dwelling is permitted on a lot and additional residential units in accordance with Section 4.2 of this By-law.

(b) Three (3) dwelling units.

36. That existing Section 12.0 Community Residential Second Density (CR2) Zone (renumbered as Section 11) be amended as follows:

11.1.1 PERMITTED USES

accessory use

**additional residential units**

duplex dwelling

home occupation

~~link dwelling~~

semi-detached dwelling

single detached dwelling

37. That existing Section 12.0 Community Residential Second Density (CR2) Zone, subsection 12.1.19 (renumbered as Section 11) be amended as follows:

11.1.19 Minimum Floor Area 65.0m<sup>2</sup> (700ft<sup>2</sup>) per dwelling unit,  
**excluding additional residential units**

38. That existing Section 12.0 Community Residential Second Density (CR2) Zone (renumbered as Section 11), subsection 12.1.7 Minimum Outdoor Amenity Area be amended by removing the word “outdoor”.

39. That existing Section 13.0 Hamlet Residential First Density (HR1) Zone (renumbered as Section 12) be amended by adding “additional residential units” as a permitted use in subsection 13.1.1 Permitted Uses.

40. That existing Section 13.0 Hamlet Residential First Density (HR1) Zone (renumbered as Section 12) be amended by deleting the existing subsection 13.1.10 Maximum Number of Dwellings Per Lot and replacing it with the following:

12.1.10 MAXIMUM NUMBER OF DWELLINGS PER LOT

(a) One (1) principal dwelling is permitted on a lot and additional residential units in accordance with Section 4.2 of this By-law.

41. That existing Section 14.0 Surplus Residence (SR) Zone (renumbered as Section 13) be amended by adding “additional residential units” as a permitted use in subsection 14.1.1 Permitted Uses.

42. That existing Section 14.0 Surplus Residence (SR) Zone (renumbered as Section 13) be amended by deleting the existing subsection 14.1.10 Maximum Number of Dwellings Per Lot and replacing it with the following:

13.1.10 MAXIMUM NUMBER OF DWELLINGS PER LOT

(a) One (1) principal dwelling is permitted on a lot and additional residential units in accordance with Section 4.2 of this By-law.

43. That existing Section 15.0 (renumbered as Section 14) be amended by replacing all instances of Village Commercial to Village Centre, and further amending as follows:

14.0 VILLAGE COMMERCIAL **CENTRE** (C1) ZONE

*The provisions of the Village ~~Commercial~~ **Centre** (C1) Zone shall apply to commercial **and mixed-use** development located in the core areas of the Municipality’s urban and community settlement areas. ~~villages and hamlets.~~*

14.1 GENERAL USE REGULATIONS

14.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Village ~~Commercial~~ **Centre** (C1) Zone except for the following purposes:

accessory use animal clinic  
bed and breakfast establishment  
boarding house, rooming house, or tourist home  
~~car wash~~  
clinic  
club, private  
day nursery  
apartment dwelling units connected to and forming an integral part of a main building and located above the first storey to a maximum of ~~two~~ **four** storeys and/or located below the first storey in a basement  
financial institution  
~~garage, public~~  
~~gas bar~~  
hotel, motel or tavern  
museum  
~~motor vehicle sales establishment~~  
~~motor vehicle service establishment~~  
office, general or professional  
parking lot  
personal service establishment  
**pharmacy**  
place of entertainment  
restaurant  
restaurant, ~~drive through~~ or take-out **subject to section 14.2.4**  
service shop, **subject to section 14.2.4**  
store, convenience **subject to section 14.2.4**  
store, retail **subject to section 14.2.4**  
studio  
**tourist information centre**

14.1.9 Maximum Height ~~12.0m (39ft)~~ **16.5m (54ft)**

#### ~~15.2.1 CAR WASH~~

~~Notwithstanding any previous provisions of section 15.0 of this By-law, car wash may be erected, used or altered within the Village Commercial (C1) Zone provided such car wash is serviced by a public water supply system.~~

#### 14.2.21 DWELLING UNITS

The following provisions apply where a part of a building used or intended for purposes of a commercial use in the Village ~~Commercial~~ **Centre** (C1) Zone is designed, used, or intended for use as a dwelling unit:

~~(a) Minimum Floor Area of a Dwelling Unit:~~

~~(a) Minimum Floor Area of a Dwelling Unit:~~

- ~~(i) bachelor unit 40.0 m<sup>2</sup> (431 ft<sup>2</sup>)~~
- ~~(ii) one bedroom unit 55.0 m<sup>2</sup> (592 ft<sup>2</sup>)~~
- ~~(iii) two bedroom unit 65.0 m<sup>2</sup> (700 ft<sup>2</sup>)~~
- ~~(iv) three bedroom unit 85.0 m<sup>2</sup> (915 ft<sup>2</sup>)~~

~~(b) (a) Access:~~

~~Pedestrian access to each dwelling unit, other than an accessory dwelling unit, shall be provided from an adjacent street and shall be for the sole use of the occupants of the said dwelling unit and any other dwelling units located in the same building.~~

~~(c) (b) Exception:~~

No building wherein gasoline, petroleum products or any other highly flammable, toxic, or explosive products are handled for commercial purposes shall have contiguous dwelling units. Where such dwelling units exist and a use changes to a use involving the aforementioned products, the said dwelling units shall cease to be occupied as dwelling units.

#### ~~15.2.3 GARAGE, PUBLIC~~

~~In addition to previous provisions of section 15.0 of this By-law, the following provisions shall apply to a public garage within the Village Commercial (C1) Zone:~~

- ~~(a) maximum area for the open storage of motor vehicles \_\_\_\_\_ 100.0m<sup>2</sup> (1,076 ft<sup>2</sup>)~~

#### **14.2.4 MAXIMUM GROSS FLOOR AREA**

**The maximum gross floor area for all uses subject to this provision shall be 500m<sup>2</sup> (5381 ft<sup>2</sup>) per lot.**

#### ~~15.2.5 MOTOR VEHICLE SERVICE ESTABLISHMENT~~

~~Notwithstanding any previous provisions of Section 15.0 of this By-law, the following provisions shall apply to a motor vehicle service establishment in the Village Commercial (C1) Zone.~~

- ~~(a) Minimum Lot Area \_\_\_\_\_ 2,000 m<sup>2</sup> (.5 ac)~~

#### ~~(b) Minimum Lot Frontage~~

- ~~(i) interior lot \_\_\_\_\_ 45.0 m (148 ft)~~
- ~~(ii) corner lot \_\_\_\_\_ 55.0 m (180 ft)~~

- ~~(c) Minimum Lot Depth \_\_\_\_\_ 45.0 m (148 ft)~~

#### ~~(d) Minimum Side Yard Setback \_\_\_\_\_~~

- ~~(i) where the yard abuts any Residential Zone \_\_\_\_\_ 6.0 m (20ft)~~
- ~~(ii) interior lot \_\_\_\_\_ 4.5 m (15ft)~~
- ~~(iii) corner lot \_\_\_\_\_ 18 m (59 ft) on the side abutting the road and 4.5 m (15 ft) on the other side~~

- ~~(e) Minimum Rear Yard Setback \_\_\_\_\_ 1.5 m (5 ft)~~

- ~~(f) Maximum Lot Coverage \_\_\_\_\_ 20%~~

#### ~~15.2.6 OPEN STORAGE AS AN ACCESSORY USE~~

~~Notwithstanding any previous provisions of Section 15.0 of this By-law, open storage as an accessory use in the Village Commercial Zone shall:~~

- ~~(a) be accessory to a motor vehicle sales establishment and located on the same lot therewith;~~
- ~~(b) not be permitted, in the case of a corner lot, within any required exterior side yard;~~
- ~~(c) not be permitted within any required side yard or required rear yard where such yard abuts any Residential or Institutional Zone~~

~~(d) not exceed twenty-five (25) percent of the total lot area of the lot on which it is located.~~

44. That existing subsection 15.3.13 (Defined Area C1-13 shown on Schedule A Key Map U-6), being a site-specific exception zone under the Village Commercial (C1) Zone be deleted and added to a new subsection 17.3 Exceptions under the new Hamlet Commercial Zone (C4) and relabeled as Defined Area C4-1 as per item 41 of this amending By-law.
45. That existing Section 16.0 Highway Commercial (C2) Zone be amended by adding “micro-brewery, pharmacy, and tourist information centre” in alphabetical order to the list of permitted uses in subsection 16.1.1.
46. That the following be added as a new Section following the Office Park Commercial (C3) Zone:

#### 17.0 HAMLET COMMERCIAL (C4) ZONE

*The provisions of the Hamlet Commercial (C4) Zone shall apply to commercial developments located in the core areas of the Municipality’s hamlets.*

#### 17.1 GENERAL USE REGULATIONS

##### 17.1.1 PERMITTED USES

No land shall be used and no buildings or structures shall be erected, used, or altered in the Hamlet Commercial (C4) Zone except for the following purposes:

- 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
- tourist information centre

##### 17.1.2 MINIMUM LOT AREA

- |  |                                 |
|--|---------------------------------|
| (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 system are available	1,500.0 m <sup>2</sup> (0.4 ac)
17.1.3 Minimum lot frontage	20.0m (66 ft )
17.1.4 Minimum front yard setback	
(a) in accordance with Section 4.19 of this By-law	
(b) all other roads 0m (0ft)	
17.1.5 Minimum side yard setback	
(i) where the yard abuts any Residential Zone	6.0 m (20 ft)
(ii) corner lot	6.0 m (20ft) on the side abutting the road, and 0 m (0ft) on the other side
17.1.6 Minimum rear yard setback	10.0 m (33ft)
17.1.7 Maximum lot coverage	40%
17.1.8 Minimum separation distance from a building or pump island to a dwelling	7.5 m (25 ft)
17.1.9 Maximum height	12.0 m (39 ft)

## 17.2 SPECIAL USE REGULATIONS

### 17.2.1 CAR WASH

Notwithstanding any previous provisions of Section 17 of this By-law, a car wash may be erected, used, or altered within the Hamlet Commercial (C4) Zone provided such car wash is serviced by a public water supply system.

### 17.2.2 DWELLING UNITS

The following provisions apply where a part of a building used or intended for purposes of a commercial use in the Hamlet Commercial (C4) Zone is designed, used, or intended for use as a dwelling unit:

(a) access:

Pedestrian access to each dwelling unit other than an accessory dwelling unit, shall be provided from an adjacent street and shall be for the sole use of the occupants of the said dwelling unit and any other dwelling units located in the same building.

(b) Exception:

No building wherein gasoline, petroleum products or any other highly flammable, toxic, or explosive products are handled for commercial purposes shall have contiguous dwelling units. Where such dwelling units exist and a use changes to a use involving the aforementioned products, the said dwelling units shall cease to be occupied as dwelling units.

### 17.2.3 GARAGE PUBLIC

In addition to the previous provisions of Section 17.0 of this By-law, the following provisions shall apply to a public garage in the Hamlet Commercial (C4) Zone:

(a) maximum area for the open storage of vehicles: 100.0m<sup>2</sup> (1,076ft<sup>2</sup>)

#### 17.2.4 GAS BARS

Notwithstanding any previous provisions of Section 17.0 of this By-law, a canopy, kiosk, or pump island accessory to a gas bar or a motor vehicle service establishment may be erected, used or altered within the Hamlet Commercial (C4) Zone provided such canopy, kiosk or pump island is located not closer than 4.5 m (15 ft) from a lot line or 7.5 m (25ft) to a dwelling located on a separate lot.

#### 17.2.5 MOTOR VEHICLE SERVICE ESTABLISHMENT

Notwithstanding any previous provisions of Section 17.0 of this Zoning By-law, the following provisions shall apply to a motor vehicle service establishment in the Hamlet Commercial (C4) Zone:

(a) Minimum Lot Area	2,000.0 m <sup>2</sup> (0.5 ac)
(b) Minimum Lot Frontage	
(i) interior lot	45.0 m (148 ft)
(ii) corner lot	55.0 m (180 ft)
(c) Minimum Lot Depth	45.0 m (148 ft)
(d) Minimum side yard setback	
(i) where the yard abuts any Residential Zone	6.0m (20 ft)
(ii) interior lot	4.5 m (15 ft)
(iii) corner lot	18.0 m (59 ft) on the side abutting the road and 4.5 m (15ft) on the other side
(e) Minimum Rear Yard Setback	1.5m (4.9ft)
(f) Maximum Lot Coverage	20%

#### 17.2.6 OPEN STORAGE AS AN ACCESSORY USE

Notwithstanding any previous provisions of Section 15.0 of this By-law, open storage as an accessory use in the Village Commercial Zone shall:

- (a) be accessory to a motor vehicle sales establishment and located on the same lot therewith;
- (b) not be permitted, in the case of a corner lot, within any required exterior side yard;
- (c) not be permitted within any required side yard or required rear yard where such yard abuts any Residential or Institutional Zone
- (d) not exceed twenty-five (25) percent of the total lot area of the lot on which it is located.

#### 17.3 EXCEPTIONS

##### 17.3.1 (a) DEFINED AREA

C4-1 as shown on Schedule 'A' Map U-6 to this By-law

##### (b) Permitted Uses

dwelling units on the ground floor (maximum of two) all permitted uses of the C4 Zone.

(c) Minimum Lot Area 809.37 m<sup>2</sup> (0.2 ac)

47. That existing Section 18.0 Light Industrial (M1) Zone, subsection 18.2.3 Retail Store as an Accessory Use be amended by adding “to a maximum of 2,000m<sup>2</sup> (21,527 ft<sup>2</sup>)” to item (b).
48. That existing Section 19.0 General Industrial (M2) Zone, subsection 19.2.3 Retail Store as an Accessory Use be amended by adding “to a maximum of 2,000m<sup>2</sup> (21,527 ft<sup>2</sup>)” to item (b).
49. That Section 23.0 Parks and Recreation (PR) Zone be amended by adding “tourist information centre” and “museum”, in alphabetical order, to the list of Permitted Uses in existing subsection 23.1.1.
50. That all references to sections and subsections within Zoning By-law 2005-005 be updated to reflect the numbering as a result of this amending by-law.
51. This By-law comes into force in accordance with Section 34 (21) and (30) of the Planning Act, R.S.O. 1990, as amended.

**READ A FIRST, SECOND AND THIRD TIME, AND FINALLY PASSED** this 11<sup>th</sup> day of February, 2026.

*Original Signed*

\_\_\_\_\_  
Aina DeViet, Mayor

*Original Signed*

\_\_\_\_\_  
Brianna Hammer-Keidel, Clerk

\*By signing this by-law on February 11, 2026, Mayor DeViet has granted approval and will not exercise the power to veto this by-law under Strong Mayor Powers.

