

An aerial photograph of a town area, likely Middlesex Centre, showing a mix of residential houses and industrial buildings. A river flows through the scene on the left. The image is overlaid with a semi-transparent white circle on the right side. The text is centered over the image.

# Municipality of Middlesex Centre Zoning By-law Conformity Update

## Council Meeting

July 5, 2023



# Meeting Agenda

1. Background
2. Key Changes to the Zoning By-law Amendment
3. Next Steps



# Background



# Overview

**During and following the statutory public meeting held in April 2023, the Project Team received comments on the **draft Zoning By-law Conformity Update**.**

## **In today's meeting, we will:**

- Outline key drivers of the Zoning By-law Conformity Update;
- Walk through the changes made to the Zoning By-law Amendment following the statutory public meeting; and
- Share next steps in the process.

# Purpose of the Project

**Zoning By-law 2005-005** currently regulates land use across the Municipality.

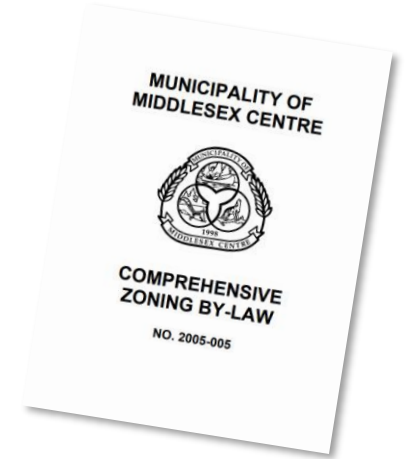
This project is intended to:



Implement the Middlesex Centre Official Plan, as amended through Official Plan Amendment 59.

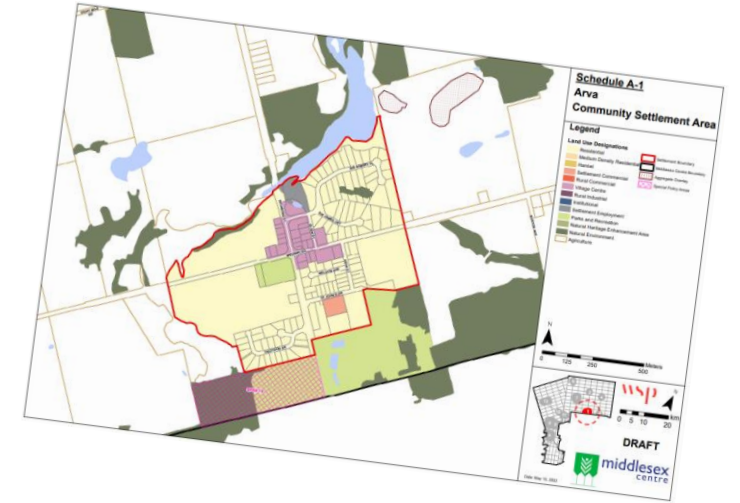


Address housekeeping edits and minor modifications to the Zoning By-law.



# Project Background

On May 18, 2022, Council adopted **Official Plan Amendment 59** to implement changes through the Official Plan Review process.



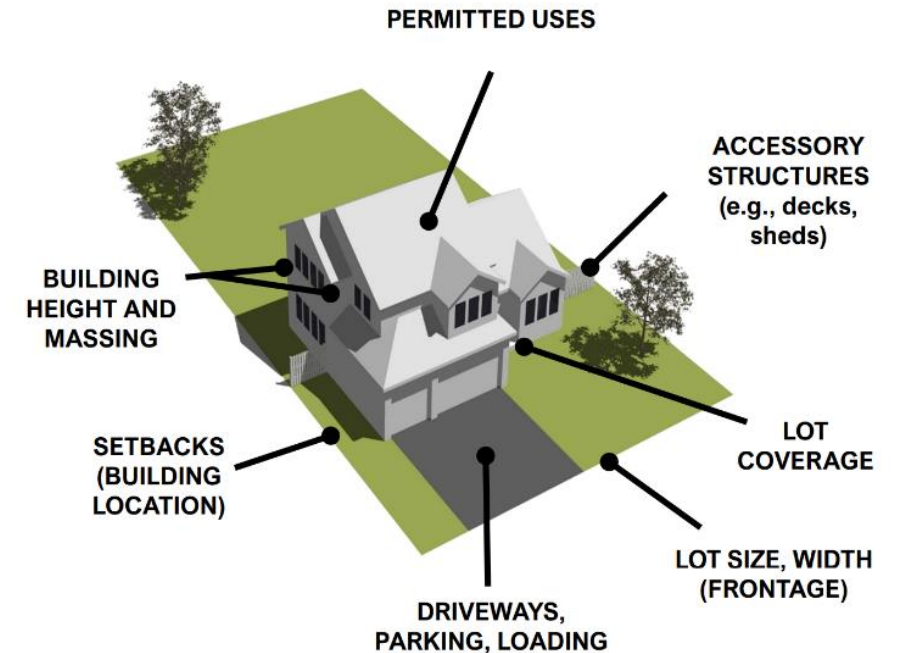
- The Municipality's Zoning By-law was first adopted in 2005.
- Under Section 24(1) of the *Planning Act*, zoning by-laws must conform to the official plan.
- Zoning by-laws are one of the primary tools to implement the official plan.



# What Does a Zoning By-law Do?

A zoning by-law establishes provisions that regulate the use of land and such things as: the size, height, and location of buildings and structures within the Municipality.

**Zoning by-laws divide the Municipality into various “zones”.**





# Key Changes Since the Statutory Public Meeting





# Topic

## What We Heard

- Clarification of different dwelling types was needed
- Review where additional residential units (ARUs) are permitted

## What Was Done

- Removal of draft “cluster townhouse dwelling” definition
- Clarification added to the general provisions for ARUs to allow them alongside a permitted dwelling unit



# Topic

## What We Heard

- Review permissions for on-farm diversified uses

## What Was Done

- Revised definition for on-farm diversified uses to include list of contemplated types, in lieu of containing in the permitted uses section of the By-law



# Topic

## What We Heard

- Adjust lot and building requirements in the UR3 zone to better align with OPA 59 and reflect more dense forms of development

## What Was Done

- Updated amenity space requirements
- Updated density requirements, in line with the Komoka-Kilworth Secondary Plan
- Establish maximum lot coverage requirements for different dwelling typologies

# General Updates

- A new provision has been added for cannabis production facilities related to sensitive land uses – a newly defined term
- Review and confirmation of lot and building requirements
- Review of numbering and section references
- Retain parking requirements for drive-throughs



# Next Steps



# What's Next?

- Draft Zoning By-law Amendment (March 2023)
- Public Open House (April 5, 2023)
- Statutory Public Meeting (April 19, 2023)
- Finalize Zoning By-law Amendment (June 2023)
- Council Adoption (July 2023) **WE ARE HERE**
- OPA No. 59 approved by County of Middlesex (TBD)
- Zoning By-law Conformity Update In-Effect (TBD)



**Thank you**