

CORPORATION OF THE MUNICIPALITY OF NORTH

MIDDLESEX BY-LAW NO. 020 of 2026

BEING A BY-LAW TO AMEND BY-LAW NO. 35 of 2004, AS AMENDED,

WHEREAS under Section 34 of the Planning Act, R.S.O. 1990, c.P. 13, authorizes municipalities to pass and amend zoning by-laws governing the use of land, buildings and structures;

AND WHEREAS the requirements for the giving notice and the holding of a public meeting of a zoning by-law amendment have been met;

AND WHEREAS the Council of the Corporation of the Municipality of North Middlesex deems it advisable to amend By-law 35 of 2004, being the Comprehensive Zoning By-law of the Municipality of North Middlesex;

AND WHEREAS Section 24(2) of the Planning Act, R.S.I. 1990 c.P.13 states that if Council has adopted an Official Plan Amendment it may, before said amendment comes into effect, pass a by-law that does not conform to the Official Plan but will conform to the document if the amendment comes into effect

AND WHEREAS Council adopted Official Plan Amendment No. 17 on December 17, 2025 via By-law No 110 of 2025;

AND WHEREAS this By-law will conform with the Official Plan if Official Plan Amendment No. 17 to the Municipality of North Middlesex Official Plan is approved by the County of Middlesex.

NOW THEREFORE the Council of the Corporation of the Municipality of North Middlesex enacts as follows:

1. That Section 5, being Definitions of Zoning By-law No. 35 of 2004, as amended, 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:

ADDITIONAL RESIDENTIAL UNIT shall mean a self-contained dwelling unit that is subordinate to and located within the principal dwelling, or within one accessory building or structure on the same lot as the principal dwelling.

AFFORDABLE HOUSING shall mean:

- a) in the case of ownership housing, the least expensive of:
 - i. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or

- ii. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the municipality;
- b) in the case of rental housing, the least expensive of:
 - i. a unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
 - ii. a unit for which the rent is at or below the average market rent of a unit in the municipality.

AMENITY AREA shall mean a space located indoors or outdoors for the passive enjoyment and active recreational needs of the residents where private yards are not 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, and outdoor rooftop decks, but does not include lobbies, common laundry areas, storage areas, hallways, parking areas, and loading spaces.

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

DWELLING shall mean 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, APARTMENT shall mean dwelling units contained within an apartment building.

~~DWELLING, CONVERTED shall mean an existing single detached dwelling altered to contain two or more self contained dwelling units.~~

~~DWELLING, DOUBLE DUPLEX shall mean a building which consists of two attached duplex dwellings, or a building containing only two storeys exclusive of basement, divided vertically into four dwelling units with either one or two complete walls in common with adjoining units and an independent entrance, either directly or through a common vestibule.~~

DWELLING, DUPLEX shall mean 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.

DWELLING, MULTIPLE UNIT shall mean 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.

DWELLING, PRINCIPAL shall mean 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.

DWELLING, SEMI-DETACHED means two dwelling units attached by a common wall, each of which has an independent entrance directly from the outside.

DWELLING, SINGLE DETACHED shall means a separate dwelling containing one principal dwelling.

DWELLING, STREET TOWNHOUSE shall mean a minimum of three dwelling units, but not more than eight dwelling units, attached by a common wall, each of which has an independent entrance directly from the outside and each of which shall have frontage on a public street.

DWELLING, TOWNHOUSE shall mean a minimum of three dwelling units, but not more than ten dwelling units, attached by a common wall, 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.

~~DWELLING, TRIPLEX shall mean the whole of a building divided horizontally or vertically into three separate dwelling units, each of which has an independent entrance either directly or through a common vestibule.~~

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.

GARDEN SUITE shall mean 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.

GROUPED HOUSING shall mean two or more separate dwellings 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.

LOT shall mean a parcel or tract of land:

- a) which 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) which 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.

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.

STREET OR ROAD shall mean a common and public highway and includes a bridge forming part of a highway or on, over or across which a highway passes, but does not include an unopened road allowance.

2. That Section 6.0, being GENERAL PROVISIONS – ALL ZONES, is hereby amended by replacing subsection 6.12 – DWELLING UNIT RESTRICTION with the following:

6.12 DWELLING UNIT RESTRICTION

No lot shall contain more than one principal dwelling type. The erection or use of more than one type of dwelling (e.g. single detached, semi-detached, townhouse, multiple dwelling) on the same lot is prohibited unless specifically permitted by this By-law. Notwithstanding the foregoing, Additional Residential Units are permitted in accordance with the provisions of this By-law and shall not be considered a separate dwelling type for the purposes of this Section.

3. That Section 6.0, being GENERAL PROVISIONS – ALL ZONES, is hereby amended by replacing subsection 6.33 – PARKING AND LOADING REQUIREMENTS, clause a), as follows:

- a) For every building or structure to be erected or altered the required parking shall be located on the same lot, shall have unobstructed access to a public street and shall be provided and maintained in conformity with the standards of this By-law. Notwithstanding, parking for the ‘Residential - Commercial (RC) Zone’ and ‘Central Commercial (C1) Zone’ may be located on a separate lot provided that said lot is within 150 m of the lot to which the parking is to apply, and that the owner of both lots shall enter into an agreement with the Municipality of North Middlesex to be registered against the title of both lots, guaranteeing that the land required for parking by this By-law shall continue to be so used only for such purpose until the owner provides alternate parking in conformity with this By-law.

Unless otherwise specified, the standards are expressed in one space per specified square metres of gross floor area. If when determining the parking space requirements, the result is a fraction of a parking space, then the number of parking spaces shall be rounded to the next highest whole number.

4. That Section 6.0, being GENERAL PROVISIONS – ALL ZONES, is hereby amended by amended by adding the following rows to subsection 6.34 – PARKING LOT AND DRIVEWAY STANDARDS, PARKING REQUIREMENTS TABLE:

PURPOSE OR USE	MINIMUM PARKING SPACES REQUIRED
Affordable Housing	0.5 per dwelling unit
Additional Residential Unit	1.0 per dwelling unit

5. That Section 6.0, being GENERAL PROVISIONS – ALL ZONES, is hereby amended by adding subsection 6.50 – AMENITY AREAS as follows:

6.50 AMENITY AREAS

Every lot containing more than four (4) dwelling units shall have an amenity area. The minimum size of the amenity area shall be 10 m² per dwelling unit.

The required amenity area may be provided as a combination of different indoor and/or outdoor amenity areas, provided that the cumulative total area meets or exceeds the minimum required amenity area based on the number of dwelling units, and that each amenity space is of sufficient size, configuration, and design to be reasonably used for its intended amenity purposes, to the satisfaction of the Municipality.

6. That Section 6.0, being GENERAL PROVISIONS – ALL ZONES, is hereby amended by adding subsection 6.51 – ADDITIONAL RESIDENTIAL UNIT(S) – LOTS WITH PUBLIC WATER AND PUBLIC SANITARY SERVICES as follows:

6.51 ADDITIONAL RESIDENTIAL UNIT(S) – LOTS WITH PUBLIC WATER AND PUBLIC SANITARY SERVICES

An additional residential unit shall be permitted on a lot with a principal dwelling in an area serviced by both a public water system and public sanitary service, subject to the following:

- a. A maximum of three (3) additional residential units shall be permitted per lot.
- b. A maximum of two (2) additional residential units shall be permitted within one (1) accessory building.
- c. Each additional residential unit shall have one (1) 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.
- d. 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 building,

shall not exceed 55% lot coverage for all buildings and structures on the lot.

- e. Additional residential units within or attached to a principal dwelling shall not exceed 85% of the gross floor area of the principal dwelling.
- f. Additional residential units shall be connected to the municipal water system and municipal sanitary system through the existing water service connection and the existing sanitary service connection for the principal dwelling, and no new or separate connection to the municipal water system and municipal sanitary service shall be permitted.
- g. Notwithstanding Section 6.3.2 and Section 6.3.3 of this By-law, an accessory building containing an additional residential unit shall comply with the provisions below:
 - i. minimum interior side yard setback: 1.5 m
 - ii. minimum rear yard setback: 1.5 m
 - iii. minimum exterior side yard setback: same as base zone.
 - iv. minimum separation distance: 2.0 m from another building or structure which contains a residential dwelling unit;
 - v. maximum height: 7.0 m as measured from grade to peak of the accessory building.
 - vi. shall not be located within a front or exterior side yard.
 - vii. shall have a 1.5 m access from a pathway and/or driveway that is unobstructed to a street.

7. That Section 6.0, being GENERAL PROVISIONS – ALL ZONES, is hereby amended by adding subsection 6.52 – ADDITIONAL RESIDENTIAL UNIT(S) – LOTS WITHOUT BOTH PUBLIC WATER AND PUBLIC SANITARY SERVICES as follows:

6.52 ADDITIONAL RESIDENTIAL UNIT(S) – LOTS WITHOUT BOTH PUBLIC WATER AND PUBLIC SANITARY SERVICES

An additional residential unit shall be permitted on a lot with a principal dwelling that is not fully serviced with both public water and public wastewater services subject to the following:

- a) A maximum of two (2) additional residential units shall be permitted per lot.

- b) A maximum of one (1) additional residential unit may be permitted in an accessory building.
- c) Notwithstanding Section 6.3.2 and Section 6.3.3 of this By-law, an accessory building containing an additional residential unit shall comply with the following:
 - i. where the principal dwelling has a ground floor area of 140 m² (1500 ft²) or less, the gross floor area of an additional residential unit shall not exceed 75% of the gross floor area of the principal dwelling.
 - ii. where the principal dwelling has a ground floor area greater than 140 m² (1500 ft²), the gross floor area of an additional residential unit shall not exceed 75% of the gross floor area of the principal dwelling to a maximum of 120 m² (1300 ft²), whichever is lesser.
 - iii. shall be located a maximum of 30.0 m from the principal dwelling, measured at the closest point of each building.
 - iv. shall not be located on the same lot as a garden suite.
maximum height: 7.0 m as measured from grade to peak of the accessory building.
 - v. shall not be located within a front or exterior side yard.
 - vi. shall have a 1.5 m access from a pathway and/or driveway to a street that is unobstructed.
 - vii. the access from the public street shall be shared between the principal dwelling and additional residential unit(s).
 - viii. shall comply with Minimum Distance Separation I setbacks.
 - ix. a septic evaluation from a qualified professional shall be required to demonstrate that the proposed septic system is adequate to service the additional residential unit, to the satisfaction of the Municipality.
 - x. where an additional residential unit is located on a lot where connection to a municipal water service is available, the additional residential unit shall be connected to the municipal water system through the existing water service connection for the principal dwelling, and no new or separate connection to the municipal water system shall be permitted.
 - xi. where a connection to the municipal water system is not available, the property owner shall be responsible for ensuring

that the on-site water supply is sufficient to service the additional residential unit, and is in accordance with all applicable laws, regulations, and requirements, including but not limited to municipal by-laws and provincial legislation, as amended.

xii. the conversion of a principal dwelling on a lot to an additional residential unit as a means to construct a larger principal dwelling on the lot is permitted, subject to the following:

- i. the existing principal dwelling shall have a ground floor area not exceeding 140 m² (1500 ft²) at the time of application for a permit under the Building Code Act.
- ii. a new principal dwelling may be constructed on the same lot, provided that its Gross Floor Area does not exceed 200% of the ground floor area of the existing dwelling to be converted to an additional residential unit.
- iii. the proposal shall demonstrate that the existing dwelling is capable of being converted to an additional residential unit in compliance with the Ontario Building Code, Ontario Fire Code, and all other applicable Provincial, County and Municipal standards.

8. That Section 6.0, being GENERAL PROVISIONS – ALL ZONES, is hereby amended by adding subsection 6.53 – GARDEN SUITES as follows:

6.53 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 twenty (20) years, calculated from the date of issuance of a building permit
- b) A maximum of one (1) garden suite, established in accordance with the provisions of section 6.53, 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 a 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.

9. That Section 7.1, being GENERAL AGRICULTURAL (A1) ZONE – PERMITTED USES is hereby amended by replacing subsection 7.1 as follows:

7.1 PERMITTED USES

No person within any Agricultural (A1) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- a) Accessory use;
- b) Additional residential unit;
- c) Agricultural use, non-intensive;
- d) Agricultural use, intensive;
- e) Animal clinic, existing legally on the date of adoption of this By-law;
- f) Cemeteries that are small in scale and inactive, subject to Section 7.2.3 of this By-law;
- g) Conservation use;
- h) Equestrian use;
- i) Forestry use;
- j) Grain drying and handling facility, existing legally on the date of adoption of this By-law;
- k) Home industry;
- l) Home occupation;
- m) Kennel, subject to Section 7.2.4 of this By-law;
- n) Livestock sales barn and/or marketing yard, existing legally on the date of adoption of this By-law;
- o) On-farm secondary business;
- p) Nursery;
- q) Private airfield, subject to Section 7.2.5 of this By-law;
- r) Sale of farm produce from a farm;
- s) Sanctuary use;
- t) Single detached residential dwelling associated with an agricultural use and on an agricultural lot;
- u) Second detached residential dwelling accessory to an agricultural use, subject to Section 7.2.6 of this By-law;
- v) Single detached residential dwelling on an existing lot of record;
- w) Wayside pit.

10. That Section 7.A1, being AGRICULTURAL SMALL HOLDING (AG1) ZONE – PERMITTED USES, is hereby amended by replacing subsection 7A.1 as follows:

7A.1 PERMITTED USES

No person within any Agricultural Small Holding (AG1) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- a) Accessory use;
- b) Additional residential unit;
- c) Home industry;
- d) Home occupation;
- e) Single detached dwelling.

11. That Section 8.1, being RESTRICTED AGRICULTURAL (A2) ZONE – PERMITTED USES, is hereby amended by replacing subsection 8.1 as follows:

8.1 PERMITTED USES

No person within any Restricted Agricultural (A2) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- a) Accessory use;
- b) Additional residential unit;
- c) Agricultural use, non-intensive;
- d) Animal clinic, existing legally on the date of adoption of this By-law;
- e) Cemeteries that are small in scale and inactive, subject to the requirements of Section 7.2.3 of this By-law;
- f) Conservation use;
- g) Equestrian use;
- h) Forestry use;
- i) Home industry;
- j) Home occupation;
- k) Kennel, subject to the requirements of Section 7.2.4 of this By-law;
- l) Nursery;
- m) On-farm secondary business;
- n) Sale of farm produce from a farm;
- o) Sanctuary use;
- p) Single detached residential dwelling associated with an agricultural use and on an agricultural lot;
- q) Second detached residential dwelling accessory to an agricultural use, subject to the requirements of Section 7.2.6 of this By-law;
- r) Single detached residential dwelling on an existing lot of record;
- s) Wayside pit.

12. That Section 9.1, being URBAN RESERVE (A3) ZONE – PERMITTED USES, is hereby amended by replacing subsection 9.1 as follows:

9.1 PERMITTED USES

No person within any Urban Reserve (A3) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except one or more of the following uses:

- a) Accessory use;
- b) Additional residential unit;
- c) Agriculture use;
- d) Animal clinic existing legally on the date of adoption of this By-law;
- e) Cemeteries that are small in scale and inactive, subject to the requirements of Section 7.2.3 of this By-law;
- f) Conservation use;
- g) Equestrian use;
- h) Kennel, subject to the requirements of Section 7.2.4 of this By-law;
- i) Forestry use;
- j) Home occupation;
- k) Nursery;
- l) On-farm secondary business;
- m) Sale of farm produce from a farm;
- n) Sanctuary use;
- o) Single detached dwelling;
- p) Single detached dwelling associated with an agricultural use;
- q) Second detached dwelling accessory to an agricultural use, subject to the requirements of Section 7.2.6 of this By-law;
- r) Wayside pit;
- s) Any use legally existing on the date of adoption of this By-law.

13. That Section 10.0, being RESIDENTIAL DENSITY ONE (R1) ZONE, is hereby amended by deleting the section in its entirety and replacing with the following:

10.1 PERMITTED USES

No persons shall hereafter change the use of any building, structure or land or erect or use any building or structure in a Residential Density One (R1) Zone, except for the following use:

- a) Accessory use;
- b) Additional residential unit;
- c) Duplex dwelling;
- d) Home occupation;
- e) Multiple unit dwelling;
 - i. maximum of four (4) units
- f) Semi-detached dwelling;
- g) Single detached dwelling;

- h) Street townhouse dwelling;
 - i. maximum of four (4) units
- i) Townhouse dwelling;
 - i. maximum of four (4) units

10.2 ZONE REQUIREMENTS

No persons within any Residential Density One (R1) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

10.2.1 MINIMUM LOT AREA

- a) single detached dwelling 400 m²
- b) semi-detached dwelling and duplex dwelling 200 m²/unit
- c) street townhouse dwelling 180 m²/unit
- d) townhouse dwelling and multiple unit dwelling 165 m²/unit

10.2.2 MINIMUM LOT FRONTAGE

- a) single detached dwelling 12.0 m
- b) semi-detached dwelling and duplex dwelling 7.0 m/unit
- c) street townhouse dwelling and townhouse dwelling 6.0 m/unit
- d) multiple unit dwelling 15.0 m

10.2.3 MINIMUM FRONT YARD SETBACK

- a) 4.5 m to the habitable portion of the dwelling
- b) 6.0 m to an attached garage

10.2.4 MINIMUM EXTERIOR SIDE YARD SETBACK

- a) single detached dwelling, semi-detached dwelling, duplex dwelling and street townhouse dwelling 3.0 m or 6.0 m where vehicle access is provided
- b) townhouse dwelling and multiple unit dwelling 5.0 m or 6.0 m where vehicle access is provided

10.2.5 MINIMUM INTERIOR SIDE YARD SETBACK

a) single detached dwelling, semi-detached dwelling, duplex dwelling, street townhouse dwelling and townhouse dwelling	*1.2 m
b) multiple unit dwelling	*1.2 m plus 0.5 m per each meter of building height over 9.0 m

**This requirement shall not apply to the common wall between semi-detached dwelling units, duplex dwelling units, street townhouse dwelling units, townhouse dwelling units, and multiple unit dwellings.*

10.2.6 MINIMUM REAR YARD SETBACK

a) single detached dwelling, semi-detached dwelling, duplex dwelling, street townhouse dwelling and townhouse dwelling	7.0 m
b) multiple unit dwelling	8.0 m

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.

10.2.7 MAXIMUM BUILDING HEIGHT

10.5 m

10.2.8 MAXIMUM HEIGHT OF AN ACCESSORY BUILDING

5.5 m in accordance with Section 6.3.3

10.2.9 MAXIMUM LOT COVERAGE

a) main building	40%
b) all buildings and structures	45%

14. That Section 11, being RESIDENTIAL DENSITY TWO (R2) ZONE, is hereby amended by deleting the section in its entirety and replacing with the following:

11.1 PERMITTED USES

No persons shall hereafter change the use of any building, structure or land or erect or use any building or structure in a Residential Density Two (R2) Zone, except for the following use:

- a) Accessory use;
- b) Additional residential unit;
- c) Day nursery or day care centre;
- d) Home occupation;

- e) Multiple unit dwelling;
 - i. maximum of eight (8) units
- f) Semi-detached dwelling;
- g) Single detached dwelling;
- h) Street townhouse dwelling;
 - i. maximum of eight (8) units
- i) Townhouse dwelling;
 - i. maximum of eight (8) units

11.2 ZONE REQUIREMENTS

No persons within any Residential Density Two (R2) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

11.2.1 MINIMUM LOT AREA

a) single detached dwelling	350 m ²
b) semi-detached dwelling	200 m ² /unit
c) street townhouse dwelling and townhouse dwelling	165 m ² /unit
d) multiple unit dwelling	100 m ² /unit

11.2.2 MINIMUM LOT FRONTAGE

a) single detached dwelling	11.0 m
b) semi-detached dwelling and duplex dwelling	7.0 m/unit
c) street townhouse dwelling and townhouse dwelling	6.0 m/unit
d) multiple unit dwelling	15.0 m

11.2.3 MINIMUM FRONT YARD SETBACK

- a) 4.5 m to the habitable portion of the dwelling
- b) 6.0 m to an attached garage

11.2.4 MINIMUM EXTERIOR SIDE YARD SETBACK

- a) single detached dwelling, semi-detached dwelling, street townhouse dwelling and townhouse dwelling 3.0 m or 6.0 m where vehicle access is provided

b) multiple unit dwelling	5.0 m or 6.0 m where vehicle access is provided
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11.2.5 MINIMUM INTERIOR SIDE YARD SETBACK

a) single detached dwelling, semi-detached dwelling, duplex dwelling, street townhouse dwelling and townhouse dwelling	*1.2 m
b) multiple unit dwelling	*1.2 m plus 0.5 m per each meter of building height over 9.0 m

** This requirement shall not apply to the common wall between semi-detached dwelling units, duplex dwelling units, street townhouse dwelling units, townhouse dwelling units, or multiple unit dwellings.*

11.2.6 MINIMUM REAR YARD SETBACK

a) single detached dwelling, semi-detached dwelling, street townhouse dwelling and townhouse dwelling	7.0 m
b) multiple unit dwelling	8.0 m

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.

11.2.7 MAXIMUM BUILDING HEIGHT

12.0 m

11.2.8 MAXIMUM HEIGHT OF AN ACCESSORY BUILDING

5.5 m in accordance with Section 6.3.3

11.2.9 MAXIMUM LOT COVERAGE

a) main building	40%
b) all buildings and structures	45%

11.2.10 MINIMUM LANDSCAPED OPEN SPACE

25%

14. That Section 12, being RESIDENTIAL DENSITY THREE (R3) ZONE, is hereby amended by deleting the section in its entirety and replacing with the following:

12.1 PERMITTED USES

No persons shall hereafter change the use of any building, structure or land or erect or use any building or structure in a Residential Density Three (R3) Zone, except for the following use:

- a) Accessory use;
- b) Additional residential unit;
- c) Apartment building;
- d) Day nursery or day care centre;
- e) Multiple unit dwelling;
 - i. maximum of ten (10) units
- f) Street townhouse dwelling;
 - i. maximum of ten (10) units
- g) Townhouse dwelling;
 - i. maximum of ten (10) units
- h) Grouped housing;
 - i. maximum of ten (10) units

12.2 ZONE REQUIREMENTS

No persons within any Residential Density Three (R3) Zone shall use any lot, or erect, alter or use any building or structure for any purpose except in accordance with the applicable provisions of Section 6: General Provisions – All Zones and the following.

12.2.1 MINIMUM LOT AREA

- a) street townhouse dwelling and townhouse dwelling 145 m²/unit
- b) multiple unit dwelling 90 m²/unit
- c) apartment building 90 m²/unit
- d) grouped housing N/A

12.2.2 MINIMUM LOT FRONTAGE

- a) street townhouse dwelling and townhouse dwelling 6.0 m/unit
- b) multiple unit dwelling, apartment building, grouped housing 25.0 m
- c) day nursery or day care centre 30.0 m

12.2.3 MINIMUM FRONT YARD SETBACK

- a) street townhouse and townhouse dwelling 4.5 m to the habitable portion of the dwelling and 6.0 m to an attached garage

b) multiple unit dwelling and apartment building 6.0 m

c) grouped housing 7.0 m

d) day nursery or day care centre 6.0 m

12.2.4 MINIMUM EXTERIOR SIDE YARD SETBACK
6.0 m

12.2.5 MINIMUM INTERIOR SIDE YARD SETBACK

a) street townhouse and townhouse dwelling 2.0 m

b) multiple unit dwelling, apartment building and grouped housing 3.0 m plus 1.5 m for each 3.0 m above 9.0 m to a maximum of 10.0 m

c) day nursery or day care centre 10.0 m

**This requirement shall not apply to the common wall between street townhouse dwelling units, townhouse dwelling units, or multiple unit dwellings.*

12.2.6 MINIMUM REAR YARD SETBACK

a) street townhouse and townhouse dwelling 7.0 m

b) multiple unit dwelling 8.0 m

c) apartment building and grouped housing 9.0 m

d) day nursery or day care centre 10.0 m

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.

12.2.7 MINIMUM LANDSCAPED OPEN SPACE
25%

12.2.8 MAXIMUM BUILDING HEIGHT

a) street townhouse and townhouse dwelling 12.0 m

b) apartment building, multiple unit dwelling, grouped 15.0 m

housing and day nursery or
day care centre

12.2.8 MAXIMUM LOT COVERAGE

a) all buildings and structures 45%

14. That Section 13, being HAMLET RESIDENTIAL (RH) ZONE, is hereby amended by replacing subsection 13.1 as follows:

13.1 PERMITTED USES

No persons shall hereafter change the use of any building, structure or land or erect or use any building or structure in a Hamlet Residential (RH) Zone, except for the following use:

- a) Accessory use;
- b) Additional residential unit;
- c) Apartment dwellings existing legally on the date of adoption of this By-law;
- d) Duplex dwelling;
- e) Home occupation;
- f) Semi-detached dwelling;
- g) Single detached dwelling;

READ A FIRST AND SECOND TIME this 4th day of February 2026.

READ A THIRD TIME AND FINALLY PASSED this 4th day of February 2026.

Brian Royce
MAYOR

Alley Clark
CLERK

EXPLANATORY NOTE

The purpose and effect of the amendment is to implement key initiatives under the Housing Accelerator Fund (HAF), reflecting the Municipality's commitment to supporting a range and mix of housing options that respond to community needs and align with growth objectives. This amendment introduces updated housing regulations to provide more direction on the provision of diverse housing types, including additional residential units (ARUs), and to guide the form and character of new residential development. More specifically, the amendment advances specific HAF initiatives including, ending exclusionary zoning that limit the range of housing forms in certain areas, removing unnecessary restrictions on residential development to enable timely and efficient housing delivery; and establishing design and implementation guidelines to support the integration of ARUs in a manner that respects neighbourhood character while increasing housing supply. Changes as currently proposed are summarized in a chart that identifies applicable existing provisions, proposed amendments and the rationale for each, and is available upon request. These changes would be applied on a municipal-wide basis and would apply to all lands within the Municipality.

In addition to the application submissions and the planning recommendation report, Council considered all written and oral submissions, the effect of which helped Council to make an informed decision.

The by-law conforms to the relevant policies of the Official Plan for the County of Middlesex and the Official Plan for the Municipality of North Middlesex.