

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

Phase 1: Jurisdictional Scan

Municipality of Middlesex Centre

June 16, 2025





ABOUT US

MHBC has earned a reputation as trusted experts in urban and rural planning, urban design, landscape architecture, and cultural heritage. Our team is committed to providing the highest level of service to our clients.

We have four offices: Kitchener, Barrie, Hamilton, and Woodbridge.

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Middlesex HAF

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) Reduce or Eliminate Parking Standards
- 3) Eliminate Restrictions and Add Flexibility
- 4) 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) Public Engagement
- 4) Implementation



AGENDA

01

EXCLUSIONARY ZONING

02

REGULATORY FLEXIBILITY

03

ARU GUIDELINES

04

NEXT STEPS

1. Ending Exclusionary Zoning

Suggested implementation of this strategy includes:

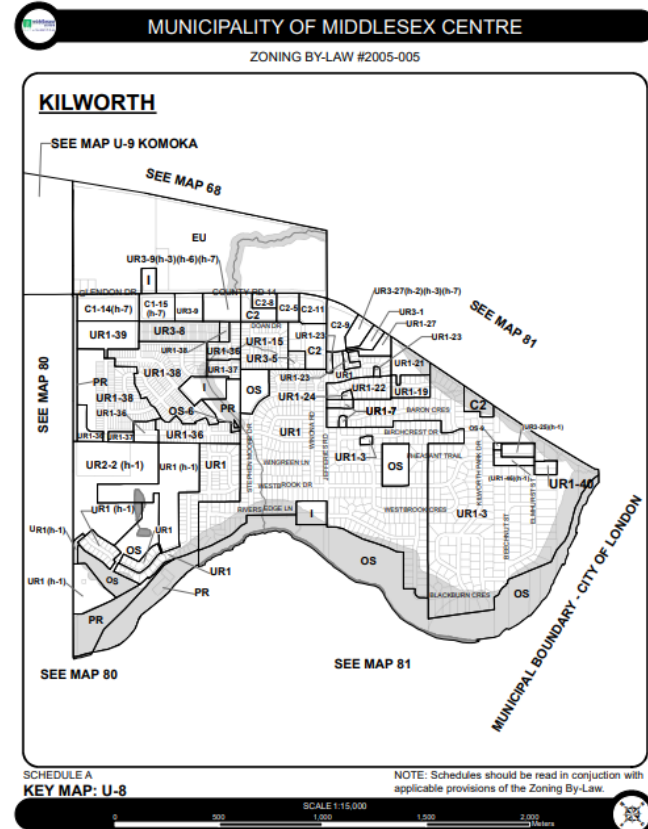
1. Permitting a full range of housing options where appropriate, including 'missing middle' options
2. Adding additional residential units as-of-right in residential zones to permit a wider range of housing forms
3. Provide four units as-of-right in serviced settlement areas (consisting of one primary dwelling unit and three ARUs), and three units as-of-right in agricultural areas and hamlets
4. Eliminate barriers to housing development, specifically the missing middle housing forms

1. Ending Exclusionary Zoning

Jurisdictional Review (preliminary):

Additional Permitted Uses – Town of Goderich Zoning By-law

- Traditional low density residential zones (e.g., R1, R2) were consolidated to permit more intensive housing forms
- Formerly, R1 Residential Zone permitted single detached homes. R1 was expanded to permit semi-detached and multiple unit dwellings.



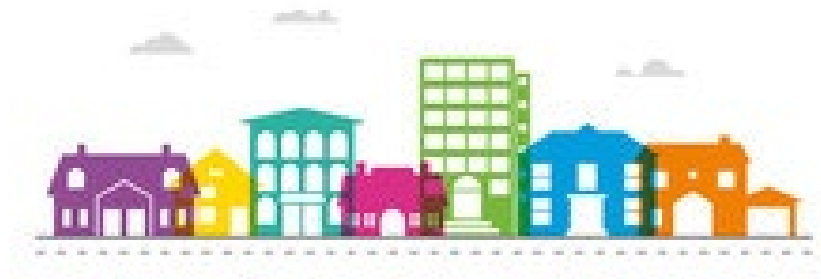
1. Ending Exclusionary Zoning

- The Middlesex Centre Official Plan supports a diverse range of housing options that are in-line with the initiative to end exclusionary zoning.
- The Middlesex Centre Zoning By-law also permits a wide range of housing options in defined zones.
- Preliminary considerations to address exclusionary concerns are:
 - Introduce zone allowing cluster townhome developments
 - Reduce minimum amenity area per unit for UR2, UR3 and CR2 zones
 - Increase maximum lot coverage for fully serviced zones
 - Remove minimum floor area provisions
 - Increase maximum density in UR3 zone to facilitate development of back-to-back and stacked townhouses

2. Regulatory Flexibility

Suggested implementation of this strategy includes:

1. Provide additional flexibility for residential and mixed-use development with regard to height, setbacks, and floor area provisions to encourage mixed-use development and housing types at greater densities;
2. Facilitate adaptive reuse through the conversion of vacant and underutilized commercial uses to mixed—use residential; and,
3. Simplify zoning regulations

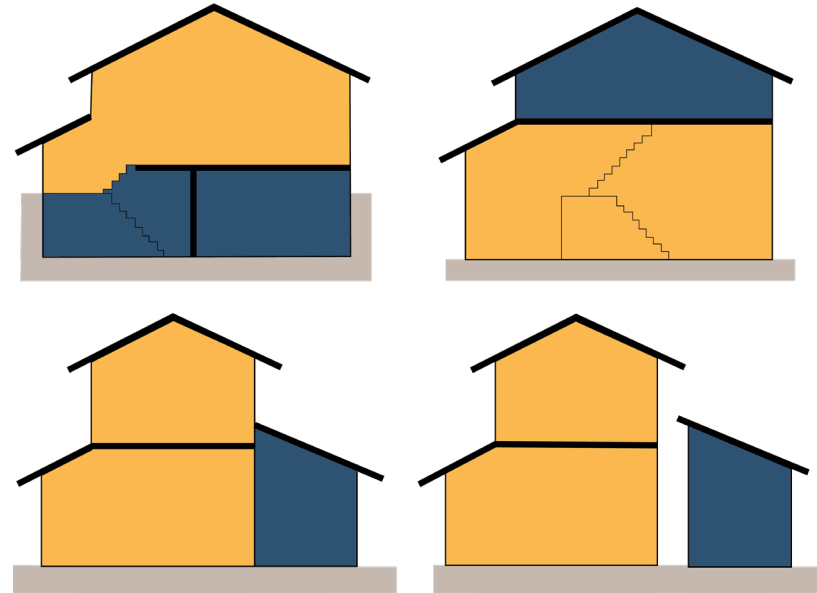


3. Additional Residential Units

Implementing this strategy includes:

- Approval of an Official Plan Policy to permit ARUs (OPA 59 under appeal)
- Adoption of a Zoning By-law Amendment to permit ARUs and establish appropriate development regulations.

The HAF requires municipalities to permit four units as-of-right in **served settlement areas**, and **three units in agricultural areas**.



Note that ARUs will be required to comply with applicable zoning regulations

3. Additional Residential Units

Jurisdictional Review (preliminary):

Four Units As-of-Right - City of Waterloo

City of Waterloo Council adopted Zoning By-law Amendment Z-24-05 to permit:

- Up to four dwelling units on residential properties zoned for low density residential development;
- Increasing the maximum permitted building height from 10 m to 13.5 m (one additional storey);
- Reducing parking requirements for lots with three and four dwelling units

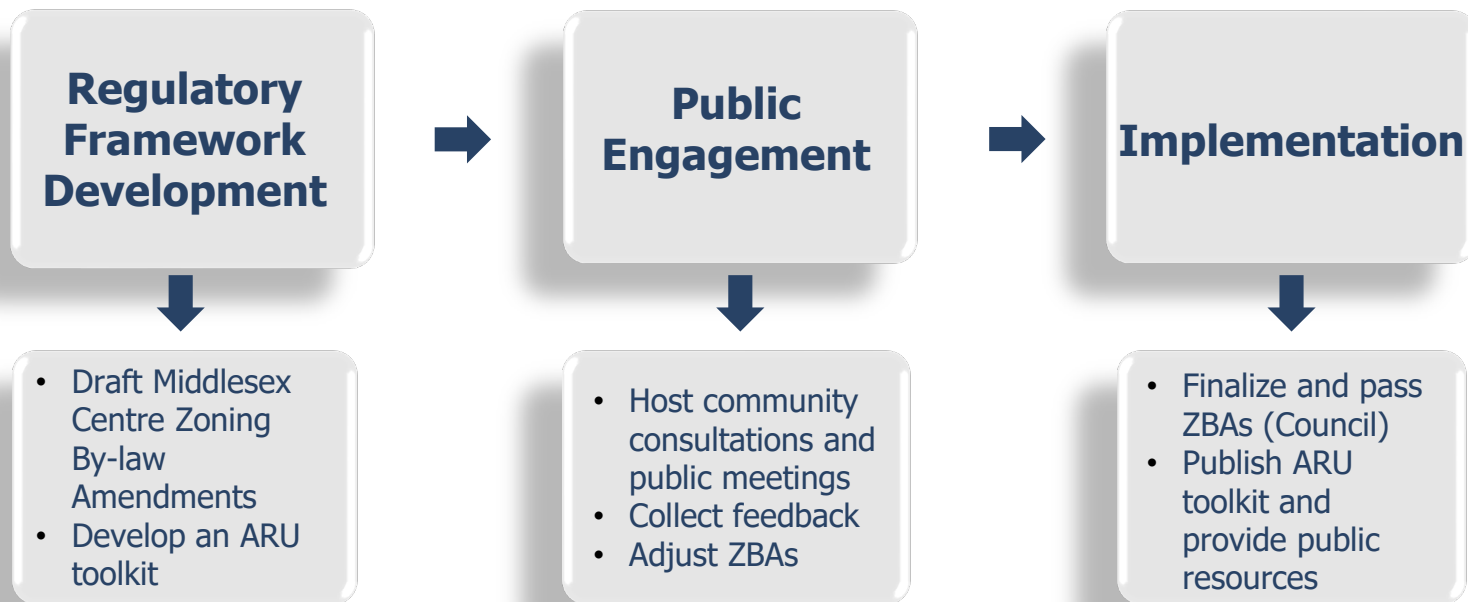
3. Additional Residential Unit Guidelines

For Middlesex Centre, considering the framework of the Official Plan and OPA 59 (under appeal), an OPA would be required to permit up to four units in serviced settlement areas and three in agricultural and hamlet areas.

The existing zoning structure does not currently permit the as-of-right units required as part of the HAF initiative. Considering this, a Zoning By-law Amendment is also required to establish appropriate development standards.

In addition to this, MHBC will be providing Middlesex Centre with an ARU Guideline / Toolkit to provide information to homeowners considering an ARU.

Next Steps





Thank you!



Any questions?

