

**AMENDMENT NO.17**  
**TO THE**  
**OFFICIAL PLAN**  
**FOR THE MUNICIPALITY OF**  
**NORTH MIDDLESEX**

**Dated:** \_\_\_\_\_

**Approval Authority: County of Middlesex**

**THE CORPORATION OF THE MUNICIPALITY OF NORTH MIDDLESEX**

**BY-LAW NUMBER XX OF 2025**

**BEING A BY-LAW TO AMEND THE OFFICIAL PLAN**

**OF THE MUNICIPALITY OF NORTH MIDDLESEX**

**WHEREAS** the Council of the Municipality of North Middlesex deems it advisable to amend the North Middlesex Official Plan;

**AND WHEREAS** this amendment is consistent with the Provincial Planning Statement, 2024, and is in conformity with the County of Middlesex Official Plan;

**THEREFORE** the Council of the Municipality of North Middlesex, in accordance with Section 17 of the Planning Act, R.S.O. 1990, c.P.13, hereby enacts as follows:

1. THAT Amendment Number 17 to the Official Plan of the Municipality of North Middlesex, consisting of the attached document is hereby adopted.
2. THAT the Clerk is hereby authorized and directed to make application to the County of Middlesex for approval of the aforementioned Amendment Number 17 to the Official Plan for the Municipality of North Middlesex.
3. THAT Amendment Number 17 shall not come into force and effect until it has been approved in accordance with the Planning Act, R.S.O. 1990, c.P.13.
4. THAT this By-law shall come into force and take effect on the day of the final passing thereof.

READ A FIRST, SECOND AND THIRD TIME, AND FINALLY PASSED THIS \_\_\_\_\_ day of October, 2025.

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**Clerk**

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**Mayor**

**Corporate Seal of Municipality**

## **AMENDMENT NO.17**

The attached text constituting Amendment No. 17 to the Official Plan for the Municipality of North Middlesex was prepared by the Municipality of North Middlesex under the provisions of Section 21 of the Planning Act, R.S.O. 1990, c .P.13, and this amendment was adopted by Council of the Corporation of the Municipality of North Middlesex by By-law No. 01 of 2025 on the XX day of October, 2025 in accordance with the provisions of Section 21 of the Planning Act, R.S.O. 1990, c .P.13.

\_\_\_\_\_  
**Mayor**

\_\_\_\_\_  
**Clerk**

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**PART 1 – THE PREAMBLE** – does not constitute part of this Amendment

**PART 2 – THE AMENDMENT** – text constitutes Amendment No. 17

**AMENDMENT NO.17  
TO THE  
OFFICIAL PLAN FOR THE MUNICIPALITY OF NORTH MIDDLESEX**

**PART 1- THE PREAMBLE**

**1.0 PURPOSE OF THIS AMENDMENT**

The purpose of this housekeeping amendment to the Municipality's Official Plan 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 policies 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 housekeeping 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.

These changes are intended to facilitate the creation of complete, inclusive, and sustainable communities, promote housing affordability, and streamline the implementation of housing initiatives in accordance with the Municipality's HAF Action Plan and provincial policy.

**2.0 LOCATION OF THIS AMENDMENT**

This Amendment applies generally to the entirety of the Municipality of North Middlesex, unless specified to the contrary.

**3.0 BASIS OF THE AMENDMENT**

The Housing Accelerator Fund (HAF) is a Federal initiative administered by the Canada Housing and Mortgage Corporation (CMHC) that provides targeted support to municipalities to accelerate housing delivery by encouraging the removal of regulatory and policy barriers and by creating enabling planning frameworks. HAF requires municipalities to prepare and implement Action Plans that identify concrete, measurable initiatives to increase housing supply.

HAF Action Plans require municipalities to set measurable housing targets, identify regulatory and policy barriers to housing delivery, and propose concrete initiatives to address those barriers (for example: permitting more housing forms, zoning reforms, and design guidance). Through the Contribution Agreement that was executed between the municipality and CMHC, the Municipality committed to implementing Action Plan measures within set timelines, which require amendments to the municipality's

Official Plan.

This amendment responds directly to the Municipality's HAF Action Plan commitments by revising Official Plan policies, which set the framework for impending amendments to the Municipality's Zoning By-law. The proposed amendment includes policy direction related to Additional Residential Units (ARUs) and more permissive housing policies. Overall, this amendment will conform to recent changes to the Planning Act related to ARUs and bring the Municipality's housing policies into conformity with the County Official Plan, which was approved with Ministry modifications on July 7, 2023.

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## **PART 2 - THE AMENDMENT**

The Official Plan for the Municipality of North Middlesex is hereby amended as follows:

1. THAT Section 5.2.1, being Permitted Uses in the Residential Area Land Use Designation, is amended as follows:
  - a. The words “and two (2) dwelling units per property” shall be deleted from the first paragraph;
  - b. The words “Residential development in forms and densities greater than that described in Subsections a) and b) are discouraged” shall be deleted from the third paragraph;
  - c. The words “accessory residential dwelling unit, granny flat” shall be deleted and replaced with “additional residential unit (ARU)” in the fourth paragraph;
  - d. The word “special” shall be replaced with the word “additional” in the ninth paragraph;
2. That Section 5.2.2, being Residential Density & Locational Requirements, be amended as follows:
  - a. The words “unless site plan does not by apply by statute” are added after the words “this Plan” in the third paragraph.
3. That Section 5.2.3 be deleted in its entirety and replaced with the following subsection:

### **5.2.3 Garden Suites, Tiny Homes and Additional Residential Units (ARUs)**

- a. Garden suites, mobile homes and tiny homes are single-unit detached residential structures containing bathroom and kitchen facilities, designed to be portable and are accessory to an existing principal dwelling. Garden suites, mobile homes and tiny homes are not considered Additional Residential Units and may be permitted by way of a temporary use by-law. The following policies shall apply:
  - i. A garden suite, mobile home or tiny home shall only be permitted through the passing of a temporary use by-law under Section 39 of the Planning Act. The use shall not exceed twenty (20) years from the date of the passing of the by-law. Extensions to the temporary use by-law may be granted for periods of up to three (3) years at a time.
  - ii. A single garden suite, mobile home or tiny home shall be permitted on a lot in conjunction with a permitted single detached dwelling provided there is no existing additional residential unit within a detached building on the same lot.
  - iii. Garden suites, mobile homes or tiny homes shall only be permitted where there is adequate water and sewage capacity on the lot to service the suite.
  - iv. Garden suites, mobile homes or tiny homes shall comply with standards, as set out in the

#### Zoning By-law.

- v. In accordance with the Planning Act, Council may require the landowner, or any other person, to enter into an agreement with the municipality dealing with such matters related to the temporary use of the garden suite, mobile home or tiny home as the Council considers necessary or advisable, including:
- The installation, maintenance and removal of the garden suite, mobile home or tiny home;
  - The period of occupancy of the garden suite, mobile home or tiny home by any of the persons named in the agreement; and
  - The monetary or other form of security that Council may require for actual or potential costs to the municipality related to the garden suite, mobile home or tiny home.

The development of ARUs shall be permitted as a means of increasing the diversity and stock of rental and affordable housing options, creating opportunities for aging in place, and providing homeowners with additional sources of income. The following policies shall apply:

- a. A maximum of three (3) ARUs are permitted on parcels of urban residential land, as defined by the Planning Act, where single detached, semi-detached, and townhouse dwellings are permitted and where full municipal sewage and water systems are provided. Where full municipal sewage and water systems are not available, a maximum of two (2) ARUs are permitted where single detached, semi-detached and townhouse dwellings are permitted.
- b. On parcels of Urban Residential Land, as defined by the Planning Act, one (1) ARU may be permitted within a detached accessory building or structure and up to three (3) ARUs may be permitted within the principal dwelling provided that the total number of ARUs on the parcel does not exceed three (3).
- c. Where full municipal sewage and water systems are not available, one (1) ARU may be permitted within a detached accessory building or structure and up to two (2) ARUs may be permitted within the principal dwelling, provided that the total number of ARUs on the parcel does not exceed two (2).
- d. ARUs must meet the Building Code, Fire Code and all other Provincial, County, and Municipal standards.
- e. ARUs within a detached accessory building or structure shall not be permitted to be severed from the principal dwelling.
- f. ARUs shall not be located within the natural heritage system, floodplain areas, or other



hazardous lands.

- g. The proposed location of the ARU shall comply with the Minimum Distance Separation formulae, where applicable.
- h. An ARU in a detached structure is permitted a gross floor area of 49% or less of the principal dwelling. Where a proposal does not meet the maximum size requirements established by this Official Plan, a minor variance may be granted by the local municipality, provided the application satisfies the tests set out under the Planning Act.
- i. Detached ARUs in Agricultural Areas, shall be clustered to minimize the impact on agricultural land and collocate services, where possible. An ARU in a detached building shall be located in a rear or interior side yard and shall be located within the established residential area on the lot that is generally comprised of the principal dwelling and accessory structures, outdoor amenity space, the driveway and on-site services.
- j. Garden suites, mobile homes and tiny homes are considered temporary uses and may be permitted by way of a Temporary Use By-law for a period not exceeding twenty (20) years.

The Municipality's Comprehensive Zoning By-law shall include provisions to address the following matters:

- a. The provision of adequate access, including emergency access;
  - b. That the additional residential unit(s) be clearly subordinate in scale and function to the principal dwelling; and,
  - c. That they shall not be permitted within hazard lands as defined and regulated by conservation authorities.
4. That Section 6.4.1 f) i) be amended by deleting the sentence in its entirety and replacing it with the following:
- i. Additional Residential Units, garden suites, mobile homes or tiny homes, in accordance with the policies of Section 5.2.3;

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