

## EXPLANATORY NOTE

**The following information does not form part of the Zoning By-Law**

### **Additional Residential Units on Residential Lots in Settlement Areas with Municipal Water and Sewer Service**

As of November 28, 2022, three (3) residential units are a permitted use on a “parcel of urban residential land” although the local Zoning By-Law may not include this in the list of permitted uses. Lots that are not a “parcel of urban residential land” remain subject to the zoning provisions of the Zoning By-Law.

#### **A parcel of urban residential land is:**

- A parcel of land
- That is located in a settlement area
- Where residential uses are permitted in the Zoning By-Law as a primary use (not just as an “ancillary” or secondary use)
- Served by both municipal drinking water and municipal sewage works

#### **Residential Units:**

- Consist of a self-contained set of rooms in a building or structure
- Are used or intended for use as residential premises, and
- Contain kitchen and bathroom facilities intended for the use of the unit only.

#### **On a parcel of urban residential land, the 3 units may be configured as:**

- two residential units in a detached house, semi-detached house or rowhouse, if all ancillary buildings and structures on the parcel cumulatively contain no more than one residential unit;
- three residential units in a detached house, semi-detached house or rowhouse, if no ancillary building or structure on the parcel contains any residential units; or
- one residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse, if the detached house, semi-detached house or rowhouse contains no more than two residential units and no other ancillary building or structure ancillary on the parcel contains any residential units.

**Also**

No more than one parking space may be required per residential unit, and no minimum dwelling unit sizes other than the Ontario Building Code apply. These provisions apply notwithstanding local Zoning By-Laws, which may still contain conflicting information.

All other general and specific zoning provisions including but not limited to area, frontage, height, setbacks, lot coverage, continue to apply.

For more information see Section 1 and Section 35.1 of the Planning Act.