
Notice of the Passing of a By-law to Amend Zoning By-law 5000, as Amended

ZB-2025-003 – Additional Residential Unit (ARU) By-law Update

Take notice that the Council of The Corporation of the Township of Springwater passed **By-law 5000-406** on the 21st day of May 2025, under Section 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

Subject Lands

Entire geographic area of the Township of Springwater.

No key map has been included in this notice as the proposed amendment applies to the entire municipality.

Purpose and Effect

The purpose and effect of the proposed Zoning By-law Amendment is to update the Additional Residential Unit (ARU) By-law to maintain compliance as per changes to the Planning Act and regulations.

And take notice as per Section 34 (19.1) of the Planning Act, RSO 1990, c.P. 13 does not allow for the appeal of zoning by-law policies adopted to authorize and regulate the use of Additional Residential Units. For this reason, the decision of the Township of Springwater is final and shall come into effect immediately.

The Complete By-law is available for inspection at the Township of Springwater Administration Centre during regular business hours or can be mailed or emailed upon request.

Dated at the Township of Springwater on the 22nd day of May 2025.

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The Corporation of the Township of Springwater

By-law 5000-406

Being a By-law to amend Zoning By-law 5000 as amended, with respect to Additional Residential Units within the Township of Springwater, to Repeal and Replace By-law 5000-329

(ZB-2025-003 – Additional Residential Unit (ARU) By-law Update)

Whereas By-law 5000, as amended, is the main Comprehensive Zoning By-Law of the Township of Springwater;

And Whereas authority is granted under Section 34 and 35 of the Planning Act, R.S.O. 1990, c.P.13 as amended, to enact such amendments;

And Whereas the proposed amendment is in conformity with the Township of Springwater Official Plan;

Now Therefore the Council of the Corporation of the Township of Springwater enacts as follows:

1. That By-law 5000 as amended, is hereby further amended by adding the following to Section 3 to read as follows:

3.48 Additional Residential Units

3.48.1 Any Additional Residential Unit shall be developed in accordance with the following provisions:

- a. Additional Residential Units shall be permitted on lands zoned to permit a single detached, semi-detached, townhouse dwelling or located within a detached accessory building on the same lot as the Primary Dwelling.
- b. A maximum of two Additional Residential Units shall be permitted on a lot, one within the same Building as the Primary Dwelling and one located in a detached accessory building to the Primary Dwelling. For lots on full municipal services and within Settlement Areas, both (2) Additional Residential Units are permitted within the same Building as the Primary Dwelling.
- c. In accordance with the Off-Street Parking Requirements for a residential use, one (1) parking space per Additional Residential Unit is required to be provided and maintained entirely within the lot lines for the sole use of the occupant of an additional residential unit and may include tandem parking spaces. For added clarity, this is in addition to the parking required for the Primary Dwelling.

- d. Additional Residential Units shall be appropriately serviced and shall comply with all applicable health and safety standards, including but not limited to those set out in the Ontario Building Code and the Ontario Fire Code.
- e. Additional Residential Units shall not be permitted on a lot that is used for a Bed and Breakfast or Group Home.
- f. Additional Residential Units shall not be permitted within the Residential Seasonal (RS) Zone.
- g. Additional Residential Units shall not be permitted within floodplain or natural hazard areas.
- h. A home occupation shall not be permitted within an Additional Residential Unit.
- i. For lots on full municipal services within Settlement Areas, the maximum lot coverage shall not exceed 45%, unless otherwise stated in the applicable Zone provisions, whichever is greater.
- j. Signage for the Additional Residential Unit is required to be provided and maintained as per Building Department and Emergency Services requirements and standards.

3.48.2 Additional Residential Unit within a Primary Dwelling:

- a. The Additional Residential Unit within a Primary Dwelling shall not exceed 40% of the Gross Floor Area of the Primary Dwelling.
- b. Notwithstanding the above provision, if the proposed Additional Residential Unit is to be located in the lower half (basement) of the Primary Dwelling, the unit shall not exceed 50% of the Gross Floor Area of the Primary Dwelling.
- c. A separate entrance shall be required for the Additional Residential Unit. Where the Additional Residential Unit entrance is located in the Side Yard or the Rear Yard, an unobstructed pedestrian path of a minimum 1.2 metres is required from the Front Yard to the Additional Residential Unit entrance.
- d. All other provisions of the respective zones are complied with.

3.48.3 Additional Residential Unit within an Accessory Building:

- a. The Additional Residential Unit within a Detached Accessory Building shall not exceed 40% of the Total Gross Floor Area of the Primary Dwelling to a maximum of the permitted accessory building floor area for the applicable zone or a maximum 115 sq.ft. (1238 sq.ft.), whichever is the lesser.
 - b. The floor area calculation will include the Gross Floor Area of the Detached Accessory Building when utilized for an Additional Residential Units and will include any parking areas within the building.
 - c. The maximum Building Height of an Additional Residential Unit contained within a Detached Accessory Building is two (2) storeys, and shall not exceed the height of Primary Dwelling to a maximum height of 4.5 metres (14.76 feet).
 - d. The applicable setbacks for the Primary Dwelling within the applicable zone applies to an Additional Residential Unit contained within a Detached Accessory Building on a residential Lot.
 - e. An Additional Residential Unit in a Detached Accessory Building may occupy a Yard other than a Front Yard or required Exterior Side Yard.
 - f. Notwithstanding the above provision, In the Agricultural (A), Residential Conversion (RC) Zones, an Additional Residential Unit contained within a Detached Accessory Building may be located in Front Yard of the Primary Dwelling and the unit shall comply with the applicable Front Yard setback requirements for the Primary Dwelling.
 - g. A minimum of 1.5 metres shall be provided between the Additional Residential Dwelling Unit in a Detached Accessory Building on the same Lot and any other structure permitted on the lot.
 - h. Crawlspace foundations are permitted in Additional Residential Units to be located in Detached Accessory Building for the purposes of containing mechanical/utility equipment (heating, cooling, plumbing, electrical), provided the same does not allow for human habitation and that same foundation does not exceed 1.8 metres in total height. Crawlspace foundations are not included in the floor area of the Additional Residential Unit.
 - i. All other provisions of the respective zones are complied with.
2. That By-law 5000 as amended, is hereby further amended by adding the following definitions to Section 35:

“Additional Residential Unit” shall mean a separate and self-contained dwelling unit that is subordinate to the Primary Dwelling and located within the same building or within a detached accessory building on the same lot as the Primary Dwelling.

“Primary Dwelling” shall mean the main Dwelling Unit to which additional residential units may be subordinate.

- 3. That this By-law shall take effect and come into force pursuant to the provisions of and regulations made under the Planning Act, R.S.O. 1990, c.P.13, as amended.

Passed in open Council this 21st day of May, 2025.

[Original Signed By:]

Jennifer Coughlin, Mayor

[Original Signed By:]

Jennifer Marshall, Clerk

By signing this By-law on May 22, 2025, Mayor Jennifer Coughlin will not exercise the power to veto this By-law.