

The Corporation of the Township of North Frontenac

By-law # 2026-16

Being a By-law to Amend the Official Plan for the Township of North Frontenac (Amendment Number 2 – Additional Residential Units)

Whereas a Public Meeting was held regarding this amendment on August 7, 2025; and,

Whereas the Municipal Council of the Township of North Frontenac deems it appropriate to amend the Official Plan for the Township of North Frontenac, as it relates to policies regarding Additional Residential Units;

Now Therefore, the Council of The Corporation of the Township North Frontenac, in accordance with the provisions of Section 17 of the *Planning Act, R.S.O. 1990.c.P.13*, as amended, enacts as follows:

1. The Township of North Frontenac Official Plan is hereby amended by the following changes, which shall constitute Amendment Number 2 to the Official Plan for the Township of North Frontenac:
 - a. Add a new definition for Additional Residential Unit (ARU) alphabetically within Appendix 1 “Definitions”:

Additional Residential Unit (ARU):

means an additional habitable dwelling that is a self-contained residential unit located on the same lot as a primary dwelling. An ARU includes its own kitchen, bathroom, living space, and sleeping area. ARUs can take various forms, such as:

- a. Detached structures (e.g., backyard cottages or carriage houses); or,
 - b. Attached/interior units (e.g., attached in-law suites, basement apartment, converted garage).
 - b. Delete subsection (e) within the definition of ‘Residential Intensification’ in Appendix 1: Definitions of the Official Plan and replace with the following:
 - (e) the conversion or expansion of existing residential buildings to create new residential units or accommodation, to construct additional residential units including accessory apartments, secondary suites, and rooming houses

- c. Delete Section 2.3.7 in its entirety and replace with the following text:

To provide for a range of housing types and densities that meet the existing and future needs of a predominantly rural community, including an aging population wishing to remain in their community, affordable housing is recognized as a matter of Provincial interest under the *Planning Act*. Recent legislative changes now facilitate the creation of up to three residential units on a single lot where residential use is permitted.

This policy shall not apply to sleeping cabins or “bunkies,” nor to buildings or structures located on waterfront properties, where additional residential units could result in adverse impacts on water quality and the natural environment.

- d. Add a Subsection 3.2.1 “Additional Residential Units (ARUs)” into Section 3.2 “Accessory Uses” with the text shown in Schedule ‘A’ to this By-law.
- e. Delete Section 4.1.2.A “Hamlets – Permitted Uses” in its entirety and replace with the following text:

A. Residential uses: single detached and two-unit dwellings, group homes and garden suites. Two-unit dwellings shall include semi-detached dwellings, duplexes and converted dwellings. Higher density residential uses will also be permitted which serve the changing demographic profile of the community such as housing for retirees, continuum-of-care facilities, small block apartments and town housing. Council will endeavor to provide for affordable housing in meeting future housing demands.

Council shall allow the use of additional residential units on a single lot of record by authorizing a total of three residential units in the following manner, subject to policies outlined in Section 3.2.1,

- f. Delete Section 4.3.1 “Rural Residential Uses – Permitted Uses” in its entirety and replace with the following text:

For the purposes of this Plan, housing types may include permanent rural residential uses including single detached and two unit dwellings, mobile homes and accessory uses including additional residential units and/or a garden suite. Housing types may also include continuum-of-care facilities and tenured housing oriented to

short-term or seasonal occupancy such as condominiums, fractional ownership and time-sharing. Recreational vehicles are not considered to be a form of housing, but rather for short term recreational-oriented accommodation.

2. The Clerk is hereby authorized and directed to make application to the County of Frontenac for the approval of Official Plan Amendment Number 2 for The Corporation of the Township of North Frontenac.
3. This by-law shall come into force and take effect on the date that Official Plan Amendment Number 2 is approved by the Council of The Corporation of the County of Frontenac, subject to the provisions of the *Planning Act, R.S.O., 1990.c.P.13*, as amended.

Read a first and second time **February 27, 2026.**

Read a third time and finally passed this **February 27, 2026.**

Gerry Lichty, Mayor

Tara Mieske, Clerk

Township of North Frontenac

Schedule 'A' to By-Law Number 2026-16

3.2.1 Additional Residential Units (ARUs)

The intent of this section is to address housing needs by increasing the supply and variety of housing options, ensuring ARUs are properly serviced without affecting neighboring properties, and protect the natural environment and water resources

1. ARUs are not permitted within the Waterfront Area designation of this Plan.
2. ARUs are not permitted within 300 metres (984.2 feet) of a designated At-Capacity Lake.
3. Additional dwelling units may be permitted on lands where a single detached dwelling, semi-detached dwelling, or townhouse is the principal use permitted in the Rural and Settlement Area/Hamlet designations in Appendix 2 of this Plan, provided that:
 - a. The lot size is sufficient to accommodate the additional residential unit(s) as outlined by the Township Zoning By-law.
 - b. The additional dwelling unit(s) can be adequately serviced in compliance with the Township's Residential Servicing Standards.
 - c. The property contains no more than a total of three (3) residential units.
 - d. A sleep cabin and/or loft-above-a-garage does not fall under the definition of ARU.
 - e. A Garden Suite is considered a residential unit under this policy.
 - f. The ARU(s) have a smaller footprint and gross floor area compared to the principal dwelling. If the ARU is larger than principal dwelling, the largest of the two becomes the 'principal/primary dwelling' for the purposes of the Zoning By-law.
 - g. The ARU(s) can be serviced with water and wastewater in accordance with the Township of North Frontenac's "Servicing Standards for Additional Residential Units".
 - h. The lot has direct access from a year-round maintained publicly owned road, or a private road within an approved plan of condominium, or a private road that has been constructed to Township's Private Lane Standards and that is maintained year-round.

- i. The ARU complies with the Natural Heritage and Natural Hazard sections of this Official Plan.
 - j. Access (i.e. driveways) to the ARU(s) is constructed to a standard that allows access by emergency service vehicles.
- 4. Any application resulting in the creation of a new lot of record that has the effect of separating an ARU from the principal dwelling must demonstrate that the ARU can be serviced by its own well and sewage disposal system and meet all the policies outlined in Section 3.15 (Subdivision, Condominiums, Consents and Part-lot Control) of this Plan. Creating a new lot of record from an ARU where the well and/or sewage system is shared with another dwelling located on a separate lot of record is not permitted.
- 5. The ARU(s) are properly addressed in accordance with the Township Civic Addressing By-law, as amended.