

ZONING BY-LAW NO. 26-2025

A BY-LAW TO AMEND

ZONING BY-LAW NO. 20-2014 as amended

Additional Residential Units (ARU's)

CORPORATION OF THE TOWNSHIP OF SCHREIBER

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Schreiber, Ontario
P0T 2S0

Planning Consultant:

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Professional Land Use Planner

EXPLANATORY NOTE

To Zoning By-law No. 26-2025

Passed by the Council of the Corporation of the Township of Schreiber

Lands Affected:	This By-law applies only to suitable lots and residential units within the Residential R1, R1H and Residential Multiple R2 Zones and the Rural Ru Zone in the Township of Schreiber. This By-law <u>does not apply</u> to any lands zoned Residential Seasonal SR, Residential Walker Lake RW, Flood Plain FP, Environmental Protection EP or to any residential unit accessory to any use within the General Commercial GC or Highway Commercial HC Zones.
Present Zoning:	The Schreiber Zoning By-law No. 20-2014, as amended, currently contains provisions addressing “accessory secondary dwelling units/apartments” as originally required by Bill 140, the <i>Strong Communities Through Affordable Housing Act, 2011</i> .
Proposed Zoning	This Amendment deletes the redundant Bill 140 zoning provisions and replaces them with new “additional residential units (ARU)” provisions to mirror Bill 185 the <i>Cutting Red Tape to Build More Homes Act</i> which came into full effect on June 6, 2024. Section 35.1(3) of the <i>Planning Act</i> confirms that O. Reg. 299.19 Additional Residential Units applies as though it is a by-law passed under Section 34 (Zoning By-laws) of the <i>Planning Act</i> .
Official Plan Designation:	Schreiber Council is in the process of removing redundant Official Plan Sections 3.1.7(ix) and 3.4.3(ii) for “accessory secondary dwelling units/apartments” which were added to the Official Plan in 2013. As of June 6, 2024 the <i>Planning Act</i> no longer requires regulations for additional residential units in Official Plans. This Zoning By-law Amendment therefore conforms with the Schreiber Official Plan.
By-Law Purpose:	The purpose of this By-law is to provide Schreiber Council, staff and ratepayers a direct reference to the provincial zoning requirements for additional residential units with no need to consult the <i>Planning Act</i> or the Regulation for the same information.

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THE CORPORATION OF THE TOWNSHIP OF SCHREIBER

Being a By-law under the provisions of Section 34(19.1) of the *Planning Act, R.S.O. 1990*, to amend Zoning By-law No. 20-2014, as amended, of the Corporation of the Township of Schreiber, with respect to permitting additional residential units on lots within the Residential R1, R1H and Residential Multiple R2 Zones and the Rural Ru Zone in the Township of Schreiber.

WHEREAS THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SCHREIBER has reviewed Zoning By-law No. 20-2014 as amended and deems it advisable to amend same:

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF SCHREIBER ENACTS as follows:

1. **THAT** Section 2 **DEFINITIONS** of Zoning By-law No. 20-2014, as amended, is hereby amended by deleting Subsection 2.2 “**Accessory Secondary Dwelling Unit/Apartment**”, plus Subsection 2.58 “**Dwelling, duplex**” and replacing them with the following wording to maintain the existing numbering sequence of the parent Zoning By-law:
 - 2.2 This Section is intentionally deleted.
 - 2.58 This Section is intentionally deleted.
2. **THAT** Subsection 2.59 “**Dwelling, single detached**” of Zoning By-law No. 20-2014, as amended, is hereby deleted and replaced with the following:
 - 2.59 “**Dwelling, single detached**” means a separate building or factory built home containing one primary residential unit which may also contain additional residential units where the lot is of sufficient area to accommodate an expanded or additional leaching field if required by the Chief Building Official.
3. **THAT** Subsection 2.60 “**Dwelling, semi-detached**” of Zoning By-law No. 20-2014, as amended, is hereby deleted and replaced with the following:
 - 2.60 “**Dwelling, semi-detached**” means a separate building or factory built structure zoned to be divided into two primary residential units which may each contain additional residential units where the lot is of sufficient area to accommodate an expanded or additional leaching field if required by the Chief Building Official.
4. **THAT** Subsection 2.61 “**Dwelling, split level**” of Zoning By-law No. 20-2014, as amended, receives a housekeeping correction by adding the metric equivalent of one metre for “3 feet” and two metres for “6 feet”.
5. **THAT** Subsection 2.60.1 “**Dwelling, townhouse**” of Zoning By-law No. 20-2014, as amended, is hereby deleted and replaced with the following:
 - 2.60.1 “**Dwelling, townhouse**” means a separate building or factory built structure zoned to be divided into three or more primary residential units which may each contain additional residential units where the lot

is of sufficient area to accommodate an expanded or additional leaching field if required by the Chief Building Official.

6. **THAT** Subsection 2.62 “**Dwelling Unit**” of Zoning By-law No. 20-2014, as amended, receives a housekeeping correction of terms to “**Residential Unit**” in accordance with the revised definition in Section 1 of the *Planning Act*.

7. **THAT** Section 2 **DEFINITIONS** of Zoning By-law No. 20-2014, as amended, is hereby amended by adding the following Subsection:

2.62.1 “**Additional Residential Unit (ARU)**” means a self-contained residential unit, with its own cooking facilities, sanitary facilities and sleeping area, that either forms part of the same dwelling as the primary residential unit, or is located within an ancillary building on the same lot as the primary residential unit where the lot is of sufficient area to accommodate an expanded or additional leaching field if required by the Chief Building Official.

8. **THAT** Subsection 2.161 “**Residential Intensification**” of Zoning By-law No. 20-2014, as amended, receives a housekeeping correction by deleting the words “accessory dwelling units” and replacing them with the words “additional residential units”.

9. **THAT** Section 2 **DEFINITIONS** of Zoning By-law No. 20-2014, as amended, is hereby amended by deleting the following Subsection referral:

2.172.1 “**Secondary Dwelling Unit**” see “**Accessory Secondary Dwelling Unit/Apartment**”

10. **THAT** the headings of Subsections 5.1 and 5.2 “**Accessory Dwelling Units / Apartments and Garden Suites**” of Zoning By-law No. 20-2014, as amended, are hereby revised to read “**Accessory Uses and Buildings**” and “**Additional Residential Units and Garden Suites**” respectively.

11. **THAT** Subsection 5.2(a) “**Accessory to Commercial Uses**” of Zoning By-law No. 20-2014, as amended, is hereby amended by deleting the words “dwelling unit” in subsections (i) and (iii) and replacing them with the words “residential unit”.

12. **THAT** Subsection 5.2(b) “**Accessory to Residential Uses**” of Zoning By-law No. 20-2014, as amended, is hereby amended by deleting the clause completely and replacing it with the following:

5.2(b) “**Additional Residential Units (ARU)**”

(i) 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;

(ii) 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

(iii) 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.

13. **THAT** Subsection 5.2(c) “**Garden Suites**” of Zoning By-law No. 20-2014, as amended, is hereby amended by deleting the words “already an accessory secondary dwelling unit/apartment” and replacing them with the words “already an additional residential unit”.
14. **THAT** Subsections 5.8(d) “**Dwelling Units Location**” of Zoning By-law No. 20-2014, as amended, is hereby amended by deleting the words “accessory secondary dwelling unit/apartment” and replacing them with the words “additional residential unit”.
15. **THAT** Subsection 6.1(c) **RURAL Ru ZONE “Permitted Uses”** of Zoning By-law No. 20-2014, as amended, is hereby amended by deleting the words “secondary dwelling units” and replacing them with the words “additional residential units”.
16. **THAT** Subsection 7.1(c) of **RESIDENTIAL R1 ZONE** and Subsection 7.1a(c) of **RESIDENTIAL MULTIPLE R2 ZONE “Permitted Uses”** of Zoning By-law No. 20-2014, as amended, is hereby amended by deleting the words “and accessory secondary dwelling unit/apartments” and replacing them with the words “and additional residential units”.
17. **THAT** this By-law shall come into force on the date it is passed by the Council of the Corporation of the Township of Schreiber subject to the provisions of the *Planning Act, R.S.O. 1990*.

Read a **FIRST TIME** this 23rd day of June, 2025.

Read a **SECOND TIME** this 23rd day of June, 2025.

Read a **THIRD TIME** and **FINALLY PASSED** this 23rd day of June, 2025.

THE CORPORATION OF THE TOWNSHIP OF SCHREIBER

Kevin Mullins, Mayor

Rhonda Smith, CAO/Clerk