



BY-LAW NO. 2024-00XX

BY-LAW NO. 2024-00XX
Being a By-law to Amend
Town of Halton Hills Zoning By-law 2010-0050

WHEREAS Council of the Corporation of the Town of Halton Hills is empowered to enact this By-law by virtue of the provisions of Section 34 of the Planning Act, R.S.O., 1990, P. 13, as amended;

AND WHEREAS on _____, Council for the Town of Halton Hills approved Report No. _____, dated _____, in which certain recommendations were made relating to amending Zoning By-law 2010-0050;

AND WHEREAS Council has recommended that Zoning By-law 2010-0050 be amended as hereinafter set out;

AND WHEREAS said recommendation conforms to the Official Plan for the Town of Halton Hills;

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. That PART 3, DEFINITIONS, of Zoning By-law 2010-0050 is hereby amended as follows:

The definition for *Dwelling, Accessory* shall be repealed and replaced with: A *dwelling unit* that is located within a *non-residential building*, accessory to the primary use.

2. That PART 3, DEFINITIONS, of Zoning By-law 2010-0050 is hereby amended by adding the following definition:

Additional Residential Unit shall mean: A *dwelling unit* within, or in a building detached from, a single detached, semi-detached or townhouse dwelling on the same *lot*.

3. That PART 3, DEFINITIONS, of Zoning By-law 2010-0050 is hereby amended by adding the following definition:

Main Residential Building shall mean: For *lots* permitting *additional residential units*, the main residential building includes all *floor area* within, including finished basements and attics.

4. That PART 4, GENERAL PROVISIONS, of Zoning By-law 2010-0050 is hereby amended as follows:

That the following subsection and Table be added as follows:

4.1.4 Additional Residential Units in Accessory Buildings

Where this By-law permits them, standards for *additional residential units*, detached from the *main residential building* on a lot, in the Urban Residential, Urban Commercial, Non-Urban, and Environmental and Open Spaces Zones, are set out in Table 4.2.1 below:

Table 4.2.1 Standards for Additional Residential Units detached from the Main Residential Building

	Urban Residential, Urban Commercial zones	Non-Urban, Environmental and Open Space zones
Permitted Locations	<i>Interior and Rear Yards</i>	All Yards, in accordance with existing provisions
Minimum Setback – Front Lot Line	No closer than <i>main residential building</i> .	Permitted as long as minimum required <i>front yard</i> setback for <i>main residential building</i> is being maintained.
Minimum Setback – Exterior Lot Line	No closer than <i>main residential building</i> . Balconies facing <i>exterior lot line</i> are not permitted.	Permitted as long as minimum required <i>exterior side yard</i> setback for <i>main residential building</i> is being maintained.
Minimum Setback - Interior Lot Line	1 metre if no windows are facing <i>interior lot line</i> , 2 metres if windows are present; doors and balconies facing <i>interior lot line</i> are not permitted. Setback to be increased by 0.5 metres for each additional <i>half-storey</i> after the first.	Must comply with setbacks that are applied to the <i>main residential building</i> , as set out in Tables 9.2 and 9.3.
Minimum Setback – Rear Lot Line	1.5 metres from <i>rear lot line</i> , windows not permitted facing <i>rear lot line</i> unless minimum <i>rear yard</i> setback of <i>main residential building</i> is being maintained; doors and balconies facing <i>rear lot line</i> are not permitted. Setback to be increased by 0.5 metres for each additional <i>half-storey</i> after the first.	Must comply with setbacks that are applied to the <i>main residential building</i> , as set out in Tables 9.2 and 9.3.
Maximum Height	The top of roof for detached <i>additional residential unit</i> must be at least 1 metre less in height than top of roof of the <i>main residential building</i> , to a maximum of 6.5 metres.	The top of roof for a detached <i>additional residential unit</i> must be at least 1 metre less in height than top of roof of the <i>main residential building</i> , to a maximum of 8 metres.
Maximum Floor Area	90 square metres, or 40% of <i>main residential building</i> , whichever is lesser.	140 square metres, or 45% of <i>main residential building</i> , whichever is lesser.
Lot Coverage	Within Mature Neighbourhoods (MN), lot coverage can be increased to 45% where an <i>additional residential unit</i> has been established. For applicable zones, not in Mature Neighbourhoods, lot coverage of all buildings <i>accessory buildings and structures</i> , including the <i>main residential building</i> , cannot exceed 60% where an <i>additional residential unit</i> has been established.	Within Mature Neighbourhoods (MN), <i>additional residential units</i> must comply with the standards outlined in Table 9.3.

5. That Part 5, PARKING AND LOADING STANDARDS, Table 5.2 (Residential Parking Requirements) of Zoning By-law 2010-0050 is hereby amended as follows:

Accessory dwelling units shall be replaced with *Additional residential units*.

6. That PART 6, URBAN RESIDENTIAL ZONES, of Zoning By-law 2010-0050 is hereby amended as follows:

An *Additional Residential Unit* (formerly *Accessory Dwelling Unit*) is permitted in all Residential Zones in which a Single Detached, Semi-Detached, or Townhouse Dwelling is permitted.

7. That PART 6, URBAN RESIDENTIAL ZONES, Table 6.1 (Permitted Uses – Urban Residential Zones), of Zoning By-law 2010-0050 is hereby amended as follows:

That *Accessory Dwelling Unit* be replaced with *Additional Residential Unit*.

8. That Special Provision 1, for Table 6.1 (Permitted Uses – Urban Residential Zones), of Zoning By-law 2010-0050 is hereby amended as follows:

Special Provision 1 shall be repealed and replaced with: 1. Permitted within, or in a *building* detached from a Single Detached, Semi-Detached or Townhouse dwelling. All *dwelling units* must share a common *driveway*.

A total of two *additional residential units* may be permitted on a lot, in one of the following scenarios:

- i) Up to two *additional residential units* within the *main residential building*, where the combined *floor area* of the units occupies no more than 60 per cent of the total *floor area* of the *main residential building*; or up to 220 square metres of *floor area*, whichever is lesser; or,
- ii) One *additional residential unit* within the *main residential building*, occupying no more than 40 per cent of the *floor area* of the *main residential building*, or 110 square metres of *floor area*, whichever is lesser; and/or one *additional residential unit* in a *building* detached from the *main residential building*, being no larger than 40 per cent of the *floor area* of the *main residential building*, or 90 square metres of *floor area*, whichever is lesser.

Notwithstanding the above, where an *additional residential unit* is completely contained within the basement of the *main residential building*, it may occupy its entire *floor area*.

9. That PART 6, URBAN RESIDENTIAL ZONES, Table 6.1 (Permitted Uses – Urban Residential Zones), of Zoning By-law 2010-0050 is hereby amended as follows:
That the following Provision be added:

14. For *additional residential units* detached from the *main residential building*, clear and unobstructed access must be provided into the *rear yard*, from the *front yard*, *interior* or *exterior side yards* of the same *lot*.

10. That PART 6, URBAN RESIDENTIAL ZONES, Table 6.3 (Lot Coverage Standards for Properties in the LDR1-1(MN), LDR1-2(MN), LDR1-3(MN), and LDR1-4(MN) Zones), of Zoning By-law 2010-0050 is hereby amended as follows:

ZONE	Maximum Lot Coverage
LDR1-1(MN)	40% for 1 and 1.5 storeys 35% for 2 and 2.5 storeys
LDR1-2(MN)	OR 45% where an <i>additional residential unit</i> is established
LDR1-3(MN)	40% OR 45% where an <i>additional residential unit</i> is established
LDR1-4(MN)	

11. That PART 7, URBAN COMMERCIAL ZONES, Table 7.1 (Permitted Uses – Urban Commercial Zones), of Zoning By-law 2010-0050 is hereby amended as follows:

That *Accessory Dwelling Unit* be replaced with *Additional Residential Unit*.

12. That Special Provision 13, for Table 7.1 (Permitted Uses in Urban Commercial Zones), of Zoning By-law 2010-0050 is hereby amended as follows:

Special Provision 13 shall be repealed and replaced with: 13. Permitted within, or in a *building* detached from a Single Detached, Semi-Detached or Townhouse dwelling. All *dwelling units* must share a common *driveway*.

A total of two *additional residential units* may be permitted on a lot, in one of the following scenarios:

- i) Up to two *additional residential units* within the *main residential building*, where the combined *floor area* of the units occupies no more than 60 per cent of the total *floor area* of the *main residential building*; or up to 220 square metres of *floor area*, whichever is lesser.
- ii) One *additional residential unit* within the *main residential building*, being no larger than 40 per cent of the *floor area* of the *main residential building*, or 110 square metres of *floor area*, whichever is lesser; and/or one *additional residential unit* in a *building* detached from the *main residential building*, being no larger than 40 per cent of the *floor area* of the *main residential building*, or 90 square metres of *floor area*, whichever is lesser.

Notwithstanding the above, where an *additional residential unit* is completely contained within the basement of the *main residential building*, it may occupy its entire *floor area*.

13. That PART 7, URBAN COMMERCIAL ZONES, Table 7.1 (Permitted Uses – Urban Commercial Zones), of Zoning By-law 2010-0050 is hereby amended as follows:
That the following Provision be added:

20. For *additional residential units* detached from the *main residential building*, clear and unobstructed access must be provided into the *rear yard*, from the *front yard*, *interior or exterior side yards* of the same *lot*.

14. That PART 9, NON-URBAN ZONES, of Zoning By-law 2010-0050 is hereby amended as follows:

An *Additional Residential Unit* (formerly *Accessory Dwelling Unit*) is permitted in all Non-Urban Zones in which a Single Detached, Semi-Detached, or Townhouse Dwelling is permitted.

15. That PART 9, NON-URBAN ZONES, Table 9.1 (Permitted Uses – Non-Urban Zones), of Zoning By-law 2010-0050 is hereby amended as follows:

That *Accessory Dwelling Unit* be replaced with *Additional Residential Unit*.

16. That Special Provisions for Table 9.1 (Permitted Uses – Non-Urban Zones), of Zoning By-law 2010-0050 is hereby amended as follows:

Special Provision 19 shall be repealed and replaced with: 19. Permitted within, or in a *building* detached from a Single Detached, Semi-Detached or Townhouse dwelling.

A total of two *additional residential units* may be permitted on a lot, in one of the following scenarios:

- i) Up to two *additional residential units* within the *main residential building*, where the combined *floor area* of the units occupies no more than 60 per cent of the total *floor area* of the *main residential building*; or up to 220 square metres of *floor area*, whichever is lesser; or,
- ii) One *additional residential unit* within the *main residential building*, being no larger than 40 per cent of the *floor area* of the *main residential building*, or 110 square metres of *floor area*, whichever is lesser; and/or one *additional residential unit* in a *building* detached from the *main residential building*, being no larger than 45 per cent of the *floor area* of the *main residential building*, or 140 square metres of *floor area*, whichever is lesser.

Notwithstanding the above, where an *additional residential unit* is completely contained within the basement of the *main residential building*, it may occupy its entire *floor area*.

17. That PART 9, NON-URBAN ZONES, Table 9.1 (Permitted Uses – Non-Urban Zones), of Zoning By-law 2010-0050 is hereby amended as follows:
That the following Provision be added:

22. Any *Additional Residential Unit* must share the same *driveway* as the *main residential building* and be located within 30 meters of the *main residential building*.

18. That PART 9, NON-URBAN ZONES, Table 9.1 (Permitted Uses – Non-Urban Zones), of Zoning By-law 2010-0050 is hereby amended as follows:
That the following Provision be added and apply to the Hamlet Residential One, Hamlet Residential Two, Hamlet Commercial, Hamlet Residential/Office, Rural Cluster One, Rural Cluster Two, and Rural Cluster Commercial zones:

23. For *Additional Residential Units* detached from the *Main Residential Building*, a common or shared septic system with the primary dwelling is required.

19. That PART 10 – ENVIRONMENTAL AND OPEN SPACE ZONES, of Zoning By-law 2010-0050 is hereby amended as follows:

An *Additional Residential Unit* is permitted in the Protected Countryside Natural Heritage System Two (PC-NHS2) zone, on lots where a *Single Detached Dwelling* has been established, and subject to any assigned provisions for the use.

20. That PART 10 – ENVIRONMENTAL AND OPEN SPACE ZONES, Table 10.1 (Permitted Uses – Environmental and Open Space Zones), of Zoning By-law 2010-0050 is hereby amended as follows:
That the following Provisions be added:

15. Permitted within, or in a *building* detached from a single detached, semi-detached or townhouse dwelling.

A total of two *additional residential units* may be permitted on a lot, in one of the following scenarios:

- i) Up to two *additional residential units* within the *main residential building*, where the combined *floor area* of the units occupies no more than 60 per cent of the total *floor area* of the *main residential building*; or up to 220 square metres of *floor area*, whichever is lesser; or,
- ii) One *additional residential unit* within the *main residential building*, being no larger than 40 per cent of the *floor area* of the *main residential building*, or 110 square metres of *floor area*, whichever is lesser; and/or one *additional residential unit* in a *building* detached from the *main residential building*, being no larger than 45 per cent of the *floor area* of the *main residential building*, or 140 square metres of *floor area*, whichever is lesser.

Notwithstanding the above, where an *additional residential unit* is completely contained within the basement of the *main residential building*, it may occupy its entire *floor area*.

16. Any *Additional Residential Unit* must share the same *driveway* as the *main residential building* and be located within 30 meters of the *main residential building*.

BY-LAW read and passed by the Council for the Town of Halton Hills this ___ day of _____, 2024.

MAYOR – Ann Lawlor

TOWN CLERK – Valerie Petryniak