

Housing and Additional Residential Unit ZBA
Key Document – Definition Amendments
November 17, 2025

Legend

Text in Black = Existing

Text in green = Proposed to be Added

Text ~~Crossed Out~~ = Proposed to be Removed

Text that is **Bolded** = Defined Term within Zoning By-law

Dwelling Unit means: An area of a building operated as a **housekeeping** unit in a **dwelling**, used or intended to be used by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities.

Dwelling – Dwelling means a **building** containing one or more **dwelling units** constructed on site or off-site in parts designed to be transported to a **lot** and where they are joined as integral units and placed on permanent foundation over a concrete slab or **basement** but shall not include recreational vehicles, motor homes, travel trailer, **tourist trailers**, tent trailers, campers and motor vehicles, hotels, shared housing, motels or institutions.

a. Accessory dwelling **unit**: An accessory dwelling unit to the **principal use** of a non-residential building.

b. Additional residential unit: A **dwelling unit** that is self-contained, subordinate to and located within the same building or on the same lot of a **primary dwelling unit**.

c. **Dwelling, Apartment** ~~Apartment dwelling~~: A ~~dwelling unit~~ **building dwelling** containing five or more **dwelling units** that share a common access to the outdoors through a common entrance and/or a common corridor system.

d. **Dwelling, Garden Suite**: A detached **dwelling unit in a building dwelling** that is accessory to the primary dwelling unit on the same lot and which is designed to be portable and temporary.

e. **Dwelling, Mobile Home** ~~Mobile home dwelling~~: A **dwelling unit prefabricated building dwelling** that is a **dwelling unit** designed to be made mobile, and constructed or manufactured to provide permanent living accommodations, but does not include recreational vehicles, motor homes, travel trailers, tent trailers, park model trailers, or trailer otherwise defined.

f. **Dwelling, Modular Home** ~~Modular Home dwelling~~: A prefabricated ~~building or structure~~ **dwelling** which is designed to provide a permanent **dwelling unit** for one or more persons and which is placed on a finished permanent foundation. This definition shall not include a

mobile home, recreational vehicle, motor home, travel trailer, tent trailer or a trailer otherwise defined.

g. **Dwelling, Multiple** Multiple dwelling: A dwelling unit in a **building dwelling** containing four or more **dwelling units** that would not be considered any other type of **dwelling unit** as defined by this By-law.

h. Primary **dwelling unit**: The largest **dwelling unit** in which the residential use of the lot is conducted.

i. **Dwelling, Semi-Detached** Semi-detached dwelling: A **dwelling unit** in a **building dwelling** that is divided vertically into two **dwelling units** that share a common wall above and below grade. A wall that has a minimum height of 2.4 metres above grade and which has a minimum depth of 6.0 metres is required to separate the pair of **dwelling units** within the same building.

j. **Dwelling, Single Detached** Single-detached dwelling: A **dwelling unit** in a **building dwelling** containing only one **dwelling unit**.

k. **Dwelling, Street Townhouse** Street Townhouse dwelling: A **dwelling unit** in a **building dwelling** that is vertically divided above and below grade into a minimum of three **dwelling units**, each of which has an independent entrance to the outside at the front, rear, and/or side of the **building** and a yard abutting at least two of the exterior walls of each **dwelling unit**.

l. **Dwelling, Triplex** Triplex dwelling: A **dwelling unit** in a **building dwelling** that is divided horizontally or is divided horizontally and vertically into three **dwelling units**, each of which has an independent entrance to the outside or through a common entrance or a combination of both.

m. **Dwelling, Tiny House**: A **dwelling unit** in a **building dwelling** that is designed to be portable and provide permanent living accommodation, but does not include mobile homes, recreational vehicles, motor homes, travel trailers, tent trailers or trailer otherwise defined.