

CORPORATION OF THE TOWNSHIP OF PLUMMER ADDITIONAL

BY-LAW 2025-02  
BEING A BY-LAW TO AMEND BY-LAW 2013-13, AS AMENDED

WHEREAS pursuant to the provisions of the *Planning Act, R.S.O. 1990, c.13, section 34*, the Council of a Municipality may enact by-laws regulating the use of lands and the erection of buildings and structures thereon;

AND WHEREAS the Council of the Corporation of the Township of Plummer Additional intends to amend the zoning by-law to add general provisions to align with amendments to the Official Plan of the Township of Plummer Additional, in accordance with the *Provincial Planning Statement, 2024*;

THE COUNCIL OF THE TOWNSHIP OF PLUMMER ADDITIONAL HEREBY ENACTS AS FOLLOWS:

1. That By-law 2013-13 is amended as described in the attached explanatory text Schedule "A" which becomes part of the by-law;
2. That all other applicable provisions of By-law 2013-13 shall continue to apply
3. That this By-Law comes into force and takes effect on January 15, 2025.

Read three times and passed in open Council this 15<sup>th</sup> day of January, 2025.

  
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Mayor: Beth West

  
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Clerk: Liisa Cotnam

Schedule "A" to By-law 2025-02

**AMENDMENTS TO THE TOWNSHIP OF PLUMMER ADDITIONAL ZONING BY-LAW**

**Components of the Amendment:**

Part A, the Preamble, does not constitute part of this Amendment.

Part B, the Amendment, constitutes amendments to the Township of Plummer Additional Zoning By-Law.

**PART A – THE PREAMBLE**

The purpose of these Township-initiated amendments is to amend the Township's lot coverage and home industry provisions, and to amend the Township's Zoning By-law to include Additional Dwelling Unit (ADU) policies to conform to recent changes made to the Planning Act by the Province of Ontario.

**Location:** All lands within the Township of Plummer Additional

**PART B – THE AMENDMENT**

**That the Township of Plummer Additional Zoning By-law 2018 be amended as follows:**

**1. In Section 3, by adding the following definition:**

<i>Additional Dwelling Unit</i>	A dwelling unit that is ancillary and subordinate to the primary dwelling unit that may be contained within the main building on a lot and/or in an accessory building.
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**2. In Section 4, by adding the following section in its entirety:**

- a) No more than two (2) additional dwelling units shall be permitted on a lot in the R1 (Residential Low Density) Zone. Where two (2) new additional dwelling units are proposed on a lot, only one (1) may be located within a permitted accessory building, subject to additional requirements;
- b) No more than one (1) additional dwelling unit shall be permitted in a single detached dwelling on lot located in the R (Rural), A (Agricultural), or RR (Rural Residential) Zones. Such units may be located within a permitted accessory building, subject to additional requirements;
- c) Notwithstanding the above requirements, additional dwelling units shall only be permitted on lands which front onto and have access to a publicly maintained road;

- d) Where an additional dwelling unit is permitted, one (1) parking space per additional dwelling unit shall be required;
  - e) Additional dwelling units shall only be developed on lands with suitable site conditions for the provision of appropriate sewage and water services;
  - f) Requirements for buildings, accessory buildings, and septic systems shall be in conformity with the requirements of the respective zone, and any other applicable general provisions;
  - g) Additional dwelling units shall comply with the Ontario Building Code and Fire Code;
  - h) Additional dwelling units in either the main building or an accessory building shall have a gross floor area that is lesser than that of the primary dwelling unit;
  - i) Additional dwelling units located in accessory buildings in the R (Rural), A (Agricultural), and RR (Rural Residential) Zones shall be located no further than 30 metres from the main building;
  - j) Additional dwelling units shall not take the form of a mobile home
3. In Section 6.3, by adding “Additional Dwelling Unit subject to Section XX” as a permitted accessory use.
  4. In Section 15.3, by adding “Additional Dwelling Unit subject to Section XX” as a permitted accessory use.
  5. In Section 16.3, by adding “Additional Dwelling Unit subject to Section XX” as a permitted accessory use.
  6. In Section 19.3, by adding “Additional Dwelling Unit subject to Section XX” as a permitted accessory use.
  7. In Table 6.4, by deleting and replacing all instances of “5%” with “10%”.
  8. In Table 8.4, by deleting and replacing “5%” with “10%”.
  9. In Table 8.4, by deleting and replacing “2%” with “5%”.
  10. In Section 4.15.2, by deleting and replacing all instances of “up to 46 m2 [495ft.2]” with “of the total floor area of the dwelling”.
  11. In Section 4.15.2, by deleting and replacing “93 m2 [1,000 ft.2]” with “140 m2 [1,506 ft.2]”.

**12. In Section 4.15.2, by deleting and replacing the requirement of “111 m<sup>2</sup> [1,200 ft.<sup>2</sup>]” for accessory buildings in the Rural Area with “200 m<sup>2</sup> [2,152 ft.<sup>2</sup>]”.**

**13. In Section 4.15.2, by deleting the following row in its entirety:**

Combined	111m <sup>2</sup>	139m <sup>2</sup>
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