

To: Mayor and Members of Town of Ingersoll Council

From: Heather St. Clair, Senior Planner, Community Planning

Applications for Official Plan Amendment and Zone Change Additional Residential Units in the Town of Ingersoll OP 23-01-6 and ZN 6-23-02 – Town of Ingersoll

REPORT HIGHLIGHTS

- As previously described in [Report CP 2024-50](#), considered by Town Council on February 12, 2024, the Province has amended the Planning Act to require municipalities to permit ARUs in single detached, semi-detached, and row house (i.e. street fronting townhouse) dwellings, as well as in a building ancillary to such dwellings, and directs that up to two ARUs may be permitted in a principal dwelling, or one ARU in an ancillary structure and one ARU in the principal dwelling.
- The attached draft Official Plan Amendment (OPA 315) proposes amendments to facilitate ARUs in Low Density Residential Areas and Entrepreneurial Districts within the Town of Ingersoll, where residential uses are already permitted and subject to meeting various criteria. Draft OPA 315 further requires the Town to implement the Official Plan policies through their Zoning By-law.
- The attached draft Zoning By-law Amendment proposes general amendments to the Town of Ingersoll Zoning By-law to incorporate standards and requirements for Additional Residential Units (ARUs), as well as to amend related definitions and include ARUs as a permitted use in various zones that permit single detached, semi-detached, and street townhouse dwellings.
- Planning staff are of the opinion that the proposed Official Plan Amendment and zoning amendments attached to and described in this report are appropriate, comply with and implement Provincial direction.

DISCUSSION

Background

APPLICANT/OWNER:

Town of Ingersoll
130 Oxford Street (2nd Floor), Ingersoll ON N5C 2V5

LOCATION:

The proposed Official Plan Amendment and Zone Change would apply broadly to lands within the Town of Ingersoll.

COUNTY OF OXFORD OFFICIAL PLAN:

The proposed amendments to the Official Plan will modify the policies for areas designated 'Low Density Residential' and 'Entrepreneurial District' respecting Additional Residential Units.

TOWN OF INGERSOLL ZONING BY-LAW NO. 04-4160:

The proposed amendments to the Town's Zoning By-Law will amend the following sections of the Zoning by-law:

- Section 4 – Definitions – to add a definition of an ARU and Principal Dwelling, and amend the definitions of Converted Dwelling and Dwelling Unit Area;
- Section 5 – Add new General Provisions respecting ARUs and Converted Dwellings; and,
- Sections 6.1, 7.1, 8.1, and 11.1 – add ARUs as a permitted use in various zones that permit residential uses.

PROPOSAL:

The Planning Act, as amended through Bill 23 in December 2022, requires municipalities to permit two ARUs on 'any parcel of urban residential land' (meaning a parcel of land within an area of settlement on which a residential use, other than an ancillary residential use, is permitted by by-law and that is served by municipal water and wastewater services) that contains a single detached, semi-detached or row house dwelling.

The Planning Act requires that up to two ARUs could be located within the principal dwelling, or one ARU could be located within the principal dwelling and/or one ARU within a detached accessory building.

Ingersoll Town Council initiated amendments to the Official Plan and the Town's Zoning by-law in 2023 regarding Additional Residential Units (ARUs) and an Information Report ([Report CP 2024-50](#)) describing the proposed amendments was provided to Town Council on February 12, 2024.

The general intent of the proposed amendment to the Official Plan policies is to ensure consistency with the current Provincial direction on ARUs, while also establishing appropriate review criteria to inform and support the development of appropriate zoning provisions for the Town. The proposed approach will also allow the Town to utilize other local implementation measures, such as licensing, servicing standards, and property standards, where deemed to be appropriate.

Application Review

PLANNING ACT

The Province has made amendments to various pieces of legislation and has enacted related regulations to place a stronger focus on increasing housing affordability and availability as a matter of Provincial interest. Bill 108, the *More Homes, More Choices Act, 2019*, came into effect in September 2019. This Act amended the provisions of the Planning Act to permit the establishment of up to two Additional Residential Units (ARUs) on a lot containing a single detached, semi-detached or row house dwelling. At that time the legislation provided that one ARU could be located within the principal dwelling, as well as one ARU within an accessory building.

The Planning Act was further amended through Bill 23, the *More Homes Built Faster Act*, which came into effect in December 2022. The Planning Act now does not allow any municipal Official Plan or Zoning By-law to have the effect of prohibiting the use of up to three residential units per lot on a 'parcel of urban residential land' in an existing or new single detached, semi-detached or townhouse dwelling (i.e. up to two ARUs in the principal dwelling or one ARU in the principal dwelling and one ARU in an ancillary structure). A 'parcel of urban residential land' has been defined as a parcel of land that is within a settlement area, on which a residential use, other than an ancillary residential use, is permitted and that is served by municipal water and sewage services. The Planning Act also prohibits municipalities from requiring more than one parking space for each ARU and from regulating the minimum floor area of an ARU.

The Planning Act also authorizes the Minister to make regulations establishing requirements and standards for ARUs. Ontario Regulation 299/19 (O. Reg 299/19) sets out specific requirements and standards with respect to ARUs, as follows:

- Each ARU shall have one parking space that is provided and maintained for the sole use of the occupant of the ARU and may be a tandem space;
- An ARU may be occupied by any person regardless of whether the person who occupies the ARU is related to the person who occupies the primary residential unit and whether the person who occupies either the primary additional residential unit is the owner of the lot; and,
- Where the use of ARUs is authorized, an ARU is permitted, regardless of the date of construction of the primary residential unit.

The Planning Act states that any regulations apply as though they are zoning provisions and prevail over the zoning by-law provisions. That said, it is Planning staff's understanding that municipalities are still able to specify other reasonable development criteria, such as ensuring adequate servicing capacity and specifying maximum floor areas for such units, provided such criteria do not have the effect of prohibiting such units on a general basis in fully serviced settlement areas.

Further, the Planning Act now restricts appeals regarding Official Plan policies and Zoning By-law provisions to implement ARUs so that only the Minister of Municipal Affairs and Housing has the right to appeal municipal decisions to the Ontario Land Tribunal (OLT). ARUs are also exempt from site plan approval, development charges, and parkland dedication requirements.

2020 PROVINCIAL POLICY STATEMENT

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. Under Section 3 of the Planning Act, where a municipality is exercising its authority affecting a planning matter, such decisions "shall be consistent with" all policy statements issued under the Act.

The 2020 amendments to the PPS introduced a number of new and updated policies intended to increase the supply and mix of housing, including:

- Requiring that a range of housing options and densities be planned for in order to meet projected housing demand;
- Added references to the terms 'affordable' and 'market-based' in the policies pertaining to the determination of housing need;
- Requiring that planning decisions be aligned with local housing and homelessness plans; and,
- Adding specific references to the term 'additional residential units' in the housing policies.

The term 'additional residential units' is specifically referenced in two sections of the PPS (Sections 1.1 and 1.4). However, the following policies are the most relevant in terms of providing direction on Provincial expectations:

Section 1.4 – Housing, which states that Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by permitting and facilitating all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3.

The PPS does not include a definition of Additional Residential Unit, but includes reference to the term within the definitions of 'Housing Options' and 'Residential Intensification'.

The above noted PPS policies generally require that municipalities provide for a range and mix of housing options and densities to meet projected need in appropriate locations by permitting and facilitating all types of residential intensification, including additional residential units. However, this direction also needs to be balanced with various other PPS policies pertaining to such matters as the protection of prime agricultural areas and other natural resources, land use compatibility, consideration of natural and man-made hazards, ensuring development is appropriately serviced, and directing growth and development to settlement areas.

OFFICIAL PLAN:

The policies of the Official Plan that are specifically related to Ingersoll does not currently contain policies that specifically address the current Provincial direction with respect to ARUs. However, the Plan does contain policies that permit Town Council to zone areas or properties to permit single detached, semi-detached and townhouse dwellings to be converted into two residential units and to be converted into more than two units, if a number of criteria can be met, including:

- that the area is characterized by a mixture of dwelling types;
- lot sizes are generally sufficient to accommodate the required parking without detracting from the visual character of the area; and
- the existing dwellings are generally of sufficient size to accommodate the creation of additional dwelling units.

The policies further state that the Zoning By-law may limit the number of units that may be contained in a converted dwelling and specify minimum lot or dwelling size requirements for conversion. To maintain the external character of the dwelling, the Zoning By-law may also limit the extent of structural changes or additions that may be permitted. In addition, the policies state that converted dwellings with more than two dwelling units may be subject to site plan control.

The Plan also contains policies with respect to rear yard infilling in residential areas which allow for various forms of residential development in a rear yard including, but not limited to, the construction of a residential structure behind a building facing a street, the conversion of secondary structures for residential purposes and establishment of a granny flat or garden suite.

A number of criteria are provided for evaluating such forms of development, including:

- the nature of the proposed development will be evaluated having regard to the type of housing found in the surrounding residential neighbourhood;
- the exterior layout in terms of height, bulk, scale and layout of the proposed building is consistent with the present land uses in the area;

- the siting of any buildings and parking areas in relation to the size, configuration and topography of the lot is such that the effect on light, view and privacy of adjacent yards is minimal;
- direct vehicular access to a public street is required and driveways will have sufficient width to allow efficient vehicular use and turning of both private and emergency vehicles and to provide snow storage; and
- such development may be subject to site plan control.

These existing Official Plan policies currently allow Town Council to zone properties or areas to allow for the establishment of an additional residential unit in a single detached, semi-detached or townhouse dwelling and/or in an ancillary structure on a residential property, in a similar manner to the current Provincial direction on ARUs.

These policies provide the general framework for the incorporation of specific ARU policies into the Official Plan. However, they require further review and amendment to ensure they clearly reflect current Provincial direction on ARUs, including ensuring they specifically reference the term Additional Residential Units and direct that the Area Municipalities must establish Zoning to authorize the use of ARUs in accordance with the applicable Planning Act requirements and Official Plan policies.

TOWN OF INGERSOLL ZONING BY-LAW:

The above-noted policies of the Official Plan are implemented through the Town's Zoning By-law.

The General Provisions of the Zoning By-law (Section 5) regulate detached accessory structures and currently don't permit a detached accessory structure to be used for human habitation.

There are a number of existing zones that permit residential uses; however, the Planning Act only requires that ARUs must be permitted in zones that permit single detached, semi-detached and rowhouse dwellings (referred to as 'street townhouse dwellings' in the County/Town).

In Ingersoll, the 'Residential Type 1 Zone (R1)' permits a single detached dwelling and the 'Residential Type 2 Zone (R2)' permits a single detached dwelling, converted dwelling, semi-detached dwelling and duplex dwelling. The 'Residential Type 3 Zone (R3)' permits various forms of multi-unit residential development, including street fronting townhouses.

Further, the 'Entrepreneurial Zone (EC)' permits a range of residential uses, including a single detached dwelling, a semi-detached dwelling and a street fronting townhouse dwelling, in addition to commercial uses.

Accordingly, it appears that the Planning Act requires ARUs to be permitted in the 'R1', 'R2', 'R3' and 'EC' zones.

The current provisions of the Zoning By-law permit 'a converted dwelling' in the R2, R3 and EC zones. A converted dwelling is defined as a single detached dwelling that has been altered to contain a maximum of two dwelling units, except in the R3 zone which permits converted dwellings to contain up to four dwelling units. The General Provisions section of the By-law requires a Zone Change to establish a converted dwelling and a minimum of two parking spaces per dwelling unit is required.

AGENCY COMMENTS

The applications and draft amendments were circulated to agencies for comment on February 7, 2023 and recirculated to Town staff and County Public Works on January 17, 2024.

Upper Thames River Conservation Authority (UTRCA), Town of Ingersoll Engineering and Town of Ingersoll Building Services staff have indicated that they have no comments or concerns with the proposed policies and zoning provisions.

County of Oxford Public Works has indicated that they have no comments or concerns provided that Form F060 for confirming adequate municipal water and wastewater servicing is submitted and signed off by County Public Works prior to issuance of a Building Permit for an ARU. This requirement has been included in the proposed zoning provisions and would require Building Services to advise applicants of this requirement.

PUBLIC CONSULTATION:

A drop-in Open House was held on December 14, 2023, for members of the public to ask questions regarding ARUs. Thirteen people attended the session. There were several questions asked seeking clarification of the Planning Act requirements and the proposed regulations. Concerns that were raised focused on the requirement for a parking space to be provided and whether provision of parking and other requirements would restrict properties from being eligible for additional units and/or impact the affordability of units.

Notice of Complete Application was published in the Oxford Review on March 2, 2023 and Notice of Public Meeting was published in the Oxford Review on March 7, 2024. The Notice of Public Meeting also included the details of the Public Meeting to be held at County Council on April 24, 2024 regarding the Official Plan Amendment.

As of the date of writing the report, Planning staff have received one email regarding the proposal. The email primarily comprised questions for clarification, but also appeared to indicate that the requirement for parking for each ARUs should be eliminated, particularly in the central area of the Town, to increase the number of lots that would be eligible for an ARU, decrease car usage, and improve the affordability of ARUs.

PROPOSAL SUMMARY:

The draft proposed Official Plan Amendment (OPA 315) is attached as Appendix 1, a tracked changes version of excerpts from the Official Plan is attached as Appendix 2, and the proposed Zoning By-law Amendment is attached as Appendix 3.

Official Plan

The proposed amendments to the Official Plan would predominantly affect the Low Density Residential policies for the Town of Ingersoll as contained in Section 9.2, with some minor amendments to Section 9.3 also proposed to provide references to ARUs in the policies for the Entrepreneurial District.

The key elements of the proposed policy amendments include:

- referencing the term 'additional residential units (ARUs)' as a permitted use throughout the relevant Low Density Residential, and infill and intensification policies. A definition of

an ARU was added to the Plan through previous amendments regarding ARUs in the City of Woodstock;

- requiring that the Town's Zoning By-law establish specific zoning provisions that must be met to allow ARUs to be established on a lot;
- establishing that ARUs are permitted in single detached, semi-detached and street townhouse dwellings where the Town is satisfied that various development review criteria can be met, such as:
 - maximum of two ARUs per lot (i.e. two ARUs within the principal dwelling or one ARU within the principal dwelling and one in a detached accessory building on the same property);
 - ARUs are to be clearly secondary and subordinate to the principal dwelling and limited in size to maintain affordability and minimize potential impacts on infrastructure and public service facilities;
 - the principal dwelling must have direct, individual vehicular access to a public street;
 - dwellings and lots are large enough to accommodate the ARU and provide for adequate parking, landscaping, and outdoor amenity areas;
 - the existing infrastructure and public service facilities servicing the area are adequate to accommodate the establishment of ARUs;
 - ARUs are not permitted where a lot or dwelling already contains other accessory residential units/uses (e.g. boarding/lodging house, garden suite, converted dwelling unit, bed and breakfast); and,
 - potential impacts on environmental and/or heritage resources and any environmental constraints (e.g. natural or man-made hazards, noise, vibration, emissions, etc.) can be adequately addressed.
- an ARU cannot be severed from the lot containing the principal dwelling; and,
- the Town may consider the use of other supplementary tools and measures to assist in ensuring ARUs are appropriately regulated, including registration and/or licensing, parking regulations, new/updated property standards by-laws, etc.

Zoning By-law

The Planning Act states that municipal zoning by-laws cannot prohibit ARUs in single detached, semi-detached and rowhouse dwellings where the lot is served by municipal water and sewage systems. The Planning Act does not exempt ARUs from complying with municipal zoning by-law standards and the following provides an overview of proposed changes to the Town's Zoning By-law to implement Provincial direction regarding ARUs.

The draft Zoning By-law Amendment is attached as Appendix 3 and some examples of lot and examples of building configurations are included as Appendix 4.

The examples illustrate the relationship between the type and size of the principal dwelling, lot area and accessory building provisions when determining the type, size, and number of ARUs that would be permitted under the amended zoning provisions. In general, single detached and semi-detached dwellings, particularly on slightly 'oversized' lots should be eligible for up to two ARUs, while street townhouses have less potential for ARUs due to smaller front yards/parking areas and that interior units have no access to the rear yard from the street.

Definition of an Additional Residential Unit (ARU)

ARUs are not currently defined in the Town's Zoning By-law. The following definition is proposed and has been used in other Oxford County municipalities in their Zoning By-laws:

“Additional Residential Unit (ARU), means a dwelling unit located within the principal dwelling on the lot or in a permanent detached accessory building on the lot, and which is secondary and subordinate to the principal dwelling on the lot. Additional residential unit(s) shall not include a trailer, a mobile home, a motor home or recreational vehicle as defined herein.”

Associated amendments to the definition of a converted dwelling from “a single detached dwelling, which has been altered or converted to contain not more than two dwelling units” to “a single detached dwelling, which has been altered or converted to contain not more than four dwelling units” and new definitions for a principal dwelling, tandem parking space, dwelling unit area and a variety of water and sewage system types are also proposed to clarify the regulations.

Where ARUs are Permitted – Zones and Dwelling Types

Generally, ARUs are permitted on residentially zoned lands that permit single detached, semi-detached, and street townhouse dwelling types and have municipal water and sewage systems. In the Town of Ingersoll, this means that any such dwellings in the ‘R1’, ‘R2’, ‘R3’ and ‘EC’ zones are eligible for up to two (2) ARUs where both ARUs could be in the principal dwelling or one (1) ARU can be in the principal dwelling and one (1) ARU can be in a detached accessory structure, subject to meeting all other zoning provisions/standards, such as parking, lot area, lot frontage, building height, setbacks, and lot coverage. The permitted uses lists in the respective zones listed above are proposed to be amended to include ARUs as a permitted use and remove ‘converted dwelling’ as a permitted use from the ‘R2’ zone. Converted dwellings are proposed to remain as a permitted use in the ‘R3’ and ‘EC’ zones, subject to the amended definition that a converted dwelling may contain up to four dwelling units and some new criteria in the General Provisions to ensure that the use is compatible with existing development.

It is proposed that ARUs would not be permitted on lots that are not served by municipal water and sewage systems, don’t have frontage on a public street and/or contain other accessory residential units/uses including a boarding/lodging house or group home, or a home occupation characterized by higher occupancy, including a home daycare and a bed and breakfast establishment.

Number of ARUs per Lot

The provision specifying the maximum number of dwellings or dwelling units per lot for the ‘R1’, ‘R2’, ‘R3’ and ‘EC’ zones is proposed to be amended to allow up to two (2) ARUs per lot in addition to the principal dwelling.

Maximum Size for all ARUs on a Lot

In keeping with the definition of an ARU in the Official Plan, other area municipalities in Oxford County have limited the gross floor area of ARUs so that they remain secondary and subordinate to the principal residential use.

The proposed zoning provisions limit the gross floor area of ARUs on a property to no more than 50% of the dwelling unit area of the principal dwelling on the lot with an overall cap of 100 m² (1,076 ft²). An exception to this requirement has also been included to permit an ARU to occupy the whole of a basement of a dwelling to avoid the requirement for a minor variance where there is no external change to the existing dwelling proposed.

Further, amendments to the definition of 'dwelling unit area' are intended to clarify what areas of the principal dwelling and/or ARU can be excluded for the purposes of determining the dwelling unit area for the ARU(s) (i.e. excluding garages, unfinished basements, entrances, corridors and stairwells).

The size of an ARU in a detached accessory structure is also limited by the accessory building provisions that permit a maximum lot coverage for all accessory structures of 10%.

Entrances for ARUs

Entrances for ARUs are proposed to be required to be separate from the entrance provided for the principal dwelling, but entrances on the front of the principal dwelling must be via a common hallway, vestibule or stairway from inside the building, with new exterior entrances only permitted on the side or rear.

Parking

Provisions requiring one parking space per ARU are proposed to be added to the parking requirements set out in Section 5.19 of the Town's Zoning By-law, as well as clarification that the spaces required for ARU(s) may be tandem parking space(s). The parking requirement for the principal dwelling, minimum dimensions for parking spaces and maximum coverage of 50% of the front yard have been maintained. The Planning Act limits a municipality from requiring more than one parking space for each ARU and that parking spaces must be permitted to be in tandem. A new definition for tandem parking space has been proposed and permits any number of spaces to be in tandem.

In response to comments received from the public, it is noted that waiving the minimum parking requirement could be considered through the minor variance process for specific properties/proposals based on the property's proximity to services and amenities and the availability of municipal parking lots. However, the Town may wish to assess the prevalence of ARUs after the initial amendments are in place and/or study parking requirements and parking options (e.g. parking lots, street parking) for specific areas or the entire Town prior to considering variances and/or making changes to the overall by-law provisions.

ARUs in Accessory Structures

A maximum of one (1) ARU per property can be within a detached accessory structure, subject to meeting zoning provisions for Accessory Structures, set out in Section 5.1, Accessory Uses, Buildings, Structures. The maximum building height, minimum setbacks from property lines and maximum lot coverage for accessory structure are proposed to be maintained for a detached structure containing an ARU.

Where ARUs are not Permitted

ARUs and associated parking spaces/areas cannot be located on lots that pose hazards (e.g. flooding), where existing infrastructure and public service facilities servicing the area are not adequate to accommodate the establishment of ARUs, and, where accessory uses already exist.

ARUs are proposed to not be permitted as follows:

- any lot that does not have frontage on an improved street in accordance with Section 5.29 of the Zoning By-law;

- any lot that is not connected to municipal services in accordance with Section 5.14 of the Zoning By-law;
- any lot containing a boarding or lodging house, a group home, a garden suite, a converted dwelling, a duplex dwelling, a mobile home, or a bed and breakfast establishment; and,
- on any lot containing natural hazards, unless clearance or approval from the Conservation Authority having jurisdiction has been obtained, or on any lot that does not meet Provincial access standards during a regulatory flood event.

CONCLUSIONS

Planning staff are of the opinion that the proposed Official Plan Amendment and Zoning By-law Amendment attached to and described in this report are appropriate, comply with and implement the Provincial direction. Planning staff will monitor the implementation of the amendments and any issues with interpretation and unintended barriers to the development of ARUs could be identified through future housekeeping amendments to the Zoning By-law.

If the Town recommends approval of the Official Plan Amendment and Zoning By-law amendment, staff will present the proposed Official Plan amendment to County Council for consideration at a future Public Meeting. Once the Official Plan policies are adopted, an amending Zoning By-law will be presented for Town Council's final consideration.

RECOMMENDATIONS

1. **That the Council of the Town of Ingersoll receive Report No. CP 2024-98;**
2. **And further, that the Council of the Town of Ingersoll advise County of Oxford Council that the Town supports the Official Plan Amendment application (File No. OP 23-01-6) initiated by the Town of Ingersoll, to amend the policies applying to Low Density Residential Areas and Entrepreneurial Districts to allow for the development of Additional Residential Units within the Town of Ingersoll, in accordance with Provincial direction; and,**
3. **And further, that the Council of the Town of Ingersoll approve in principle the Zone Change application (File No. ZN 6-23-02) initiated by the Town of Ingersoll, to introduce amendments to the Town of Ingersoll Zoning By-Law No. 04-4160 to permit Additional Residential Units throughout the Town and that, at such time as County Council approves the Official Plan Amendment, the By-law be brought back to a subsequent Town Council meeting for final approval; and,**
4. **And further, that Town Council direct Town staff to implement a process to confirm servicing capacity, which is acceptable to both the County and Township, prior to approval of any Building Permit to establish an Additional Residential Unit.**

SIGNATURES

Authored by:

Heather St. Clair, MCIP, RPP
Senior Planner

Approved for submission:

Gordon K. Hough, RPP
Director

AMENDMENT NUMBER 315
TO THE COUNTY OF OXFORD OFFICIAL PLAN

DRAFT FOR CONSULTATION (APRIL 2024)

the following Plan attached hereto as explanatory text, constitutes
Amendment Number 315 to the County of Oxford Official Plan.

1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to amend the policies of Section 9.2.4 of the Official Plan respecting Low Density Residential Districts and Section 9.3.2.3.2 respecting Entrepreneurial Areas to reflect legislative changes made to the Planning Act to permit Additional Residential Units broadly throughout residential areas of serviced settlements.

2.0 LOCATION OF LANDS AFFECTED

This Amendment will generally apply to all lands within the Town of Ingersoll.

3.0 BASIS FOR THE AMENDMENT

Bill 23, *More Homes Built Faster Act* received Royal Assent on November 28, 2022 and made a number of amendments to the *Planning Act* and the *Development Charges Act* intended to increase the availability and affordability of housing. One of the amendments to the *Planning Act* requires municipal Official Plans to contain policies that permit the use of up to three residential units on a residential lot within a settlement serviced by both municipal drinking water and wastewater disposal services, and any policies that have the effect of prohibiting such units will have no effect. The additional units may be in the form of two units within (and in addition to) the principal single detached dwelling, semi-detached dwelling or street townhouse dwelling or one additional unit within the principal single detached dwelling, semi-detached dwelling or street townhouse dwelling and one additional unit in an ancillary building.

This Official Plan amendment amends the policies for the Town of Ingersoll respecting Additional Residential Units (ARUs). The policy amendments regarding ARUs generally apply to all the lands within the Town of Ingersoll as shown on Schedule I-1 of the Official Plan.

It is the opinion of Staff that the proposed Official Plan Amendment is consistent with the Provincial Policy Statement and implements the legislative changes enacted by the Province regarding Additional Residential Units, and that the amendment supports the objectives and strategic initiatives of the Official Plan.

4.0 DETAILS OF THE AMENDMENT

4.1 That Chapter 9 – TOWN OF INGERSOLL LAND USE POLICIES, Section 9.2.4 - Low Density Residential Areas, as amended, is hereby further amended by adding the term 'additional residential units' so that the subsection titled DESCRIPTION shall read as follows:

Low Density Residential areas are those lands that are primarily developed or planned for a variety of low-rise, low density housing forms including single detached dwellings, semi-detached and duplex dwellings, *additional residential units*, converted dwellings, quadraplexes, townhouses, and low density cluster *development*. In these areas, it is intended that there will be a mixing and integration of different forms of housing to achieve

a low overall density of use. It is not intended, however, that the full range of housing will be permitted in every individual neighbourhood or *development* and Town Council may choose to restrict the range of uses permitted in a particular location through the Zoning By-law. Low Density Residential areas are identified on Schedule I-2.

- 4.2 That Chapter 9 – TOWN OF INGERSOLL LAND USE POLICIES, Section 9.2.4 - Low Density Residential Areas, as amended, is hereby amended by deleting the final paragraph of the subsection titled CRITERIA FOR MULTIPLE UNITS and replacing it with the following paragraph:

Notwithstanding the above criteria, street-oriented multiples such as street townhouses, quadrplexes and converted dwellings may be permitted on local streets.

- 4.3 That Chapter 9 – TOWN OF INGERSOLL LAND USE POLICIES, Section 9.2.4.1.1, Street Oriented Infill, as amended, is hereby amended by deleting the word “consistent” from the first bullet point and replacing it with the word “compatible” so that the bullet point shall read as follows:

- the proposal is compatible with street frontage, setbacks and spacing of existing *development* within a two block area on the same street;

- 4.4 That Chapter 9 – TOWN OF INGERSOLL LAND USE POLICIES, Section 9.2.4.1.2, Backyard Infill, as amended, is hereby amended by deleting the first two paragraphs of the section and replacing them with the following:

In Low Density Residential areas, backyard infill *development* may involve new residential *development* on lots with minimal street frontage (e.g. flag shaped lots), on small vacant remnant parcels of land which cannot be integrated into a plan of subdivision, or on under-utilized or obsolete industrial, commercial, or institutional sites.

Backyard infill may involve the *development* of existing lots or the creation of new lots by consent. *Additional residential units* and *garden suites* may also be permitted to the rear of an existing dwelling on a lot in accordance with the policies of Section 9.2.4.3 and Section 10.3.9, respectively.

- 4.5 That Chapter 9 – TOWN OF INGERSOLL LAND USE POLICIES, Section 9.2.4.3, Converted Dwellings, as amended, is hereby amended by deleting the entire section and replacing it with the following new section 9.2.4.3:

9.2.4.3.1 Additional Residential Units (ARUs)

The development of *additional residential units* (ARUs) within the Low Density Residential Areas and the Entrepreneurial Districts, shall be encouraged, where appropriate, with the objective of increasing the range and availability of housing options while maintain the low density character of the housing and neighbourhoods comprising such areas.

ADDITIONAL
RESIDENTIAL
UNITS

The general intent is to allow for the establishment of such units in existing and newly developing residential areas, subject to complying with applicable zone provisions and development standards, where the Town has deemed it to be appropriate based on such considerations as the location, existing level of services and presence of natural hazards and/or other constraints.

To this end, Town Council shall establish appropriate zones and zoning provisions to permit the establishment of an *additional residential unit* in a single detached, semi-detached or street townhouse dwelling or a structure ancillary to such a dwelling where they are satisfied that the following criteria can be addressed:

- a maximum of two *additional residential units* are permitted on a lot, consisting of up to two units in the principal dwelling and/or one in a structure ancillary to the principal dwelling;
- *additional residential unit(s)* shall not generally be permitted on a lot that contains a boarding/lodging house, converted dwelling, group home, mobile home/park model trailer, bed and breakfast establishment, or other similar use;
- the *additional residential unit(s)* shall be clearly secondary and subordinate to the principal dwelling, and, have a cumulative gross floor area of no greater than 50% of the gross floor area of the principal dwelling. The Town may establish lower maximum floor area limits and/or floor area caps in zoning, if deemed appropriate;
- the principal dwelling and the lot are of sufficient size to accommodate the creation of *additional residential unit(s)* and to provide for adequate parking, landscaping, stormwater management, and outdoor amenity areas, without detracting from the visual character of the lot or area;
- any new/expanded structures and/or exterior alterations (e.g. new parking areas, doors, windows, stairways, decks) to accommodate an *additional residential unit* will maintain the general architectural character of the principle dwelling and the surrounding area;
- the principal dwelling must have direct, individual vehicular access to a public street and all additional residential units shall generally use the same driveway and parking area as the principal dwelling. New additional driveways will generally not be permitted;
- there is adequate access from the front lot line or parking area to each *additional residential unit* for both occupant use and emergency purposes;
- to the extent feasible, existing trees and other desirable vegetation are preserved;
- the existing *infrastructure* and *public service facilities* serving the area are adequate to accommodate the establishment of *additional residential units*;
- stormwater run-off will be adequately controlled and will not be negatively affect adequate properties;

- any potential increase in on-street parking demand can be adequately accommodated and/or managed;
- land use compatibility concerns will not be created or intensified (e.g. due to proximity to industrial areas or *major facilities*);
- the location of the proposed *additional residential unit(s)* and related services and outdoor amenity areas shall comply with all other applicable policies including but not limited to: Section 3.2, Environmental Resources Policies, and, Section 3.3, Cultural Resources Policies; and,
- all other municipal requirements such as servicing, stormwater management, waste management, and emergency access can be adequately addressed.

ADDITIONAL
RESIDENTIAL
UNITS IN AN
ANCILLARY
BUILDING

The following additional criteria shall apply to the establishment of an *additional residential unit* in a structure ancillary to a single detached, semi-detached or street townhouse dwelling:

- the ancillary structure must be located in a rear or interior side yard;
- the siting, design and orientation of the ancillary structure/dwelling unit, parking area and outdoor amenity area(s) will allow for privacy for the occupants of the *additional residential unit*, principal dwelling and abutting residential properties and minimize potential visual and shadowing impacts on adjacent residential yards;
- landscaping, privacy screening, fencing and other appropriate measures may also be required to minimize potential visual and privacy impacts on abutting residential properties; and,
- all other municipal requirements such as servicing, stormwater management, waste management, and emergency access can be adequately addressed.

SEVERANCE

Additional residential units must be located on the same lot as the principal dwelling and may not be severed from such lot, or converted into a separately transferable unit through plan of condominium.

ZONING

The Town's Zoning By-Law shall establish the specific zoning provisions that must be met for an *additional residential unit* to be established on a lot. These zoning provisions will address the policy requirements of this subsection and any other matters deemed necessary by the Town including, but not limited to: lot frontage and area; type of unit permitted; unit size and location; building height, location and setbacks; landscaping and amenity areas; parking and access.

To assist in maintaining the built form character of the principal dwelling and surrounding residential area, and minimizing potential impacts on abutting residential properties, the Zoning By-Law may also limit the location and extent of structural additions, alterations and/or features that are permitted (e.g. building additions, doorways, windows, stairways, decks, etc.).

The zoning provisions for *additional residential units* will be implemented through

a comprehensive, Town initiated amendment to the Zoning By-law, or through the proposed zoning for new residential subdivisions. Site specific amendments to the Zoning By-law to permit the establishment of an *additional residential unit(s)* will not generally be permitted.

OTHER
TOOLS AND
MEASURES

Where deemed necessary and/or appropriate, the Town may implement other supplementary tools and measures to assist with tracking and regulating *additional residential units* including, but not limited to, registration and/or licensing requirements, design guidelines, property standards by-laws, etc.

9.2.4.3.2 Converted Dwellings

CONVERTED
DWELLINGS

Within Low Density Residential areas, Town Council may zone areas to permit the conversion of a principle dwelling into up to four dwelling units per lot in accordance with the following criteria:

- the area is characterized by a mixture of residential dwelling types including detached, semi-detached, townhouse and existing converted dwellings;
- existing municipal services will be adequate to accommodate the proposed conversion;
- lot sizes are sufficient to provide adequate off- street parking, landscaping, stormwater management, and outdoor amenity areas; and,
- existing dwellings are generally of a size sufficient to accommodate the creation of additional dwelling unit(s).

NO FURTHER
CONVERSION

Where an *additional residential unit* has been established within a principal dwelling, the conversion of the principal dwelling to include additional units will generally not be permitted.

ZONING

The Zoning By-law will limit the number of units that may be contained in a converted dwelling and specify minimum lot or dwelling size requirements for conversion. To maintain the external character of the dwelling the Zoning By-law may also limit the extent of structural additions or changes that would be permitted.

SITE DESIGN
POLICIES

When considering a specific proposal for multiple unit *development* in the Low Density Residential area, Town Council will be satisfied that the policies of Section 9.2.7 are adequately addressed.

4.6 That Chapter 9 – TOWN OF INGERSOLL LAND USE POLICIES, Section 9.3.2.3.2, Entrepreneurial District, as amended, is hereby amended by adding the term '*additional residential units*' to the first bullet of the subsection titled PERMITTED USES IN EXISTING BUILDINGS so that it shall read as follows:

- residential uses including single-detached dwellings, semi-detached dwellings, *additional residential units*, converted dwellings, and bed and breakfast establishments, in accordance with the policies of Section 9.2;

5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the implementation policy of the Official Plan.

6.0 INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the interpretation policy of the Official Plan.

DRAFT FOR CONSULTATION (APRIL 2024)

9.2 Housing and Development and Residential Areas, 9.2.4 Low Density Residential Areas
(Pages 9.2-13 to 9.2-15)

9.2.4 Low Density Residential Areas

DESCRIPTION

Low Density Residential areas are those lands that are primarily developed or planned for a variety of low-rise, low density housing forms including: single detached dwellings, semi detached and duplex dwellings, additional residential units, converted dwellings, quadraplexes, townhouses, and low density cluster *development*.

In these areas, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use. It is not ~~intended however~~ intended, however, that the full range of housing will be permitted in every individual neighbourhood or *development* and Town Council may choose to restrict the range of uses permitted in a particular location through the Zoning By-law. Low Density Residential areas are identified on Schedule I-2.

DENSITY

The maximum *net residential density* for an individual *development* in the Low Density Residential areas is 30 units per hectare (12 units per acre) and no building shall exceed three stories in height at grade.

Within areas of new Low Density Residential *development*, the minimum overall *net residential density* shall be 15 units per hectare (6 units per acre). Individual *development* proposals may be approved at lower *net residential densities* provided that opportunities are available to achieve the minimum overall density requirement through *development* elsewhere in the Low Density Residential areas. To achieve this density target, Town and County Councils may consider a variety of lot sizes and configurations, the development of low rise multiple units and may consider narrower road widths and private roads within multiple unit condominium developments in areas of new Low Density Residential *development*.

CRITERIA FOR
MULTIPLE UNITS

Multiple unit dwellings, such as townhouse and cluster *developments* with internal roads in Low Density Residential areas, will generally be restricted to the following areas:

- sites which abut arterial or collector roads or are situated such that traffic impacts from the site create a minimum disturbance on local streets;
- sites where the topography or other natural features would be best preserved by fewer buildings;
- sites which are close to shopping, recreation, cultural and community facilities.

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Notwithstanding the above criteria, street-oriented multiples such as street townhouses, quadraplexes and converted dwellings may be permitted on local streets.

9.2.4.1 Infill Housing

For the purposes of this Plan, infill housing is defined as the placement of new residential *development* into established built-up areas on vacant or underutilized sites. In order to efficiently utilize the designated residential land and municipal servicing *infrastructure*, infill housing will be supported in Low Density Residential areas. The County Land Division Committee and Town Council will be guided by the following policies when considering proposals for infill *development* in Low Density Residential areas.

9.2.4.1.1 Street Oriented Infill

The introduction of new residential housing into an established streetscape pattern will only be permitted if the proposal is deemed to be consistent with the characteristics of existing *development* on both sides of the same street. In order that street oriented infill projects are sensitive to the continuity of the existing residential streetscape, the Town Council and the County Land Division Committee will ensure that:

- the proposal is consistent-compatible with street frontage, lot area, setbacks and spacing of existing *development* within ~~the immediate residential area~~ area two block area of the same street;
- for proposals involving more than two dwelling units, the exterior design in terms of height, bulk, scale and layout of the proposed building is consistent with present land uses in the area; and
- the proposal complies with Section 9.2.4.1.4.

EVALUATION
CRITERIA

Amendment No. 207

9.2.4.1.2 Backyard Infill

In Low Density Residential areas, backyard infill *development* may involve ~~the construction of a new residential dwelling unit behind a building facing a street, the conversion of a secondary structures for residential purposes and residential development~~ on lots with minimal street frontage (e.g. flag shaped lots), on small vacant remnant parcels of land which cannot be integrated into a plan of subdivision, or on under-utilized or obsolete industrial, commercial or institutional sites.

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Amendment No. 207

Backyard infill may involve the *development* of existing lots ~~of record and/or~~ the creation of new lots by consent. *Additional residential units and garden suites may also be permitted to the rear of an existing dwelling on a lot in accordance with the policies of Section 9.2.4.3 and Section 10.3.9, respectively.*

Notwithstanding Section 10.3.9, a temporary dwelling, including a garden suite shall not be permitted as a form of backyard infill housing.

EVALUATION
CRITERIA

When considering such proposals, the Town Council and the County Land Division Committee will be guided by Section 9.2.4.1.4 and the following criteria:

- the nature of the proposed residential *development* will be evaluated having regard to the type of housing found in the surrounding residential neighbourhood;
- for proposals involving more than two dwelling units, the exterior design in terms of height, bulk, scale and layout of the proposed building is consistent with present land uses in the area;
- the siting of both buildings and parking areas in relation to the size, configuration and topography of the lot is such that effect on shadowing, view and privacy of adjacent yards is minimal;
- direct vehicular access to a public street will be required and driveways will have sufficient width to allow efficient vehicular use and turning of both private and emergency vehicles and to provide for snow storage;
- proposed multiple unit use is consistent with the multiple unit requirements for Low Density Residential areas.

9.2.4.1.3 Infill Subdivision

In addition to the policies of Sections 9.2.4.1.4 and 10.3.3, Subdivision of Land, where infill *development* is proposed on vacant or underutilized sites within established residential areas by plan of subdivision Town Council and County Council will ensure that:

- the nature of the proposed residential *development* will be evaluated having regard to the type of housing found in the surrounding residential neighbourhood;

**Excerpts from Section 9.2 Housing and Development and Residential Areas, 9.2.4
Low Density Residential Areas (Pages 9.2-18 to 9.2-22)**

PARKING

Adequate off-street parking and outdoor amenity areas will be provided;

HERITAGE

Conversions which result in the preservation and/or upgrading of buildings considered by Town Council to be of architectural or historical significance may be permitted to exceed the density limitations of Low Density Residential areas if the policies of Section 10.3.10 are satisfied;

ENVIRONMENT

The effect of the proposed development on environmental resources and the effect of environmental constraints on the proposed *development* will be addressed and mitigated in accordance with Section 3.2.

9.2.4.3 Additional Residential Units and Converted Dwellings

ADDITIONAL
RESIDENTIAL
UNITS

9.2.4.3.1 Additional Residential Units (ARUs)

The development of *additional residential units* (ARUs) within the Low Density Residential Areas and the Entrepreneurial Districts, shall be encouraged, where appropriate, with the objective of increasing the range and availability of housing options while maintaining the low density character of the housing and neighbourhoods comprising such areas.

The general intent is to allow for the establishment of such units in existing and newly developing residential areas, subject to complying with applicable zone provisions and development standards, where the Town has deemed it to be appropriate based on such considerations as the location, existing level of services and presence of natural hazards and/or other constraints.

To this end, Town Council shall establish appropriate zones and zoning provisions to permit the establishment of an *additional residential unit* in a single detached, semi-detached or street townhouse dwelling or a structure ancillary to such a dwelling where they are satisfied that the following criteria can be addressed:

- a maximum of two *additional residential units* are permitted on a lot, consisting of up to two units in the principal dwelling and/or one in a structure ancillary to the principal dwelling;
- *additional residential unit(s)* shall not generally be permitted on a lot that contains a boarding/lodging house, converted dwelling, group home, mobile home/park model trailer, bed and breakfast establishment, or other similar use;

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- the *additional residential unit(s)* shall be clearly secondary and subordinate to the principal dwelling, and, have a cumulative gross floor area of no greater than 50% of the gross floor area of the principal dwelling. The Town may establish lower maximum floor area limits and/or floor area caps in zoning, if deemed appropriate;
- the principal dwelling and the lot are of sufficient size to accommodate the creation of *additional residential unit(s)* and to provide for adequate parking, landscaping, stormwater management, and outdoor amenity areas, without detracting from the visual character of the lot or area;
- any new/expanded structures and/or exterior alterations (e.g. new parking areas, doors, windows, stairways, decks) to accommodate an *additional residential unit* will maintain the general architectural character of the principle dwelling and the surrounding area;
- the principal dwelling must have direct, individual vehicular access to a public street and all additional residential units shall generally use the same driveway and parking area as the principal dwelling. New additional driveways will generally not be permitted;
- there is adequate access from the front lot line or parking area to each *additional residential unit* for both occupants use and emergency purposes;
- to the extent feasible, existing trees and other desirable vegetation are preserved;
- the existing *infrastructure* and *public service facilities* serving the area are adequate to accommodate the establishment of *additional residential units*;
- stormwater run-off will be adequately controlled and will not be negatively affect adequate properties;
- any potential increase in on-street parking demand can be adequately accommodated and/or managed;
- land use compatibility concerns will not be created or intensified (e.g. due to proximity to industrial areas or *major facilities*);

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- the location of the proposed *additional residential unit(s)* and related services and outdoor amenity areas shall comply with all other applicable policies including but not limited to: Section 3.2, Environmental Resources Policies, and, Section 3.3, Cultural Resources Policies; and,
- all other municipal requirements such as servicing, stormwater management, waste management, and emergency access can be adequately addressed.

ADDITIONAL RESIDENTIAL UNITS IN AN ANCILLARY BUILDING

The following additional criteria shall apply to the establishment of an additional residential unit in a structure ancillary to a single detached, semi-detached or street townhouse dwelling:

- the ancillary structure must be located in a rear or interior side yard;
- the siting, design and orientation of the ancillary structure/dwelling unit, parking area and outdoor amenity area(s) will allow for privacy for the occupants of the additional residential unit, principal dwelling and abutting residential properties and minimize potential visual and shadowing impacts on adjacent residential yards;
- landscaping, privacy screening, fencing and other appropriate measures may also be required to minimize potential visual and privacy impacts on abutting residential properties; and,
- all other municipal requirements such as servicing, stormwater management, waste management, and emergency access can be adequately addressed.

SEVERANCE

Additional residential units must be located on the same lot as the principal dwelling and may not be severed from such lot, or converted into a separately transferable unit through plan of condominium.

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ZONING

The Town's Zoning By-Law shall establish the specific zoning provisions that must be met for an *additional residential unit* to be established on a lot. These zoning provisions will address the policy requirements of this subsection and any other matters deemed necessary by the Town including, but not limited to: lot frontage and area; type of unit permitted; unit size and location; building height, location and setbacks; landscaping and amenity areas; parking and access.

To assist in maintaining the built form character of the principal dwelling and surrounding residential area, and minimizing potential impacts on abutting residential properties, the Zoning By-Law may also limit the location and extent of structural additions, alterations and/or features that are permitted (e.g. building additions, doorways, windows, stairways, decks, etc.).

The zoning provisions for *additional residential units* will be implemented through a comprehensive, Town initiated amendment to the Zoning By-law, or through the proposed zoning for new residential subdivisions. Site specific amendments to the Zoning By-law to permit the establishment of an *additional residential unit(s)* will not generally be permitted.

OTHER TOOLS AND MEASURES

Where deemed necessary and/or appropriate, the Town may implement other supplementary tools and measures to assist with tracking and regulating *additional residential units* including, but not limited to, registration and/or licensing requirements, design guidelines, property standards by-laws, etc.

9.2.4.3.2 *Converted Dwellings*

CONVERTED DWELLINGS

Within Low Density Residential areas, Town Council may zone areas to permit detached, semi-detached and townhouse dwellings to be converted into two residential units. Town Council may zone areas to permit the conversion of a principal dwelling into up to four dwelling units per lot in accordance with the following criteria:

CRITERIA FOR MORE THAN TWO UNITS

In addition Town Council may zone areas within the Town to permit the conversion of dwellings for up to four dwelling units per building. Areas may be zoned to permit converted dwellings with up to four units on the basis of the following criteria:

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- ~~the area is characterized by a mixture of residential dwelling types including detached, semi detached, townhouse and existing converted dwellings;~~
- existing municipal services will be adequate to accommodate the proposed conversion;
- lot sizes are ~~generally~~ sufficient to ~~accommodate~~ provide adequate off-street parking, landscaping, stormwater management, and outdoor amenity areas ~~without detracting from the visual character of the area;~~
- existing dwellings ~~s~~ units are generally of a size sufficient to accommodate the creation of additional dwelling unit(s).

NO FURTHER CONVERSION

Where an additional residential unit has been established within a principal dwelling, the conversion of the principal dwelling to include additional units will generally not be permitted.

ZONING

The Zoning By-law will limit the number of units that may be contained in a converted dwelling and specify minimum lot or dwelling size requirements for conversion. To maintain the external character of the dwelling, the Zoning By-law may also limit the extent of structural additions or changes that would be permitted.

SITE PLAN CONTROL

~~Any converted dwelling with up to four units may be subject to site plan control.~~

SITE DESIGN POLICIES

When considering a specific proposal for multiple unit *development* in the Low Density Residential area, Town Council will be satisfied that the policies of Section 9.2.7 are adequately addressed.

9.2.4.4 Specific Development Policies

In specified areas, the nature, scale, location and design criteria may be varied to meet specific policy objectives or to accommodate the unique characteristics of the area. Low Density Residential area where specific policies apply, in addition to the relevant policies of this section are identified as follows:

9.2.4.4.1 South Ingersoll Secondary Plan Residential Lands

Residential lands that are bounded by Holcroft Street to the north, the Town limits to the east, Highway 401 to the south, and Whiting Street to the west are subject to the following policies:

Amendment No. 64

**Excerpts from Section 9.3 Economic Development and Employment Areas, 9.3.2
The Central Area (Pages 9.3-12 to 9.3-13)**

SITE DESIGN
POLICIES

In addition to the policies of Section 9.2.7, the following policies will apply. These policies will be referred to during the Site Plan Control process to ensure that new *development* and redevelopment are attractive and complement existing *development* in the Central Business District, respect existing *heritage resources* and promote a pedestrian environment.

Town Council will be satisfied that the following objective has been considered:

SPECIAL NEEDS

The needs of the elderly, persons with disabilities and other special needs groups will be adequately accommodated in the design of *development*.

SPECIFIC
DEVELOPMENT
POLICIES

The following policies, in addition to the relevant policies of this section, apply to specific areas within the Central Business District. These specific policies are required to provide guidance for further *development*.

9.3.2.3.1.1 West Side of John Street between Bell Street and Victoria Street

AMENDMENT No. 116

The lands designated Central Business District on the west side of John Street, between Bell Street and Victoria Street as shown on Schedule I-1 shall be developed to a maximum of 21 multiple dwelling units on those lands, being approximately 2,837 m² (30,538.2 ft²) in area.

9.3.2.3.1.2 50 Thames Street South

AMENDMENT No. 230

On those lands described as Lots 19-21, Part Lots 18, 22, & 127, Block 34, Plan 279, in the Town of Ingersoll and located on the west side of Thames St South, south of the Thames River, and municipally known as 50 Thames St South, an indoor self-storage facility may be permitted.

9.3.2.3.1.3 157 Thames Street North

AMENDMENT No. 276

Notwithstanding any policies of the Official Plan to the contrary, a triplex may be permitted on the subject lands without a ground floor commercial component.

9.3.2.3.2 Entrepreneurial District

LOCATION

The boundaries of the Entrepreneurial District are shown on Schedule I-1 and represent the area proposed for a range of commercial and business *development* opportunities through the

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conversion of existing residential dwellings and new *development* or redevelopment. Within the Entrepreneurial District the continuation of residential uses is also anticipated. It is intended that *development* in this District will result in a mixture of land uses. Reference should be made to Section 1.5 regarding the interpretation of the boundaries to the Entrepreneurial District on Schedule I-1.

PERMITTED USES IN EXISTING BUILDINGS

Permitted uses in existing buildings within the Entrepreneurial District designation may include but will not be limited to the following:

- residential uses including single-detached dwellings, semi-detached dwellings, additional residential units, converted dwellings, and bed and breakfast establishments, in accordance with the policies of Section 9.2;
- rooming, boarding and lodging houses, converted dwellings and special needs housing in accordance with the policies of Section 9.2.2.4;
- commercial uses including offices, personal services, business supply and services, repair and service shops for, as an example, small appliances as well as clinics and commercial schools;
- small-scale industrial uses including traditional *cottage industry* and associated retail, studios and galleries, limited distribution, fabrication and assembly uses and computer and electronic data processing uses;
- minor institutional uses as provided for in Section 9.4.3;
- residential units in association with a commercial, institutional or business use are also permitted.

It is the intent of this Plan that such uses be located in the existing buildings of the Entrepreneurial District in order to preserve and maintain the character of this area through renovation and recycling of buildings.

The Zoning By-law may limit the range of uses on a particular site.

PERMITTED USES FOR REDEVELOPMENT AND VACANT LANDS

Town Council may give consideration to the *development* of new Low, Medium and High Density Residential uses, business, professional and administrative offices and minor institutional uses in the Entrepreneurial District if they are satisfied that the existing building is not of any architectural significance to merit renovation.

THE CORPORATION OF THE
TOWN OF INGERSOLL
BY-LAW NUMBER 24-_____

A By-law to amend Zoning By-law Number 04-4160, as amended.

WHEREAS the Municipal Council of the Corporation of the Town of Ingersoll deems it advisable to amend By-law Number 04-4160, as amended.

THEREFORE, the Municipal Council of the Corporation of the Town of Ingersoll, enacts as follows:

1. That Section 4.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting the definition of ‘converted dwelling’.
2. That Section 4.0 to By-law Number 04-4160, as amended, is hereby further amended by adding the following definitions in alphabetical order:

“ADDITIONAL RESIDENTIAL UNIT”, means a *dwelling unit* located within the *principal dwelling* on the *lot* or in a permanent detached *accessory building* on the *lot*, and which is secondary and subordinate to the *principal dwelling* on the *lot*. *Additional residential unit(s)* shall not include a *trailer*, a *mobile home*, a *motor home* or *recreational vehicle* as defined herein.

“CONVERTED DWELLING”, means a *single detached dwelling* which has been altered or converted to contain no more than four *dwelling units*, unless otherwise specified in this By-law.

“DWELLING UNIT AREA”, means a habitable area contained within the inside walls of a *dwelling unit*, excluding any *private garage* or *carport*, porch, veranda or sunroom (unless such sunroom is habitable in all seasons of the year), *attic*, *cellar* or *basement*, or portions thereof, that is unfinished, used only for storage or mechanical equipment, and/or with ceiling height less than 1.95 m (6.5 ft), public or common halls or areas, and, stairwells and elevator shafts.

“INDIVIDUAL ON-SITE SEWAGE SYSTEM”, means sewage systems, as defined in O. Reg. 332/12 under the Building Code Act, 1992, that are owned, operated and managed by the owner of the *lot* upon which the system is located.

“INDIVIDUAL ON-SITE WATER SYSTEM”, means individual water supply systems that are owned, operated and managed by the owner of the *lot* upon which the system is located.

“MUNICIPAL SEWAGE SYSTEM”, means a sewage works with the meaning of Section 1 the Ontario Water Resources Act that is owned or operated by the *County*, including centralized and decentralized systems.

“MUNICIPAL WATER SYSTEM”, means a drinking-water system within the meaning of Section 2 of the Safe Drinking Water Act, 2002, that is owned or operated by the *County*, including centralized and decentralized systems.

“NATURAL HAZARDS”, means property or lands that could be unsafe for development due to naturally occurring processes and includes riverine flooding hazards, riverine erosion hazards, and wetlands regulated under the Conservation Authorities Act and associated regulations.

“PARKING SPACE, TANDEM”, means a *parking space*, which can only be accessed by passing through another *parking space* using the same *parking aisle*.

“PRINCIPAL DWELLING”, means the *single detached dwelling, semi-detached dwelling, or street fronting townhouse dwelling* that has been *altered* to contain *additional residential unit(s)* and/or is located on the same *lot* as an *additional residential unit* in an *accessory building*.

“PRIVATE COMMUNAL SEWAGE SYSTEM”, means a sewage works within the meaning of section 1 of the Ontario Water Resources Act that serves six or more *lots* or private residences and is not owned by a municipality.

“PRIVATE COMMUNAL WATER SYSTEM”, means a non-municipal drinking-water system within the meaning of section 2 of the Safe Drinking Water Act, 2002 that serves six or more *lots* or private residences.

3. That Section 5.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting subsection 5.10.1 and replacing it with the following new subsection 5.10.1:

5.10.1 WHERE PERMITTED

A *home occupation* is *permitted*, subject to complying with all appropriate zoning provisions, in all zones permitting a residential *dwelling unit* and shall be *permitted* within the residential *dwelling unit*. A *home occupation* is not permitted within an *additional residential unit, converted dwelling, or garden suite*.

4. That Section 5.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting subsections 5.10.8 and 5.10.9 and replacing them with the following new subsections 5.10.8 and 5.10.9:

5.10.8 BED AND BREAKFAST ESTABLISHMENT

A *bed and breakfast establishment* shall be considered a *home occupation* where located in a *single detached dwelling*. Notwithstanding the *gross floor area* limit for a *home occupation* in subsection 5.10.2, a *bed and breakfast establishment* shall be limited to

three *guest rooms*. A *bed and breakfast establishment* is not permitted on a *lot* containing *additional residential unit(s)*, a *converted dwelling*, or a *garden suite*.

5.10.9 HOME DAYCARE

A *private home daycare*, located in a *single detached dwelling*, a *semi-detached dwelling*, or a *duplex dwelling* with accommodation for up to and including 5 children, shall be considered a *home occupation*. For the purpose of this subsection, the *gross floor area* limit for a *home occupation* in subsection 5.10.2 shall not apply to a *private home daycare*. A home daycare is not permitted on a *lot* containing *additional residential unit(s)*, a *converted dwelling*, or a *garden suite*.

5. That Section 5.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting subsection 5.14.1 and replacing it with the following new subsection 5.14.1:

5.14.1 No land shall be used or built upon and no *building or structure* shall be altered, erected, used or expanded for any purpose unless the land is serviced by municipal services, including, as applicable, *municipal water system*, *municipal sewage system*, drainage systems and *improved streets*, which meet all applicable *County* and/or *Town* standards. Adequacy of *municipal water system* and *municipal sewage system* capacity shall be confirmed by the *County* prior to issuance of a Building Permit.

6. That Section 5.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting the provisions in Table 5.19.2.1 - Parking Standards for the Land Use Category “Residential Uses” and replacing them with the following new provisions for “Residential Uses”:

TABLE 5.19.2.1 - PARKING STANDARDS		
Land Use Category	Use	Number of Vehicle Parking spaces Required
Residential Uses	<i>single detached dwelling</i> <i>duplex dwelling</i> <i>semi-detached dwelling</i> <i>mobile home</i> <i>street fronting townhouse dwelling</i>	2 per <i>dwelling unit</i>
	<i>home occupation</i> , except a <i>bed and breakfast establishment</i>	1 space
	<i>bed and breakfast establishment</i> <i>boarding or lodging house</i>	1 per <i>guest room</i>
	<i>garden suite</i>	1 per <i>garden suite</i>
	<i>additional residential unit</i>	1 per <i>dwelling unit</i>

TABLE 5.19.2.1 - PARKING STANDARDS		
Land Use Category	Use	Number of Vehicle Parking spaces Required
	residential unit in a portion of a non-residential building multiple unit dwelling apartment dwelling converted dwelling	1.5 per dwelling unit

7. That Section 5.0 to By-law Number 04-4160, as amended, is hereby further amended by adding the following new subsection 5.35 at the end:

“5.35 CONVERTED DWELLINGS AND ADDITIONAL RESIDENTIAL UNITS

5.35.1 CONVERTED DWELLINGS

5.35.1.1 WHERE PERMITTED

Where listed as a permitted use in the Zone, a *converted dwelling* containing up to four *dwelling units* is permitted subject to compliance with the provisions of this Section and all other provisions of the Zone in which the *lot* is located.

5.35.1.2 WHERE NOT PERMITTED

Converted dwellings shall not be permitted:

- i) on any *lot* containing an *additional residential unit* or a *garden suite*;
- ii) on any *lot* unless adequate *municipal water system* and/or *municipal sewage system* capacity to service the *converted dwelling* has been determined and/or confirmed by the *County*; or,
- iii) on any *lot* containing *natural hazards*, unless clearance or approval from the Conservation Authority having jurisdiction has been obtained, or on any *lot* that does not meet Provincial access standards during a regulatory flood event.

5.35.1.3 ALTERATIONS TO DWELLING

Alterations to an *existing single detached dwelling* shall meet the following requirements:

- i) entrances on the front of the building shall be limited to one, which may be shared by *dwelling units* via an internal vestibule or corridor;
- ii) additional exterior entrance(s) shall only be located in the *rear yard* or *interior side yard*; and,

- iii) there shall be no exterior stairways or balconies except one open fire escape which shall be located only in the *rear yard* or *interior side yard*.

5.35.2 ADDITIONAL RESIDENTIAL UNITS (ARUs)

5.35.2.1 WHERE PERMITTED

Where listed as a permitted use in the Zone, *additional residential units* are permitted as an *accessory use* to a *single-detached dwelling*, *semi-detached dwelling*, or *street-fronting townhouse dwelling* subject to the provisions of this Section and compliance with all other provisions of the Zone in which the *lot* is located.

5.35.2.2 WHERE NOT PERMITTED

Additional residential units shall not be permitted:

- i) on any *lot* containing a *boarding or lodging house*, a *group home*, a *garden suite*, a *converted dwelling*, a *duplex dwelling*, a *mobile home*, or a *bed and breakfast establishment*;
- iii) on any *lot* unless adequate *municipal water system* and/or *municipal sewage system* capacity to service the *additional residential unit(s)* has been confirmed by the *County*;
- iv) on any *lot* containing *natural hazards*, unless clearance or approval from the Conservation Authority having jurisdiction has been obtained, or on any *lot* that does not meet Provincial access standards during a regulatory flood event; and,
- v) on any *lot* serviced by an *individual on-site sewage system*, *individual on-site water system*, *private communal water system*, and/or *private communal sewage system*.

5.35.2.3 PROVISIONS FOR ALL ADDITIONAL RESIDENTIAL UNITS

All *additional residential units* shall comply with the provisions of Table 5.35.2.3.

TABLE 5.35.2.3 – PROVISIONS FOR ADDITIONAL RESIDENTIAL UNITS (ARUs)	
Number of ARUs per lot, Maximum	2 , with 1 of the <i>ARUs</i> permitted to be located within an <i>accessory building</i> on the same <i>lot</i> .
Cumulative Dwelling Unit Area for all ARUs, Maximum	50% of the <i>dwelling unit area</i> of the <i>principal dwelling</i> on the lot, or 100 m² (1076 ft²) of <i>dwelling unit area</i> , whichever is the lesser. For the purposes of calculating the maximum <i>dwelling unit area</i> for <i>additional residential unit(s)</i> within the <i>principal dwelling</i> or in an <i>accessory building</i> on the same lot, the <i>dwelling unit area</i> of the

	<p><i>principal dwelling</i> shall be determined as of the date of establishment of the <i>additional residential unit(s)</i>.</p> <p>Notwithstanding the maximum <i>dwelling unit area</i> provision, the entire <i>basement</i> or <i>cellar</i> of the <i>principal dwelling</i> may be used for the purposes of an <i>additional residential unit</i>, provided there are no other <i>additional residential units</i> or <i>garden suites</i> on the <i>lot</i>.</p>
Parking spaces, Minimum	1, that may be a <i>tandem parking space</i>
Location of Entrances	All <i>dwelling units</i> shall be accessed through a common entrance from a common corridor or vestibule, except that separate entrance(s) may be located in a <i>rear yard</i> or <i>interior side yard</i> .
Location of Exterior Stairways	There shall be no exterior stairways except a required emergency exit which shall be located only in the <i>rear yard</i> or <i>interior side yard</i> .
Unobstructed Pathway to Entrance of Unit(s)	Minimum 1.2 m (3.9 ft) wide unobstructed pathway from the <i>front lot line</i> to the entrance. Unobstructed means no obstruction or encroachments to a height of up to 2.3 m (7.5 ft) and a continuous level, hard surface.
ARUs in Detached Accessory Structures	<i>ARUs</i> within a <i>building accessory</i> to a residential use shall comply with the provisions for <i>accessory uses</i> in Section 5.1.

8. That Section 6.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Section 6.1: Uses Permitted and replacing it with the following new Section 6.1: Uses Permitted:

6.1 **USES PERMITTED**

No person shall within any R1 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the R1 *uses* presented in Table 6.1:

TABLE 6.1: USES PERMITTED
<ul style="list-style-type: none"> • an <i>additional residential unit</i>, in accordance with Section 5.35;
<ul style="list-style-type: none"> • a <i>group home</i>, in accordance with Section 5.9;
<ul style="list-style-type: none"> • a <i>home occupation</i>, in accordance with Section 5.10;
<ul style="list-style-type: none"> • a <i>public use</i>, in accordance with Section 5.22;
<ul style="list-style-type: none"> • a <i>single detached dwelling</i>

9. That Section 6.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Section 6.2: Zone Provisions and replacing it with the following new Section 6.2: Zone Provisions:

6.2 ZONE PROVISIONS

No *person* shall within any R1 Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions in Table 6.2:

TABLE 6.2: ZONE PROVISIONS	
Zone Provision	Uses
Number of Dwellings Per Lot, Maximum	1 <i>dwelling</i> ¹
Lot Area	450 m² (4,844 ft ²) or 540 m² (5,812.7 ft ²) in the case of a <i>corner lot</i>
Lot Frontage	15 m (49.2 ft) or 18 m (59.1 ft) in the case of a <i>corner lot</i>
Lot Depth	30 m (98.4 ft)
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	6 m (19.7 ft)
Rear Yard, Minimum Depth	7.5 m (24.6 ft)
Interior Side Yard, Minimum Width	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.2 m (3.9 ft).
Setback, Minimum distance from the Centreline of an Arterial Road as designated on Schedule "B" of this By-Law	19 m (62.3 ft)
Lot Coverage, Maximum	35% of the <i>lot area</i>
Landscaped Open Space, Minimum	30% of the <i>lot area</i>
Height of Building, Maximum	11 m (36.1 ft)
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5

1. except where an *Additional Residential Unit* is established in accordance with Section 5.35.

10. That Section 6.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Section 6.3: Special Provisions for a Garden Suite (R1-G).
11. That Section 7.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Section 7.1: Uses Permitted and replacing it with the following new Section 7.1: Uses Permitted:

7.1 USES PERMITTED

No *person* shall within any R2 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the R2 *uses* in Table 7.1:

TABLE 7.1: USES PERMITTED
• an <i>additional residential unit</i> , in accordance with Section 5.35;
• a <i>duplex dwelling</i> ;
• a <i>group home</i> , in accordance with Section 5.9;
• a <i>home occupation</i> , in accordance with Section 5.10;
• a <i>public use</i> in accordance with Section 5.22;
• a <i>semi-detached dwelling</i> ;
• a <i>single detached dwelling</i> .

12. That Section 7.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Section 7.2: Zone Provisions and replacing it with the following new Section 7.2: Zone Provisions:

7.2 ZONE PROVISIONS

No *person* shall within any R2 Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions in Table 7.2:

TABLE 7.2: ZONE PROVISIONS			
Zone Provision	Single Detached Dwelling	Semi-detached Dwelling	Duplex Dwelling, or public use
Number of Dwellings or Dwelling Units Per Lot, Maximum	1 <i>dwelling</i> ¹	2 <i>dwelling units</i> ¹	2 <i>dwelling units</i>

TABLE 7.2: ZONE PROVISIONS			
Zone Provision	Single Detached Dwelling	Semi-detached Dwelling	Duplex Dwelling, or public use
Lot Area, Minimum	345 m² (3,713.7 ft ²) or 450 m² (4,843.9 ft ²) in the case of a corner lot	270 m² (2,906.3 ft ²) per unit or 360 m² (3,875.1 ft ²) per unit in the case of a corner lot	540 m² (5,812.7 ft ²)
Lot Frontage, Minimum	11.5 m (37.7 ft) or 15 m (49.2 ft) in the case of a corner lot	9 m (29.5 ft) per unit or 12 m (39.4 ft) per unit in the case of a corner lot	18 m (59.1 ft)
Lot Depth, Minimum	30 m (98.4 ft)		
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	6.0 m (19.7 ft)		
Rear Yard, Minimum Depth	7.5 m (24.6 ft)		
Interior Side Yard, Minimum Width	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> or the lot is a corner lot, the minimum width shall be 1.2 m (3.9 ft)	3.0 m (9.8 ft) for the side not attached to the other <i>dwelling</i> , provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> , the minimum width shall be 1.2 m (3.9 ft)	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> , or the lot is a corner lot, the minimum width shall be 1.2 m (3.9 ft)
Setback, Minimum distance from the centreline of an Arterial Road as designated on Schedule "B" of this By-Law	19.0 m (62.3 ft)		

TABLE 7.2: ZONE PROVISIONS			
Zone Provision	Single Detached Dwelling	Semi-detached Dwelling	Duplex Dwelling, or public use
Lot Coverage, Maximum	40% of the <i>lot area</i>		
Landscaped Open Space, Minimum	30% of the <i>lot area</i>		
Height of Building, Maximum	11 m (36.1 ft)		
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5		

1. except where an *Additional Residential Unit* is established in accordance with Section 5.35.

13. That Section 7.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting subsection 7.2.1.
14. That Section 8.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Section 8.1: Uses Permitted and replacing it with the following new Section 8.1: Uses Permitted:

8.1 **USES PERMITTED**

No person shall within any R3 Zone use any *lot* or *erect, alter* or use any *building* or *structure* for any purpose except one or more of the R3 *uses* in Table 8.1:

TABLE 8.1: USES PERMITTED
• an <i>additional residential unit</i> , in accordance with Section 5.35;
• an <i>apartment dwelling</i> ;
• a <i>boarding or lodging house</i> ;
• a <i>converted dwelling</i> , containing up to four <i>dwelling units</i> , in accordance with Section 5.35;
• a <i>home occupation</i> , in accordance with Section 5.10;
• a <i>group home</i> , in accordance with Section 5.9;
• a <i>multiple unit dwelling</i> ;
• a <i>public use</i> in accordance with Section 5.22;

TABLE 8.1: USES PERMITTED	
•	<i>a special needs home;</i>
•	<i>a street fronting townhouse dwelling.</i>

15. That Section 8.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Section 8.2: Zone Provisions and replacing it with the following new Section 8.2: Zone Provisions:

8.2 ZONE PROVISIONS

No *person* shall within any R3 Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions in Table 8.2:

TABLE 8.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Number of Dwellings or Dwelling Units, Maximum	8 <i>dwelling units per building.</i> ¹	1 <i>dwelling per lot</i>	no provision	
Lot Area, Minimum	150 m² (1,614.6 ft ²) per <i>dwelling unit</i> or 240 m² (2,583.4ft ²) for an end unit, except in no case shall the <i>lot area</i> for an end unit on a <i>corner lot</i> be less than 330 m² (3,552.2ft ²)	600 m² (6,458.6 ft ²)	150 m² (1,614.6 ft ²) per <i>dwelling unit</i>	

TABLE 8.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Lot Frontage, Minimum	5 m (16.4 ft) per dwelling unit or 8 m (26.2 ft) for an end unit, except in no case shall the lot frontage for the end unit on a corner lot be less than 11 m (36.1 ft)	20 m (65.5 ft)	20 m (65.5 ft)	
Lot Depth, Minimum	30 m (98.4 ft)		no provision	
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	6.0 m (19.7 ft)		7.5 m (24.6 ft)	
Rear Yard, Minimum Depth	7.5 m (24.6 ft)	10 m (32.8 ft)	10 m (32.8 ft) provided that a rear yard adjoining an end wall containing no habitable room windows may be reduced to 3 m (9.8 ft) except that if the rear lot line adjoins an R1 or R2 Zone then this reduction shall not apply.	

TABLE 8.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Interior Side Yard, Minimum Width	3 m (9.8 ft) for end <i>dwelling units</i>	3 m (9.8 ft) on one side and 1.5 m (4.9 ft) on the narrow side, provided that where a <i>garage or carport</i> is attached to or within the main <i>building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.5 m (4.9 ft).	6 m (19.7 ft), provided that an <i>interior side yard</i> adjoining an end wall containing no <i>habitable room</i> windows may be reduced to 3 m (9.8 ft), except that if the <i>interior side lot line</i> adjoins an R1 or R2 Zone then this reduction shall not apply	4.0 m (13.1 ft)
Setback, Minimum Distance from the Centre-line of an Arterial Road as designated on Schedule "B" of this By-Law	19.0 m (62.3 ft)		20.5 m (67.3 ft)	
Lot Coverage, Maximum	40% of <i>lot area</i>			
Landscaped Open Space, Minimum	30% of <i>lot area</i>			

TABLE 8.2: ZONE PROVISIONS				
Zone Provision	Street Fronting Townhouse	Converted Dwelling, Boarding or Lodging House, Group Home, Special Needs Home or Public Use	Apartment Dwelling	Multiple Unit Dwelling
Height of Building, Maximum	11 m (36.1 ft)		3 storeys	
Amenity Area, Minimum	40 m ² (430.6 ft ²) per dwelling unit	no provision	40 m ² (430.6 ft ²) per dwelling unit	
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5.19.			

1. except where an *Additional Residential Unit* is established in accordance with Section 5.35.

16. That Section 11.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Section 11.1: Uses Permitted and replacing it with the following new Section 11.1: Uses Permitted:

11.1 **USES PERMITTED**

No person shall within any EC Zone use any lot or erect, alter or use any building or structure for any purpose except one or more of the EC uses in Table 11.1:

TABLE 11.1: USES PERMITTED
Residential Uses:
• an <i>additional residential unit</i> , in accordance with Section 5.35;
• a <i>bed and breakfast establishment</i> ;
• a <i>boarding or lodging house</i> ;
• a <i>converted dwelling</i> , containing up to four <i>dwelling units</i> , in accordance with Section 5.35;
• a <i>duplex dwelling</i> ;
• a <i>dwelling unit accessory to a permitted non-residential use</i> ;
• a <i>group home</i> , in accordance with Section 5.9;
• a <i>home occupation</i> , in accordance with Section 5.10;
• a <i>long term care facility</i> ;

TABLE 11.1: USES PERMITTED
• a <i>semi-detached dwelling</i> ;
• a <i>single detached dwelling</i> ;
• a <i>street fronting townhouse dwelling</i> ;
Non-Residential Uses:
• a <i>business or professional office</i> ;
• a <i>business service establishment</i> ;
• a <i>commercial school</i> ;
• a computer and data processing business;
• a <i>daycare centre</i> ;
• a funeral home;
• a government administrative office;
• a <i>medical centre</i> ;
• a <i>parking lot</i> ;
• a <i>place of worship</i> ;
• a <i>personal service establishment</i> ;
• a <i>public use</i> , in accordance with Section 5.22;
• a <i>service shop</i> ;
• a <i>studio</i> ;
• a <i>veterinary clinic</i> .

17. That Section 11.0 to By-law Number 04-4160, as amended, is hereby further amended by deleting Section 11.2: Zone Provisions and replacing it with the following new Section 11.2: Zone Provisions:

11.2 **ZONE PROVISIONS**

No person shall within any EC Zone use any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the provisions in Tables 11.2A and 11.2B:

TABLE 11.2A: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Semi-Detached Dwelling	Duplex Dwelling	Street Fronting Townhouse
Number of Dwellings or Dwelling Units, Maximum	1 <i>dwelling</i> per lot ¹	2 <i>dwelling units</i> per lot ¹	2 <i>dwelling units</i> per lot	8 <i>dwelling units</i> per building ¹
Lot Area, Minimum	345 m² (3,713.7 ft ²) or 450 m² (4,843.9 ft ²) in the case of a <i>corner lot</i>	270 m² (2,906.3 ft ²) per unit or 360 m² (3,875.1 ft ²) per unit in the case of a <i>corner lot</i>	540 m² (5,812.7 ft ²)	150 m² (1,614.6 ft ²) per <i>dwelling unit</i> or 240 m² (2,583.4 ft ²) for an end unit, except in no case shall the <i>lot area</i> for an end unit on a <i>corner lot</i> be less than 330 m² (3,552.2 ft ²)
Lot Frontage, Minimum	11.5 m (37.7 ft) or 15 m (49.2 ft) in the case of a <i>corner lot</i>	9 m (29.5 ft) per unit or 12 m (39.4 ft) per unit in the case of a <i>corner lot</i>	18 m (59.1 ft)	5 m (16.4 ft) per <i>dwelling unit</i> or 8 m (26.2 ft) for an end unit, except in no case shall the <i>lot frontage</i> for the end unit on a <i>corner lot</i> be less than 11 m (36.1 ft)
Lot Depth, Minimum	30 m (98.4 ft)			
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	6.0 m (19.7 ft)			
Rear Yard, Minimum Depth	7.5 m (24.6 ft)			

TABLE 11.2A: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Semi-Detached Dwelling	Duplex Dwelling	Street Fronting Townhouse
Interior Side Yard, Minimum Width	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.2 m (3.9 ft).	3 m (9.8 ft) for the side not attached to the other <i>dwelling</i> , provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> , the minimum width shall be 1.2 m (3.9 ft).	3 m (9.8 ft) on one side and 1.2 m (3.9 ft) on the narrow side, provided that where a <i>garage</i> or <i>carport</i> is attached to or is within the <i>main building</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum width shall be 1.2 m (3.9 ft)	3 m (9.8 ft) for end <i>dwelling units</i>
Setback, Minimum distance from the centreline of an Arterial Road as designated on Schedule "B" of this By-Law	19.0 m (62.3 ft)			
Lot Coverage, Maximum	40% of the <i>lot area</i>			
Landscaped Open Space, Minimum	30% of the <i>lot area</i>			
Dwelling Unit Area, Minimum	75 m² (807.3 ft ²) per unit		65 m² (699.7 ft ²) per unit	
Height of Building, Maximum	11 m (36.1 ft)			
Amenity Area	No Provision			In accordance with the provisions of Section 11.2.4

TABLE 11.2A: ZONE PROVISIONS				
Zone Provision	Single Detached Dwelling	Semi-Detached Dwelling	Duplex Dwelling	Street Fronting Townhouse
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5.19.			

1. except where an *Additional Residential Unit* is established in accordance with the provisions of Section 5.35.

TABLE 11.2B: ZONE PROVISIONS			
Zone Provision	Bed and Breakfast, Converted Dwelling, Boarding or Lodging House or Group Home	Dwelling Unit in a Portion of a Non-Residential Building	Non-Residential Uses
Lot Area: Minimum	600 m² (6,458.5 ft ²)	No Provision	
Lot Frontage: Minimum	20 m (65.6 ft)	No Provision	
Lot Depth, Minimum	30 m (98.4 ft)	No Provision	
Front Yard, Minimum Depth Exterior Side Yard, Minimum Width	6.0 m (19.7 ft)	6 m (19.7 ft)	
Rear Yard, Minimum Depth	10 m (32.8 ft)	6 m (19.7 ft)	
Interior Side Yard, Minimum Width	3 m (9.8 ft) and 1.2 m (3.9 ft) on the narrow side, or in accordance with Section 11.2.1		

TABLE 11.2B: ZONE PROVISIONS			
Zone Provision	Bed and Breakfast, Converted Dwelling, Boarding or Lodging House or Group Home	Dwelling Unit in a Portion of a Non-Residential Building	Non-Residential Uses
Side Yard Setback, adjacent to a Residential Zone, Minimum	No Provision		5 m (16.4 ft)
Setback, Minimum Distance from the Centreline of an Arterial Road as shown on Schedule 'C'	19.0 m (62.3 ft)	No Provision	19.0 m (62.3 ft)
Lot Coverage, Maximum	40 % of the <i>lot area</i>	No Provision	
Landscaped Open Space, Minimum	30 % of the <i>lot area</i>	10 %	
Height of Building, Maximum	11 m (36.1 ft)	No Provision	3 storeys
Amenity Area, Minimum	No Provision	No Provision	
Parking and Accessory Buildings, Etc.	In accordance with the provisions of Section 5.19.		

18. This By-Law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this ____ day of ____, 2024.

READ a third time and finally passed this ____ day of ____, 2024.

Mayor, Brian Petrie

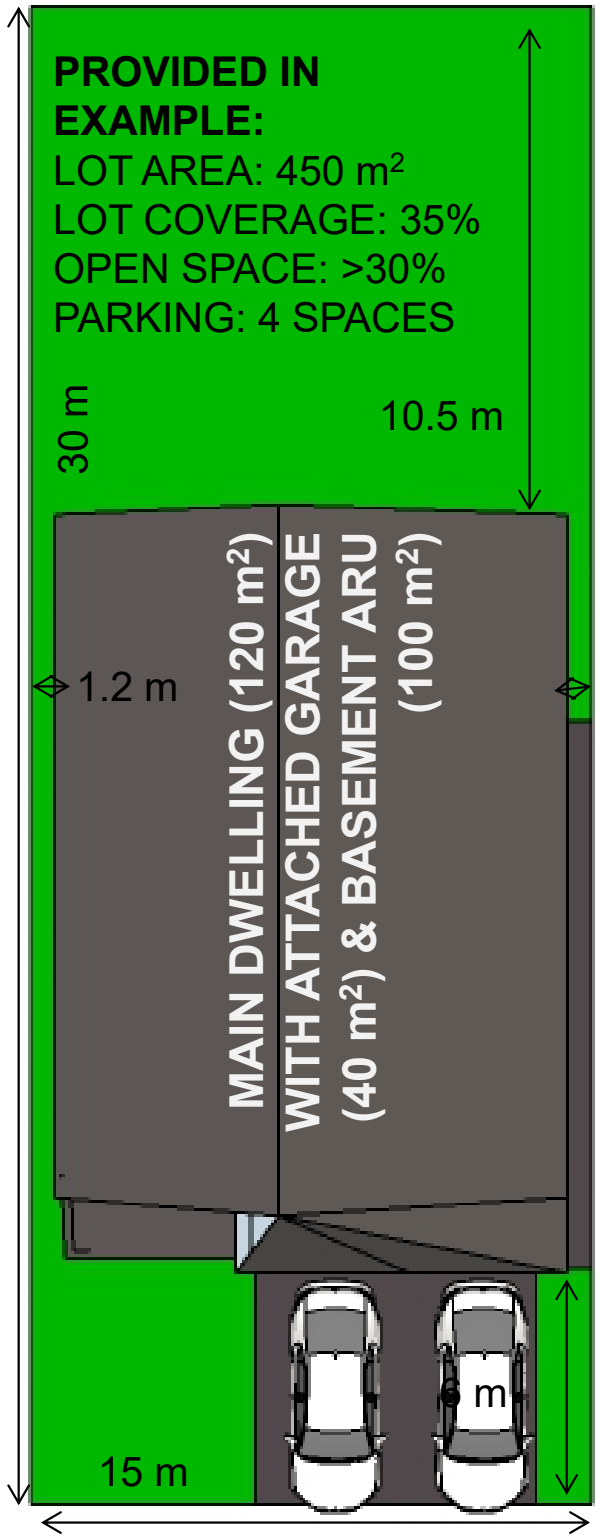
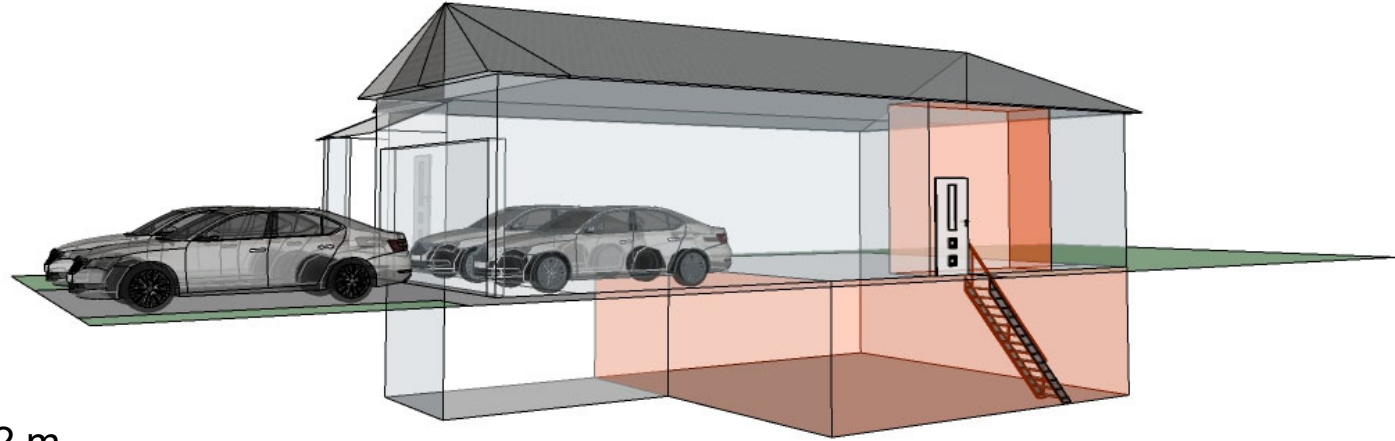
Clerk, Danielle Richard

Town of Ingersoll – Examples of ARU Configurations that may be Permitted by the Proposed Zoning Provisions

* Note: examples are not intended to represent all possible options. Zoning provisions and depictions show general concepts and may not be accurate for the purposes of interpretation of the By-law.

Town of Ingersoll

Single Detached Dwelling with ARU in Basement



ARU IN BASEMENT:

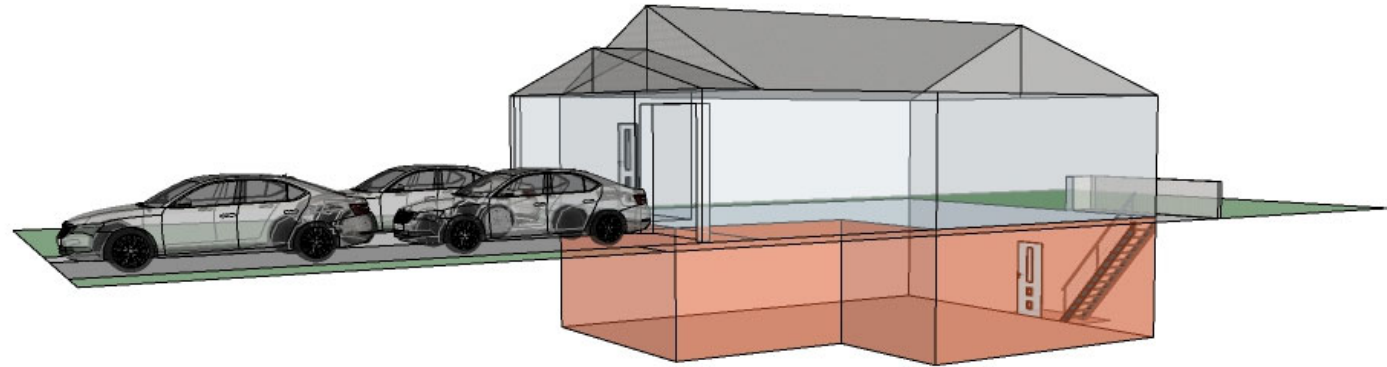
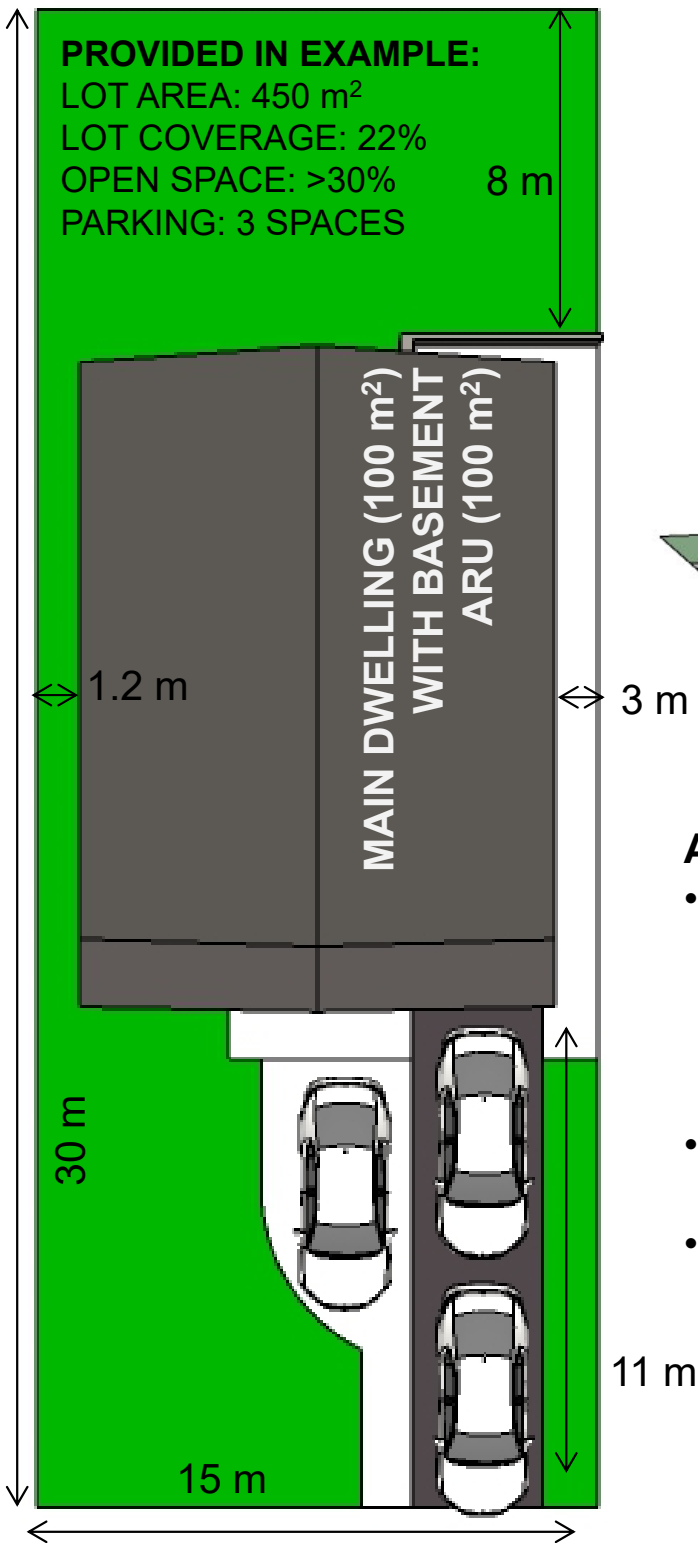
- Not to exceed 50% of the gross floor area of the principal dwelling up to a max of 100 m² (1,076 ft²), except that the entire basement may be used
- Separate entrance on side with 1.2 m access walkway
- 1 parking space required – can be tandem to parking for principal dwelling

R1 ZONE – REQUIREMENTS FOR PRINCIPAL DWELLING:

- MIN LOT AREA: 450 m²
- MIN LOT FRONTAGE: 15 m
- MIN LOT DEPTH: 30 m
- MIN FRONT YARD DEPTH: 6 m
- MIN REAR YARD DEPTH: 7.5 m
- MIN SIDE YARD WIDTH: 1.2 m/1.2 m
- MAX COVERAGE: 35%
- MIN OPEN SPACE: 30%
- MIN PARKING SPACES: 2

Town of Ingersoll

Single Detached Dwelling with ARU in Basement



ARU IN BASEMENT:

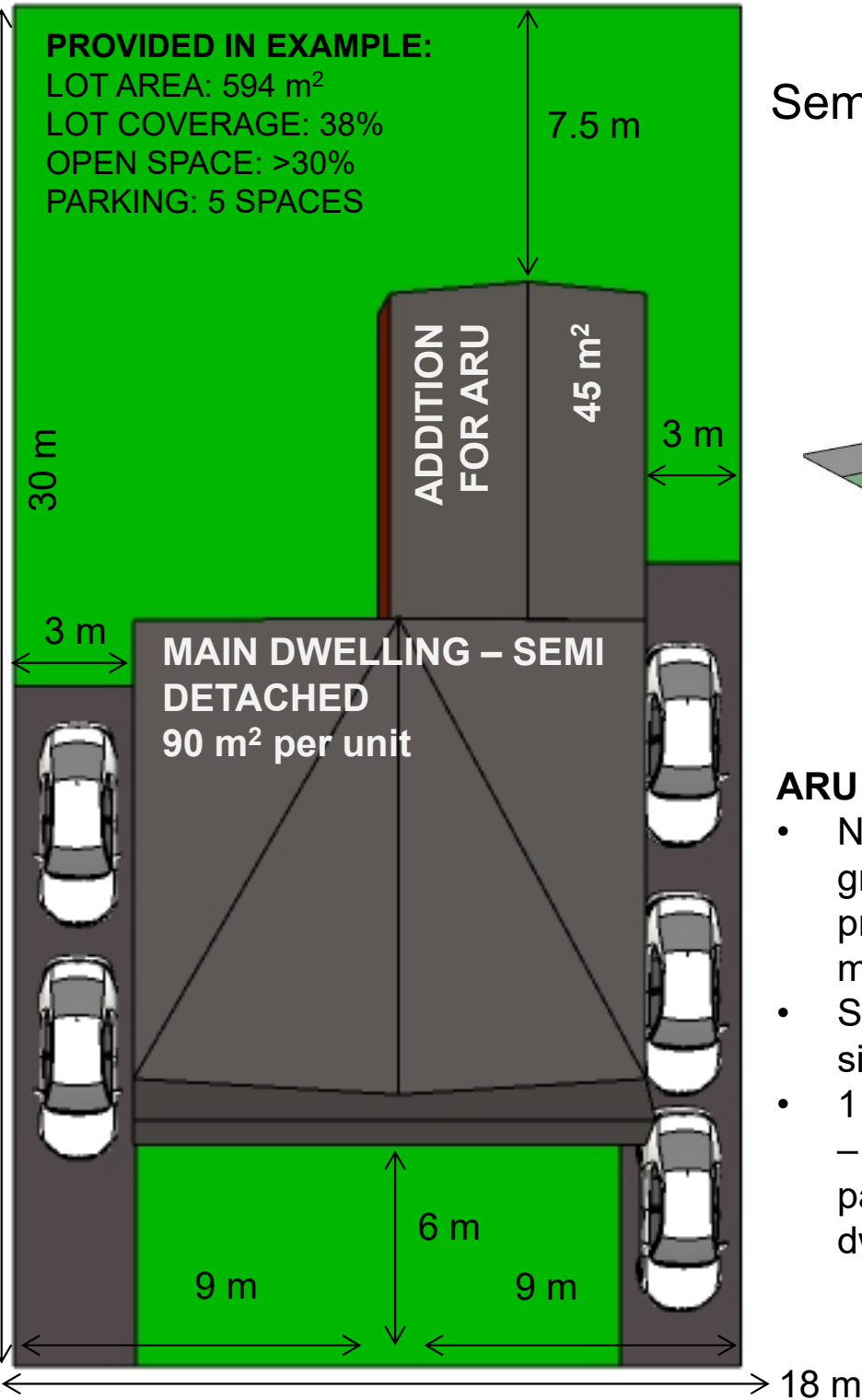
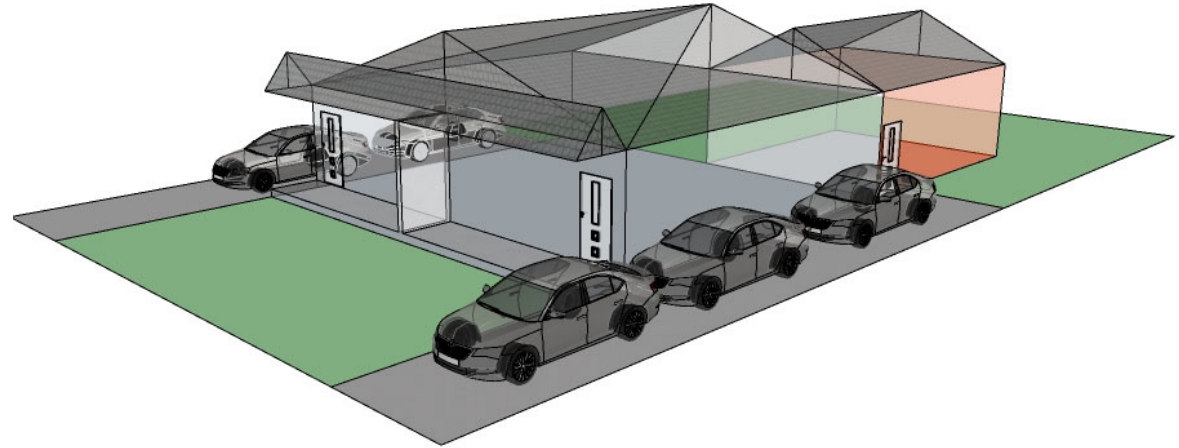
- Not to exceed 50% of the gross floor area of the principal dwelling up to a max of 100 m² (1,076 ft²), except that the entire basement may be used
- Separate entrance at rear with 1.2 m access walkway
- 1 parking space required – can be tandem to parking for principal dwelling

R1 ZONE – REQUIREMENTS FOR PRINCIPAL DWELLING:

- MIN LOT AREA: 450 m²
- MIN LOT FRONTAGE: 15 m
- MIN LOT DEPTH: 30 m
- MIN FRONT YARD DEPTH: 6 m
- MIN REAR YARD DEPTH: 7.5 m
- MIN SIDE YARD WIDTH: 1.2 m/3 m
- MAX LOT COVERAGE: 35%
- MIN OPEN SPACE: 30%
- PARKING SPACES REQUIRED: 2

Town of Ingersoll

Semi-Detached Dwelling with ARU in a Rear Addition



ARU IN A REAR ADDITION:

- Not to exceed 50% of the gross floor area of the principal dwelling up to a max of 100 m² (1,076 ft²)
- Separate entrance on side or rear
- 1 parking space required – can be tandem to parking for principal dwelling

R2 ZONE – REQUIREMENTS FOR PRINCIPAL DWELLING (per unit):

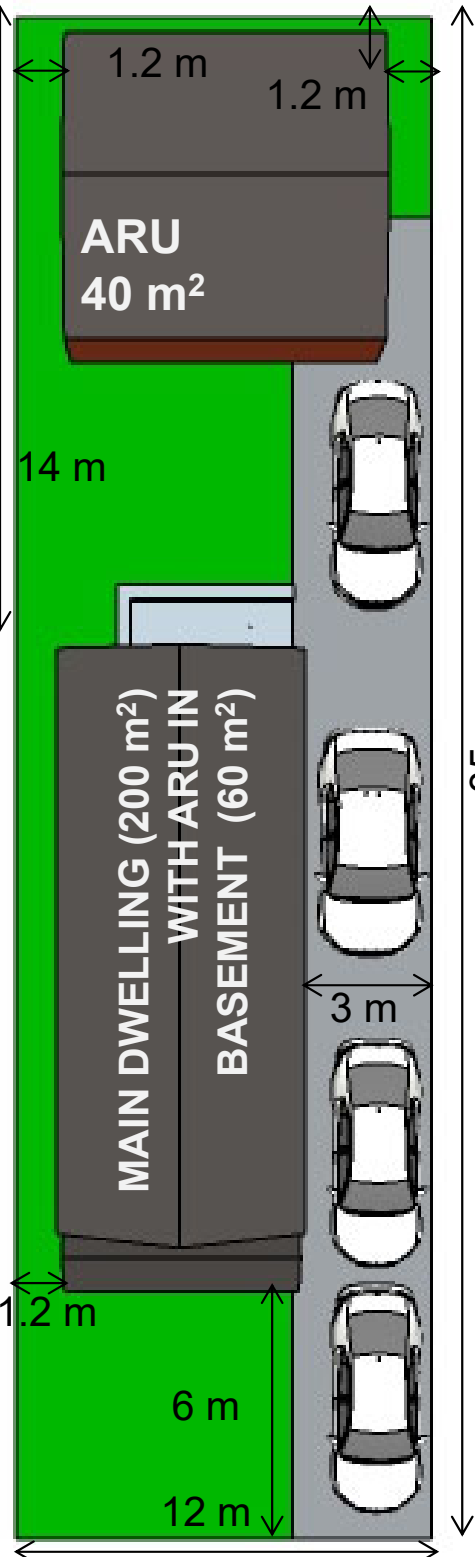
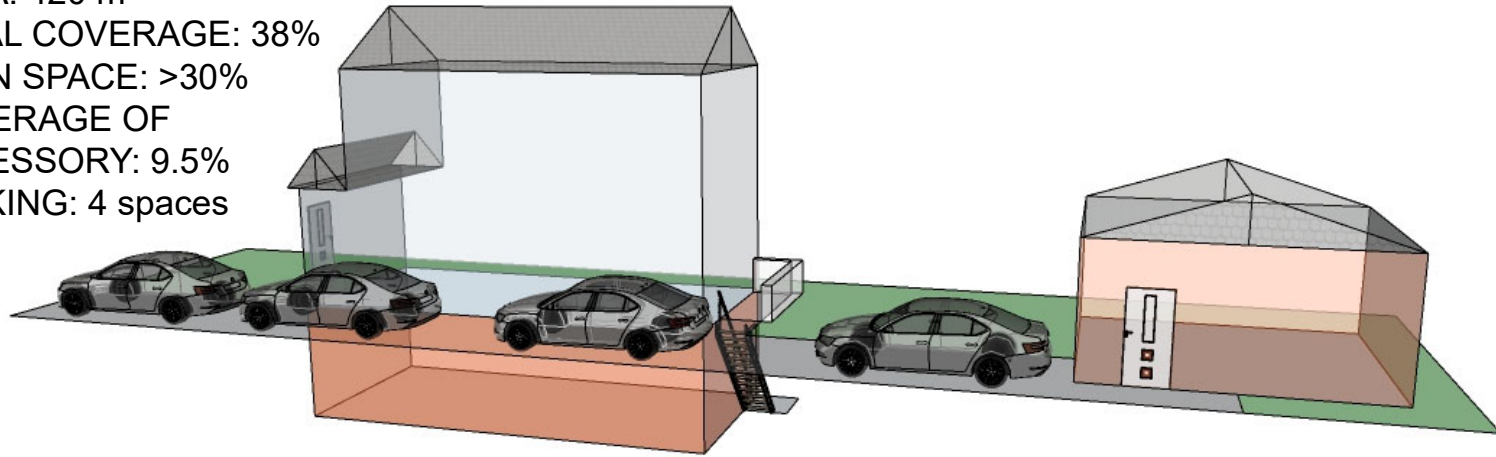
- MIN LOT AREA: 270 m²
- MIN LOT FRONTAGE: 9 m
- MIN LOT DEPTH: 30 m
- MIN FRONT YARD DEPTH: 6 m
- MIN REAR YARD DEPTH: 7.5 m
- MIN SIDE YARD WIDTH: 3 m
- MAX LOT COVERAGE: 40%
- MIN OPEN SPACE: 30%
- PARKING SPACES REQUIRED: 2

Town of Ingersoll

Single Detached Dwelling with ARU in Basement and in a Detached Accessory Building

PROVIDED IN PLAN:

- AREA: 420 m²
- TOTAL COVERAGE: 38%
- OPEN SPACE: >30%
- COVERAGE OF ACCESSORY: 9.5%
- PARKING: 4 spaces



ALL ARUs:

- All ARUs not to exceed 50% of the gross floor area of the principal dwelling up to a max of 100 m² (1,076 ft²)
- 1 parking space required for each ARU – can be tandem to parking for principal dwelling

ARU IN BASEMENT:

- Separate entrance to rear

ARU IN A DETACHED BUILDING:

- Meet accessory building provisions:
 - 1.2 m setback from rear and side
 - Up to 4 m in height
 - Up to 10% lot coverage

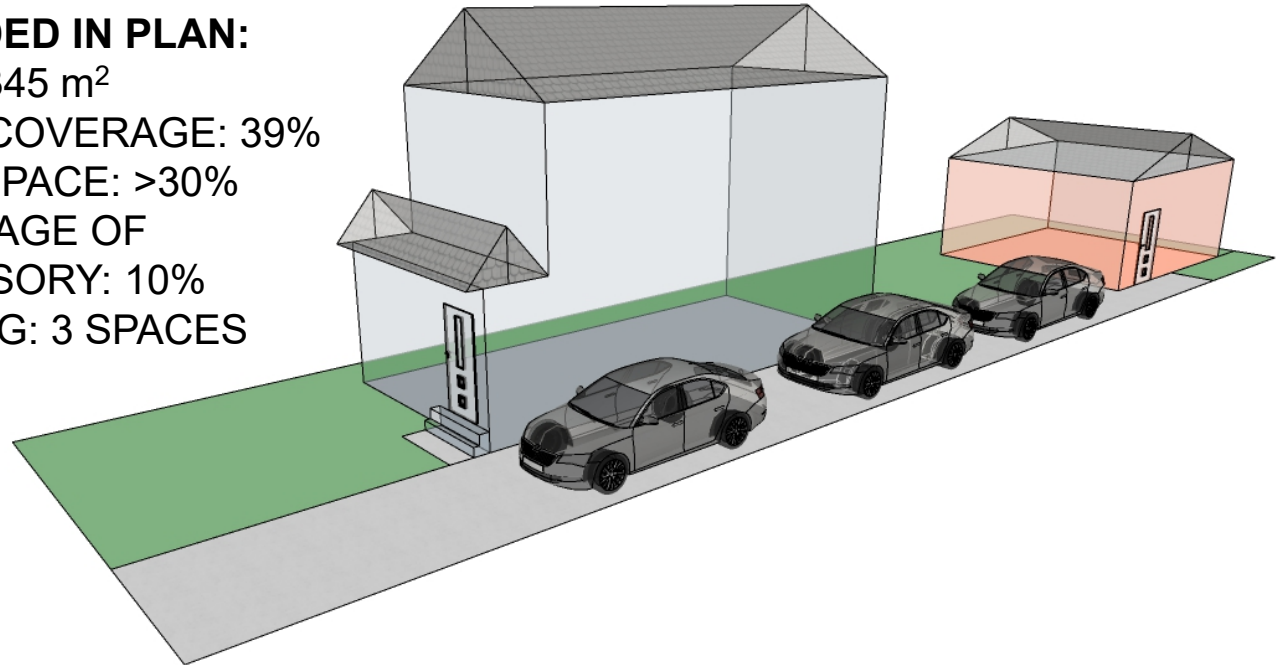
R2/EC ZONE – REQUIREMENTS FOR PRINCIPAL DWELLING:

- MIN LOT AREA: 345 m²
- MIN LOT FRONTAGE: 11.5 m
- MIN LOT DEPTH: 30 m
- MIN FRONT YARD DEPTH: 6 m
- MIN REAR YARD DEPTH: 7.5 m
- MIN SIDE YARD WIDTH: 1.2 m/3 m
- MAX LOT COVERAGE: 40%
- MIN OPEN SPACE: 30%
- PARKING REQUIRED: 2
- MAX COVERAGE OF ACCESSORY: 10%

Town of Ingersoll R2/EC Single Detached Dwelling with ARU in a Detached Accessory Building

PROVIDED IN PLAN:

AREA: 345 m²
 TOTAL COVERAGE: 39%
 OPEN SPACE: >30%
 COVERAGE OF
 ACCESSORY: 10%
 PARKING: 3 SPACES

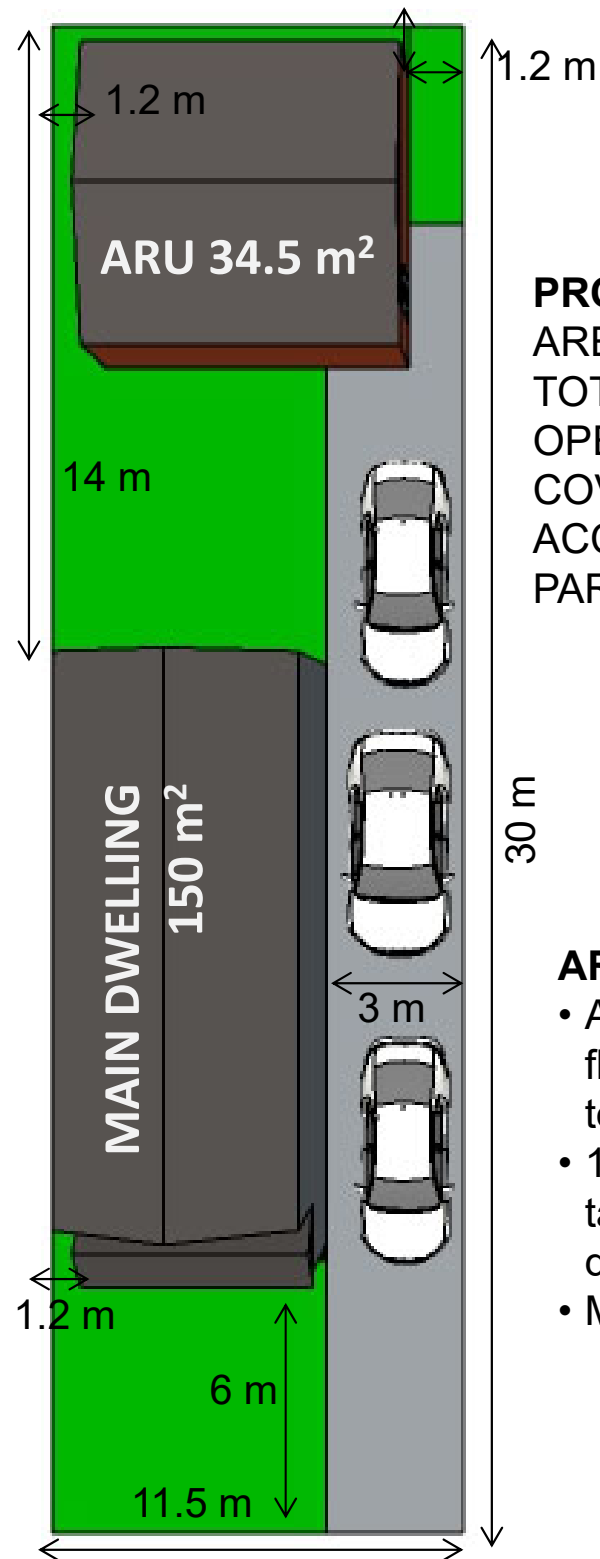


ARU IN A DETACHED BUILDING:

- ARU not to exceed 50% of the gross floor area of the principal dwelling up to a max of 100 m² (1,076 ft²)
- 1 parking space required – can be tandem to parking for principal dwelling
- Meet accessory building provisions
 - 1.2 m setback from rear and side
 - Up to 4 m in height
 - Up to 10% lot coverage

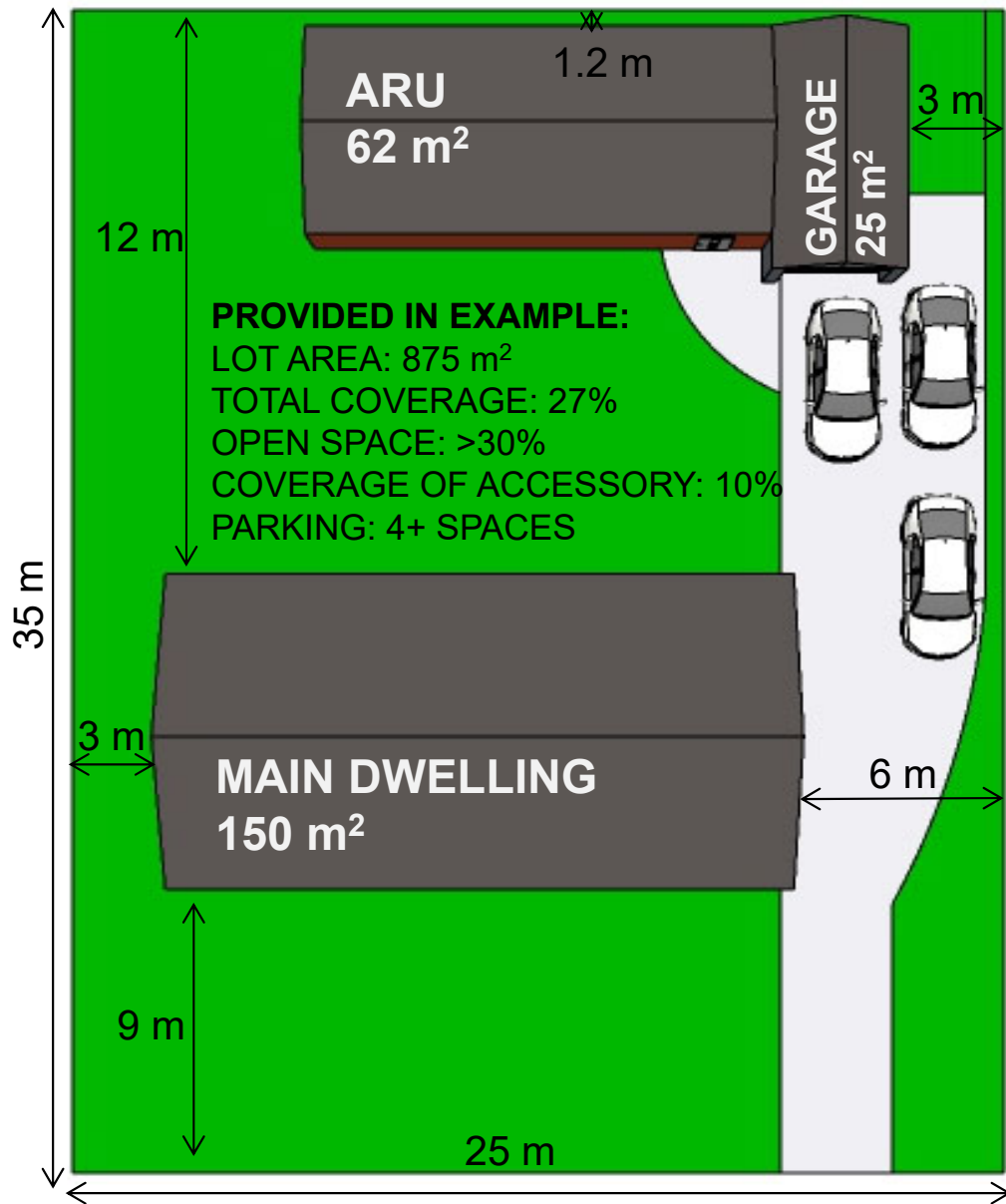
R2/EC ZONE – ZONE REQUIREMENTS FOR PRINCIPAL DWELLING:

MIN LOT AREA: 345 m²
 MIN LOT FRONTAGE: 11.5 m
 MIN LOT DEPTH: 30 m
 MIN FRONT YARD DEPTH: 6 m
 MIN REAR YARD DEPTH: 7.5 m
 MIN SIDE YARD WIDTH: 1.2 m/3 m
 MAX LOT COVERAGE: 40%
 MIN OPEN SPACE: 30%
 PARKING REQUIRED: 2
 MAX COVERAGE OF ACCESSORY: 10%



Town of Ingersoll

Single Detached Dwelling with ARU in a Detached Accessory Building

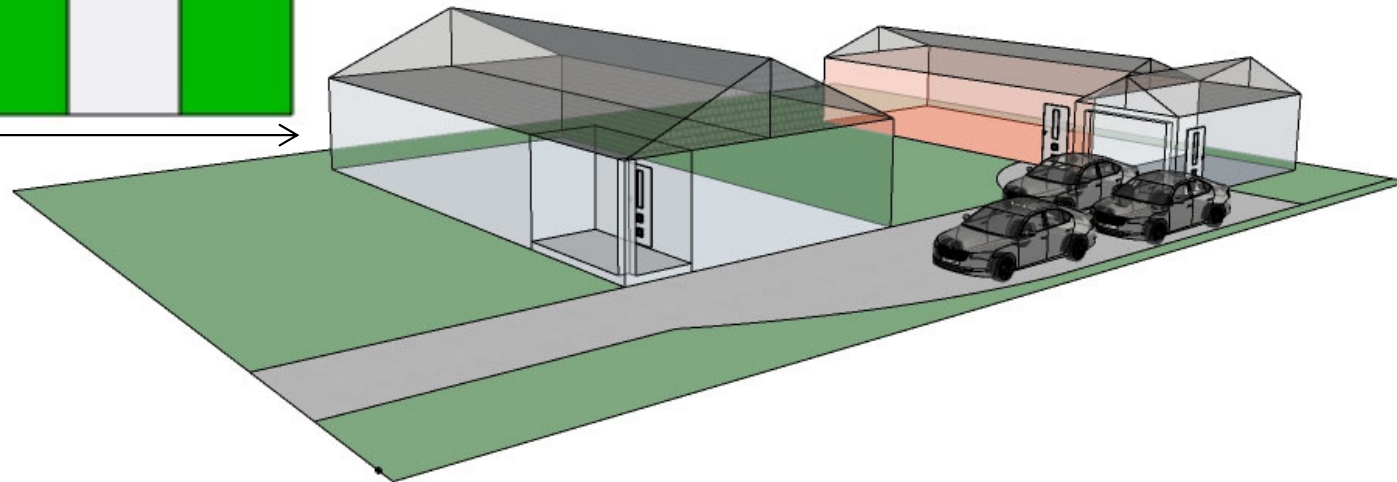


ARU IN A DETACHED BUILDING:

- Not to exceed 50% of the gross floor area of the principal dwelling up to a max of 100 m² (1,076 ft²)
- 1 parking space required – can be tandem to parking for principal dwelling
- Must meet accessory building provisions:
 - 1.2 m setback from rear and side yard
 - Up to 4 m in height
 - Up to 10% lot coverage

R1 ZONE – REQUIREMENTS FOR PRINCIPAL DWELLING

- MIN LOT AREA: 450 m²
- MIN LOT FRONTAGE: 15 m
- MIN LOT DEPTH: 30 m
- MIN FRONT YARD DEPTH: 6 m
- MIN REAR YARD DEPTH: 7.5 m
- MIN SIDE YARD WIDTH: 1.2 m/3.0 m
- MAX LOT COVERAGE: 35%
- MIN OPEN SPACE: 30%
- PARKING REQUIRED: 2
- MAX COVERAGE OF ACCESSORY: 10%



Town of Ingersoll

Street Townhouse with ARU in Basement

R3/EC ZONE - REQUIREMENTS FOR PRINCIPAL DWELLING:

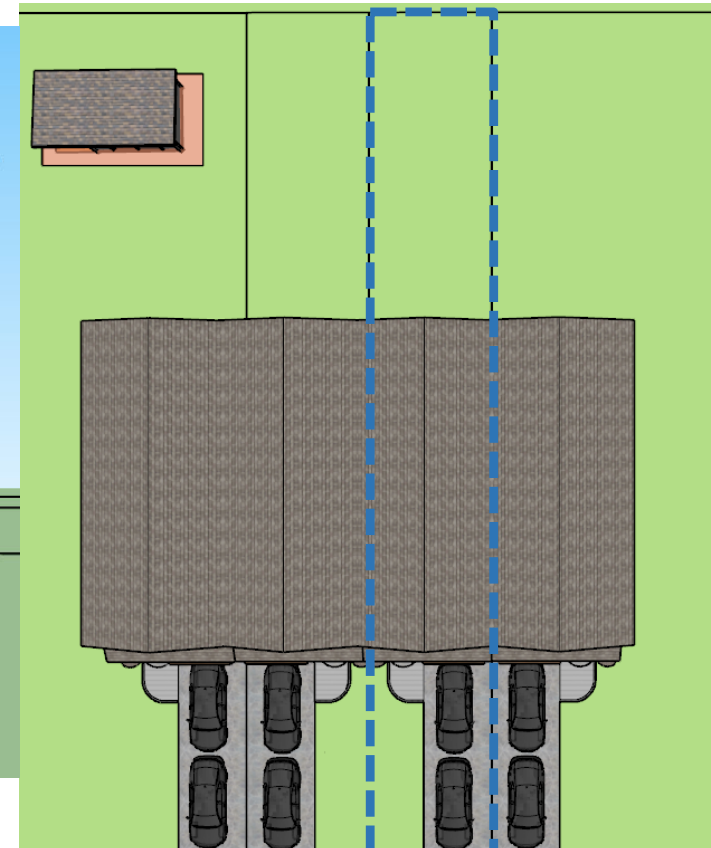
MIN LOT AREA: 150 m²
MIN LOT FRONTAGE: 5 m
MIN LOT DEPTH: 30 m
MIN FRONT YARD DEPTH: 6 m
MIN REAR YARD DEPTH: 7.5 m
MIN SIDE YARD WIDTH: n/a
MAX LOT COVERAGE: 40%
MIN OPEN SPACE: 30%
MIN PARKING SPACES: 2

PROVIDED IN EXAMPLE:

GFA OF PRINCIPAL DWELLING: 160 m²
GFA OF ARU: 80 m²
LOT AREA: 232 m²
LOT FRONTAGE: 6 m
FRONT YARD DEPTH: 11 m
LOT COVERAGE: 34%
OPEN SPACE: >30%
PARKING: 3 SPACES

ARU IN BASEMENT:

- Doesn't exceed 50% of the area of the principal dwelling or 100 m² (1,076 ft²)
- 1 parking space provided in tandem to parking for principal dwelling
 - Note: a front yard depth of least 11 m is required for 2 tandem spaces
- Entrance via a shared vestibule at front



Town of Ingersoll

Street Townhouse with ARU on Upper Level

R3/EC ZONE - REQUIREMENTS FOR PRINCIPAL DWELLING:

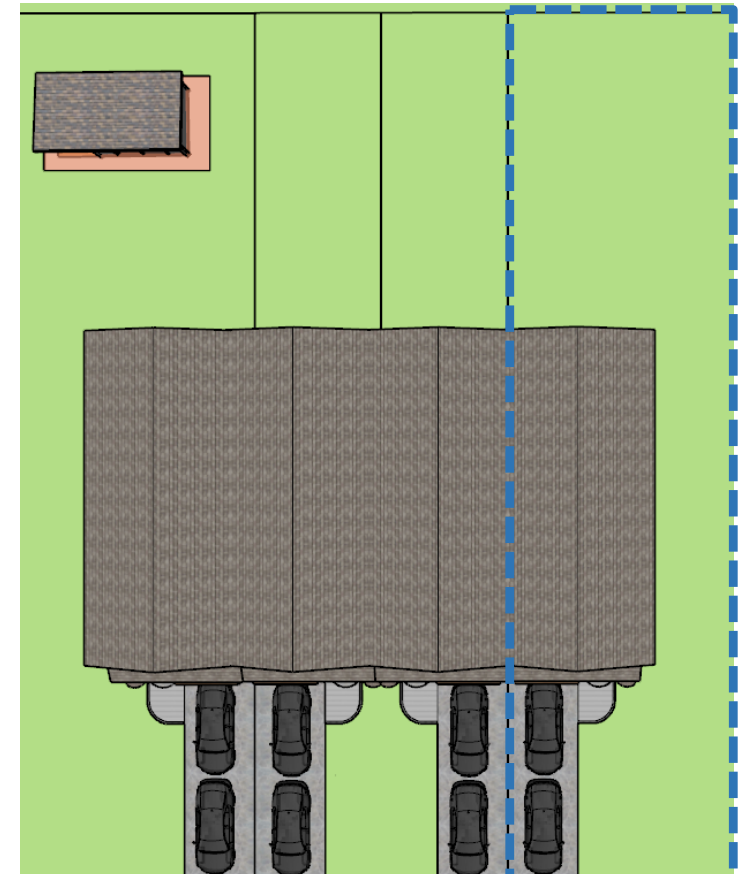
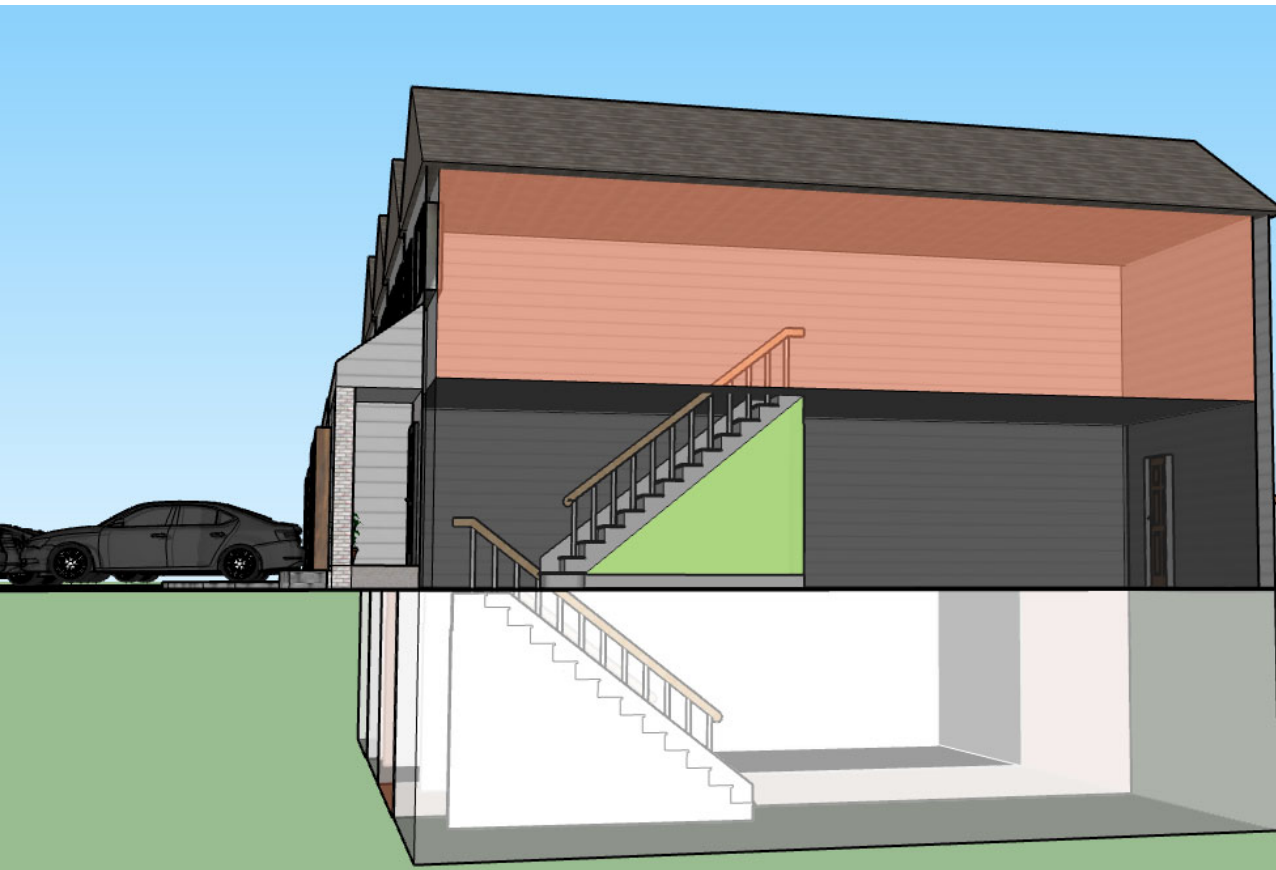
MIN LOT AREA: 150 m²
MIN LOT FRONTAGE: 5 m
MIN LOT DEPTH: 30 m
MIN FRONT YARD DEPTH: 6 m
MIN REAR YARD DEPTH: 7.5 m
MIN SIDE YARD WIDTH: 1.2 m
MAX LOT COVERAGE: 40%
MIN OPEN SPACE: 30%
MIN PARKING SPACES: 2

PROVIDED IN EXAMPLE:

GFA OF PRINCIPAL GFA: 160 m²
GFA OF ARU: 80 m²
LOT AREA: 440 m²
LOT FRONTAGE: 6 m
FRONT YARD DEPTH: 11 m
LOT COVERAGE: 18%
OPEN SPACE: >30%
PARKING: 3 SPACES

ARU ON UPPER LEVEL:

- Doesn't exceed 50% of the area of the principal dwelling or 100 m² (1,076 ft²)
- 1 parking space provided in tandem to parking for principal dwelling
 - Note: a front yard depth of at least 11 m is required for 2 tandem spaces and a double wide driveway requires lot frontage of at least 15 m
- Entrance via a shared vestibule at front. End units could have entrance at side/rear.



Town of Ingersoll

Street Townhouse with ARU in Detached Accessory Building

R3/EC ZONE – REQUIREMENTS FOR

PRINCIPAL DWELLING:

MIN LOT AREA: 150 m²

MIN LOT FRONTAGE: 5 m

MIN LOT DEPTH: 30 m

MIN FRONT YARD DEPTH: 6 m

MIN REAR YARD DEPTH: 7.5 m

MIN SIDE YARD WIDTH: 1.2 m

MAX LOT COVERAGE: 40%

MIN OPEN SPACE: 30%

MIN PARKING SPACES: 2

MAX COVERAGE OF ACCESSORY: 10%

PROVIDED IN EXAMPLE:

GFA OF PRINCIPAL GFA: 160 m²

GFA OF ARU: 18 m²

LOT AREA: 440 m²

LOT FRONTAGE: 6 m

FRONT YARD DEPTH: 11 m

LOT COVERAGE: 22%

COVERAGE OF ACCESSORY: 4%

OPEN SPACE: >30%

PARKING: 3 SPACES

ARU in Detached Building:

- Meets accessory building provisions
 - 1.2 m setback from rear and side yard
 - Doesn't exceed 10% lot coverage (ARU could be max 44 m² on this site)
- Doesn't exceed 50% of the area of the principal dwelling or 100 m² (1,076 ft²)
- Min 1.2 m access walkway to ARU
- 1 parking space provided in tandem to parking for principal dwelling
 - Note: a front yard depth of at least 11 m is required for 2 tandem spaces and a double wide driveway requires lot frontage of at least 15 m

