

An aerial photograph of a residential and industrial area. A river flows through the scene, surrounded by lush green trees. In the foreground, there are several industrial buildings, including one with a sign that reads "ARVA FLOUR MILLS". The background shows a residential neighborhood with houses and lawns. A large white circular graphic element is on the right side of the image.

Municipality of Middlesex Centre Zoning By-law Conformity Update

Statutory Public Meeting

April 2023



Meeting Agenda

1. Background
2. Key Changes to the Zoning By-law
3. Discussion (Questions & Answers)
4. Next Steps



The Project Team



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Background



Introducing the Draft Zoning By-law Amendment

The purpose of this statutory public meeting is to introduce the **Zoning By-law Conformity Update** for the Municipality of Middlesex Centre.

In today's meeting, we will:

- Outline key drivers of the Zoning By-law Conformity Update;
- Walk through the Draft Zoning By-law Amendment and highlight the key changes proposed; and
- Share how comments can be provided and next steps in the process.

Purpose of the Project

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

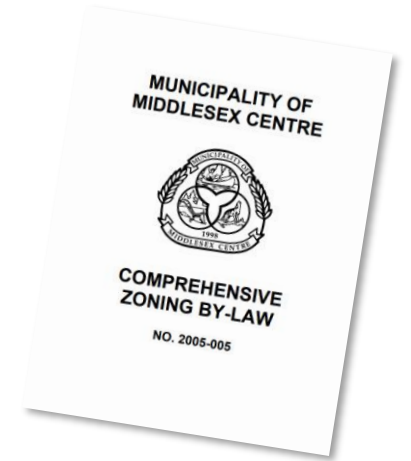
This project is intended to:



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

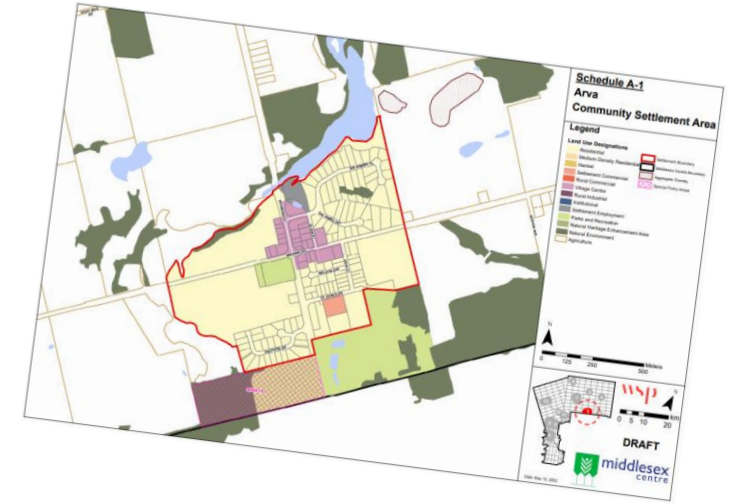


Address housekeeping edits and minor modifications to the Zoning By-law.



Project Background

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

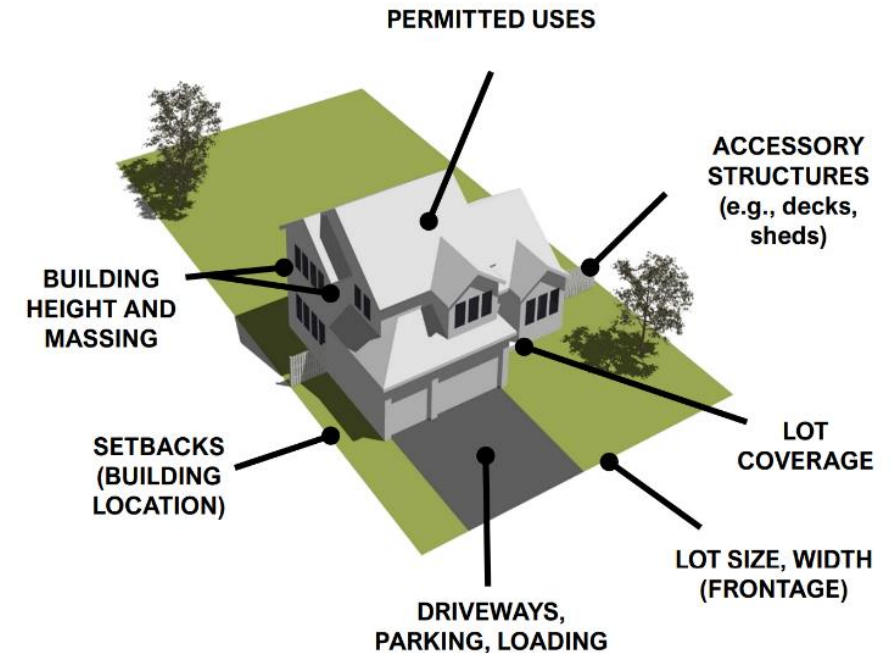


- The Municipality's Zoning By-law was first adopted in 2005.
- Under Section 24(1) of the *Planning Act*, zoning by-laws must conform to the official plan.
- Zoning by-laws are one of the primary tools to implement the official plan.

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 to the Zoning By-law



On-Farm Diversified Uses

Foundations

- On-farm diversified uses (OFDU) are located on a farm and are secondary to the main agricultural use
 - *Examples include agri-tourism, produce stands, and value-added uses*
- Updates to the Provincial Policy Statement and Municipal Official Plan support the introduction of on-farm diversified uses

What Was Done

- General regulations for OFDUs added to Section 4.26, limiting the size and scale of the use to ensure they remain secondary
- OFDUs are permitted in Agricultural zones



Additional Residential Units

Foundations

- Additional residential units (ARUs) can be a second unit in a detached structure or a second unit within a main house (commonly referred to as granny flats or second units)
- Changes to Ontario's *Planning Act* and the Municipality's Official Plan support the creation of additional residential units

What Was Done

- General regulations for ARUs added to Section 4.2
- A maximum of two ARUs are permitted per lot, subject to criteria (up to one ARU in a detached structure), alongside a single detached, semi, or street townhouse dwelling

Dwelling Types

Foundations

- The Municipality's Zoning By-law did not contain definitions for different types of dwellings such as stacked townhouses and live-work dwellings being built or proposed in the Municipality
- Updates to the Municipality's Official Plan support a wider variety of housing types in neighbourhoods

What Was Done

- New definitions added for stacked, back-to-back, and cluster townhouse dwellings
- Permitted uses updated in the UR1, UR2, and UR3 zones to promote greater flexibility in dwelling types



Village Centres & Hamlets

Foundations

- Updates to the Municipality's Official Plan support a greater mix of uses and densities in the Village Centres found in urban and community settlement areas such as Ilderton, Delaware, and Komoka-Kilworth, compared to the Hamlets
 - *Policies for the Hamlets (e.g., Melrose and Bryanston) continue to permit some non-residential uses*
- The goal of these policies is to create walkable, complete communities that provide housing for all stages of life
- The Zoning By-law currently applies one zone in both Hamlets and Village Centres



Village Centres & Hamlets

What Was Done

- The **C1 zone** has been updated to be the Village Centre zone
 - *Greater heights are permitted (up to four stories)*
 - *New automobile-related uses are no longer permitted*
 - *Official Plan requirements to limit the size of some commercial uses have been implemented (maximum gross floor area of 500 sq. m.)*
- A new **C4 zone** has been applied to properties in the Hamlets previously zoned C1.
 - *The new C4 zone matches the in-effect C1 regulations and permitted uses.*



Electric Vehicle Parking

Foundations

- Updates to the Municipality's Official Plan support the introduction of requirements for electric vehicle parking spaces for medium-high density residential and employment uses
- The use of electric vehicles is growing across Ontario

What Was Done

- Regulations to Section 4.27 have been added to require “designed electric vehicle spaces” in the C1 and UR3 zones
- “Designed electric vehicle spaces” are not required to have charging equipment provided, but rather allow for future installation



Agricultural Zones

Foundations

- Minimum Distance Separation (MDS) formulae requirements are in place to separate land uses to reduce incompatibility concerns about odour from livestock facilities
- The current Zoning By-law uses the Restricted Agricultural (A2) zone to prohibit livestock uses close to the Villages

What Was Done

- The A2 zone was merged with the A1 zone
 - *Lot and building requirements remain the same*
 - *Minimum distance separation requirements will address livestock compatibility*
- The A3 zone was re-numbered to A2



Housekeeping Amendments

Foundations

- This process gives an opportunity to amend other standards of the By-law to reflect issues identified by Staff and other trends

What Was Done

- Updated barrier-free parking requirements
- Updated section references and terminology
- Updated requirements for accessory buildings and structures
- Added requirements for visitor parking for some residential uses



What We Heard

The public open house was attended by 30+ attendees.

- Questions regarding changes to the A2 / A3 zones
- Support for changes which provide more housing types
- Comments regarding the proposed zoning regulations for additional residential units and garden suites
- Comments regarding proposed changes to the UR1 and UR2 zones
- Questions regarding additional residential units built on lots with private wells and septic systems
- Comments indicating further changes that may be required to support different forms of townhouse developments



Next Steps



What's Next?



Draft Zoning By-law Amendment (March 2023)

Public Open House (April 5, 2023)

Statutory Public Meeting (April 19, 2023) **WE ARE HERE**

Finalize Zoning By-law Amendment (April/May 2023)

Council Adoption (anticipating Spring 2023)

OPA No. 59 approved by County of Middlesex (TBD)

Zoning By-law Conformity Update In-Effect (TBD)



Stay Informed & Provide Your Comments

- Visit the Municipality's **project webpage** for more details and project documents
 - *<https://middlesexcentre.ca/zoning-by-law-update>*
- Submit your comments and questions to:
planning@middlesexcentre.ca
 - *We request comments by **April 28th, 2023***
 - *All comments received from the Public Open House and this Statutory Public Meeting will be considered in the revised Zoning By-law Amendment brought forward to Council*



Thank you