

Comparison Tables of Draft Official Plan and Zoning By-law Amendments Additional Dwelling Units (ADUs)

Official Plan

The Official Plan Amendments are outlined in the table below. The column on the left shows what is currently in the Official Plan. The middle column shows the amendments now being recommended. The column on the right provides a brief explanatory comment on the proposed changes and, where there have been changes made from the Public Meeting Draft to the Recommended Amendment, what those changes are. As the policies are added/deleted/modified, the remaining subsections will be renumbered.

Current Official Plan policies	Recommended Amendments	Explanatory comment
<p>Accessory Apartments</p> <p>6.3.5 An <i>accessory apartment</i> is permitted in Urban Areas within a detached or semi-detached dwelling or townhouse subject to the following:</p> <ul style="list-style-type: none"> a) Only one <i>accessory apartment</i> is permitted; b) One additional parking space is required for the <i>accessory apartment</i> in accordance with the Zoning By-law; c) Sufficient water supply and sanitary servicing capacity exists; d) The <i>accessory apartment</i> complies with the provisions of the Ontario Building Code, Ontario Fire Code and any other relevant regulations; and e) The <i>accessory apartment</i> is registered with the Municipality. 	<p>Additional Dwelling Units</p> <p>6.3.5 One <i>additional dwelling unit</i> is permitted on a <i>lot</i> within a <i>single detached</i>, semi-detached, or townhouse dwelling. One <i>additional dwelling unit</i> is permitted within a detached accessory building on the same <i>lot</i>.</p>	<p>Reflects the changes to Section 16(3) of the Planning Act as a result of Bill 108, More Homes, More Choice Act.</p>

Current Official Plan policies	Recommended Amendments	Explanatory comment
<p>6.3.6 An <i>accessory apartment</i> is permitted outside of Urban Areas within a detached dwelling or above or within a detached accessory building, subject to the following:</p> <ul style="list-style-type: none"> a) That the accessory building use is maintained; b) That the <i>accessory apartment</i> complies with the development criteria of Section 6.3.5; and c) That in the case of an <i>accessory apartment</i> above or within an accessory building, the accessory building is in close proximity to the dwelling and is clearly secondary to the principal dwelling. 	<p>6.3.6 Notwithstanding 6.3.5, within the Oak Ridges Moraine, as shown on Map A of this Plan:</p> <ul style="list-style-type: none"> a) within the Natural Core and Natural Linkage Area designations, <i>additional dwelling units</i> are not permitted; and b) within the Prime Agricultural Area, Rural Area, and Hamlet designations, a maximum of one <i>additional dwelling unit</i> is permitted on a <i>lot</i> and only within a <i>single detached dwelling</i>. 	<p>Required to be in conformity with the Oak Ridges Moraine Conservation Plan (ORMCP). In 2017, the ORMCP was amended with a revised definition of “single dwelling” that limits where ADUs may be permitted.</p> <p>Changed from Public Meeting Draft: Reference to Map A rather than Map H. Map A has a more refined and smaller mapping of Natural Core and Natural Linkage with more specific land designations.</p> <p>The Public Meeting Draft contained a policy to prohibit ADUs within the Natural Heritage System (NHS). However, existing policy 3.4.8 states no development (which would include an ADU) is permitted in the NHS and/or a Hydrologically Sensitive Feature or within its Vegetation Protection Zone. It is not necessary to repeat this policy here.</p>
	<p>6.3.7 Notwithstanding 6.3.5, within the Protected Countryside of the Greenbelt Plan, but outside of Environmental Protection Area as identified in this Official Plan, one <i>additional dwelling unit</i> is only permitted within either a <i>single detached dwelling</i> or an accessory building that existed on (or building permits were issued prior to) July 1, 2017.</p>	<p>Required to conform to Section 4.5.3 of the Greenbelt Plan.</p> <p>The revised Greenbelt Plan came into effect on July 1, 2017 and thus this is the date to be considered ‘existing.’ Staff from the MMAH have confirmed this interpretation.</p> <p>Changed from Public Meeting Draft: Reference to Environmental Protection Area (EPA) rather than Natural Heritage System (NHS). EPA is the NHS plus a 30 metre buffer, and floodplains. Other Provincially legislated policy states that development is</p>

Current Official Plan policies	Recommended Amendments	Explanatory comment
		<p>not permitted on lands adjacent to the NHS. Changing the proposed amendment to reference the EPA is in conformity with Provincial policy and Official Plan policy 14.4.5.</p> <p>Removed reference to map to leave open the possibility to further refine EPA mapping as per policy 14.4.4.</p> <p>Minor rewording for clarity.</p>
	<p>6.3.8 Notwithstanding 6.3.5, <i>additional dwelling units</i> are not permitted within Hazard Lands including the Regulatory Shoreline Area as identified in this Official Plan.</p>	<p>Conforms with policies in 3.7 of the Official Plan to prevent personal injury, property damage, or damage to the natural environment.</p> <p>Changed from Public Meeting Draft: Removed reference to Map F.</p>
	<p>6.3.9 <i>Additional dwelling units</i> shall:</p> <ul style="list-style-type: none"> a) be registered with the Municipality; and b) be compatible with <i>adjacent</i> uses. 	<p>Registering ADUs helps ensure conformity to regulations.</p> <p>Changed from Public Meeting Draft: Removed references to the Zoning By-law, Ontario Building Code (OBC) and Ontario Fire Code (OFC). All development must conform to the Zoning By-law and all buildings must conform the OBC and OFC. Stating that ADUs must conform is redundant may cause confusion as to why this is not mentioned elsewhere in the Official Plan.</p>
	<p>6.3.10 Where an <i>additional dwelling unit</i> is within an accessory building, the accessory building must be</p>	<p>Supports good urban design.</p>

Current Official Plan policies	Recommended Amendments	Explanatory comment
	secondary in size and scale to the principal residential building.	
	6.3.11 An accessory building containing an <i>additional dwelling unit</i> may not be severed from the <i>lot</i> accommodating the principal residential building. In no case shall an <i>additional dwelling unit</i> be considered a <i>residence surplus to a farming operation</i> .	To prohibit potential severances of ADUs in accessory buildings. Changed from Public Meeting Draft to clarify that an ADU cannot be considered a surplus farm dwelling to be severed. Conforms to Provincial policy to prevent fragmentation of farmland.
<p>Garden Suites</p> <p>6.3.7 Except for areas within the Oak Ridges Moraine, one <i>garden suite</i> may be permitted in association with any <i>single detached dwelling</i>, through a temporary use by-law, subject to Section 6.3.8. The <i>garden suite</i> will be permitted for a period of no more than 20 years provided that there is an agreement between the owner and the Municipality regarding the occupant, the period of occupancy, the installation, maintenance and removal of the suite, and any financial conditions.</p>	6.3.12 Except for areas within the Oak Ridges Moraine, one <i>garden suite</i> may be permitted in association with any <i>single detached dwelling</i> , through a temporary use by-law, subject to Section 6.3.13. The <i>garden suite</i> will be permitted for a period of no more than 20 years provided that there is an agreement between the owner and the Municipality regarding the occupant, the period of occupancy, the installation, maintenance and removal of the suite, and any financial conditions.	Only changes are to policy numbers. Garden Suites will continue to be permitted. Due to their temporary nature, they may be permitted in those areas of the Greenbelt where ADUs in new accessory buildings are not permitted.
<p>6.3.8 In applying for a temporary use by-law for a <i>garden suite</i>, the applicant shall demonstrate that:</p> <p>a) There is a need for the <i>garden suite</i> to provide supervised accommodation or care for an elderly, sick or disabled person; b) The <i>site</i> is adequate for the <i>garden suite</i> with regard to <i>lot</i> size, setbacks, layout and private <i>amenity areas</i>;</p>	<p>6.3.13 In applying for a temporary use by-law for a <i>garden suite</i>, the applicant shall demonstrate that:</p> <p>a) The <i>site</i> is adequate for the <i>garden suite</i> with regard to <i>lot</i> size, setbacks, layout and private <i>amenity areas</i>;</p> <p>b) The proposal is compatible with <i>adjacent</i> uses considering such matters as privacy, noise and appearance; and</p>	<p>Updated to reflect new regulatory language for garden suites in section 39.1 of the Planning Act. Provisions of the Ontario Building Code ensure ADUs are properly serviced with sanitary and water servicing.</p> <p>Changed from Public Meeting Draft to remove references to the Zoning By-law, Ontario Building Code (OBC) and Ontario Fire Code (OFC). All development must conform to the Zoning By-law and all</p>

Current Official Plan policies	Recommended Amendments	Explanatory comment
<p>c) The proposal is compatible with <i>adjacent</i> uses considering such matters as privacy, noise and appearance;</p> <p>d) There is adequate on-<i>site</i> parking;</p> <p>e) There is adequate water supply and sewage disposal services; and</p> <p>f) There is no <i>accessory apartment</i> on the <i>lot</i>.</p>	<p>c) There is no other accessory building on the <i>lot</i> containing an <i>additional dwelling unit</i>.</p>	<p>buildings must conform the OBC and OFC. Stating that Garden Suites must conform is redundant may cause confusion as to why this is not mentioned elsewhere in the Official Plan.</p>
<p>12.3.8 An accessory apartment is permitted in accordance with Section 6.3.6.</p>	<p>Deleted</p>	<p>Policy to allow “accessory apartments” in Rural Settlements no longer needed.</p>
<p>23.19.1 i. An apartment-in-house shall be permitted within a single detached dwelling on those lands identified by Assessment Roll Number 1817-010-010-13850 located in Part Lot 6, Concession 3, Former Township of Darlington having a municipal address of 2898 Concession Road 3, Darlington, subject to the following:</p> <p>One parking space per apartment;</p> <p>a. Structural suitability of building to accommodate alterations for an additional unit;</p> <p>b. Compliance with building and fire regulations and other municipal regulations, including registration; and</p> <p>c. Meet the requirements of the Durham Region Health Department with respect to servicing.</p>	<p>Deleted</p>	<p>This site-specific Official Plan exception is no longer needed as the proposed regulations are more permissive.</p>
<p>Definitions</p>		

Current Official Plan policies	Recommended Amendments	Explanatory comment
<p>Accessory Apartment: a self-contained second <i>dwelling unit</i> within a permitted residential dwelling or a permitted accessory building that is clearly secondary to the principal dwelling.</p>	<p>Additional Dwelling Unit: a self-contained <i>dwelling unit</i> located within a permitted residential dwelling and a permitted accessory building and secondary to the principal building on the same <i>lot</i>.</p>	<p>Revised definition to reflect new “additional dwelling unit” term.</p>
<p>Garden Suite: a self-contained, portable <i>dwelling unit</i> located in a side or rear yard of an existing residential property.</p>	<p>Garden Suite: a self-contained temporary <i>dwelling unit</i> designed to be portable and is secondary to the principal building on the same <i>lot</i>.</p>	<p>Simplified definition that does not contain policy direction. Including “portable” in the definition conforms with the <i>Planning Act</i>.</p>

Zoning Bylaws 84-63 and 2005-109

The Zoning Bylaw (ZBL) Amendments are outlined in the tables below. The main purpose of a ZBL is to implement the policies in the Official Plan. The first table concerns proposed changes to ZBL 84-63, which regulates properties south of the Oak Ridges Moraine. The following table concerns proposed changes to ZBL 2005-109, which regulates properties within the Oak Ridges Moraine.

Comprehensive ZBL 84-63 (applies to lands south of the Oak Ridges Moraine)

The recommended amendments to Zoning By-law 84-63 are outlined in the table below. The column on the left shows what is currently in the ZBL. The middle column shows the recommended amendments. The column on the right provides a brief explanatory comment on the proposed changes and, where there have been changes made from the Public Meeting Draft to the Recommended Amendment, what those changes are. The recommended amendments include the introduction of a definition of additional dwelling units and standards including the location, size, and parking requirements. Amendments also include standards for accessory buildings that contain an ADU. As sections are added/deleted/modified, the remaining subsections will be renumbered.

Current Zoning Regulations	Recommended Amendments	Explanatory comment
Definitions		
<p>Apartment-In-House Shall mean a self-contained second dwelling unit within a permitted residential single detached or semi-detached dwelling created through converting part of or adding onto a dwelling unit. The apartment-in-house shall be used or intended to be used by one or more persons and shall contain sanitary facilities, kitchen and heating are provided. The apartment-in-house shall have a private entrance from outside the building or from a common hallway or stairway inside the building.</p>	<p>Additional Dwelling Unit A self-contained <i>dwelling</i> unit located within a permitted residential <i>dwelling</i> or an <i>accessory building</i> secondary to the principal residential <i>building</i> on the same <i>lot</i>.</p>	<p>Revised definition to reflect new “additional dwelling unit” term and removal of regulation from definition.</p>
<p>Garden Suite A Garden Suite is a self-contained temporary dwelling unit designed to provide for the care of an elderly, sick and disabled person which is located in the side or rear yard of a</p>	<p>Garden Suite A self-contained temporary <i>dwelling</i> unit designed to be portable and is secondary to the principal residential <i>building</i> on the same <i>lot</i>.</p>	<p>Revised definition to conform to definition of “garden suite” in section 39.1 of the Planning Act. Including “portable” in definition conforms with the Planning Act.</p>

Current Zoning Regulations	Recommended Amendments	Explanatory comment
property containing a single detached dwelling.		
Regulations		
3.2 Apartment-In-House	3.2 Additional Dwelling Unit	
<p>3.2 a. An apartment-in-house shall be permitted within a single detached or semi-detached dwelling located within the "Urban Residential Type One (R1)", "Urban Residential Type Two (R2)" and "Urban Residential Type Three (R3)" zones inclusive of all exception zones except those exception zones shown on Schedule 12 (Orono) of the Comprehensive Zoning By-law, as amended, and the minimum floor area for an "apartment-in-house" shall be 40 square metres.</p>	<p>3.2 a. <i>Additional dwelling units</i> are permitted within any legally permitted <i>single detached, semi-detached or townhouse dwelling</i> and within an <i>accessory building</i> on the same <i>lot</i>, for a maximum total of three <i>dwelling units</i> on a <i>lot</i>.</p>	<p>Reflects the changes to section 16(3) of the Planning Act as a result of Bill 108, More Homes, More Choice Act.</p>
<p>3.2 b. i) Notwithstanding subsection a., any apartment-in-house which existed prior to the date of passing of this By-law and is located within a single or semi-detached dwelling, is a permitted use.</p> <p>3.2 b. ii) Notwithstanding subsection a., any apartment-in-house which existed prior to November 16, 1995 and is located within a street townhouse or link townhouse in an urban area is a permitted use.</p>	<p>3.2 b. Notwithstanding 3.2 a., <i>additional dwelling units</i> are not permitted within the Environmental Protection Area or Hazard Land, including the Regulatory Shoreline Area, as identified in the Clarington Official Plan.</p>	<p>Removal of unnecessary legal non-conforming statement. Legal non-conforming rights exist regardless of zoning statements, and are already covered in section 3.6 of the Zoning Bylaw.</p> <p>Changed from Public Meeting Draft: Reference to Environmental Protection Area (EPA) rather than Natural Heritage System (NHS) to be in conformity with legislated Provincial policy and the Official Plan.</p> <p>Section 4.5.3 of the Greenbelt Plan does not permit ADUs in Natural Heritage System (NHS). No development is permitted in the NHS or adjacent lands. The mapped NHS in the Official Plan is more accurate (and smaller) than mapped NHS in Greenbelt Plan.</p>

Current Zoning Regulations	Recommended Amendments	Explanatory comment
		<p>The EPA in the Official Plan is the NHS plus a 30m buffer (in rural areas), and floodplains. ADUs are not permitted in Hazard Lands, which include floodplains as continually updated by Conservation Authorities. Added reference to Hazard Land and Regulatory Shoreline to be in conformity with Official Plan and for clarity.</p>
	<p>3.2 c. Notwithstanding 3.2 a., <i>additional dwelling units</i> are only permitted within <i>single detached dwellings or accessory buildings</i> that existed on (or where building permits were issued prior to) July 1, 2017 for lands within the Protected Countryside within the Greenbelt Plan, if located outside of the Environmental Protection Area or Hazard Land, including the Regulatory Shoreline Area as identified in the Clarington Official Plan.</p>	<p>Section 4.5.3 of the Greenbelt Plan allows ADUs only within single detached dwellings <u>or existing</u> accessory building in the Protected Countryside (but outside Natural Heritage System). This regulation came into effect with the updated Greenbelt Plan on July 1, 2017. This means ADUs cannot be allowed in the Greenbelt in accessory buildings built after that date, unless building permits had already been issued. Staff from MMAH have confirmed this interpretation.</p> <p>Changed from Public Meeting Draft: Reference to Environmental Protection Area (EPA) rather than Natural Heritage System (NHS) and added reference to Hazard Land and Regulatory Shoreline Area for the same reasons outlined immediately above.</p>
	<p>3.2 d. Where an <i>additional dwelling unit</i> is located within the principal residential <i>building</i>, the <i>floor area</i> of the <i>additional dwelling unit</i> shall not exceed the <i>floor area</i> of the principal <i>dwelling unit</i>.</p>	<p>O. Reg 384/94 states that planning documents cannot regulate the relative size of two units within a principal building. This proposed zoning regulation is only to clarify that the smaller of the two residential units is the ADU and the larger is the principal dwelling unit.</p>
	<p>3.2 e. Within <i>Urban Residential Zones</i> and <i>Mixed Use Zones</i>, entrances for</p>	<p>An urban design policy to restrict additional front doors in urban areas.</p>

Current Zoning Regulations	Recommended Amendments	Explanatory comment
	<p>an <i>additional dwelling unit</i> within the principal residential <i>building</i> may be through a common door in the front building façade. Additional, separate entrances for either the <i>additional dwelling unit</i> or the principal <i>dwelling unit</i> must be accessed via the rear or side yard.</p>	<p>Changed from Public Meeting Draft: Include Mixed Use Zones where townhouses and existing single dwellings are permitted.</p>
	<p>3.2 f. Where an <i>additional dwelling unit</i> is located within an <i>accessory building</i>:</p> <ul style="list-style-type: none"> i) The <i>floor area</i> of the <i>additional dwelling unit</i> must be no more than the <i>floor area</i> of the principal residential <i>building</i>; and ii) Notwithstanding Section 3.1 c., the <i>accessory building</i> must: <ul style="list-style-type: none"> a) Conform to the zone's <i>front yard</i> and <i>exterior side yard</i> setback requirements for residential uses; b) Have a minimum <i>rear yard</i> and <i>interior side yard</i> setback of 1.8 metres; c) Not exceed, whichever is less: <ul style="list-style-type: none"> i) <i>lot coverage</i> of 10% for the <i>additional dwelling unit</i>, or ii) the zone regulation's <i>lot coverage</i> maximum; and d) Have a maximum <i>height</i> of 6.5 metres within Agricultural and <i>Rural Residential Zones</i>, and 5.25 metres within <i>Urban Residential Zones</i>. 	<p>To implement the policy that accessory buildings with an ADU must be secondary in size and scale to the principal residential building.</p> <p>If an ADU is in an accessory building, the floor area of the ADU cannot be larger than the floor area of the principal residential building.</p> <p>If an accessory building contains an ADU, the setbacks for are slightly more restrictive than for an accessory building that does not have an ADU (as found in the table in Section 3.1 c. of the Zoning Bylaw). Heights are more permissive to allow 2 storeys in rural areas, and 1.5 storeys in urban areas.</p> <p>Changed from Public Meeting Draft: Removed the limit of 120 sq. m. from the maximum size of accessory structure containing an ADU. Note that the floor area of an ADU in an accessory building must be less than the floor area of main house. The maximum height for accessory buildings containing an ADU has increased from 6m to 6.5m in rural areas. This is to accommodate a 2-storey building with a garage on the main</p>

Current Zoning Regulations	Recommended Amendments	Explanatory comment
		<p>floor (which normally has a higher ceiling than a dwelling unit) and a full second storey for an ADU.</p> <p>Removed stating ADUs must conform to zoning, Ontario Building Code, Fire Code and other regulations. It is unnecessary to re-state this here as it covered by existing section 26.7 Compliance with Other Laws.</p>
	3.2 g. <i>Additional dwelling units</i> must be registered with the Municipality.	Registering ADUs helps ensure conformity to regulations.
	3.2 h. A <i>home occupation</i> is permitted within an <i>additional dwelling unit</i> , subject to Section 3.11B.	Section 3.11B permits some home businesses that are appropriate for multi-unit residential buildings.
Parking Space Requirement Table within Section 3.16		
Residential (v) a) Apartment-in-house or Garden Suite: 1 parking space	Residential (v) a) <i>additional dwelling unit or garden suite</i> : 1 parking space for each <i>additional dwelling unit or garden suite</i> .	Updated only to reflect “additional dwelling unit” term.
Residential (v) b) Apartment-in-house in existence prior to November 16, 1995: nil	Residential (v) b) <i>additional dwelling unit</i> in existence prior to November 16, 1995: nil	Updated only to reflect “additional dwelling unit” term.
Exception Zones Permitting and/or Regulating Apartments-in-Houses		
6.4.85 Agricultural Exception (A-85) Zone Notwithstanding Sections 6.1 and 3.2 a., those lands zoned “A-85” on the schedules to this By-law, may in addition to other uses permitted in the Agricultural (A) Zone, be	Deleted	This Agricultural Exception Zone is no longer needed as the proposed regulations are more permissive.

Current Zoning Regulations	Recommended Amendments	Explanatory comment
<p>used for an apartment-in-house and shall be subject to the following zone regulations:</p> <p>a. Regulations for Apartment-in-house</p> <p>i) Floor Area (minimum): 40 square metres</p> <p>ii) Number of bedrooms (maximum): 1</p> <p>iii) Number of parking spaces (minimum): 1</p>		
<p>6.4.93 Agricultural Exception (A-93) Zone Notwithstanding Sections 6.1 and 3.2a those lands zoned “A-93” on the Schedule to this By-law, may in addition to other uses permitted in the Agricultural (A) Zone, be used for an apartment-in-house and shall be subject to the following zone regulations:</p> <p>a. Regulations for Apartment-in-house</p> <p>i) Floor Area (minimum) 40 square metres</p>	Deleted	This Agricultural Exception Zone is no longer needed as the proposed regulations are more permissive.
<p>12.2.1 f. iv) Entrances for an apartment-in-house can be found in the front building façade through a common entrance with the principal dwelling. Where a separate entrance is provided it must be in the side or rear yard.</p>	Deleted	Regulations found in proposed Section 3.2 e. about front doors apply to all ADUs and so not needed for the Neighbourhood Character Overlay Zone.
<p>13.4.87 n. entrances for an apartment-in-house must be located in the side or rear yard unless it is through a common entrance of a front façade.</p>	Deleted	Regulations found in proposed Section 3.2 e. about front doors apply to all ADUs and so not needed for this site-specific exception zone.
<p>16.5.37 a. ii) One single detached residential dwelling provided that no apartment-in-house is contained therein.</p>	<p>16.5.37 a. ii) One single detached residential dwelling provided that no <i>additional dwelling unit</i> is contained therein.</p>	Updated only to reflect “additional dwelling unit” term.

Comprehensive ZBL 2005-109 (applies to lands within the Oak Ridges Moraine)

The recommended amendments to Zoning By-law 2005-109 are outlined in the table below. The column on the left shows what is currently in the ZBL. The middle column shows the recommended amendments. The column on the right provides a brief explanatory comment on the proposed changes and, where there have been changes made from the Public Meeting Draft to the Recommended Amendment, what those changes are. There have been no changes made from the Public Meeting Draft to the Recommended Amendment. The recommended amendments include the introduction of a definition of additional dwelling units and standards including the location, size, and parking requirements. As sections are added/deleted/modified, the remaining subsections will be renumbered.

Current Zoning Regulations	Recommended Amendments	Explanatory comment
Table of Contents		
5.7 In-House Apartment Dwellings	5.7 Additional Dwelling Units	Updated to reflect “additional dwelling unit” term.
Definitions		
<p>In-House Apartment Dwelling An <i>apartment dwelling</i> located within a permitted <i>single detached dwelling</i> or <i>semi-detached dwelling</i> created through converting part of or adding onto the principal <i>dwelling</i>.</p>	<p>Additional Dwelling Unit A self-contained <i>dwelling</i> unit within a permitted <i>single detached dwelling</i>.</p>	<p>Updated to reflect “additional dwelling unit” term, be in conformity with recent provincial policies.</p> <p>As per section 2.7.1 of Zoning Bylaw 2005-109, this definition will be under the parent term ‘dwelling’ and be expressed in this Zoning Bylaw as <i>additional dwelling unit</i>.</p>
<p>Garden Suite A one unit residential <i>structure</i> containing washroom and kitchen facilities that is designed to be portable and that is <i>accessory</i> to a <i>single detached dwelling</i> constructed on the same <i>lot</i>.</p>	<p>Garden Suite A temporary <i>dwelling</i> unit designed to be portable and <i>accessory</i> to a <i>single detached dwelling</i> on the same <i>lot</i>.</p>	<p>Revised definition to conform to definition of “garden suites” in section 39.1 of the Planning Act (the Act includes “portable”).</p> <p>Note that Garden Suites are not permitted in the Oak Ridges Moraine.</p>
Home occupation permission		
5.6.5 In the case of an <i>apartment dwelling</i> or a <i>townhouse dwelling</i> , a <i>home occupation</i> shall be restricted to a <i>business or administrative office</i> which does not require the delivery or pick-up of goods, does not	5.6.5 In the case of an <i>additional dwelling unit</i> , an <i>apartment dwelling</i> or a <i>townhouse dwelling</i> , a <i>home occupation</i> shall be restricted to a <i>business or administrative office</i> which	Updated to provide occupants of additional dwelling units the same opportunities as those within apartment and townhouse dwellings.

Current Zoning Regulations	Recommended Amendments	Explanatory comment
<p>have clients coming to the <i>dwelling</i>, and does not have employees who reside on a different <i>lot</i>.</p>	<p>does not require the delivery or pick-up of goods, does not have clients coming to the <i>dwelling</i>, and does not have employees who reside on a different <i>lot</i>.</p>	
<p>Regulations</p>		
<p>5.7 In-House Apartment Dwellings</p>	<p>5.7 Additional Dwelling Units</p>	
<p>5.7.1 An <i>in-house apartment dwelling</i> shall only be permitted in a <i>single detached dwelling</i> or a <i>semi-detached dwelling</i> located in an Urban Residential Zone, provided that sanitary sewer and water services to the <i>in-house apartment dwelling</i> are provided by a <i>public authority</i>.</p>	<p>5.7.1 One <i>additional dwelling unit</i> is permitted on a <i>lot</i> in a <i>single detached dwelling</i> within the “Rural Settlement One (RS1)” and “Prime Agricultural (A)” zones.</p>	<p>Implements Provincial policy that limits ADUs in the Oak Ridges Moraine to Countryside and Rural Settlement Areas, but outside Natural Heritage System, and only within single detached dwellings.</p> <p>Changed from Public Meeting Draft: Removed stating ADUs must conform to zoning, Ontario Building Code, Fire Code and other regulations. It is unnecessary to re-state this here as it covered by existing section 1.10 Relation to Other Government Requirements.</p>
<p>5.7.2 An <i>in-house apartment dwelling</i> which existed prior to November 16, 1995 and which is located within a <i>townhouse dwelling</i> shall be deemed to be a permitted <i>use</i>, provided that sanitary sewer and water services to the <i>in-house apartment dwelling</i> are provided by a <i>public authority</i>.</p>	<p>5.7.2 The <i>floor area</i> of the <i>additional dwelling unit</i> shall not exceed the <i>floor area</i> of the principal <i>dwelling unit</i>.</p>	<p>O. Reg 384/94 states that planning documents cannot regulate the relative size of two units within a principal building. This proposed zoning regulation is only to clarify that the smaller of the two residential units is the ADU and the larger is the principal dwelling unit.</p>
<p>5.7.3 An <i>in-house apartment dwelling</i> shall have minimum <i>floor area</i> of 40 square metres.</p>	<p>5.7.3 <i>Additional dwelling units</i> must be registered with the Municipality.</p>	<p>Registering ADUs helps ensure conformity to regulations.</p>
<p>5.7.4 One <i>parking space</i> shall be provided for each <i>in-house apartment dwelling</i>. A <i>parking space</i> is not required for an <i>in-house</i></p>	<p>5.7.4 One <i>parking space</i> shall be provided for each <i>additional dwelling unit</i>. A <i>parking space</i> is not required</p>	<p>Updated only to reflect “additional dwelling unit” term.</p>

Current Zoning Regulations	Recommended Amendments	Explanatory comment
<i>apartment <u>dwelling</u></i> established prior to November 16, 1995.	for an <i>additional <u>dwelling unit</u></i> established prior to November 16, 1995.	
6.2.2 (Table 6-2) <i>In-House Apartment</i> . Section 5.7	6.2.2 (Table 6-2) <i>Accessory <u>Dwelling Unit</u></i> . Section 5.7	Updated only to reflect “additional dwelling unit” term.