



## GEORGINA

### NOTICE OF PASSING OF A BYLAW TO ADOPT AMENDMENT NUMBER 152 TO THE OFFICIAL PLAN OF THE TOWN OF GEORGINA

**TAKE NOTICE** that the Council of The Corporation of the Town of Georgina passed Bylaw Number 2025-0074 (PL-2) on the **19<sup>th</sup> day of November, 2025**, which adopted Official Plan Amendment No. 152 pursuant to Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

**AND TAKE NOTICE** that through the circulation and review of the proposed amendment to the Town of Georgina Official Plan, being Amendment No. 152, the Town received one written submission from the public. Three verbal submissions were made at the Council meeting held on October 22, 2025. No verbal submissions were made at the Council meeting held on November 19, 2025. Council considered Staff Reports DS-2025-0065 and DS-2025-0070, the effect of which helped Council make an informed decision.

The purpose of Amendment No. 152 is to amend policies in the Official Plan concerning Additional Residential Units (ARUs) on lots within the Town's applicable settlement areas, including Keswick, Sutton/Jackson's Point and Pepperlaw, as well as applicable Countryside areas. The Amendment updates the Town Official Plan, by carrying forward policies for the Agricultural Protection and Rural-Countryside designations contained in Official Plan Amendment No. 148 ("OPA No. 148"). The Amendment also requires appropriate landscaping and amenity area to enhance the streetscape and achieve compatibility with adjacent properties, including policies to guide the assessment of requests for increases in building height.

Amendment No. 152 to the Official Plan of the Town of Georgina is exempt from approval by the Minister of Municipal Affairs and Housing. The decision of Town Council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal. This Official Plan Amendment No. 152 (Town File Number OPA-2025-0004) is related to Zoning Bylaw Amendment Number 500-2025-0009 (PL-5) (Town File Number ZBA-2025-0007).

**ANY APPEALS** of the Official Plan Amendment must be filed to the Ontario Land Tribunal (OLT) in respect of Amendment No. 152 by filing with the Clerk of the Corporation of the Town of Georgina no later than 4:30 p.m. on the **22<sup>nd</sup> day of December, 2025**. A notice of appeal must set out the reasons for the appeal and must be accompanied by a completed Ontario Land Tribunal "Appeal Form (A1)", a certified cheque or money order (currently in the amount of \$1,100 or \$400 for a private citizen, registered charity or non-profit ratepayers' association) payable to the Minister of Finance, and payment of the Town's Administrative Fee of \$352. A copy of "Appeal Form (A1)" is available on the Tribunal's website at <https://olt.gov.on.ca/>.

Bylaw Number 2025-0074 (PL-2) and the complete text of Amendment No. 152 is attached for your reference. Clarification with respect to any portion of Official Plan Amendment No. 152 can be obtained by contacting the Planning Policy Division by email at [planning@georgina.ca](mailto:planning@georgina.ca).

Dated at the Town of Georgina this **2<sup>nd</sup> day of December, 2025**.

Mamata Baykar, Deputy Clerk  
The Corporation of the Town of Georgina

**NOTE:** No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Pursuant to Sections 17 (24.1) and (36.1) of the *Planning Act*, there is no appeal in respect of policies adopted to authorize the use of,

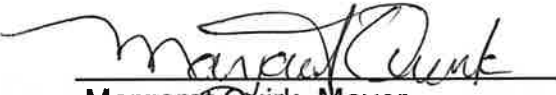
- (a) a second residential unit in a detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
- (b) a third residential unit in a detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units; or
- (c) one residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse on a parcel of land, if the detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units.


**AMENDMENT NO. 152**  
**TO THE OFFICIAL PLAN OF THE**  
**TOWN OF GEORGINA**  
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**PART A - THE CERTIFICATION**  
**AMENDMENT NO. 152**  
**TO THE**  
**OFFICIAL PLAN OF THE**  
**TOWN OF GEORGINA PLANNING AREA**

The attached explanatory text constituting Amendment No. 152 to the Official Plan of the Town of Georgina, was adopted by the Council of The Corporation of the Town of Georgina by Bylaw No. 2025 - 0074 (PL-2) pursuant to Sections 17 and 21 of the Planning Act, R.S.O. 1990, on the 19<sup>th</sup> day of November, 2025.

  
Margaret Quirk, Mayor

  
Rachel Dillabough, Town Clerk

**NOTE:** This amendment is exempt from Provincial approval. In this regard, the Town of Georgina is the approval authority.

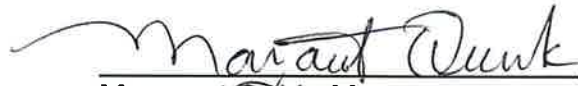
**THE CORPORATION OF THE TOWN OF GEORGINA  
IN THE  
REGIONAL MUNICIPALITY OF YORK  
BYLAW NUMBER 2025 - 0074 (PL-2)**

**BEING A BYLAW TO ADOPT AMENDMENT NO. 152 TO THE OFFICIAL PLAN OF  
THE TOWN OF GEORGINA.**

The Council of the Corporation of the Town of Georgina, pursuant to Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P.13, as amended, hereby **ENACTS AS FOLLOWS:**

1. **THAT** Amendment No. 152 to the Official Plan of the Town of Georgina, constituting the attached explanatory text is hereby adopted.

**READ** and enacted this 19<sup>th</sup> day of November, 2025.

  
Margaret Quirk, Mayor

  
Rachel Dillabough, Town Clerk

## **PART B - THE PREAMBLE**

### **1. TITLE**

This Amendment shall be known as:

Amendment No. 152  
to the Official Plan of the  
Town of Georgina

### **2. COMPONENTS OF AMENDMENT**

Only that part of this document entitled “Part C - The Amendment”, comprising the attached explanatory text constitutes Amendment No. 152 to the Official Plan of the Town of Georgina (or “Town Official Plan”).

### **3. PURPOSE**

The purpose of Amendment No. 152 is to amend policies in the Official Plan concerning Additional Residential Units on lots within the Town’s applicable settlement areas, including Keswick, Sutton/Jackson’s Point and Pefferlaw, as well as applicable Countryside areas. The Amendment updates the Town Official Plan, by carrying forward policies for the Agricultural Protection and Rural-Countryside designations contained in Official Plan Amendment No. 148 (“OPA No. 148”). The Amendment also requires appropriate landscaping and amenity area to enhance the streetscape and achieve compatibility with adjacent properties, including policies to guide the assessment of requests for increases in building height.

### **4. LOCATION**

This Amendment applies to municipally and privately serviced lands in the Town of Georgina, in Keswick, Sutton/Jackson’s Point, and Pefferlaw.

### **5. BASIS**

Official Plan Amendment No. 152 updates the Town Official Plan to implement new policies regarding Additional Residential Units. Additional Residential Units provide new housing in existing and growing communities. Various updates to the Town Official Plan facilitate Additional Residential Units being constructed in the Town.

The Town Official Plan permits only one (1) Additional Residential Unit within single-detached dwellings, semi-detached dwellings, and townhouse dwellings in the following land use designations that are residential uses: Lakeshore

Residential Area, Serviced Lakeshore Residential Area, Hamlet Area, Rural Area and Agricultural Protection and Specialty Crop Areas. The Amendment permits two (2) Additional Residential Units on lots within these designations in the Town Official Plan.

The Keswick Secondary Plan permits Additional Residential Units within the Existing Neighbourhood and New Neighbourhood land use designations, which encompasses most residential dwellings in the Town of Georgina. A maximum of two (2) Additional Residential Units are allowed per lot containing a single-detached dwelling, semi-detached dwelling, street townhouse dwelling, or block townhouse dwelling, resulting in a total of up to three (3) dwelling units. The Amendment retains the existing policies listed in Section 13.1.5.3.4 of the Keswick Secondary Plan with minor wording changes for consistency.

The Sutton/Jackson's Point Secondary Plan permits one (1) Additional Residential Unit within single-detached dwellings, semi-detached dwellings, and townhouse dwellings in the nine (9) land use designations which support residential use: Stable Residential Area, New Residential Area, High Street Historic Centre, High Street Centre Extension, Jackson's Point/Lake Drive Centre, Dalton Road North Corridor, Dalton Road South Corridor, Tourist Commercial Area and the Rural Agricultural Area. The Amendment permits two (2) Additional Residential Units as-of-right on a lot that contains a single-detached dwelling, semi-detached dwelling or townhouse dwelling within the Sutton/Jackson's Point Secondary Plan.

The Pepperlaw Secondary Plan permits one (1) Additional Residential Unit within single-detached dwellings, semi-detached dwellings, and townhouse dwellings through the General Development Policies. For lands with a Rural designation, one (1) Additional Residential Unit is permitted within a single-detached dwelling only and subject to certain size limitations. Sustainable private servicing is also required. The Amendment permits two (2) Additional Residential Units as-of-right on a lot that contains a single-detached dwelling, semi-detached dwelling or townhouse dwelling within the Pepperlaw Secondary Plan, subject to certain policy requirements.

The Town Official Plan currently permits one (1) Additional Residential Unit in the Rural Area and Agricultural Protection Area designations. These designations also permit an Additional Residential Unit in a detached accessory building or structure to the primary dwelling provided that there is only one dwelling unit within the primary dwelling. The Town Official Plan permits an Additional Residential Unit in a detached building on the same lot as the primary dwelling irrespective of whether the primary dwelling contains an Additional Residential Unit. Combined with other policies in Section 8.1.11, the Town Official Plan has been updated to allow the Zoning Bylaw to permit up to three (3) dwelling units on a lot that permits a single-detached dwelling in the Agricultural Protection Area and Rural Area designations

(i.e. up to two dwelling units in the single-detached dwelling and one dwelling unit in a detached building).

The Town Official Plan currently uses the term “Accessory Apartment”. To align with the terminology in the *Planning Act*, this term and its definition in Section 12.5.1, will be removed and replaced with “Additional Residential Unit” and its corresponding definition. Additionally, the terms “ancillary building” and “building or structure ancillary” used to describe an Additional Residential Unit within a detached building will be revised to “detached building”.

In order to effectively permit Additional Residential Units on municipally and privately serviced lots, the Amendment also requires appropriate landscaping standards to ensure compatibility with the streetscape and adjacent properties, support stormwater management and to provide for on-site amenity area. This Amendment introduces policies for evaluating height increase requests beyond the permitted height in the Zoning Bylaw for detached buildings containing Additional Residential Units. Additional policies provide direction for reviewing proposals that are not able to comply with the Zoning Bylaw.

The Amendment has regard for the *Planning Act*, Section 2, the provisions in Section 34(1) and 34(5.1), as well as the requirements of O. Reg. 299/19 (as amended by O. Reg. 462/24). The Amendment is also consistent with the Provincial Planning Statement (PPS) to provide a diverse range and mix of housing options and densities by enabling residential intensification through the introduction of new housing within existing built-up areas. The Amendment implements Initiative 7 of the Town of Georgina’s Housing Action Plan and the Housing Accelerator Fund (HAF) agreement. The Amendment provides for reasonable and appropriate intensification of residential uses within the urban areas, Rural Area and Agricultural Protection Area by allowing for up to three (3) dwelling units on a lot. Specific regulations ensure that this is implemented by Zoning Bylaw provisions which ensure that the character and context of the relevant settlement area and countryside area designations are recognized and protected.

The Council of the Corporation of the Town of Georgina considers Official Plan Amendment No. 152 to be appropriate.



## **PART C - THE AMENDMENT**

### **1. INTRODUCTION**

The whole of that part of the Amendment entitled "Part C - The Amendment", which consists of the following explanatory text and constitutes Amendment No. 152 to the Official Plan of the Town of Georgina.

### **2. ACTUAL AMENDMENT**

The Official Plan of the Town of Georgina is hereby amended as follows:

That Section 6.1.1 is hereby amended as follows:

By deleting the existing Section 6.1.1 (g) and replacing it with a new Section 6.1.1 (g) as follows:

"6.1.1 (g)     *an additional residential unit;*"

By deleting the existing Section 6.1.1 (h) and replacing it with a new Section 6.1.1 (h) as follows:

"6.1.1 (h)     *an additional residential unit in a detached accessory building or structure;*"

By deleting the existing Section 6.1.1 (n) and replacing it with a new Section 6.1.1 (n) as follows:

"6.1.1 (n)     *Short-term Rental Accommodation may be permitted within a single detached dwelling, or an additional residential unit on the same lot as a single detached dwelling.*"

By deleting the existing Section 6.1.14 and replacing it with a new Section 6.1.14 as follows:

"6.1.14        *An additional residential unit and an additional residential unit in a detached accessory building or structure shall comply with the provisions of Section 8.1.11, 8.1.12, 8.1.13 and 8.1.14.*"

That Section 6.2.1 is hereby amended as follows:

By deleting the existing Section 6.2.1 (e) and replacing it with a new Section 6.2.1 (e) as follows:

“6.2.1 (e)     *an additional residential unit;*”

By deleting the existing Section 6.2.1 (f) and replacing it with a new Section 6.2.1 (f) as follows:

“6.2.1 (f)     An *additional residential unit* in a detached accessory building or structure;”

By deleting the existing Section 6.2.1 (m) and replacing it with a new Section 6.2.1 (m) as follows:

“6.2.1 (m)     *Short-term Rental Accommodation* may be permitted within a single detached dwelling, or an *additional residential unit* on the same lot as a *single detached dwelling*.”

That Section 6.2.14 is hereby amended as follows:

By deleting the existing Section 6.2.14 and replacing it with a new Section 6.2.14 as follows:

“6.2.14       An *additional residential unit* and an *additional residential unit* in a detached accessory building or structure shall comply with the provisions of Section 8.1.11, 8.1.12, 8.1.13 and 8.1.14.”

That Section 7.2.2 is hereby amended as follows:

By deleting the existing Section 7.2.2 (p) and replacing it with a new Section 7.2.2 (p) as follows:

“7.2.2 (p)     *Short-term Rental Accommodation* may be permitted within a *single detached dwelling* or an *additional residential unit* on the same lot as a *single detached dwelling*.”

That Section 7.3.1 is hereby amended as follows:

By deleting the existing Section 7.3.1 (b) and replacing it with a new Section 7.3.1 (b) as follows:

“7.3.1 (b)     *an additional residential unit;*”

By deleting the existing Section 7.3.1 (c) and replacing it with a new Section 7.3.1 (c) as follows:

“7.3.1 (c)     An *additional residential unit* in a detached accessory building or structure;”

By deleting the existing Section 7.3.1 (k) and replacing it with a new Section 7.3.1 (k) as follows:

“7.3.1 (k)     *Short-term Rental Accommodation* may be permitted within a *single detached dwelling*, or an *additional residential unit* on the same lot as a *single detached dwelling*.”

By deleting the existing Section 7.3.13 and replacing it with a new Section 7.3.13 as follows:

“7.3.13       An *additional residential unit* and an *additional residential unit* in a detached accessory building or structure shall comply with the provisions of Section 8.1.11, 8.1.12, 8.1.13 and 8.1.14.”

That Section 7.4.1 is hereby amended as follows:

By deleting the existing Section 7.4.1 (b) and replacing it with a new Section 7.4.1 (b) as follows:

“7.4.1 (b)     an *additional residential unit*;”

By deleting the existing Section 7.4.1 (h) and replacing it with a new Section 7.4.1 (h) as follows:

“7.4.1 (h)     *Short-term Rental Accommodation* may be permitted within a *single detached dwelling*, or an *additional residential unit* on the same lot as a *single detached dwelling*.”

That Section 7.4.4 is hereby amended as follows:

By deleting the existing Section 7.4.4 and replacing it with a new Section 7.4.4 as follows:

“7.4.4       An *additional residential unit* shall comply with the provisions of Section 8.1.11.”

That Section 7.5 is hereby amended as follows:

By deleting the existing Section 7.5.1 (b) and replacing it with a new Section 7.5.1 (b) as follows:

“7.5.1 (b) an *additional residential unit*,”

By deleting the existing Section 7.5.1 (b) and replacing it with a new Section 7.5.1 (b) as follows:

“7.5.1(h) *Short-term Rental Accommodation* may be permitted within a *single detached dwelling*, or an *additional residential unit* on the same lot as a *single detached dwelling*.”

By deleting the existing Section 7.5.6 and replacing it with a new Section 7.5.6 as follows:

“7.5.6 An *additional residential unit* shall comply with the provisions of Section 8.1.11.”

That Section 8.1.11 is hereby amended as follows:

By deleting the existing Section 8.1.11 and replacing it with a new Section 8.1.11 as follows:

“8.1.11 An *additional residential unit* must comply with the following policies:

(a) An *additional residential unit* is permitted within a single detached, semi-detached and/or townhouse dwelling;

(b) Up to two *additional residential units* are permitted within a single-detached, semi-detached and/or townhouse dwelling, provided that there are no *additional residential units* in a detached accessory building or structure;

(c) An *additional residential unit* in a detached building shall have a maximum height as specified in the Zoning By-law. Applications for an *additional residential unit* in a detached building proposing a height greater than established in the Zoning By-law shall be considered through a minor variance process and subject to the following considerations:

- i. Increased side yard and rear yard setbacks shall be required as part of any such request to ensure adequate separation distances are maintained between the *additional residential unit* in a detached building and the neighbouring properties;
- ii. A minimum 3 metre separation distance shall be maintained between the *additional residential unit* in a

- detached building and the primary dwelling to preserve privacy and minimize any adverse impacts;
- iii. Balconies, terraces, or similar outdoor amenity spaces shall not be permitted on *additional residential units* in a detached building where they may create privacy concerns for neighbouring properties;
  - iv. A compatible design shall be required for the additional residential unit including, but not limited to, increased building setbacks and/or stepbacks and articulation of any height increase proposed. Compatibility shall address the primary dwelling as well as adjoining residential uses;
  - v. The proponent can demonstrate that the privacy of the abutting properties is maintained; and,
  - vi. The siting and scale of the detached building does not negatively impact abutting properties;

(d) Applications for minor variances, other than an increase in height, for *additional residential units* shall address the following:

- i. A compatible design for the *additional residential unit*. Compatibility shall address the primary dwelling as well as adjoining residential dwellings;
- ii. Providing parking generally in accordance with the Zoning By-law;
- iii. Providing landscaping, amenity area, and open space appropriate to the size and scale of the lot, the primary dwelling, and the *additional residential unit*;
- iv. The privacy of the abutting properties is maintained;
- v. The streetscape is generally maintained; and,
- vi. Appropriate stormwater provisions are incorporated into the site design;

(e) Appropriate landscaping shall be provided in the front and rear yard to enhance the streetscape, support stormwater management, and compatibility with neighbouring properties;

(f) An *additional residential unit* shall only be created and used in accordance with the zoning provisions as set out in the Zoning By-law, as amended. Furthermore, it is the intent of Council and this Plan to not deviate from the zoning provisions regulating *additional residential units*. However, minor variances shall be considered where appropriately justified;

(g) The *additional residential unit* shall comply with the provisions contained in a Municipal Registration Bylaw; and,

(j) *Additional residential units* shall not be permitted within existing homes located on hazardous land or within a hazardous site.”

That Section 8.1.12 is hereby amended as follows:

By deleting the existing Section 8.1.12 and replacing it with a new Section 8.1.12 as follows:

“8.1.12        A total of two additional residential units are permitted on a lot with a single detached dwelling, one of which is permitted in the single detached dwelling and one in a detached accessory building, in the Rural Area, Agricultural Protection Area and Hamlet Area designations. An additional residential unit in a detached accessory building or structure shall comply with Section 8.1.13 and/or 8.1.14.”

That Section 8.1.13 is hereby amended as follows:

By deleting the existing Section 8.1.13 and replacing it with a new Section 8.1.13 as follows:

“8.1.13        At the time of the Zoning By-law Comprehensive Review, the Town may further regulate an *additional residential unit* in a detached accessory building or structure.”

That Section 12.5 is hereby amended as follows:

By revising the existing Section 12.5.1 as follows:

“12.5.1    *Additional Residential Unit*: means a self-contained dwelling unit subordinate or incidental to the primary residential use of the property and is located within the primary residential unit and/or on the same lot as the primary residential unit.”

That Section 13.1.5.3.4 of the Keswick Secondary Plan is hereby amended as follows:

By deleting the existing Section 13.1.5.3.4 and replacing it with a new Section 13.1.5.3.4 as follows:

#### “13.1.5.3.4 Additional Residential Units

a) A maximum of two *additional residential units* are permitted on a lot that contains a single detached, semi-detached or street or block townhouse dwelling, for up to a maximum of three residential units. Specifically, the following arrangement of residential units are permitted:

i) One *additional residential unit* in a single detached, semi-detached or street or block townhouse dwelling, if all buildings and structures ancillary to the primary residential dwelling cumulatively contain no more than *one additional residential unit*;

ii) Two *additional residential units* in a single detached, semi-detached or street or block townhouse dwelling, if no buildings or structures ancillary to the primary residential dwelling contain any additional residential units; and,

iii) One *additional residential unit* in a detached building on a lot with a single detached, semi-detached or street or block townhouse dwelling if the primary residential dwelling contains no more than one *additional residential unit*.

b) *Additional residential units* shall not count toward the net residential density requirements identified in this Secondary Plan.

c) *Additional residential units* are not permitted within the floodplain.

d) An *additional residential unit* in a detached building shall have a maximum height as specified in the Zoning By-law. Applications for an *additional residential unit* in a detached building proposing a height greater than established in the Zoning By-law shall be considered through a minor variance process and subject to the following considerations:

- a. Increased side yard and rear yard setbacks shall be required as part of any such request to ensure adequate separation distances are maintained between the *additional residential unit* in a detached building and the neighbouring properties;
- b. A minimum 3 metre separation distance shall be maintained between the *additional residential unit* in a detached building and the primary dwelling to preserve privacy and minimize any adverse impacts;
- c. Balconies, terraces, or similar outdoor amenity spaces shall not be permitted on *additional residential units* in a detached building where they may create privacy concerns for neighbouring properties;
- d. A compatible design shall be required for the *additional residential*

*unit* including, but not limited to, increased building setbacks and/or stepbacks and articulation of any height increase proposed. Compatibility shall address the primary dwelling as well as adjoining residential uses;

- e. The proponent can demonstrate that the privacy of the abutting properties is maintained; and,
- f. The siting and scale of the detached building does not negatively impact abutting properties;

e) Applications for minor variances, other than an increase in height, for *additional residential units* shall address the following:

- a. A compatible design for the *additional residential unit*. Compatibility shall address the primary dwelling as well as adjoining residential dwellings;
- b. Providing parking generally in accordance with the Zoning By-law in terms of number of spaces and location of the parking;
- c. Providing landscaping and open space appropriate to the size and scale of the lot, the primary dwelling, and the *additional residential unit*;
- d. The privacy of the abutting properties is maintained;
- e. The streetscape is generally maintained; and,
- f. Appropriate stormwater provisions are incorporated into the site design;

f) Appropriate landscaping shall be provided in the front and rear yard to enhance the streetscape, support stormwater management, and compatibility with neighbouring properties.

#### *Additional Residential Units within the Primary Residential Dwelling*

g) *Additional residential units* that are located within a single detached, semi-detached, or street or block townhouse dwelling are permitted subject to conformity with the provisions of the Zoning By-law and the Town's Accessory Apartment Registration By-law."

That Section 13.2.4.5 of the Sutton/Jackson's Point Secondary Plan is hereby amended as follows:

By deleting the existing Section 13.2.4.5 and replacing it with a new Section 13.2.4.5 as follows:

"13.2.4.5 Additional Residential Unit



a) An *additional residential unit* is a self-contained dwelling unit supplemental to the primary residential use of the property. A maximum of two *additional residential units* are permitted on a lot that contains a single detached, semi-detached or street or block townhouse dwelling, for up to a maximum of three residential units. Specifically, the following arrangement of residential units are permitted:

(i) One *additional residential unit* in a single detached, semi-detached or street or block townhouse dwelling, if all buildings and structures ancillary to the primary residential dwelling cumulatively contain no more than one *additional residential unit*;

(ii) Two *additional residential units* in a single detached, semi-detached or street or block townhouse dwelling, if no buildings or structures ancillary to the primary residential dwelling contain any *additional residential units*; and,

(iii) One *additional residential unit* in a building or structure ancillary to a single detached, semi-detached or street or block townhouse dwelling if the primary residential dwelling contains no more than one *additional residential unit*.

b) An *additional residential unit* must comply with the following policies:

(i) an *additional residential unit* shall only be created and used in accordance with the zoning provisions as set out in the Zoning By-law, as amended

(ii) An *additional residential unit* in a detached building shall have a maximum height as specified in the Zoning By-law. Applications for an *additional residential unit* in a detached building proposing a height greater than established in the Zoning By-law shall be considered through a minor variance process and be subject to the following considerations:

- a. Increased side yard and rear yard setbacks shall be required as part of any such request to ensure adequate separation distances are maintained between the *additional residential unit* in a detached building and the neighbouring properties;
- b. A minimum 3 metre separation distance shall be maintained between the *additional residential unit* in a detached building and the primary dwelling to preserve privacy and minimize any adverse impacts;
- c. Balconies, terraces, or similar outdoor amenity spaces shall

not be permitted on *additional residential units* in a detached building where they may create privacy concerns for neighbouring properties;

- d. A compatible design shall be required for the *additional residential unit* including, but not limited to, increased building setbacks and/or stepbacks and articulation of any height increase proposed. Compatibility shall address the primary dwelling as well as adjoining residential uses;
- e. The proponent can demonstrate that the privacy of the abutting properties is maintained; and,
- f. The siting and scale of the detached building does not negatively impact abutting properties;

(iii) Applications for minor variances, other than an increase in height, for *additional residential units* shall address the following:

- a. A compatible design for the *additional residential unit*. Compatibility shall address the primary dwelling as well as adjoining residential dwellings;
- b. Providing parking generally in accordance with the Zoning By-law in terms of number of spaces and location of the parking;
- c. Providing landscaping and open space appropriate to the size and scale of the lot, the primary dwelling, and the *additional residential unit*;
- d. The privacy of the abutting properties is maintained;
- e. The streetscape is generally maintained; and,
- f. Appropriate stormwater provisions are incorporated into the site design;

(iv) Appropriate landscaping shall be provided in the front and rear yard to enhance the streetscape, support stormwater management, and compatibility with neighbouring properties;

(v) the *additional residential unit* shall comply with the provisions contained in a Municipal Registration Bylaw;”

That Section 13.3.3.1 of the Pepperlaw Secondary Plan is hereby amended as follows:

By deleting the existing Section 13.3.3.1 (x) and replacing it with a new Section 13.3.3.1 (x) as follows:

“13.3.3.1 (x)

An *additional residential unit* is a self-contained dwelling unit supplemental to the primary residential use of the property. An *additional residential unit* must comply with the following policies:

- a) an *additional residential unit* may only be permitted within a single detached, semi-detached and/or townhouse dwelling. A maximum of two *additional residential units* are permitted on a lot that contains a single detached, semi-detached or street or block townhouse dwelling, for up to a maximum of three residential units. Specifically, the following arrangement of residential units are permitted:
  - i) One *additional residential unit* in a single detached, semi-detached or street or block townhouse dwelling, if all buildings and structures ancillary to the primary residential dwelling cumulatively contain no more than one *additional residential unit*;
  - ii) Two *additional residential units* in a single detached, semi-detached or street or block townhouse dwelling, if no buildings or structures ancillary to the primary residential dwelling contain any *additional residential units*; and,
  - iii) One *additional residential unit* in a building or structure ancillary to a single detached, semi-detached or street or block townhouse dwelling if the primary residential dwelling contains no more than one *additional residential unit*.
- b) Additional residential units are not permitted within the floodplain.
- c) An *additional residential unit* in a detached building shall have a maximum height as specified in the Zoning By-law. Applications for an *additional residential unit* in a detached building proposing a height greater than established in the Zoning By-law shall be considered through a minor variance process and subject to the following considerations:
  - i. Increased side yard and rear yard setbacks shall be required as part of any such request to ensure adequate separation distances are maintained between the *additional residential unit* in a detached building and the neighbouring properties;
  - ii. A minimum 3 metre separation distance shall be maintained between the *additional residential unit* in a detached building and the primary dwelling to preserve privacy and minimize any adverse impacts;
  - iii. Balconies, terraces, or similar outdoor amenity spaces shall not be permitted on *additional residential units* in a detached building where they may create privacy concerns for neighbouring properties;
  - iv. A compatible design shall be required for the *additional residential*

- unit* including, but not limited to, increased building setbacks and/or stepbacks and articulation of any height increase proposed. Compatibility shall address the primary dwelling as well as adjoining residential uses;
  - v. The proponent can demonstrate that the privacy of the abutting properties is maintained; and,
  - vi. The siting and scale of the detached building does not negatively impact abutting properties;
- d) Applications for minor variances, other than an increase in height, for *additional residential units* shall address the following:
  - i. A compatible design for the *additional residential unit*. Compatibility shall address the primary dwelling as well as adjoining residential dwellings;
  - ii. Providing parking generally in accordance with the Zoning By-law in terms of number of spaces and location of the parking;
  - iii. Providing landscaping and open space appropriate to the size and scale of the lot, the primary dwelling, and the *additional residential unit*;
  - iv. The privacy of the abutting properties is maintained;
  - v. The streetscape is generally maintained; and,
  - vi. Appropriate stormwater provisions are incorporated into the site design;
- e) Appropriate landscaping shall be provided in the front and rear yard to enhance the streetscape, support stormwater management, and compatibility with neighbouring properties; and,
- f) The *additional residential unit* shall comply with the provisions contained in a Municipal Registration By-law."

By deleting the existing Section 13.3.4.5 b) (xi) and replacing it with a new Section 13.3.4.5 b)(xi) as follows:

A maximum of two *additional residential units* are permitted on a parcel of land that contains a single detached, semi-detached or street or block townhouse dwelling, for up to a maximum of three residential units. Specifically, the following arrangement of residential units are permitted:

- a) One *additional residential unit* in a single detached, semi-detached or street or block townhouse dwelling, if all buildings and structures ancillary to the primary residential dwelling cumulatively contain no more than one *additional residential unit*;

b) Two *additional residential units* in a single detached, semi-detached or street or block townhouse dwelling, if no buildings or structures ancillary to the primary residential dwelling contain any additional residential units;

c) One *additional residential unit* in a building or structure ancillary to a single detached, semi-detached or street or block townhouse dwelling if the primary residential dwelling contains no more than one *additional residential unit*;

d) *Additional residential units* are not permitted within the floodplain;

e) An *additional residential unit* in a detached building shall have a maximum height as specified in the Zoning By-law. Applications for an *additional residential unit* in a detached building proposing a height greater than established in the Zoning By-law shall be considered through a minor variance process and subject to the following considerations:

- i. Increased side yard and rear yard setbacks shall be required as part of any such request to ensure adequate separation distances are maintained between the *additional residential unit* in a detached building and the neighbouring properties;
  - ii. A minimum 3 metre separation distance shall be maintained between the *additional residential unit* in a detached building and the primary dwelling to preserve privacy and minimize any adverse impacts;
  - iii. Balconies, terraces, or similar outdoor amenity spaces shall not be permitted on *additional residential units* in a detached building where they may create privacy concerns for neighbouring properties;
  - iv. A compatible design shall be required for the *additional residential unit* including, but not limited to, increased building setbacks and/or stepbacks and articulation of any height increase proposed. Compatibility shall address the primary dwelling as well as adjoining residential uses;
  - v. The proponent can demonstrate that the privacy of the abutting properties is maintained; and,
  - vi. The siting and scale of the detached building does not negatively impact abutting properties;
- f) Applications for minor variances, other than an increase in height, for *additional residential units* shall address the following:
- i. A compatible design for the *additional residential unit*. Compatibility shall address the primary dwelling as well as adjoining residential dwellings;

- ii. Providing parking generally in accordance with the Zoning By-law in terms of number of spaces and location of the parking;
  - iii. Providing landscaping and open space appropriate to the size and scale of the lot, the primary dwelling, and the *additional residential unit*;
  - iv. The privacy of the abutting properties is maintained;
  - v. The streetscape is generally maintained; and,
  - vi. Appropriate stormwater provisions are incorporated into the site design;
- g) Appropriate landscaping shall be provided in the front and rear yard to enhance the streetscape, support stormwater management, and compatibility with neighbouring properties; and,
- h) The *additional residential unit* shall comply with the provisions contained in a Municipal Registration By-law.”

### **3. IMPLEMENTATION**

The provisions in Section 11, Implementation, shall apply in regard to this Amendment.

### **4. INTERPRETATION**

The provisions in Section 12, Interpretation, shall apply in regard to this Amendment.

