

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

Agency & Public Engagement and
Implementation

Municipality of North Middlesex

February 4, 2026



Middlesex Housing Accelerator Fund

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

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

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

This project has been subdivided into four phases:

- 1) Jurisdictional Review
- 2) Regulatory Framework Development
- 3) Agency & Public Engagement
- 4) Implementation

Methodology

The proposed Zoning By-law Amendments were developed through the following work plan:

1. Phase 1 Jurisdictional Scan

- Included the review of the zoning by-laws of 21 municipalities across Ontario and Canada for best practices and emerging trends.
- Focused on the four initiatives: ending exclusionary zoning, regulatory flexibility, reducing or eliminating parking standards, and additional residential units.
- Comparison of best practices from the comparison municipalities to the North Middlesex Zoning By-law, with recommendations for amendments.

2. Regulatory Framework Development

- Preparation of draft zoning by-laws for staff review and comment.
- Revised draft by-laws prepared.

Methodology Continued

The proposed Zoning By-law Amendments were developed through the following work plan:

3. Agency & Public Engagement
 - Gather public feedback on draft zoning by-law.
 - Revise by-law in response to feedback.
4. Implementation
 - Council consideration of final by-law.

1. Ending Exclusionary Zoning

Implementation of this strategy includes:

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



1. Ending Exclusionary Zoning

Proposed amendments include altering the permitted uses of the R1, R2, and R3 zones to permit 4 units as-of-right in the R1 zone, 8 units as-of-right in the R2 zone, and 10 units as-of-right and grouped housing in the R3 zone:

1. Adding the following permitted uses to the R1 zone:
 - a) Street townhouse and townhouse dwellings (maximum of 4 units)
 - b) Multiple unit dwelling (maximum of 4 units)
 - c) Additional residential units (ARUs)
2. Adding the following permitted uses to the R2 zone:
 - a) Street townhouse dwelling (maximum of 8 units)
 - b) Multiple unit dwelling (maximum of 8 units)
 - c) Single detached dwelling
 - d) Semi-detached dwelling
 - e) Additional residential units (ARUs)
3. Adding the following permitted uses to the R3 zone:
 - a) Street townhouse and townhouse dwellings (maximum of 10 units)
 - b) Multiple unit dwellings (maximum of 10 units)
 - c) Grouped housing (to facilitate condominiums)

2. Regulatory Flexibility



Implementation of this strategy includes:

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

2. Regulatory Flexibility

Proposed amendments include altering the regulations of the R1, R2, and R3 zones to:

1. Reduce minimum lot area.
2. Reduce minimum lot frontage.
3. Decrease minimum front, rear, and side yard setbacks.
4. Increase maximum lot coverage.
5. Regulate height in the R2 and R3 zones.
6. Revise landscaped open space requirements in the R2 and R3 zones.
7. Permit shared parking in Main Street commercial areas.
8. Introduce a reduced parking rate for affordable housing projects.

3. Additional Residential Units

Implementation of this strategy includes:

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



3. Additional Residential Units

Proposed amendments include:

In areas **with full municipal** services:

- a) A maximum of three ARUs per lot.
- b) Regulations for accessory buildings containing ARUs:
 - Maximum size (within or attached to principal dwelling): 85% of GFA of principal dwelling
 - Maximum lot coverage (total): 55%
 - Maximum height: 7.0 metres measured from grade to peak.
 - Shall not be located within a front or exterior side yard.
 - Minimum interior and rear yard setback: 1.5 metres.
 - Unobstructed 1.5 m wide access from a pathway/driveway to a street.

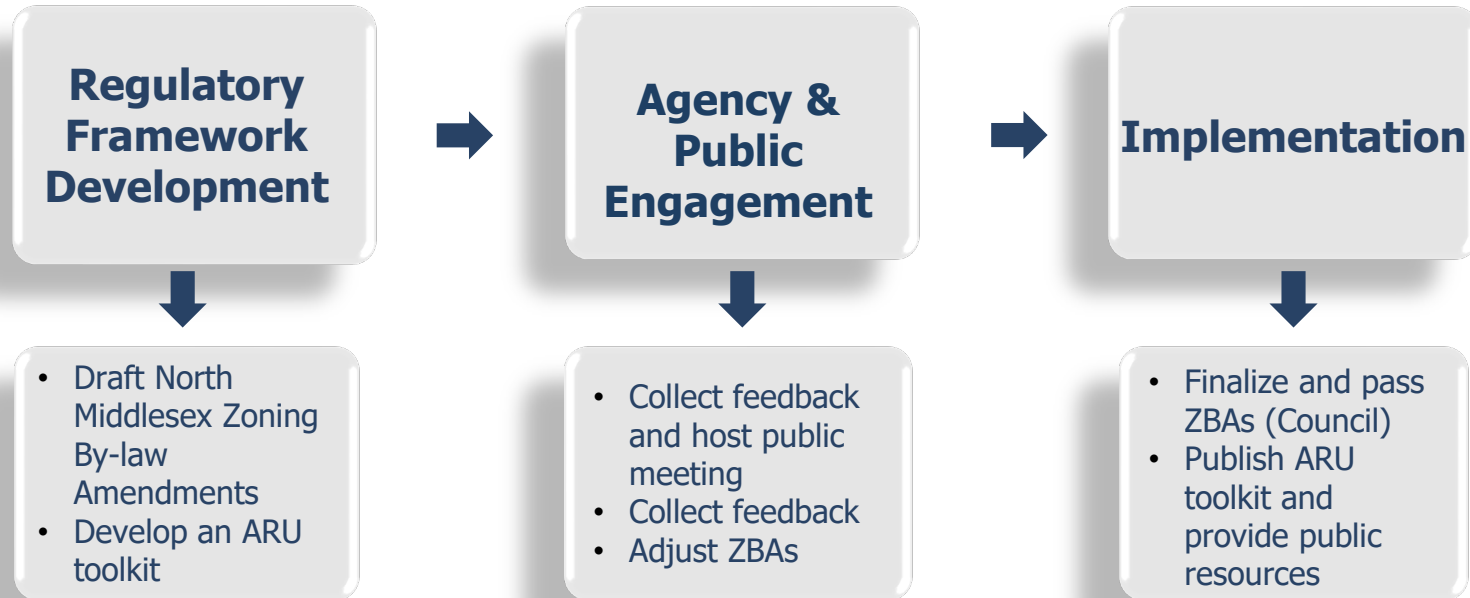
3. Additional Residential Units

Proposed amendments include:

In areas **without full municipal** services:

- a) A maximum of two ARUs per lot.
- b) Appropriate servicing and capacity must be available.
- c) Regulations for accessory buildings containing ARUs:
 - Maximum separation distance from principal dwelling: 30 metres.
 - Maximum size of ARU in accessory structures:
 - Principal dwelling = 1,500 s.f. or less: 75% of GFA
 - Principal dwelling = > 1,500 s.f., 75% of GFA to a maximum of 1,300 s.f.
 - Must be within 30 metres of principal dwelling.
 - Must use the same driveway as the principal dwelling unit.
 - Shall comply with MDS I.

Next Steps





Thank you!



Any questions?

