

The Corporation of the City of Kawartha Lakes

By-Law 2020-xxx

A By-Law To Amend Multiple Zoning By-laws To Authorize Additional Residential Units And To Repeal By-Law 2014-283

Affected By-laws:

Township of Bexley Zoning By-law 93-09
Village of Bobcaygeon Zoning By-law 16-78
Township of Carden Zoning By-law 79-2
Township of Dalton Zoning By-law 10-77
Township of Eldon Zoning By-law 94-14
Township of Emily Zoning By-law 1996-30
Village of Fenelon Falls Zoning By-law 89-25
Township of Fenelon Zoning By-law 12-95
United Townships of Laxton, Digby and Longford Zoning By-law 32-83
Town of Lindsay Zoning By-law 2000-75
Township of Manvers Zoning By-law 87-06
Township of Mariposa Zoning By-law 94-07
Village of Omemee Zoning By-law 1993-15
Township of Ops Zoning By-law 93-30
Township of Somerville Zoning By-law 78-45
Village of Sturgeon Point Zoning By-law 339
Township of Verulam Zoning By-law 6-87
Village of Woodville Zoning By-law 1993-9

[File D00-99-032, Report PLAN2020-057, respecting former Town of Lindsay; Villages of Bobcaygeon, Fenelon Falls, Omemee, and Woodville; and Townships of Bexley, Carden, Dalton, Eldon, Emily, Fenelon Laxton, Digby, Longford, Manvers, Mariposa, Ops, Somerville and Verulam in the City of Kawartha Lakes]

Recitals:

1. Sections 16(3) and 35.1(1) of the Planning Act require that official plan policies and zoning by-laws authorize the use of additional residential units.
2. Section 34 of the Planning Act, R.S.O. 1990, c.P.13 authorizes Council to determine the appropriate zoning categories and provisions assigned to land.
3. A public meeting to solicit public input has been held.
4. Council deems it appropriate to rezone the Property.

Accordingly, the Council of The Corporation of the City of Kawartha Lakes enacts this By-law 2020-xxx.

Section 1:00 Zoning Details

- 1.01 Property Affected:** The Property affected by this by-law is described as lands within the former Town of Lindsay; Villages of Bobcaygeon, Fenelon Falls, Omemee, and Woodville; and Townships of Bexley, Carden, Dalton, Eldon, Emily, Fenelon Laxton, Digby, Longford, Manvers, Mariposa, Ops, Somerville and Verulam in the City of Kawartha Lakes.
- 1.02 Textual Amendment:** The following Zoning By-laws are further amended in order to give effect to the following:

Section 2:00 Town of Lindsay Zoning By-law 2000-75

- 2.01 By-law No. 2000-75 of the Town of Lindsay is amended by deleting “4.44 Dwelling, Accessory” definition from Section 4: Definitions and by adding the following definitions in alphabetical order:

Section 4: Definitions

Accessory Building Or Structure in conjunction with ‘Dwelling Unit, Additional Residential’ means a use, building or structure that may be used for human habitation and is customarily incidental, subordinate and exclusively devoted to the principal use or main building, and located on the same lot therein.

Dwelling Unit, Additional Residential means a residential dwelling unit that is self-contained, subordinate to and located within the same building or on the same lot as the primary residential dwelling unit. The additional residential unit includes a separate entrance, kitchen facilities, washroom facilities, and living space from the primary residential dwelling unit.

Dwelling Unit, Primary Residential means a single detached, semi-detached, or townhouse dwelling for the purpose of the definition of additional residential dwelling unit.

2.02 By-law No. 2000-75 of the Town of Lindsay is amended by deleting subsection 5.34 Accessory Dwelling Unit from Section 5: General Provisions for All Zones and replacing it with subsection 5.36 Additional Residential Dwelling Units:

Section 5: General Provisions For All Zones

5.36 Additional Residential Dwelling Units

Notwithstanding the permitted uses, maximum densities, minimum gross floor areas, and maximum gross floor area as a percentage of lot area listed elsewhere in this By-law, additional residential dwelling units are permitted in all zones that permit single detached, semi-detached, or townhouse dwelling units, subject to the following provisions:

- i. A maximum of two (2) additional residential dwelling units, one (1) within the same building as the primary residential dwelling unit and one (1) within an accessory building or structure to the primary residential dwelling unit.
- ii. Unless otherwise stated, all zone provisions continue to apply to an additional residential dwelling unit.
- iii. An additional residential dwelling unit located in an accessory building or structure shall be in accordance with the provisions in the subsection 5.2. An accessory building or structure containing an accessory residential dwelling unit located on an upper storey shall have a maximum height of 10 m and minimum yard setback of 1.2 m.
- iv. A lot has frontage on an improved public street, maintained year round.
- v. The floor area of the additional residential dwelling unit is equal to, or less than, the gross floor area, excluding attached garage floor area of the primary residential dwelling unit without any modification to the building’s bulk or massing.
- vi. Where applicable, an additional residential dwelling unit shall not be permitted on a lot which contains a bed and breakfast establishment.
- vii. At a minimum, on-site parking shall be provided in accordance with the requirements for the primary residential dwelling unit. Where there is a home occupation in an additional residential dwelling unit, parking shall be in accordance with subsection 5.23.
- viii. An additional residential dwelling unit shall be accessed from the street via a walkway or driveway.
- ix. An additional residential dwelling unit or part thereof shall not be within the floodplain or water setback.
- x. Compliance with the provisions of the Ontario Building Code, Fire Code and all other relevant municipal and provincial standards.

- xi. Registration of the additional residential dwelling unit in accordance with the City's Additional Residential Unit Registration By-law.

Section 3:00 Village of Bobcaygeon Zoning By-law 16-78

- 3.01 By-law No. 16-78 of the Village of Bobcaygeon is amended by deleting “2.27a Dwelling, Accessory” definition from Section 2 Definitions and by adding the following definitions in alphabetical order:

Section 2 Definitions

Accessory Building Or Structure in conjunction with ‘Dwelling Unit, Additional Residential’ means a use, building or structure that may be used for human habitation and is customarily incidental, subordinate and exclusively devoted to the principal use or main building, and located on the same lot therein.

Dwelling Unit, Additional Residential means a residential dwelling unit that is self-contained, subordinate to and located within the same building or on the same lot as the primary residential dwelling unit. The additional residential unit includes a separate entrance, kitchen facilities, washroom facilities, and living space from the primary residential dwelling unit.

Dwelling Unit, Primary Residential means a single detached, semi-detached, or town house dwelling for the purpose of the definition of additional residential dwelling unit.

- 3.02 By-law No. 16-78 of the Village of Bobcaygeon is amended by deleting subsection 3.27 as it relates to Accessory Dwelling Units from Section 3 General Provisions and replacing it with Additional Residential Dwelling Units to Section 3 General Provisions:

Section 3 General Provisions

3.27 Additional Residential Dwelling Units

Notwithstanding the permitted uses, maximum densities and minimum gross floor areas listed elsewhere in this By-law, additional residential dwelling units are permitted in all zones that permit single detached, semi-detached, or town house dwelling units, subject to the following provisions:

- i. A maximum of two (2) additional residential dwelling units, one (1) within the same building as the primary residential dwelling unit and one (1) within an accessory building or structure to the primary residential dwelling unit.
- ii. Unless otherwise stated, all zone provisions continue to apply to an additional residential dwelling unit.
- iii. An additional residential dwelling unit located in an accessory building or structure shall be in accordance with the provisions in subsection 3.1. An accessory building or structure containing an accessory residential dwelling unit located on an upper storey shall have a maximum height of 10 m and minimum yard setback of 1.2 m.
- iv. A lot has frontage on an improved public street, maintained year round.
- v. The floor area of the additional residential dwelling unit is equal to, or less than, the gross floor area, excluding attached garage floor area of the primary residential dwelling unit without any modification to the building's bulk or massing.
- vi. At a minimum, on-site parking shall be provided in accordance with the requirements for the primary residential dwelling unit. Where there is a home occupation in an additional residential dwelling unit, parking shall be in accordance with subsection 3.13 for a home occupation use.
- vii. An additional residential dwelling unit shall be accessed from the street via a walkway or driveway.

- viii. An additional residential dwelling unit or part thereof shall not be within the floodplain or water setback.
- ix. Compliance with the provisions of the Ontario Building Code, Fire Code and all other relevant municipal and provincial standards.
- x. Registration of the additional residential dwelling unit in accordance with the City's Additional Residential Unit Registration By-law.

Section 4:00 Village of Fenelon Falls Zoning By-law 89-25

- 4.01 By-law No. 89-25 of the Village of Fenelon Falls is amended by deleting “1.55a Dwelling, Accessory” definition from Part One – Definitions and by adding the following definitions in alphabetical order:

Part One – Definitions

Accessory Building Or Structure

In conjunction with ‘Dwelling Unit, Additional Residential’ shall mean a use, building or structure that may be used for human habitation and is customarily incidental, subordinate and exclusively devoted to the principal use or main building, and located on the same lot therein.

Dwelling Unit, Additional Residential

Shall mean a residential dwelling unit that is self-contained, subordinate to and located within the same building or on the same lot as the primary residential dwelling unit. The additional residential unit includes a separate entrance, kitchen facilities, washroom facilities, and living space from the primary residential dwelling unit.

Dwelling Unit, Primary Residential

Shall mean a single detached dwelling house, semi-detached dwelling house, or townhouse dwelling for the purpose of the definition of additional residential dwelling unit.

- 4.02 By-law No. 89-25 of the Village of Fenelon Falls is amended by deleting subsection 5.28 as it relates to Accessory Dwelling Units from Part Five – General Zone Provisions and replacing it with Additional Residential Dwelling Units:

Part Five – General Zone Provisions

5.29 Additional Residential Dwelling Units

Notwithstanding the permitted uses, maximum densities and minimum gross floor areas listed elsewhere in this By-law, additional residential dwelling units are permitted in all zones that permit single detached dwelling house, semi-detached dwelling house, or townhouse dwelling, subject to the following provisions:

- i. A maximum of two (2) additional residential dwelling units, one (1) within the same building as the primary residential dwelling unit and one (1) within an accessory building or structure to the primary residential dwelling unit.
- ii. Unless otherwise stated, all zone provisions continue to apply to an additional residential dwelling unit.
- iii. An additional residential dwelling unit located in an accessory building or structure shall be in accordance with the provisions of subsection 5.1. An accessory building or structure containing an accessory residential dwelling unit located on an upper storey shall have a maximum height of 10 m and minimum yard setback of 1.2 m.
- iv. A lot has frontage on an improved public street, maintained year round.

- v. The floor area of the additional residential dwelling unit is equal to, or less than, the gross floor area, excluding attached garage floor area of the primary residential dwelling unit without any modification to the building's bulk or massing.
- vi. Where applicable, an additional residential dwelling unit shall not be permitted on a lot which contains a bed and breakfast establishment.
- vii. At a minimum, on-site parking shall be provided in accordance with the requirements for the primary residential dwelling unit. Where there is a home occupation in an additional residential dwelling unit, parking shall be in accordance with subsection 5.16.1 for a home occupation use.
- viii. An additional residential dwelling unit shall be accessed from the street via a walkway or driveway.
- ix. An additional residential dwelling unit or part thereof shall not be within the EC Zone, floodplain or water setback.
- x. Compliance with the provisions of the Ontario Building Code, Fire Code and all other relevant municipal and provincial standards.
- xi. Registration of the additional residential dwelling unit in accordance with the City's Additional Residential Unit Registration By-law.

Section 5:00 Village of Omemee Zoning By-law 1993-15

5.01 By-law No. 1993-15 of the Village of Omemee is amended by deleting "Dwelling, Accessory" definition from Part 2 – Definitions and by adding the following definitions in alphabetical order:

Part 2 – Definitions

Accessory Building Or Structure in conjunction with 'Dwelling Unit, Additional Residential' means a use, building or structure that may be used for human habitation and is customarily incidental, subordinate and exclusively devoted to the principal use or main building, and located on the same lot therein.

Dwelling Unit, Additional Residential means a residential dwelling unit that is self-contained, subordinate to and located within the same building or on the same lot as the primary residential dwelling unit. The additional residential unit includes a separate entrance, kitchen facilities, washroom facilities, and living space from the primary residential dwelling unit.

Dwelling Unit, Primary Residential means a single detached, semi-detached, or town house dwelling for the purpose of the definition of additional residential dwelling unit.

5.02 By-law No. 1993-15 of the Village of Omemee is amended by deleting subsection 3.21 as it relates to Accessory Dwelling Units from Part 3 – General Provisions and replacing it with subsection 3.21 Additional Residential Dwelling Units:

Part 3 – General Provisions

3.21 Additional Residential Dwelling Units

Notwithstanding the permitted uses, maximum densities and minimum gross floor areas listed elsewhere in this By-law, additional residential dwelling units are permitted in all zones that permit single detached, semi-detached, or town house dwelling units, subject to the following provisions:

- i. A maximum of two (2) additional residential dwelling units, one (1) within the same building as the primary residential dwelling unit and one (1) within an accessory building or structure to the primary residential dwelling unit.
- ii. Unless otherwise stated, all zone provisions continue to apply to an additional residential dwelling unit.

- iii. An additional residential dwelling unit located in an accessory building or structure shall be in accordance with the provisions in subsection 3.1. An accessory building or structure containing an accessory residential dwelling unit located on an upper storey shall have a maximum height of 10 m and minimum yard setback of 1.2 m.
- iv. A lot has frontage on an improved public street, maintained year round.
- v. A minimum lot area of 0.4 ha (4000 sq. m.) on private services.
- vi. The floor area of the additional residential dwelling unit is equal to, or less than, the gross floor area, excluding attached garage floor area of the primary residential dwelling unit without any modification to the building's bulk or massing.
- vii. Where applicable, an additional residential dwelling unit shall not be permitted on a lot which contains a bed and breakfast establishment.
- viii. At a minimum, on-site parking shall be provided in accordance with the requirements for the primary residential dwelling unit. Where there is a home occupation in an additional residential dwelling unit, parking shall be in accordance with the subsection 3.14 for a home occupation use.
- ix. An additional residential dwelling unit shall be accessed from the street via a walkway or driveway.
- x. An additional residential dwelling unit or part thereof shall not be within the EP Zone, floodplain or water setback.
- xi. Compliance with the provisions of the Ontario Building Code, Fire Code and all other relevant municipal and provincial standards.
- xii. Registration of the additional residential dwelling unit in accordance with the City's Additional Residential Unit Registration By-law.

Section 6:00 Village of Sturgeon Point Zoning By-law 339

6.01 By-law No. 339 of the Village of Sturgeon Point is amended by adding the following definitions in alphabetical order to Section Two Definitions and by adding subsection 3.24 Additional Residential Dwelling Units to Section Three General Provisions:

Section Two Definitions

Accessory Building Or Structure in conjunction with 'Dwelling Unit, Additional Residential' means a use, building or structure that may be used for human habitation and is customarily incidental, subordinate and exclusively devoted to the principal use or main building, and located on the same lot therein.

Dwelling Unit, Additional Residential means a residential dwelling unit that is self-contained, subordinate to and located within the same building or on the same lot as the primary residential dwelling unit. The additional residential unit includes a separate entrance, kitchen facilities, washroom facilities, and living space from the primary residential dwelling unit.

Dwelling Unit, Primary Residential means a single detached, semi-detached, or townhouse dwelling for the purpose of the definition of additional residential dwelling unit.

Section Three General Provisions

3.24 Additional Residential Dwelling Units

Notwithstanding the permitted uses, maximum densities and minimum gross floor areas listed elsewhere in this By-law, additional residential dwelling units are permitted in all zones that permit single detached, semi-detached, or townhouse dwelling units, subject to the following provisions:

- i. A maximum of two (2) additional residential dwelling units, one (1) within the same building as the primary residential dwelling unit and one (1) within an accessory building or structure to the primary residential dwelling unit.
- ii. A lot may have an additional residential dwelling unit in addition to a garden suite, approved through a Temporary Use By-law.
- iii. Unless otherwise stated, all zone provisions continue to apply to an additional residential dwelling unit.
- iv. An additional residential dwelling unit located in an accessory building or structure shall be in accordance with the provisions in subsection 3.1. An accessory building or structure containing an accessory residential dwelling unit located on an upper storey shall have a maximum height of 10 m and minimum yard setback of 1.2 m.
- v. A lot has frontage on an improved public street, maintained year round.
- vi. A minimum lot area of 0.4 ha (4000 sq. m.) on private services.
- vii. The floor area of the additional residential dwelling unit is equal to, or less than, the gross floor area, excluding attached garage floor area of the primary residential dwelling unit without any modification to the building's bulk or massing.
- viii. At a minimum, on-site parking shall be provided in accordance with the requirements for the primary residential dwelling unit. Where there is a home occupation in an additional residential dwelling unit, parking shall be in accordance with subsection 3.11 for a home occupation use.
- ix. An additional residential dwelling unit shall be accessed from the street via a walkway or driveway.
- x. An additional residential dwelling unit or part thereof shall not be within the floodplain or water setback.
- xi. Compliance with the provisions of the Ontario Building Code, Fire Code and all other relevant municipal and provincial standards.
- xii. Registration of the additional residential dwelling unit in accordance with the City's Additional Residential Unit Registration By-law.

Section 7:00 Village of Woodville Zoning By-law 1993-9

7.01 By-law No. 1993-9 of the Village of Woodville is amended by adding the following definitions in alphabetical order to Part 2 – Definitions and by adding subsection 3.22 Additional Residential Dwelling Units to Part 3 – General Provisions:

Part 2 – Definitions

Accessory Building Or Structure in conjunction with 'Dwelling Unit, Additional Residential' means a use, building or structure that may be used for human habitation and is customarily incidental, subordinate and exclusively devoted to the principal use or main building, and located on the same lot therein.

Dwelling Unit, Additional Residential means a residential dwelling unit that is self-contained, subordinate to and located within the same building or on the same lot as the primary residential dwelling unit. The additional residential unit includes a separate entrance, kitchen facilities, washroom facilities, and living space from the primary residential dwelling unit.

Dwelling Unit, Primary Residential means a single detached, semi-detached, or town house dwelling for the purpose of the definition of additional residential dwelling unit.

Part 3 – General Provisions

3.22 Additional Residential Dwelling Units

Notwithstanding the permitted uses, maximum densities and minimum gross floor areas listed elsewhere in this By-law, additional residential dwelling units are permitted in all zones that permit single detached, semi-detached, or town house dwelling units, subject to the following provisions:

- i. A maximum of two (2) additional residential dwelling units, one (1) within the same building as the primary residential dwelling unit and one (1) within an accessory building or structure to the primary residential dwelling unit.
- ii. Unless otherwise stated, all zone provisions continue to apply to an additional residential dwelling unit.
- iii. An additional residential dwelling unit located in an accessory building or structure shall be in accordance with the provisions in subsection 3.1. An accessory building or structure containing an accessory residential dwelling unit located on an upper storey shall have a maximum height of 10 m and minimum yard setback of 1.2 m.
- iv. A lot has frontage on an improved public street, maintained year round.
- v. A minimum lot area of 0.4 ha (4000 sq. m.) on private services.
- vi. The floor area of the additional residential dwelling unit is equal to, or less than, the gross floor area, excluding attached garage floor area of the primary residential dwelling unit without any modification to the building's bulk or massing.
- vii. Where applicable, an additional residential dwelling unit shall not be permitted on a lot which contains a bed and breakfast establishment.
- viii. At a minimum, on-site parking shall be provided in accordance with the requirements for the primary residential dwelling unit. Where there is a home occupation in an additional residential dwelling unit, parking shall be in accordance with subsection 3.15 for a home occupation use.
- ix. An additional residential dwelling unit shall be accessed from the street via a walkway or driveway.
- x. An additional residential dwelling unit or part thereof shall not be within the EP Zone, floodplain or water setback.
- xi. Compliance with the provisions of the Ontario Building Code, Fire Code and all other relevant municipal and provincial standards.
- xii. Registration of the additional residential dwelling unit in accordance with the City's Additional Residential Unit Registration By-law.

Section 8:00 Township of Bexley Zoning By-law 93-09

8.01 By-law No. 93-09 of the Township of Bexley is amended by adding the following definitions in alphabetical order to Part 2 – Definitions and by adding subsection 3.22 Additional Residential Dwelling Units to Part 3 – General Provisions:

Part 2 – Definitions

Accessory Building Or Structure in conjunction with 'Dwelling Unit, Additional Residential' means a use, building or structure that may be used for human habitation and is customarily incidental, subordinate and exclusively devoted to the principal use or main building, and located on the same lot therein.

Dwelling Unit, Additional Residential means a residential dwelling unit that is self-contained, subordinate to and located within the same building or on the same lot as the primary residential dwelling unit. The additional residential unit includes a separate

entrance, kitchen facilities, washroom facilities, and living space from the primary residential dwelling unit.

Dwelling Unit, Primary Residential means a single detached, semi-detached, or town house dwelling for the purpose of the definition of additional residential dwelling unit.

Part 3 – General Provisions

3.22 Additional Residential Dwelling Units

Notwithstanding the permitted uses, maximum densities and minimum gross floor areas listed elsewhere in this By-law, additional residential dwelling units are permitted in all zones that permit single detached, semi-detached, or town house dwelling units, subject to the following provisions:

- i. A maximum of two (2) additional residential dwelling units, one (1) within the same building as the primary residential dwelling unit and one (1) within an accessory building or structure to the primary residential dwelling unit.
- ii. Notwithstanding subsection 3.21, a lot may have an additional residential dwelling unit in addition to a garden suite, approved through a Temporary Use By-law, or a second single detached dwelling in accordance with subsection 7.2.1.11.
- iii. Unless otherwise stated, all zone provisions continue to apply to an additional residential dwelling unit.
- iv. An additional residential dwelling unit located in an accessory building or structure shall be in accordance with the provisions in subsection 3.1. An accessory building or structure containing an accessory residential dwelling unit located on an upper storey shall have a maximum height of 10 m and minimum yard setback of 1.2 m.
- v. A lot has frontage on an improved public street, maintained year round.
- vi. A minimum lot area of 0.4 ha (4000 sq. m.) on private services.
- vii. The floor area of the additional residential dwelling unit is equal to, or less than, the gross floor area, excluding attached garage floor area of the primary residential dwelling unit without any modification to the building's bulk or massing.
- viii. Where applicable, an additional residential dwelling unit shall not be permitted on a lot which contains a bed and breakfast establishment.
- ix. At a minimum, on-site parking shall be provided in accordance with the requirements for the primary residential dwelling unit. Where there is a home occupation in an additional residential dwelling unit, parking shall be in accordance with subsection 3.14 for a home occupation use.
- x. An additional residential dwelling unit shall be accessed from the street via a walkway or driveway.
- xi. An additional residential dwelling unit or part thereof shall not be within the EP Zone, floodplain or water setback.
- xii. Compliance with the provisions of the Ontario Building Code, Fire Code and all other relevant municipal and provincial standards.
- xiii. Registration of the additional residential dwelling unit in accordance with the City's Additional Residential Unit Registration By-law.
- xiv. City's Additional Residential Unit Registration By-law.

Section 9:00 Township of Carden Zoning By-law 79-2

9.01 By-law No. 79-2 of the Township of Carden is amended by adding the following definitions in alphabetical order to Section 15 Definitions and by adding subsection 14.28 Additional Residential Dwelling Units to Section 14 General Provisions:

Section 15 Definitions

Accessory Building Or Structure in conjunction with ‘Dwelling Unit, Additional Residential’ means a use, building or structure that may be used for human habitation and is customarily incidental, subordinate and exclusively devoted to the principal use or main building, and located on the same lot therein.

Dwelling Unit, Additional Residential means a residential dwelling unit that is self-contained, subordinate to and located within the same building or on the same lot as the primary residential dwelling unit. The additional residential unit includes a separate entrance, kitchen facilities, washroom facilities, and living space from the primary residential dwelling unit.

Dwelling Unit, Primary Residential means a single detached, semi-detached, or town house dwelling for the purpose of the definition of additional residential dwelling unit.

Section 14 General Provisions

14.28 Additional Residential Dwelling Units

Notwithstanding the permitted uses, maximum densities and minimum gross floor areas listed elsewhere in this By-law, additional residential dwelling units are permitted in all zones that permit single detached, semi-detached, or town house dwelling units, subject to the following provisions:

- i. A maximum of two (2) additional residential dwelling units, one (1) within the same building as the primary residential dwelling unit and one (1) within an accessory building or structure to the primary residential dwelling unit.
- ii. Notwithstanding subsection 14.27, a lot may have an additional residential dwelling unit in addition to a garden suite, approved through a Temporary Use By-law, or a second dwelling unit in accordance with subsection 7.2 I.
- iii. Unless otherwise stated, all zone provisions continue to apply to an additional residential dwelling unit.
- iv. An additional residential dwelling unit located in an accessory building or structure shall be in accordance with the provisions in the subsection 14.1. An accessory building or structure containing an accessory residential dwelling unit located on an upper storey shall have a maximum height of 10 m and minimum yard setback of 1.2 m.
- v. A lot has frontage on an improved public street, maintained year round.
- vi. A minimum lot area of 0.4 ha (4000 sq. m.) on private services.
- vii. The floor area of the additional residential dwelling unit is equal to, or less than, the gross floor area, excluding attached garage floor area of the primary residential dwelling unit without any modification to the building's bulk or massing.
- viii. Where applicable, an additional residential dwelling unit shall not be permitted on a lot which contains a bed and breakfast establishment.
- ix. At a minimum, on-site parking shall be provided in accordance with the requirements for the primary residential dwelling unit. Where there is a home occupation in an additional residential dwelling unit, parking shall be in accordance with the section 14.14.
- x. An additional residential dwelling unit shall be accessed from the street via a walkway or driveway.

- xi. An additional residential dwelling unit or part thereof shall not be within the EP Zone, floodplain or water setback.
- xii. Compliance with the provisions of the Ontario Building Code, Fire Code and all other relevant municipal and provincial standards.
- xiii. Registration of the additional residential dwelling unit in accordance with the City's Additional Residential Unit Registration By-law.

Section 10:00 Township of Dalton Zoning By-law 10-77

10.01 By-law No. 10-77 of the Township of Dalton is amended by adding the following definitions in alphabetical order to Section 15 Definitions and by adding subsection 14.31 Additional Residential Dwelling Units to Section 14 General Provisions:

Section 15 Definitions

Accessory Building Or Structure in conjunction with 'Dwelling Unit, Additional Residential' means a use, building or structure that may be used for human habitation and is customarily incidental, subordinate and exclusively devoted to the principal use or main building, and located on the same lot therein.

Dwelling Unit, Additional Residential means a residential dwelling unit that is self-contained, subordinate to and located within the same building or on the same lot as the primary residential dwelling unit. The additional residential unit includes a separate entrance, kitchen facilities, washroom facilities, and living space from the primary residential dwelling unit.

Dwelling Unit, Primary Residential means a single detached, semi-detached, or town house dwelling for the purpose of the definition of additional residential dwelling unit.

Section 14 General Provisions

14.31 Additional Residential Dwelling Units

Notwithstanding the permitted uses, maximum densities and minimum gross floor areas listed elsewhere in this By-law, additional residential dwelling units are permitted in all zones that permit single detached, semi-detached, or town house dwelling units, subject to the following provisions:

- i. A maximum of two (2) additional residential dwelling units, one (1) within the same building as the primary residential dwelling unit and one (1) within an accessory building or structure to the primary residential dwelling unit.
- ii. Notwithstanding subsection 14.30, a lot may have an additional residential dwelling unit in addition to a garden suite, approved through a Temporary Use By-law, or a second single detached dwelling in accordance with subsection 14.29.
- iii. Unless otherwise stated, all zone provisions continue to apply to an additional residential dwelling unit.
- iv. An additional residential dwelling unit located in an accessory building or structure shall be in accordance with the provisions in subsection 14.1. An accessory building or structure containing an accessory residential dwelling unit located on an upper storey shall have a maximum height of 10 m and minimum yard setback of 1.2 m.
- v. A lot has frontage on an improved public street, maintained year round.
- vi. A minimum lot area of 0.4 ha (4000 sq. m.) on private services.
- vii. The floor area of the additional residential dwelling unit is equal to, or less than, the gross floor area, excluding attached garage floor area of the primary residential dwelling unit without any modification to the building's bulk or massing.

- viii. At a minimum, on-site parking shall be provided in accordance with the requirements for the primary residential dwelling unit. Where there is a home occupation in an additional residential dwelling unit, parking shall be in accordance with subsection 14.16.
- ix. An additional residential dwelling unit shall be accessed from the street via a walkway or driveway.
- x. An additional residential dwelling unit or part thereof shall not be within the EP Zone, floodplain or water setback.
- xi. Compliance with the provisions of the Ontario Building Code, Fire Code and all other relevant municipal and provincial standards.
- xii. Registration of the additional residential dwelling unit in accordance with the City's Additional Residential Unit Registration By-law.

Section 11:00 Township of Eldon Zoning By-law 94-14

11.01 By-law No. 94-14 of the Township of Eldon is amended by adding the following definitions in alphabetical order to Part 2 – Definitions and by adding subsection 3.22 Additional Residential Dwelling Units to Part 3 – General Provisions:

Part 2 – Definitions

Accessory Building Or Structure in conjunction with 'Dwelling Unit, Additional Residential' means a use, building or structure that may be used for human habitation and is customarily incidental, subordinate and exclusively devoted to the principal use or main building, and located on the same lot therein.

Dwelling Unit, Additional Residential means a residential dwelling unit that is self-contained, subordinate to and located within the same building or on the same lot as the primary residential dwelling unit. The additional residential unit includes a separate entrance, kitchen facilities, washroom facilities, and living space from the primary residential dwelling unit.

Dwelling Unit, Primary Residential means a single detached, semi-detached, or town house dwelling for the purpose of the definition of additional residential dwelling unit.

Part 3 – General Provisions

3.22 Additional Residential Dwelling Units

Notwithstanding the permitted uses, maximum densities and minimum gross floor areas listed elsewhere in this By-law, additional residential dwelling units are permitted in all zones that permit single detached, semi-detached, or town house dwelling units, subject to the following provisions:

- i. A maximum of two (2) additional residential dwelling units, one (1) within the same building as the primary residential dwelling unit and one (1) within an accessory building or structure to the primary residential dwelling unit.
- ii. Notwithstanding subsection 3.21, a lot may have an additional residential dwelling unit in addition to a garden suite, approved through a Temporary Use By-law, or a second single detached dwelling in accordance with subsection 7.2.1.11.
- iii. Unless otherwise stated, all zone provisions continue to apply to an additional residential dwelling unit.
- iv. An additional residential dwelling unit located in an accessory building or structure shall be in accordance with the provisions in subsection 3.1. An accessory building or structure containing an accessory residential dwelling unit located on an upper storey shall have a maximum height of 10 m and minimum yard setback of 1.2 m.
- v. A lot has frontage on an improved public street, maintained year round.

- vi. A minimum lot area of 0.4 ha (4000 sq. m.) on private services.
- vii. The floor area of the additional residential dwelling unit is equal to, or less than, the gross floor area, excluding attached garage floor area of the primary residential dwelling unit without any modification to the building's bulk or massing.
- viii. Where applicable, an additional residential dwelling unit shall not be permitted on a lot which contains a bed and breakfast establishment.
- ix. At a minimum, on-site parking shall be provided in accordance with the requirements for the primary residential dwelling unit. Where there is a home occupation in an additional residential dwelling unit, parking shall be in accordance with subsection 3.14.
- x. An additional residential dwelling unit shall be accessed from the street via a walkway or driveway.
- xi. An additional residential dwelling unit or part thereof shall not be within the EP Zone, floodplain or water setback.
- xii. Compliance with the provisions of the Ontario Building Code, Fire Code and all other relevant municipal and provincial standards.
- xiii. Registration of the additional residential dwelling unit in accordance with the City's Additional Residential Unit Registration By-law.
- xiv. City's Additional Residential Unit Registration By-law.

Section 12:00 Township of Emily Zoning By-law 1996-30

12.01 By-law No. 1996-30 of the Township of Emily is amended by adding the following definitions in alphabetical order to Part 2 – Definitions and by adding subsection 3.22 Additional Residential Dwelling Units to Part 3 – General Provisions:

Part 2 – Definitions

Accessory Building Or Structure in conjunction with 'Dwelling Unit, Additional Residential' means a use, building or structure that may be used for human habitation and is customarily incidental, subordinate and exclusively devoted to the principal use or main building, and located on the same lot therein.

Dwelling Unit, Additional Residential means a residential dwelling unit that is self-contained, subordinate to and located within the same building or on the same lot as the primary residential dwelling unit. The additional residential unit includes a separate entrance, kitchen facilities, washroom facilities, and living space from the primary residential dwelling unit.

Dwelling Unit, Primary Residential means a single detached, semi-detached, or town house dwelling for the purpose of the definition of additional residential dwelling unit.

Part 3 – General Provisions

3.22 Additional Residential Dwelling Units

Notwithstanding the permitted uses, maximum densities and minimum gross floor areas listed elsewhere in this By-law, additional residential dwelling units are permitted in all zones that permit single detached, semi-detached, or town house dwelling units, subject to the following provisions:

- i. A maximum of two (2) additional residential dwelling units, one (1) within the same building as the primary residential dwelling unit and one (1) within an accessory building or structure to the primary residential dwelling unit.
- ii. Notwithstanding subsection 3.21, a lot may have an additional residential dwelling unit in addition to a garden suite, approved through a Temporary Use By-law, or a second dwelling unit in accordance with subsection 7.2.1.11.

- iii. Unless otherwise stated, all zone provisions continue to apply to an additional residential dwelling unit.
- iv. An additional residential dwelling unit located in an accessory building or structure shall be in accordance with the provisions in subsection 3.1. An accessory building or structure containing an accessory residential dwelling unit located on an upper storey shall have a maximum height of 10 m and minimum yard setback of 1.2 m.
- v. A lot has frontage on an improved public street, maintained year round.
- vi. A minimum lot area of 0.4 ha (4000 sq. m.) on private services.
- vii. The floor area of the additional residential dwelling unit is equal to, or less than, the gross floor area, excluding attached garage floor area of the primary residential dwelling unit without any modification to the building's bulk or massing.
- viii. Where applicable, an additional residential dwelling unit shall not be permitted on a lot which contains a bed and breakfast establishment.
- ix. At a minimum, on-site parking shall be provided in accordance with the requirements for the primary residential dwelling unit. Where there is a home occupation in an additional residential dwelling unit, parking shall be in accordance with subsection 3.14.
- x. An additional residential dwelling unit shall be accessed from the street via a walkway or driveway.
- xi. An additional residential dwelling unit or part thereof shall not be within the EP Zone, floodplain or water setback.
- xii. Compliance with the provisions of the Ontario Building Code, Fire Code and all other relevant municipal and provincial standards.
- xiii. Registration of the additional residential dwelling unit in accordance with the City's Additional Residential Unit Registration By-law.

Section 13:00 Township of Fenelon Zoning By-law 12-95

13.01 By-law No. 12-95 of the Township of Fenelon is amended by adding the following definitions in alphabetical order to Part 2 – Definitions and by adding subsection 3.22 Additional Residential Dwelling Units to Part 3 – General Provisions:

Part 2 – Definitions

Accessory Building Or Structure in conjunction with 'Dwelling Unit, Additional Residential' means a use, building or structure that may be used for human habitation and is customarily incidental, subordinate and exclusively devoted to the principal use or main building, and located on the same lot therein.

Dwelling Unit, Additional Residential means a residential dwelling unit that is self-contained, subordinate to and located within the same building or on the same lot as the primary residential dwelling unit. The additional residential unit includes a separate entrance, kitchen facilities, washroom facilities, and living space from the primary residential dwelling unit.

Dwelling Unit, Primary Residential means a single detached, semi-detached, or town house dwelling for the purpose of the definition of additional residential dwelling unit.

Part 3 – General Provisions

3.22 Additional Residential Dwelling Units

Notwithstanding the permitted uses, maximum densities and minimum gross floor areas listed elsewhere in this By-law, additional residential dwelling units are permitted in all

zones that permit single detached, semi-detached, or town house dwelling units, subject to the following provisions:

- i. A maximum of two (2) additional residential dwelling units, one (1) within the same building as the primary residential dwelling unit and one (1) within an accessory building or structure to the primary residential dwelling unit.
- ii. Notwithstanding subsection 3.21, a lot may have an additional residential dwelling unit in addition to a garden suite, approved through a Temporary Use By-law, or a second single detached dwelling in accordance with subsection 8.2.1.11.
- iii. Unless otherwise stated, all zone provisions continue to apply to an additional residential dwelling unit.
- iv. An additional residential dwelling unit located in an accessory building or structure shall be in accordance with the provisions in subsection 3.1. An accessory building or structure containing an accessory residential dwelling unit located on an upper storey shall have a maximum height of 10 m and minimum yard setback of 1.2 m.
- v. A lot has frontage on an improved public street, maintained year round.
- vi. A minimum lot area of 0.4 ha (4000 sq. m.) on private services.
- vii. The floor area of the additional residential dwelling unit is equal to, or less than, the gross floor area, excluding attached garage floor area of the primary residential dwelling unit without any modification to the building's bulk or massing.
- viii. Where applicable, an additional residential dwelling unit shall not be permitted on a lot which contains a bed and breakfast establishment.
- ix. At a minimum, on-site parking shall be provided in accordance with the requirements for the primary residential dwelling unit. Where there is a home occupation in an additional residential dwelling unit, parking shall be in accordance with subsection 3.14 for a home occupation use.
- x. An additional residential dwelling unit shall be accessed from the street via a walkway or driveway.
- xi. An additional residential dwelling unit or part thereof shall not be within the EP Zone, floodplain or water setback.
- xii. Compliance with the provisions of the Ontario Building Code, Fire Code and all other relevant municipal and provincial standards.
- xiii. Registration of the additional residential dwelling unit in accordance with the City's Additional Residential Unit Registration By-law.

Section 14:00 United Townships of Laxton, Digby and Longford Zoning By-law 32-83

14.01 By-law No. 32-83 of the Townships of Laxton, Digby and Longford is amended by adding the following definitions in alphabetical order to Section 19 Definitions and by adding subsection 18.31 Additional Residential Dwelling Units to Section 18 General Provisions:

Section 19 Definitions

Accessory Building Or Structure in conjunction with 'Dwelling Unit, Additional Residential' means a use, building or structure that may be used for human habitation and is customarily incidental, subordinate and exclusively devoted to the principal use or main building, and located on the same lot therein.

Dwelling Unit, Additional Residential means a residential dwelling unit that is self-contained, subordinate to and located within the same building or on the same lot as the

primary residential dwelling unit. The additional residential unit includes a separate entrance, kitchen facilities, washroom facilities, and living space from the primary residential dwelling unit.

Dwelling Unit, Primary Residential means a single detached, semi-detached, or town house dwelling for the purpose of the definition of additional residential dwelling unit.

Section 18 General Provisions

18.31 Additional Residential Dwelling Units

Notwithstanding the permitted uses, maximum densities and minimum gross floor areas listed elsewhere in this By-law, additional residential dwelling units are permitted in all zones that permit single detached, semi-detached, or town house dwelling units, subject to the following provisions:

- i. A maximum of two (2) additional residential dwelling units, one (1) within the same building as the primary residential dwelling unit and one (1) within an accessory building or structure to the primary residential dwelling unit.
- ii. Notwithstanding subsection 18.30, a lot may have an additional residential dwelling unit in addition to a garden suite, approved through a Temporary Use By-law, or a second dwelling unit in accordance with subsection 9.2 j.
- iii. Unless otherwise stated, all zone provisions continue to apply to an additional residential dwelling unit.
- iv. An additional residential dwelling unit located in an accessory building or structure shall be in accordance with the provisions in subsection 18.1. An accessory building or structure containing an accessory residential dwelling unit located on an upper storey shall have a maximum height of 10 m and minimum yard setback of 1.2 m.
- v. A lot has frontage on an improved public street, maintained year round.
- vi. A minimum lot area of 0.4 ha (4000 sq. m.) on private services.
- vii. The floor area of the additional residential dwelling unit is equal to, or less than, the gross floor area, excluding attached garage floor area of the primary residential dwelling unit without any modification to the building's bulk or massing.
- viii. Where applicable, an additional residential dwelling unit shall not be permitted on a lot which contains a bed and breakfast establishment.
- ix. At a minimum, on-site parking shall be provided in accordance with the requirements for the primary residential dwelling unit. Where there is a home occupation in an additional residential dwelling unit, parking shall be in accordance with subsection 18.13.
- x. An additional residential dwelling unit shall be accessed from the street via a walkway or driveway.
- xi. An additional residential dwelling unit or part thereof shall not be within the floodplain or water setback.
- xii. Compliance with the provisions of the Ontario Building Code, Fire Code and all other relevant municipal and provincial standards.
- xiii. Registration of the additional residential dwelling unit in accordance with the City's Additional Residential Unit Registration By-law.

Section 15:00 Township of Manvers Zoning By-law 87-06

15.01 By-law No. 87-06 of the Township of Manvers is amended by adding the following definitions in alphabetical order to Section 21 Definitions and by adding

subsection 20.30 Additional Residential Dwelling Units to Section 20 General Provisions:

Section 21 Definitions:

Accessory Building Or Structure in conjunction with ‘Dwelling Unit, Additional Residential’ means a use, building or structure that may be used for human habitation and is customarily incidental, subordinate and exclusively devoted to the principal use or main building, and located on the same lot therein.

Dwelling Unit, Additional Residential means a residential dwelling unit that is self-contained, subordinate to and located within the same building or on the same lot as the primary residential dwelling unit. The additional residential unit includes a separate entrance, kitchen facilities, washroom facilities, and living space from the primary residential dwelling unit.

Dwelling Unit, Primary Residential means a single detached, semi-detached, or town house dwelling for the purpose of the definition of additional residential dwelling unit.

Section 20 General Provisions:

20.30 Additional Residential Dwelling Units

Notwithstanding the permitted uses, maximum densities and minimum gross floor areas listed elsewhere in this By-law, additional residential dwelling units are permitted in all zones that permit single detached, semi-detached, or town house dwelling units, subject to the following provisions:

- i. A maximum of two (2) additional residential dwelling units, one (1) within the same building as the primary residential dwelling unit and one (1) within an accessory building or structure to the primary residential dwelling unit.
- ii. Notwithstanding subsection 20.29, a lot may have an additional residential dwelling unit in addition to a garden suite, approved through a Temporary Use By-law, or a second single detached dwelling in accordance with subsection 20.28.
- iii. Unless otherwise stated, all zone provisions continue to apply to an additional residential dwelling unit.
- iv. An additional residential dwelling unit located in an accessory building or structure shall be in accordance with the provisions in subsection 20.1. An accessory building or structure containing an accessory residential dwelling unit located on an upper storey shall have a maximum height of 10 m and minimum yard setback of 1.2 m.
- v. A lot has frontage on an improved public street, maintained year round.
- vi. A minimum lot area of 0.4 ha (4000 sq. m.) on private services.
- vii. The floor area of the additional residential dwelling unit is equal to, or less than, the gross floor area, excluding attached garage floor area of the primary residential dwelling unit without any modification to the building’s bulk or massing.
- viii. Where applicable, an additional residential dwelling unit shall not be permitted on a lot which contains a bed and breakfast establishment.
- ix. At a minimum, on-site parking shall be provided in accordance with the requirements for the primary residential dwelling unit. Where there is a home occupation in an additional residential dwelling unit, parking shall be in accordance with subsection 20.12.
- x. An additional residential dwelling unit shall be accessed from the street via a walkway or driveway.
- xi. An additional residential dwelling unit or part thereof shall not be within the floodplain or water setback.

- xii. Compliance with the provisions of the Ontario Building Code, Fire Code and all other relevant municipal and provincial standards.
- xiii. Registration of the additional residential dwelling unit in accordance with the City's Additional Residential Unit Registration By-law.

Section 16:00 Township of Mariposa Zoning By-law 94-07

16.01 By-law No. 94-07 of the Township of Mariposa is amended by adding the following definitions in alphabetical order to Part 2 – Definitions and by adding subsection 3.23 Additional Residential Dwelling Units to Part 3 – General Provisions:

Part 2 – Definitions

Accessory Building Or Structure in conjunction with 'Dwelling Unit, Additional Residential' means a use, building or structure that may be used for human habitation and is customarily incidental, subordinate and exclusively devoted to the principal use or main building, and located on the same lot therein.

Dwelling Unit, Additional Residential means a residential dwelling unit that is self-contained, subordinate to and located within the same building or on the same lot as the primary residential dwelling unit. The additional residential unit includes a separate entrance, kitchen facilities, washroom facilities, and living space from the primary residential dwelling unit.

Dwelling Unit, Primary Residential means a single detached, semi-detached, or town house dwelling for the purpose of the definition of additional residential dwelling unit.

Part 3 – General Provisions

3.23 Additional Residential Dwelling Units

Notwithstanding the permitted uses, maximum densities and minimum gross floor areas listed elsewhere in this By-law, additional residential dwelling units are permitted in all zones that permit single detached, semi-detached, or town house dwelling units, subject to the following provisions:

- i. A maximum of two (2) additional residential dwelling units, one (1) within the same building as the primary residential dwelling unit and one (1) within an accessory building or structure to the primary residential dwelling unit.
- ii. Notwithstanding subsection 3.22, a lot may have an additional residential dwelling unit in addition to a garden suite, approved through a Temporary Use By-law, or a second single detached dwelling in accordance with subsection 8.2.1.10.
- iii. Unless otherwise stated, all zone provisions continue to apply to an additional residential dwelling unit.
- iv. An additional residential dwelling unit located in an accessory building or structure shall be in accordance with the provisions in subsection 3.1. An accessory building or structure containing an accessory residential dwelling unit located on an upper storey shall have a maximum height of 10 m and minimum yard setback of 1.2 m.
- v. A lot has frontage on an improved public street, maintained year round.
- vi. A minimum lot area of 0.4 ha (4000 sq. m.) on private services.
- vii. The floor area of the additional residential dwelling unit is equal to, or less than, the gross floor area, excluding attached garage floor area of the primary residential dwelling unit without any modification to the building's bulk or massing.
- viii. Where applicable, an additional residential dwelling unit shall not be permitted on a lot which contains a bed and breakfast establishment.

- ix. At a minimum, on-site parking shall be provided in accordance with the requirements for the primary residential dwelling unit. Where there is a home occupation in an additional residential dwelling unit, parking shall be in accordance with subsection 3.14 for a home occupation use.
- x. An additional residential dwelling unit shall be accessed from the street via a walkway or driveway.
- xi. An additional residential dwelling unit or part thereof shall not be within the EP Zone, floodplain or water setback.
- xii. Compliance with the provisions of the Ontario Building Code, Fire Code and all other relevant municipal and provincial standards.
- xiii. Registration of the additional residential dwelling unit in accordance with the City's Additional Residential Unit Registration By-law.

Section 17:00 Township of Ops Zoning By-law 93-30

17.01 By-law No. 93-30 of the Township of Ops is amended by adding the following definitions in alphabetical order to Section 19: Definitions and by adding subsection 2.28 Additional Residential Dwelling Units to Section 2: General Provisions:

Section 19: Definitions

Accessory Building Or Structure

In conjunction with 'Dwelling Unit, Additional Residential' means a use, building or structure that may be used for human habitation and is customarily incidental, subordinate and exclusively devoted to the principal use or main building, and located on the same lot therein.

Dwelling Unit, Additional Residential

A residential dwelling unit that is self-contained, subordinate to and located within the same building or on the same lot as the primary residential dwelling unit. The additional residential unit includes a separate entrance, kitchen facilities, washroom facilities, and living space from the primary residential dwelling unit.

Dwelling Unit, Primary Residential

A single detached, semi-detached, or townhouse dwelling for the purpose of the definition of additional residential dwelling unit.

Section 2: General Provisions

2.28 Additional Residential Dwelling Units

Notwithstanding the permitted uses, maximum densities and minimum gross floor areas listed elsewhere in this By-law, additional residential dwelling units are permitted in all zones that permit single detached, semi-detached, or townhouse dwelling units, subject to the following provisions:

- i. A maximum of two (2) additional residential dwelling units, one (1) within the same building as the primary residential dwelling unit and one (1) within an accessory building or structure to the primary residential dwelling unit.
- ii. Notwithstanding subsection 19.27, a lot may have an additional residential dwelling unit in addition to a garden suite, approved through a Temporary Use By-law, or a second dwelling unit in accordance with the applicable zoning provisions.
- iii. Unless otherwise stated, all zone provisions continue to apply to an additional residential dwelling unit.

- iv. An additional residential dwelling unit located in an accessory building or structure shall be in accordance with the provisions in section 2.1. An accessory building or structure containing an accessory residential dwelling unit located on an upper storey shall have a maximum height of 10 m and minimum yard setback of 1.2 m.
- v. A lot has frontage on an improved street, maintained year round.
- vi. A minimum lot area of 0.4 ha (4000 sq. m.) on private services.
- vii. The floor area of the additional residential dwelling unit is equal to, or less than, the gross floor area, excluding attached garage floor area of the primary residential dwelling unit without any modification to the building's bulk or massing.
- viii. Where applicable, an additional residential dwelling unit shall not be permitted on a lot which contains a bed and breakfast.
- ix. At a minimum, on-site parking shall be provided in accordance with the requirements for the primary residential dwelling unit. Where there is a home occupation in an additional residential dwelling unit, parking shall be in accordance with subsection 2.17.8 for a home occupation use.
- x. An additional residential dwelling unit shall be accessed from the street via a walkway or driveway.
- xi. An additional residential dwelling unit or part thereof shall not be within the HL Zone, floodplain or water setback.
- xii. Compliance with the provisions of the Ontario Building Code, Fire Code and all other relevant municipal and provincial standards.
- xiii. Registration of the additional residential dwelling unit in accordance with the City's Additional Residential Unit Registration By-law.

Section 18:00 Township of Somerville Zoning By-law 78-4

18.01 By-law No. 78-4 of the Township of Somerville is amended by adding the following definitions in alphabetical order to Section 19 Definitions and by adding subsection 18.29 Additional Residential Dwelling Units to Section 18 General Provisions:

Section 19 Definitions

Accessory Building Or Structure in conjunction with 'Dwelling Unit, Additional Residential' means a use, building or structure that may be used for human habitation and is customarily incidental, subordinate and exclusively devoted to the principal use or main building, and located on the same lot therein.

Dwelling Unit, Additional Residential means a residential dwelling unit that is self-contained, subordinate to and located within the same building or on the same lot as the primary residential dwelling unit. The additional residential unit includes a separate entrance, kitchen facilities, washroom facilities, and living space from the primary residential dwelling unit.

Dwelling Unit, Primary Residential means a single detached, semi-detached, or town house dwelling for the purpose of the definition of additional residential dwelling unit.

Section 18 General Provisions

18.29 Additional Residential Dwelling Units

Notwithstanding the permitted uses, maximum densities and minimum gross floor areas listed elsewhere in this By-law, additional residential dwelling units are permitted in all zones that permit single detached, semi-detached, or town house dwelling units, subject to the following provisions:

- i. A maximum of two (2) additional residential dwelling units, one (1) within the same building as the primary residential dwelling unit and one (1) within an accessory building or structure to the primary residential dwelling unit.
- ii. Notwithstanding subsection 18.28, a lot may have an additional residential dwelling unit in addition to a garden suite, approved through a Temporary Use By-law, or a second single detached dwelling use in accordance with subsection 18.27.
- iii. Unless otherwise stated, all zone provisions continue to apply to an additional residential dwelling unit.
- iv. An additional residential dwelling unit located in an accessory building or structure shall be in accordance with the provisions in subsection 18.1. An accessory building or structure containing an accessory residential dwelling unit located on an upper storey shall have a maximum height of 10 m and minimum yard setback of 1.2 m.
- v. A lot has frontage on an improved public street, maintained year round.
- vi. A minimum lot area of 0.4 ha (4000 sq. m.) on private services.
- vii. The floor area of the additional residential dwelling unit is equal to, or less than, the gross floor area, excluding attached garage floor area of the primary residential dwelling unit without any modification to the building's bulk or massing.
- viii. Where applicable, an additional residential dwelling unit shall not be permitted on a lot which contains a bed and breakfast establishment.
- ix. At a minimum, on-site parking shall be provided in accordance with the requirements for the primary residential dwelling unit. Where there is a home occupation in an additional residential dwelling unit, parking shall be in accordance with subsection 18.13 a. for a home occupation use.
- x. An additional residential dwelling unit shall be accessed from the street via a walkway or driveway.
- xi. An additional residential dwelling unit or part thereof shall not be within the EP Zone, flood plain or water setback.
- xii. Compliance with the provisions of the Ontario Building Code, Fire Code and all other relevant municipal and provincial standards.
- xiii. Registration of the additional residential dwelling unit in accordance with the City's Additional Residential Unit Registration By-law.

Section 19:00 Township of Verulam Zoning By-law 6-87

19.01 By-law No. 6-87 of the Township of Verulam is amended by adding the following definitions in alphabetical order to Section 4 Definitions and by adding subsection 5.27 Additional Residential Dwelling Units to Section 5 General Provisions:

Section 4 Definitions

"Accessory Building Or Structure" in conjunction with 'Dwelling Unit, Additional Residential' means a use, building or structure that may be used for human habitation and is customarily incidental, subordinate and exclusively devoted to the principal use or main building, and located on the same lot therein.

"Dwelling Unit, Additional Residential" means a residential dwelling unit that is self-contained, subordinate to and located within the same building or on the same lot as the primary residential dwelling unit. The additional residential unit includes a separate entrance, kitchen facilities, washroom facilities, and living space from the primary residential dwelling unit.

“Dwelling Unit, Primary Residential” means a single detached, semi-detached, or town house dwelling for the purpose of the definition of additional residential dwelling unit.

Section 5 General Provisions

5.27 Additional Residential Dwelling Units

Notwithstanding the permitted uses, maximum densities and minimum gross floor areas listed elsewhere in this By-law, additional residential dwelling units are permitted in all zones that permit single detached, semi-detached, or town house dwelling units, subject to the following provisions:

- i. A maximum of two (2) additional residential dwelling units, one (1) within the same building as the primary residential dwelling unit and one (1) within an accessory building or structure to the primary residential dwelling unit.
- ii. Notwithstanding subsection 5.26, a lot may have an additional residential dwelling unit in addition to a garden suite, approved through a Temporary Use By-law, or a second single detached dwelling in accordance with subsection 5.25.
- iii. Unless otherwise stated, all zone provisions continue to apply to an additional residential dwelling unit.
- iv. An additional residential dwelling unit located in an accessory building or structure shall be in accordance with the provisions in subsection 5.1. An accessory building or structure containing an accessory residential dwelling unit located on an upper storey shall have a maximum height of 10 m and minimum yard setback of 1.2 m.
- v. A lot has frontage on an improved street, maintained year round.
- vi. A minimum lot area of 0.4 ha (4000 sq. m.) on private services.
- vii. The floor area of the additional residential dwelling unit is equal to, or less than, the gross floor area, excluding attached garage floor area of the primary residential dwelling unit without any modification to the building's bulk or massing.
- viii. Where applicable, an additional residential dwelling unit shall not be permitted on a lot which contains a bed and breakfast establishment.
- ix. At a minimum, on-site parking shall be provided in accordance with the requirements for the primary residential dwelling unit. Where there is a home occupation in an additional residential dwelling unit, parking shall be in accordance with section 5.14.
- x. An additional residential dwelling unit shall be accessed from the street via a walkway or driveway.
- xi. An additional residential dwelling unit or part thereof shall not be within the OS Zone, floodplain or water setback.
- xii. Compliance with the provisions of the Ontario Building Code, Fire Code and all other relevant municipal and provincial standards.
- xiii. Registration of the additional residential dwelling unit in accordance with the City's Additional Residential Unit Registration By-law.

Section 20:00 Effective Date

20.01 Effective Date: This By-law shall come into force and take effect on the date it is finally passed, subject to the provisions of Section 34 of the Planning Act R.S.O. 1990, c.P.13.

By-law read a first, second and third time, and finally passed, this 15 day of December, 2020.

Andy Letham, Mayor

Cathie Ritchie, City Clerk