



BY-LAW NO. 2024-0098

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 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;

AND WHEREAS on December 9, 2024, Council for the Town of Halton Hills approved Report No. PD-2024-093, dated November 11, 2024, in which certain recommendations were made relating to Additional Residential Units.

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The definition for *Dwelling, Accessory* shall be repealed and replaced with: A *dwelling unit* that is located within a *non-residential building*, accessory to the primary use.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 setback</i> 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 setback</i> 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 setback</i> 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
LDR1-2(MN)	35% for 2 and 2.5 storeys 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 9th day of December, 2024.

MAYOR – ANN LAWLOR

TOWN CLERK – VALERIE PETRYNIAK