

The Corporation of the Township of Douro-Dummer

By-law Number 2018 - 60

Being a By-law to amend By-law Number 10-1996, as amended, otherwise known as "The Township of Douro-Dummer Comprehensive Zoning By-law"

Whereas By-law Number 10-1996, as amended, regulates the use of land and the use and erection of buildings and structures within the Township of Douro-Dummer;

And whereas Section 34 of The Planning Act, RSO 1990, as amended, permits the Council to pass an amending Zoning By-law;

And Whereas the Council of the Township of Douro-Dummer has initiated a zoning by-law amendment to amend By-Law No. 10-1996, otherwise known as the Comprehensive Zoning By-Law, insofar as it is necessary to establish provisions to regulate the construction of second dwelling units within the Township;

Now therefore the Council of the Township of Douro-Dummer hereby enacts as follows:

1. The area affected by this By-Law includes all lands within the Hamlet Residential (HR), Residential (R), Shoreline Residential (SR) and Rural (RU) zones. As such, there is no schedule attached to this amendment.
2. Section 3 – General Provisions – is hereby amended by the addition of a new subsection 3.39, immediately following subsection 3.38, which shall read as follows:

"3.39 Second Dwelling Unit

Notwithstanding any other provision of this By-law to the contrary, a second dwelling unit shall be permitted within a single detached dwelling, a semi-detached dwelling, a row house dwelling or within an accessory structure to these housing types where they are identified as a permitted use. The following provisions shall also apply:

- (a) Only one second dwelling unit per single detached, semi-detached, or row house dwelling is permitted;
- (b) The second dwelling unit may be contained within the primary dwelling unit, or in a building accessory to the residential use, but not in both;
- (c) The second dwelling unit must be clearly subordinate to the primary dwelling unit;
- (d) The exterior appearance of the dwelling is generally unaltered to accommodate the second dwelling unit;
- (e) One off-street parking space shall be provided for the second dwelling unit, in addition to any parking space required by this by-law for the other residential unit(s). The off-street parking associated with the dwelling unit(s) may be stacked provided that the number of spaces so arranged does not exceed two (2).
- (f) The second dwelling unit must comply with the requirements of the Ontario Building Code and Fire Code;

- (g) Second dwelling units which are located in accessory buildings which are detached from the principal dwelling shall comply with the following:
 - i) shall comply with the residential zone regulations of the respective zone;
 - ii) shall not be in the form of a mobile home;
- (h) Notwithstanding the above, second dwelling units shall not be permitted:
 - i) Within a dwelling that is located in an Environmental Conservation (EC) Zone or in a floodplain;
 - ii) Within a dwelling that is permitted accessory to a permitted non-residential use;
 - iii) Within a building that is accessory to i) or ii) above
 - iv) On any property that is accessed by a private road.

The remainder of the subsections in Section 3 will be renumbered accordingly.

- 3. Section 4.1 – Residential Zone (R) Permitted Uses – is hereby amended by adding a new subsection, 4.1.3, immediately following subsection 4.1.2, which shall read as follows:

4.1.3 a second dwelling unit;

- 4. Section 5.1 – Hamlet Residential Zone (HR) Permitted Uses – is hereby amended by adding a new subsection, 5.1.3, immediately following subsection 5.1.2, which shall read as follows:

5.1.3 a second dwelling unit;

- 5. Section 6.1 – Shoreline Residential Zone (SR) Permitted uses – is hereby amended by adding a new subsection, 6.1.4, immediately following subsection 6.1.3, which shall read as follows:

6.1.4 a second dwelling unit;

- 6. Section 9.1 – Rural Zone (RU) Permitted Uses – is hereby amended by adding a new subsection, 9.1.24, immediately following subsection 9.1.23, which shall read as follows:

9.1.24 a second dwelling unit;

- 7. Section 22 – Definitions – is hereby amended by the addition of two new subsections 22.63.3 and 22.63.4, immediately following subsection 22.63.2, which shall read as follows:

22.63.3 “Dwelling Unit, Primary” means the principal dwelling unit as permitted in a residential or rural zone.

22.63.4 “Dwelling Unit, Second” means a dwelling unit which is self-contained, accessory to, and situated within a primary dwelling unit or within an accessory structure on the same lot as the primary dwelling unit.

- 8. Section 22 – Definitions – is hereby further amended by deleting subsection 22.111 (definition of “In-law Suite”) in its entirety and replacing it with the following:

22.111 Section reserved.

9. That this By-law shall come into effect upon the approval of Official Plan Amendment No. 48 to the County Official Plan.

10. All other relevant provisions of By-law 10-1996, as amended, shall apply.

If no notice of objection is filed with the Clerk within the time provided, this By-law shall become effective on the date of passing hereof, subject to the provisions of The Planning Act, RSO 1990, as amended.

Passed in open council this 6th day of November, 2018.

Original signed by:

Mayor, J. Murray Jones

Original signed by:

Deputy Clerk, Martina Chait-Hartwig