Development Services Committee

Public Meetings/Hearings
November 4th, 2026

Public Meetings:

5:30 PM Zoning By-law Review – Accessory Residential Units

5:45 PM 2026-ZBA-22 (Hawken) – CON 3 N PT Lot 21

Public Hearings:

None

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Zoning By-law Review – Accessory Residential Units

Purpose:

The purpose is to amend the provisions in the Township's Zoning By-law pertaining to Accessory Residential Units (ARUs). The proposed amendment establishes new zoning provisions for ARUs including parking requirements.

ARUs are self contained living spaces, on the same property as the principal dwelling unit, with is own kitchen, bathroom and private entrance. ARUs can be created in a variety of forms, including within the principal dwelling unit, within an accessory structure, or as a standalone building on the same lot. They are also commonly known as granny flats, in-law suites, secondary suites and basement apartments.

Zoning By-law Review – Accessory Residential Units

Examples of Accessory Residential Units:













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Zoning By-law Review – Accessory Residential Units

Policy Context:
Provincial Policies

- June 2019 – Province enacts Bill 108 - municipalities are required to allow two residential units in certain detached, semi-detached and row houses, plus a unit in an ancillary building or structure in their Official Plans.
- December 2022 – Province enacts Bill 23, More Homes Built Faster Act – introduced as of right permissions in Official Plans and Zoning By-laws for up to three units per lot on parcels of urban residential land (municipal water and sewer available)
- October 2024 – the new Provincial Planning Statement came into effect. Municipalities are required to provide for an appropriate range and mix of housing options and permits up to two additional residential units in prime agricultural areas where a dwelling unit is already permitted provided one of the units is located within the principal dwelling and the second is located within the farm building cluster

Zoning By-law Review – Accessory Residential Units

Policy Context Continued - County of Simcoe Official Plan

- Municipalities are required to:
  - provide for an appropriate range of housing types and densities required to meet projected needs of current and future residents.
  - make available: sufficient quantity of housing, taking into account demand to improve choice; and, housing development in suitable locations … recognizing the needs and abilities of all residents.
  - permit, wherever possible, individual lot intensification such as secondary or accessory suites in residential buildings subject to meeting building, health, and safety regulations.
  - revise their zoning bylaws to ensure that minimum zoning provisions do not hamper the appropriate provision of affordable housing at any residential locations.
  - use alternate development standards to facilitate development of affordable housing provided health, safety, servicing and other reasonable standards or criteria can be met.

Zoning By-law Review – Accessory Residential Units

Policy Context Continued – Township Official Plan

- Committed to providing a range of housing options for all residents which include attached or detached single dwelling units, garden suites, additional residential units, and multiple residential units.
- Where an additional residential unit is permitted, a maximum of two Additional Residential Units are permitted within a single detached, semi-detached dwelling or rowhouse dwelling
- Where an additional residential unit is permitted, a maximum of one Additional Residential Unit is permitted within an accessory building or structure to a single detached, semi-detached or rowhouse dwelling.
- To further clarify, the intent of this policy is to permit up to a total of three residential units, which includes the principal dwelling, on eligible properties and in accordance with the relevant zoning provisions.
- Additional Residential Units will be regulated by the provisions of the implementing Zoning By-law

Zoning By-law Review – Accessory Residential Units

Zoning By-law Current ARU Provisions

Section 5.4 of the Zoning By-law contains provisions relating to the establishment of Apartment Dwelling Units Accessory to a Single Detached Dwelling.

Key provisions:

Provision	Detail
Zones Permitted	R1, RUR1, RUR2 and A/RU Zones
Single Detached Dwelling unit size required	Must have gross floor area of 110 square metres (1,184 square feet), exclusive of apartment unit
Minimum floor area of apartment dwelling unit	50 square metres (538 square feet)
Maximum floor area of apartment dwelling unit	70 square metres (753.5 square feet)
Egress to the apartment unit	Has a means of egress to the outside that is separate from any means of egress for another dwelling unit
Window opening	A window opening in the apartment unit that has an area of 0.30 square metres (3.23 square feet) and is located above grade

The Zoning By-law does not permit ARUs in detached accessory buildings or structures.

Zoning By-law Review – Accessory Residential Units

Zoning By-law Current ARU Provisions (Continued)

Apartment dwelling units accessory to commercial uses are also permitted in the Local Commercial (LC), General Commercial (GC) zones.

Key Provisions:

a) The floor area of the apartment dwelling unit does not exceed 33% of the gross floor area of the principal use on the lot;

b) The minimum floor area of the apartment dwelling unit is 50 square metres (538 square feet);

c) The maximum floor area of the apartment dwelling unit is 70 square metres (753.5 square feet);

d) The apartment dwelling unit has a means of egress to the outside that is separate from any means of egress for another dwelling unit or any commercial use; and,

Zoning By-law Review – Accessory Residential Units

Recent Township Experience

Development Services Committee over the last few years approved several rezoning applications to permit ARUs in detached accessory structures.

Staff have generally supported the rezoning applications as the proposed use is consistent with the new planning policy framework for accessory dwelling units.

With recent policy changes staff are now required to apply the concept of ARUs in detached accessory structures occurring within a “building cluster” on a property. There are no parameters established for this term in the County or Township Official Plans, so staff have been applying their professional judgement on each application. The new Zoning By-law provisions will address this.

In preparing the recommended provisions, staff considered ARU compatibility with the principal dwelling on the lot; the impacts of ARUs on adjacent residential properties, including visual intrusion and loss of privacy; the impact on amenity areas, and the proximity of ARUs to lot lines.

Zoning By-law Review – Accessory Residential Units

Proposed Zoning By-law Amendment

The proposed amendment sets out General Provisions for ARUs and detailed provisions by Zone, such as the number of ARUs permitted, type of ARU, maximum size, height,, location in proximity to the principal dwelling unit, and parking requirements.

Highlights of Proposed Amendment

Accessory Apartments

One accessory apartment is permitted in a single detached dwelling in the (R1), (R2), (SR), (RLS) Zones, Private Recreation (PR) and Institutional (I) Zones.
Up to two accessory apartments within the principal use dwelling unit or one apartment and one Detached Accessory Dwelling Unit are permitted in the (R1*301), (RUR1), (RUR2) and (A/RU) Zones

Detached Accessory Dwelling Units

One detached accessory dwelling is permitted in the (R1*301), (RUR1), (RUR2) and (A/RU) Zones.

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Zoning By-law Review – Accessory Residential Units

Proposed Zoning By-law Amendment (Continued)

General Provisions

Minium lot size;

For accessory apartment dwellings and detached accessory dwelling units on lots that have access to communal services, the minimum lot size required is 0.050 hectares (0.12 acres).

For an accessory apartment on a lot that has private services, the minimum lot size required is 0.18 hectares (0.45 acres).

For detached accessory dwelling units that have private services, the minimum lot size is 0.32 hectares (0.76 acres).

Maximum size of an accessory apartment in a principal use dwelling unit shall be 50% of the total floor area of the dwelling unit or 110 square metres (1,184 square feet) maximum, whichever is greater.

Zoning By-law Review – Accessory Residential Units

Proposed Zoning By-law Amendment (Continued)

General Provisions (Continued)

The accessory apartment shall be an integral part of the principal use dwelling unit and be designed so as to maintain the general character of the dwelling and surrounding neighbourhood and shall not alter the dwelling unit façade facing the street.

An accessory apartment is permitted in the basement of a principal use dwelling unit.

Access to an accessory apartment shall be from the side or rear of the principal use dwelling unit.

Maximum size of an accessory dwelling in a detached accessory *building* shall be 50% of the total floor area of the dwelling unit or 110 square metres (1,184 square feet) maximum, whichever is greater.

Zoning By-law Review – Accessory Residential Units

Proposed Zoning By-law Amendment (Continued)

i) Maximum height of an accessory dwelling in a detached *accessory building* is:

   a. For a single storey accessory dwelling – maximum height 4.0 metres (13 feet)

   b. Above another accessory use – maximum height 5.0 metres (16.5 feet)

ii) An accessory apartment and/or detached accessory dwelling unit must be accessed by the same driveway as the principal use dwelling unit

iii) A detached accessory dwelling unit must be located no further than 50 metres (164 feet) from the principal use dwelling unit

iv) A Mobile Home and Modular Home shall be permitted as a detached accessory dwelling.

v) One (1) parking spot per accessory dwelling is required.

vi) A Park Model Trailer shall not be permitted as a detached accessory dwelling unit.

vii) All other applicable zone requirements shall apply.

Zoning By-law Review – Accessory Residential Units

Proposed Zoning By-law Amendment (Continued)

New Definitions

Dwelling, Accessory

Means a separate and self-contained dwelling unit that is subordinate to the principal use dwelling unit and located within the same building or within a detached accessory building on the same lot as a principal use dwelling unit.

Dwelling, Apartment

Means a dwelling unit in an apartment building or a dwelling unit that is accessory to the principal use *dwelling unit*.

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Zoning By-law Review – Accessory Residential Units

Recommendation:

This concludes the staff's summary/overview of the proposed amendments to the Zoning By-law to update the provisions pertaining to Accessory Residential Units.

The purpose of tonight's public meeting is to provide a summary of the proposed changes and receive comments from the public. There will be no decision made at tonight's meeting.

A Recommendation Report will be prepared by staff and the proposed amendments will be considered by the Committee at a future date once comments from the public, agencies, and Township departments are received and a planning analysis is completed.