

DETACHED ADDITIONAL RESIDENTIAL UNITS (DARU) COUNCIL WORKSHOP

April 2025

Kaitlin McKay, Senior Planner - Development

Peterson Rissis, Junior Planner



AGENDA

01 What is a Detached Additional Residential Unit?

02 Provincial Legislation Changes

03 Overview of what municipalities can regulate

04 Current status in Newmarket & Municipal Scan

05 Spatial Analysis & 3D Modelling

06 Next steps and Q&A





Mentimeter

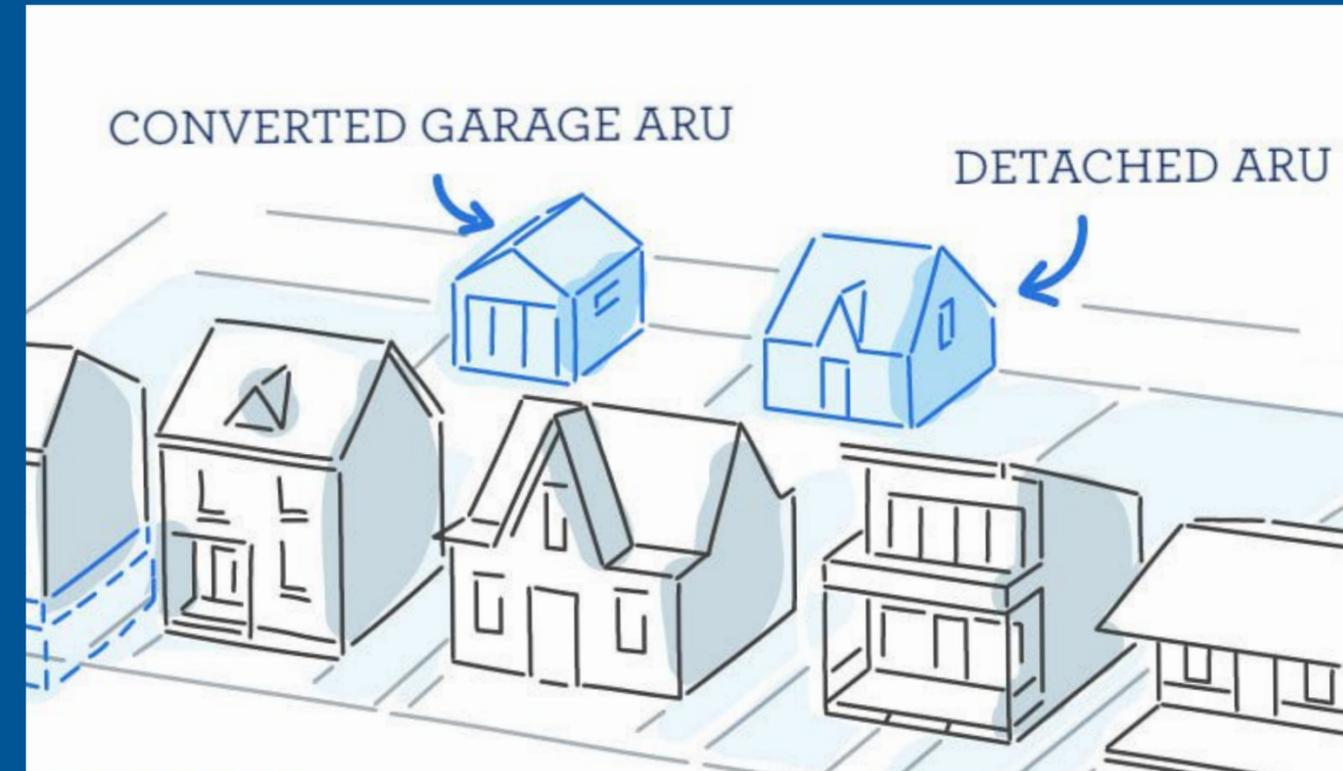


What is a Detached Additional Residential Unit (DARU)?

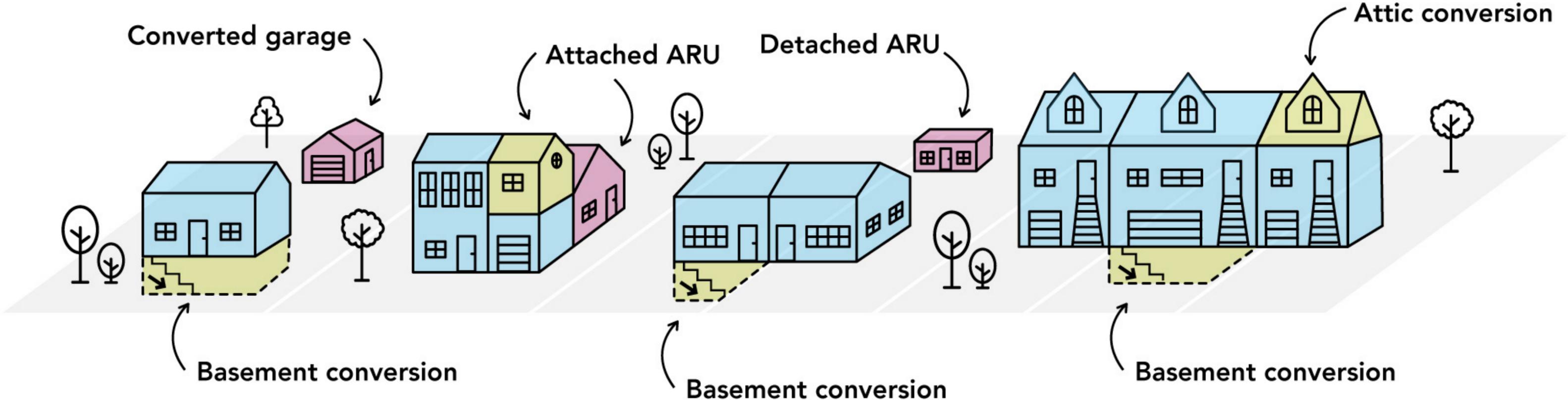
A self-contained dwelling unit with a private kitchen, bathroom facilities, and sleeping areas in a building ancillary to a house.

Often referred to as Garden Suites, Granny Flats, Laneway Homes, Coach Homes, Carriage Houses, or Nanny Suites. A DARU can also include a converted garage or garage with ARU above.

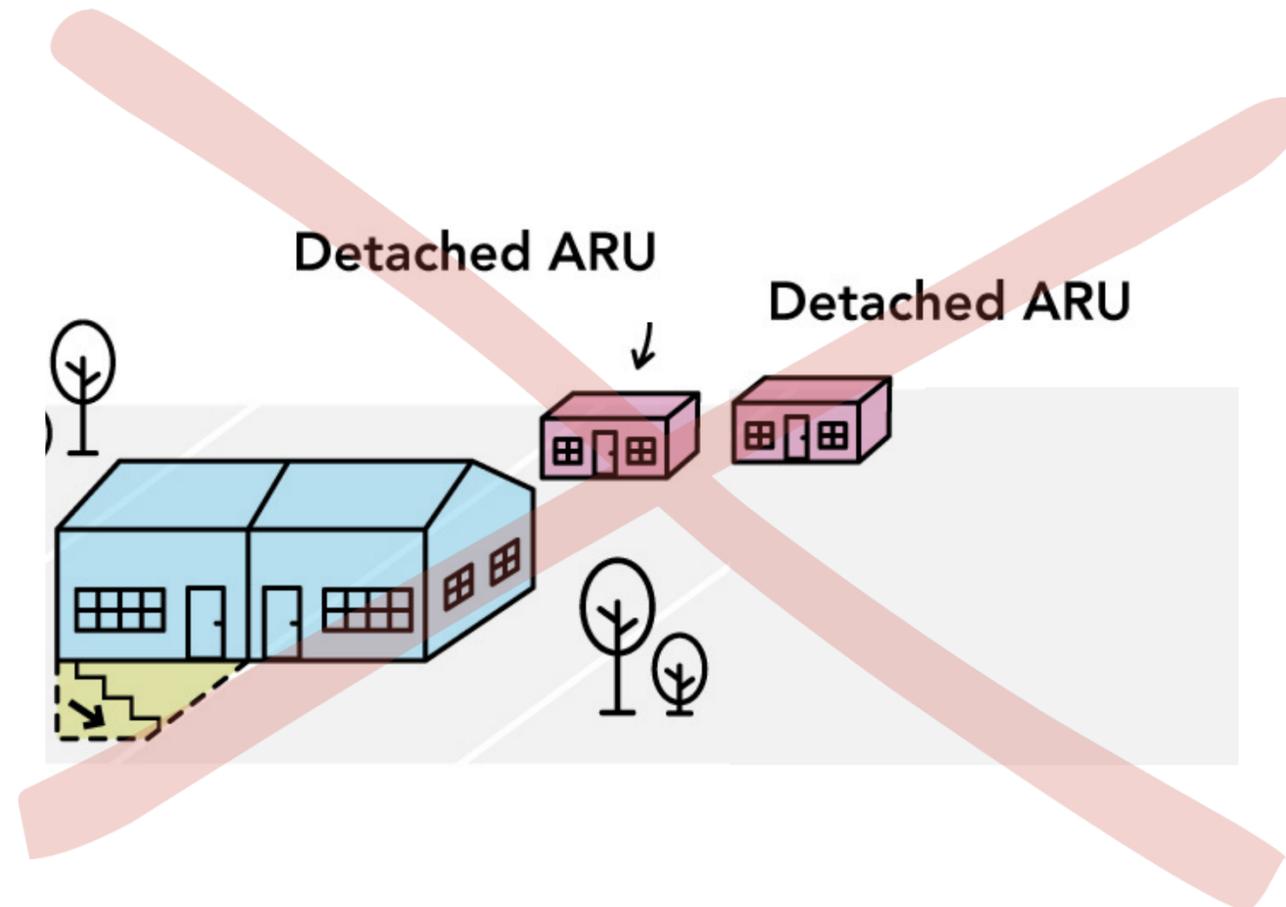
Range in size - 300 to 400 sq. ft for a bachelor suite, 500 to 600 sq. ft. for a one bedroom unit, 600 sq. ft + for a two bedroom or one bedroom plus den



Attached vs. Detached ARUs



What is not permitted



Primary dwelling + detached garage with unit + independent DARU

OR

Primary dwelling + 2 independent DARUs

Purpose of DARUs



Additional housing unit type



Supports unique housing needs of residents



Supports the Town's housing pledge of 6,400 homes and Provincial target of 1.5 million homes by 2031

Provincial Legislation Changes

Bill 108, O. Reg 299/19, and Bill 23

Bill 108 - More Homes, More Choice Act (2019)

- Official Plans and Zoning By-laws are required to allow ARUs in detached, semi-detached, townhouses, and in detached buildings or structures
- Authorized up to three residential units in a house OR two residential units in a house and one residential unit in a building or structure ancillary to the house

Ontario Regulation 299/19 (2019 and amended)

- An ARU may be occupied by any person, regardless of if the primary or accessory unit is occupied by the owner
- The occupant of an ARU does not need to be related to the person who occupies the main unit
- Each ARU may have a maximum of one parking space and the space may be provided in tandem

Bill 23: More Homes, Built Faster Act (2022)

- ARUs are exempt from development charges
- Zoning by-laws may not establish a minimum floor area requirement for ARUs

Provincial Legislation Changes

2024 Amendments to ARU Regulation 299/19

- 1 A maximum of one parking space is required per ARU and may be in tandem
- 2 Angular plane does not apply
- 3 No limit on the floor space index (FSI) of the parcel
- 4 A DARU must be setback at least 4 metres from another building or structure on the same lot
- 5 Up to 45% lot coverage is permitted (for all structures)
- 6 No minimum lot area requirements that are specific to parcels with DARUs

Provincial Legislation Changes

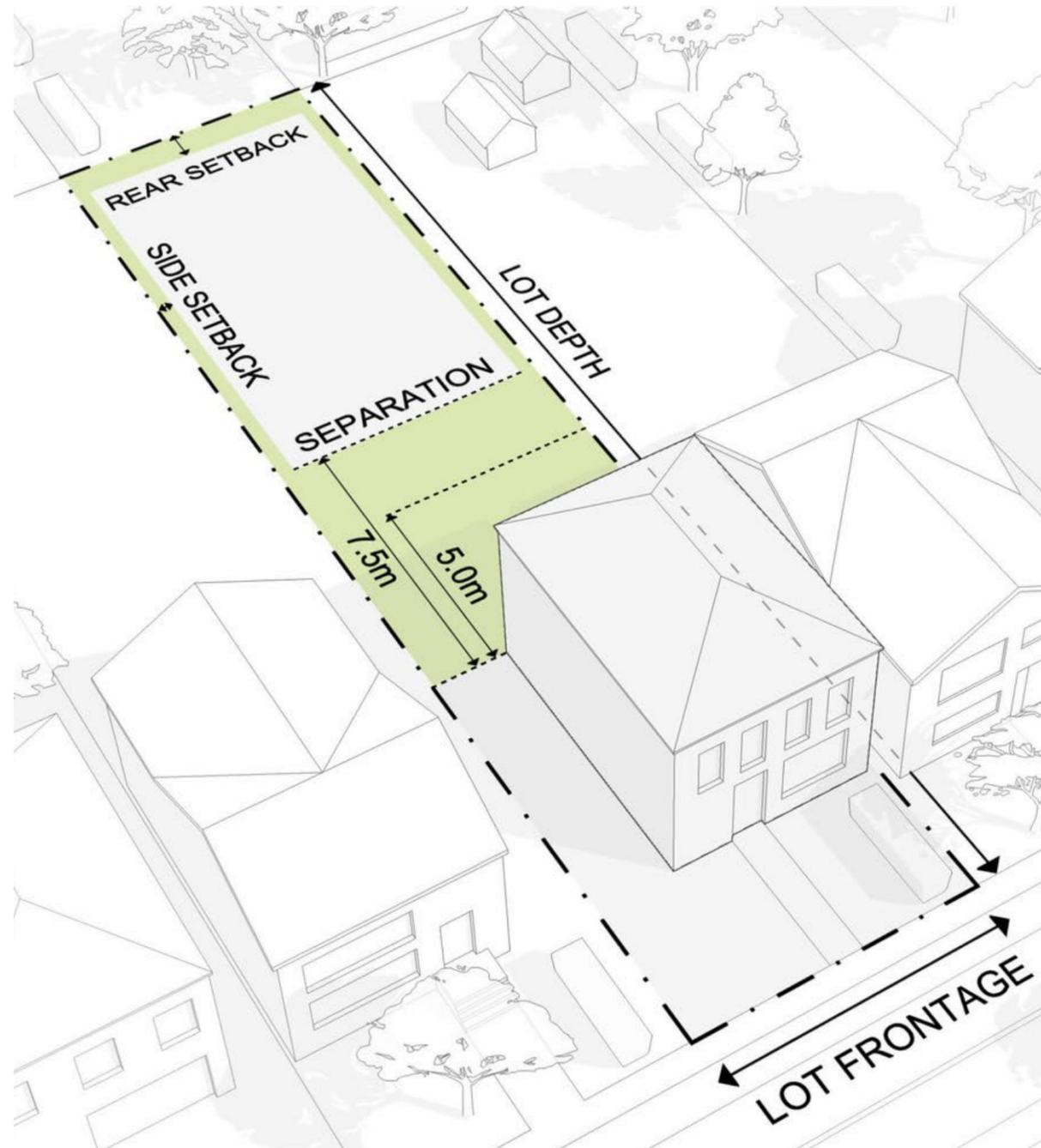
2024 Amendments to ARU Regulation 299/19

Municipalities may pass a by-law that would prevail over the requirements outlined in the regulation. For example:

- 1 To allow a separation distance between the main dwelling and DARU that is less than 4 metres
- 2 To allow greater than 45% lot coverage for lots with additional residential units
- 3 To not require a parking space to be provided for the main unit or additional residential units

What can municipalities regulate?

Yard Setbacks



Interior side yard

- Setback from a shared side lot line to DARU

Exterior side yard

- For a corner lot, the setback from the side street lot line to DARU

Rear yard

- Setback from rear lot line to DARU

What can municipalities regulate?

Building height



Height in storeys

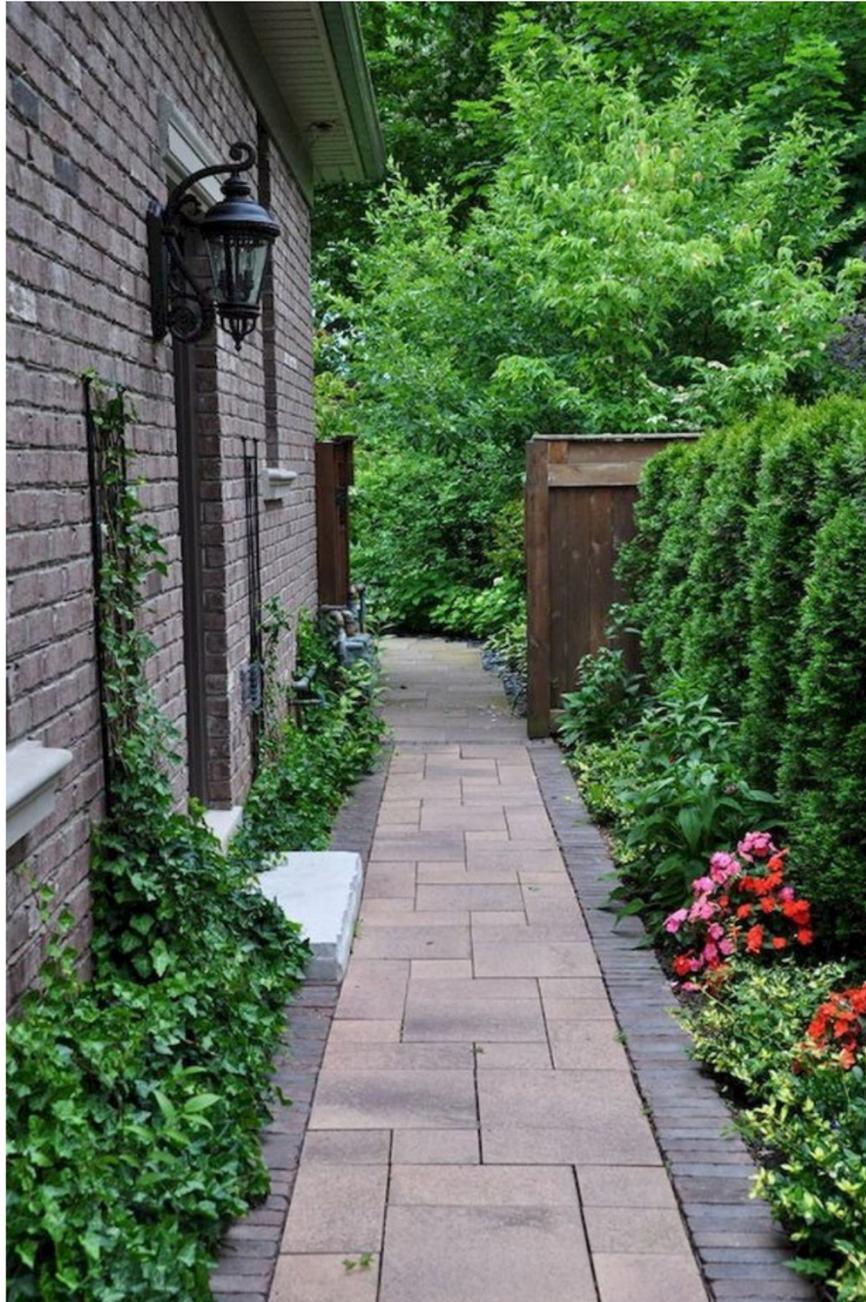
OR



Height in metres

What can municipalities regulate?

Fire and Pedestrian Access



A **clear unobstructed path of travel** is required for fire and emergency personnel to access DARUs

Many municipalities are requiring a **minimum width and height for the path of travel** and some by-laws require specific materials, such as hardscaping

Central York Fire Services has requested that the maximum distance from the curb to the front of the DARU is 200 feet (appx. 61 metres)

What can municipalities regulate?

Maximum size of DARU

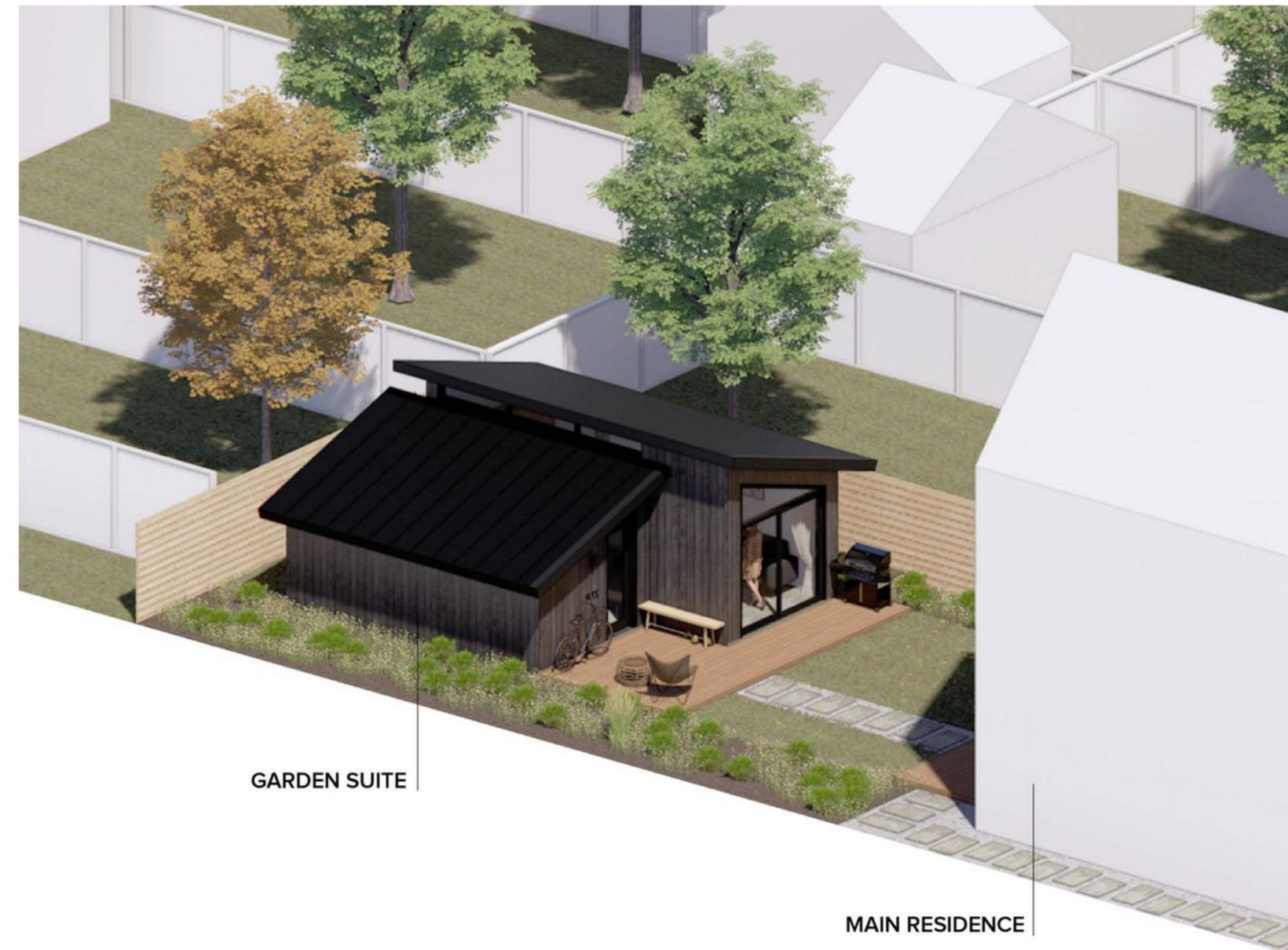
Size of DARU relative to the main dwelling or lot size

- Percentage of main dwelling's floor area
- Percentage of total lot area

OR

Maximum floor area

- Floor area cap
- Could be dependent on the property's zone or based on a specific location in the municipality



What can municipalities regulate?

Amenity space

Location of amenity space

- Required yard setbacks for different types of amenity space

Types

- Porches, decks, steps, balconies, or rooftop amenity space



Other Considerations

Servicing - Water and Sanitary

Legislation changes allow up to 3 units per lot on a parcel of “urban residential land”.

One sanitary connection and one water connection are permitted per civic address. The owner may split servicing within the private property from the existing connections.

Only one water valve will be provided at the property line, and one water meter will be in the main dwelling. Homeowners may purchase and install separate meters for individual units for their own use.

A building permit application for a DARU must demonstrate that there is sufficient water pressure to support the additional unit(s) and the proposed number of fixtures. If the existing service is not adequately sized to accommodate the new units, the owners will be required to upgrade the service.



Other Considerations

Servicing - Hydro and Gas

Hydro

NT Power will continue to provide one electrical service per property.

The homeowner may service a DARU from the main electrical panel or install multiple meter bases to meter the electricity consumption of individual units.

Gas

Enbridge will service DARUs with the existing gas service.

Enbridge will either upgrade the existing gas meter or install an additional gas meter to allow for separate billing for individual units. The homeowner will be responsible for installing piping from the existing meter to the DARU.



Image source: Bruce County

Other Considerations

Home Occupations



The Town's Zoning By-law currently does not permit home occupations in residential accessory structures such as sheds and garages.

The By-law has specific provisions to regulate home occupations including:

- types of uses that are and are not permitted;
- number of non-resident employees;
- floor area that can be devoted to a home occupation;
- signage; and,
- sale of goods, etc.

Other Considerations

- Existing driveways - width and length
- Minimum parking space sizes
- ARUs in existing structures
- Basements
- Different provisions for detached garages
- Minimum rear yard soft landscaping requirements
- Surface material type for pathway to access to DARU and setback to shared lot line
- What about 4 units per lot?
- Short term rentals
- Impacts to other departments (addressing, licensing, enforcement)



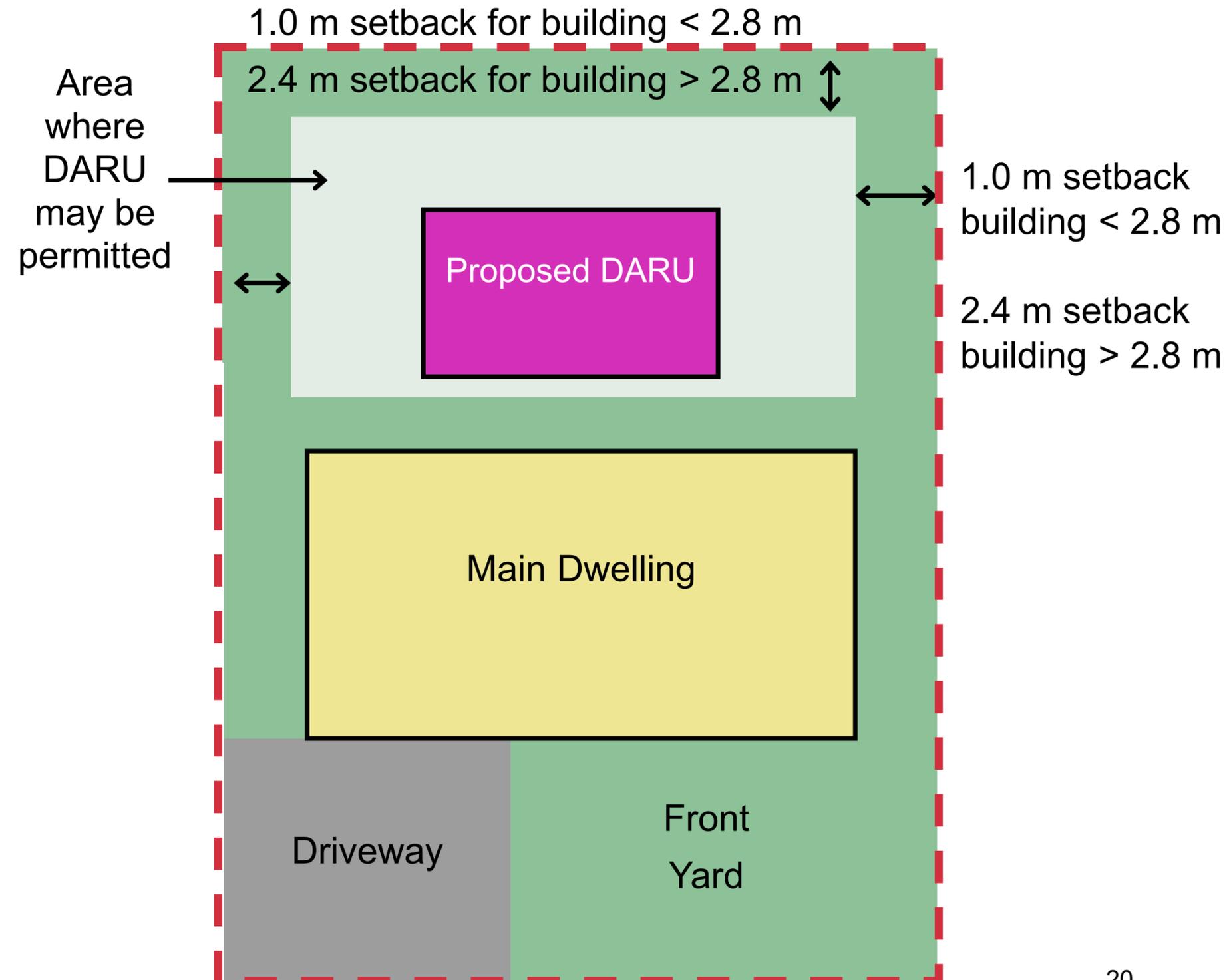
Current Status in Newmarket

Newmarket does not currently have zone provisions to regulate DARUs

Staff are currently using residential accessory structure provisions (for sheds, gazebos, etc.) when a DARU is proposed

Currently regulating:

- Height
- Setbacks
- Lot coverage





Municipal Scan

Municipal Scan

Jurisdictional Scan of Municipal Provisions

- Conducted across **25 municipalities** in the GTHA, including **8 within York Region**
- 19 municipalities had existing or draft provisions available
- 6 municipalities had no provisions or were in preliminary stages

3-D Modelling of Municipal Provisions

- Barrie, Brampton, Mississauga, and Richmond Hill



Image source: rutherfordton.net



Image source: thehousedesigners.com 22

Municipal Scan Provisions

We have examined **25 municipalities'** provisions and selected **4 examples** that are the most noteworthy in terms of setbacks, footprint, and height provisions.

In summary:

- **Barrie's** provisions feature the largest yard setbacks from the DARU to the lot line
- **Brampton** has the smallest overall DARU building footprint permitted
- **Mississauga's** yard setbacks, height, and building footprint are dependent on the lot size
- **Richmond Hill's** provisions feature the largest height permissions



Municipal Scan

Barrie

Maximum Dwelling Units

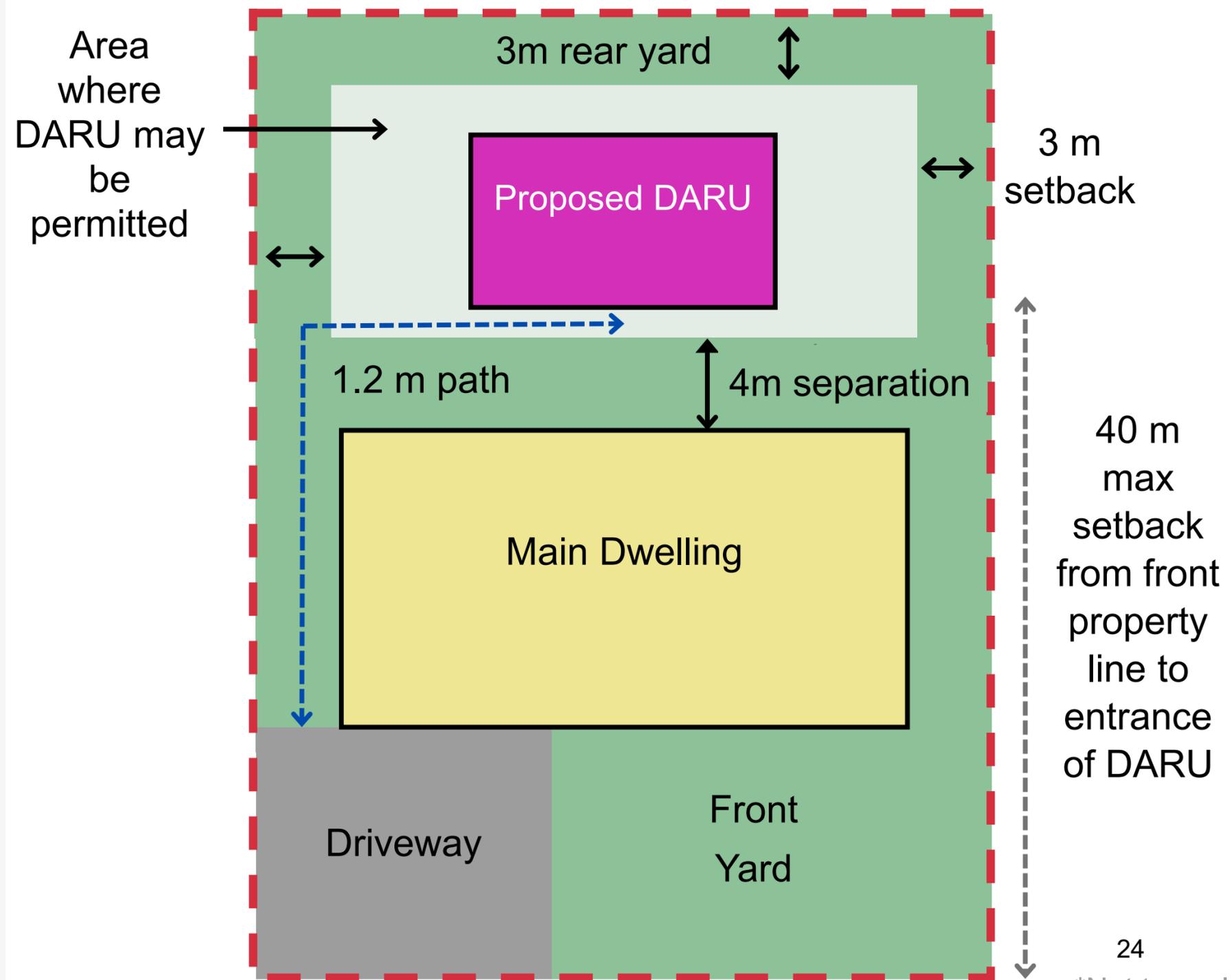
- 4 per lot (1 primary dwelling and 3 ARUs)
- Max of 2 accessory buildings with no more than 2 ARUs

Height Regulations

- Max height of 4.5 m
- Measured similar to main dwelling and depends on roof type
- Height cannot exceed main dwelling's height

Max Size

- 10% of lot area



Municipal Scan

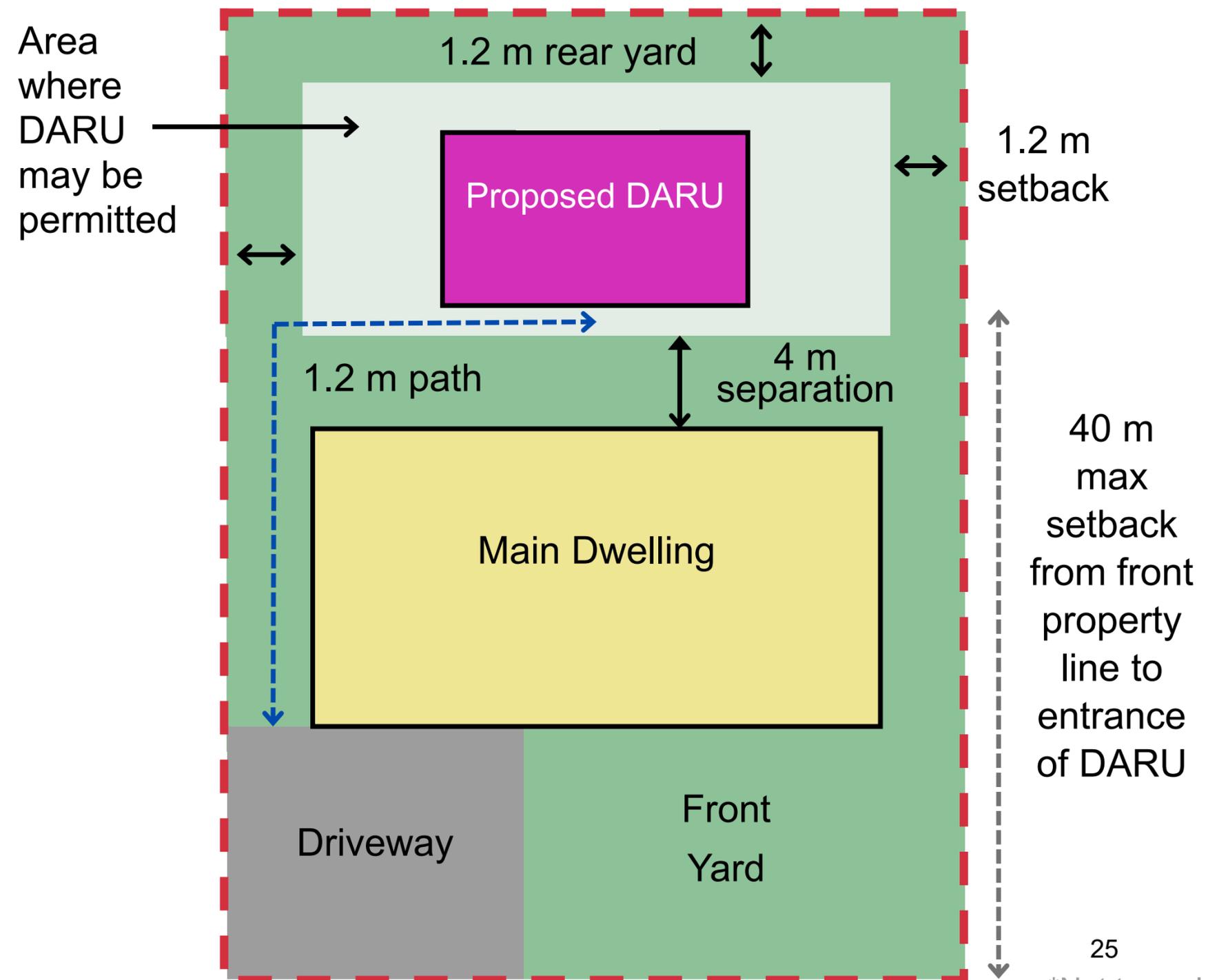
Barrie (Salem & Hewitt Secondary Plan Area)

Height Regulations

- Max height of 5.5 m
- Measured similar to main dwelling and depends on roof type
- Height cannot exceed height of main dwelling

Max Size

- 10% of lot area



Height Regulations

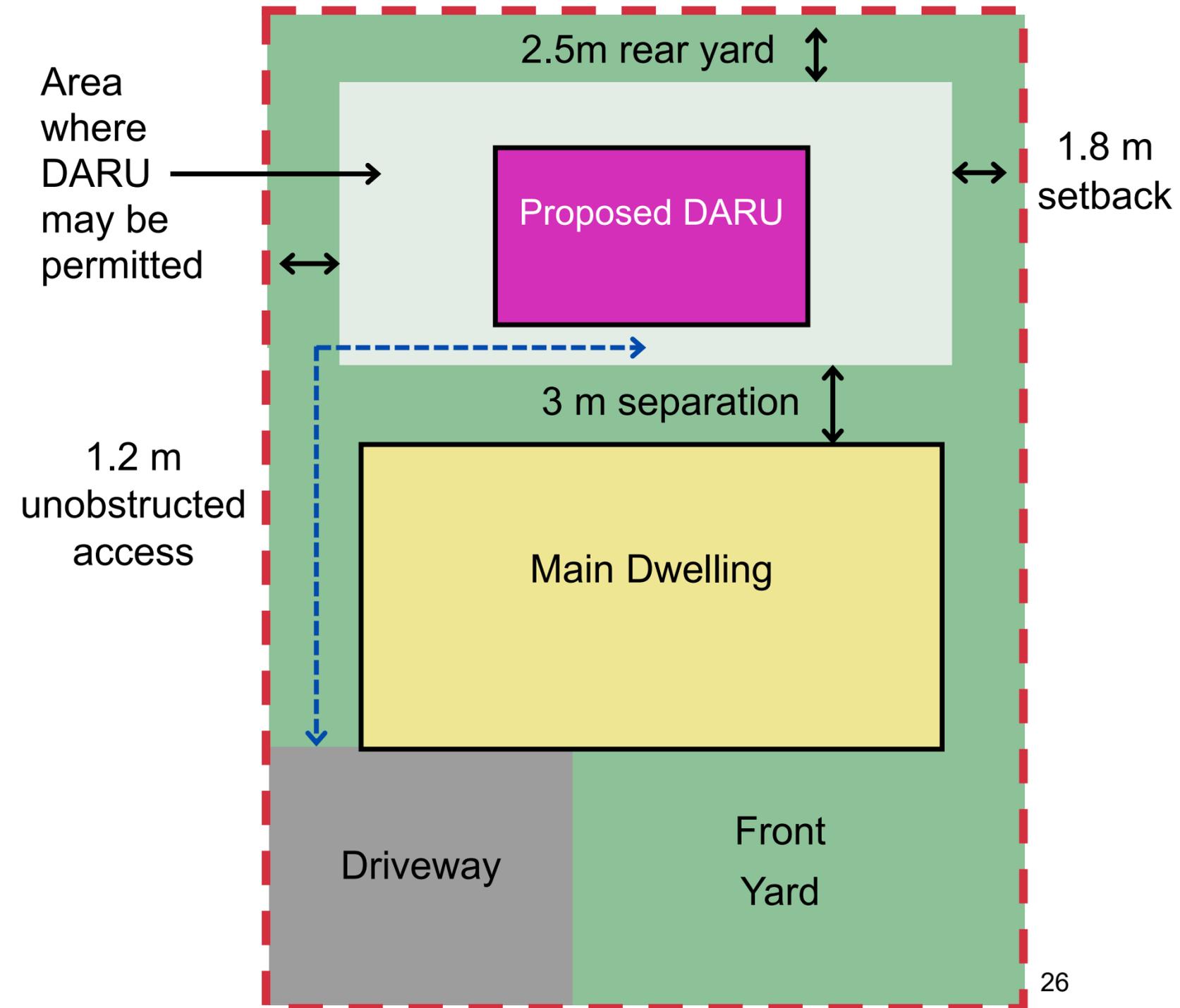
- Residential hamlet, residential estate, or agricultural zones: Max 7.5 m
- All other residential zones: Max 4.5 m
- Height cannot exceed main dwelling's height and depends on roof type

Maximum Size

- Residential hamlet, residential estate, or agricultural zone: 80 m² max
- All other residential zones: 35 m² max

Max Size Above Detached Garage

- Maximum of 48 m² or the gross floor area of the garage, whatever is less



Municipal Scan

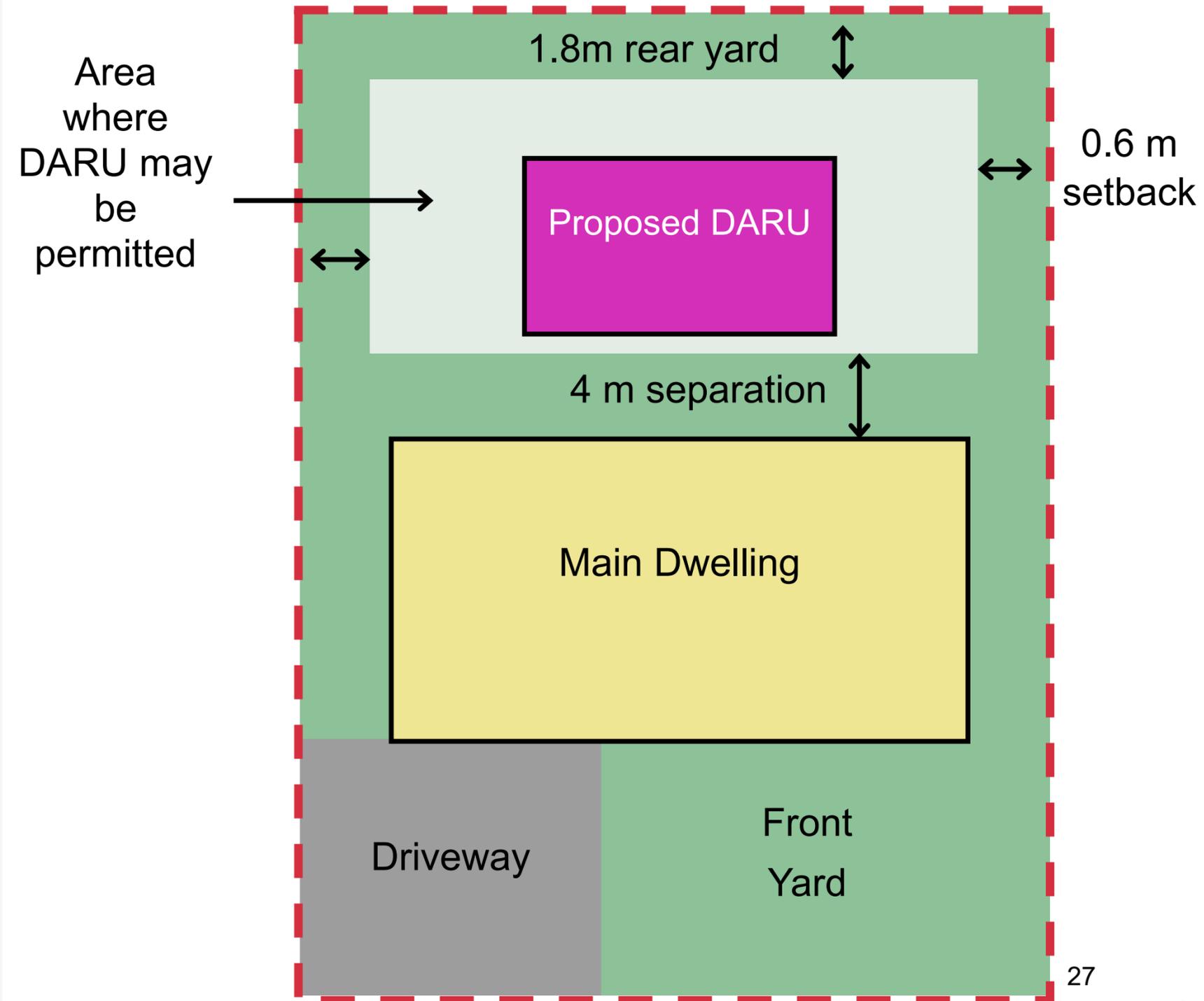
Mississauga (One - Storey DARUs)

Height Regulations

- Max 4.6 m on a sloped roof
- Max 3 m on a flat roof
- Height is measured to highest ridge

Maximum Size

- Max of 55 m² on lots less than 550 m²
- Max of 10% of the lot area, up to 100 m² on lots greater than 550 m²



Municipal Scan

Mississauga (Two -Storey DARUs)

Lot Area Requirements

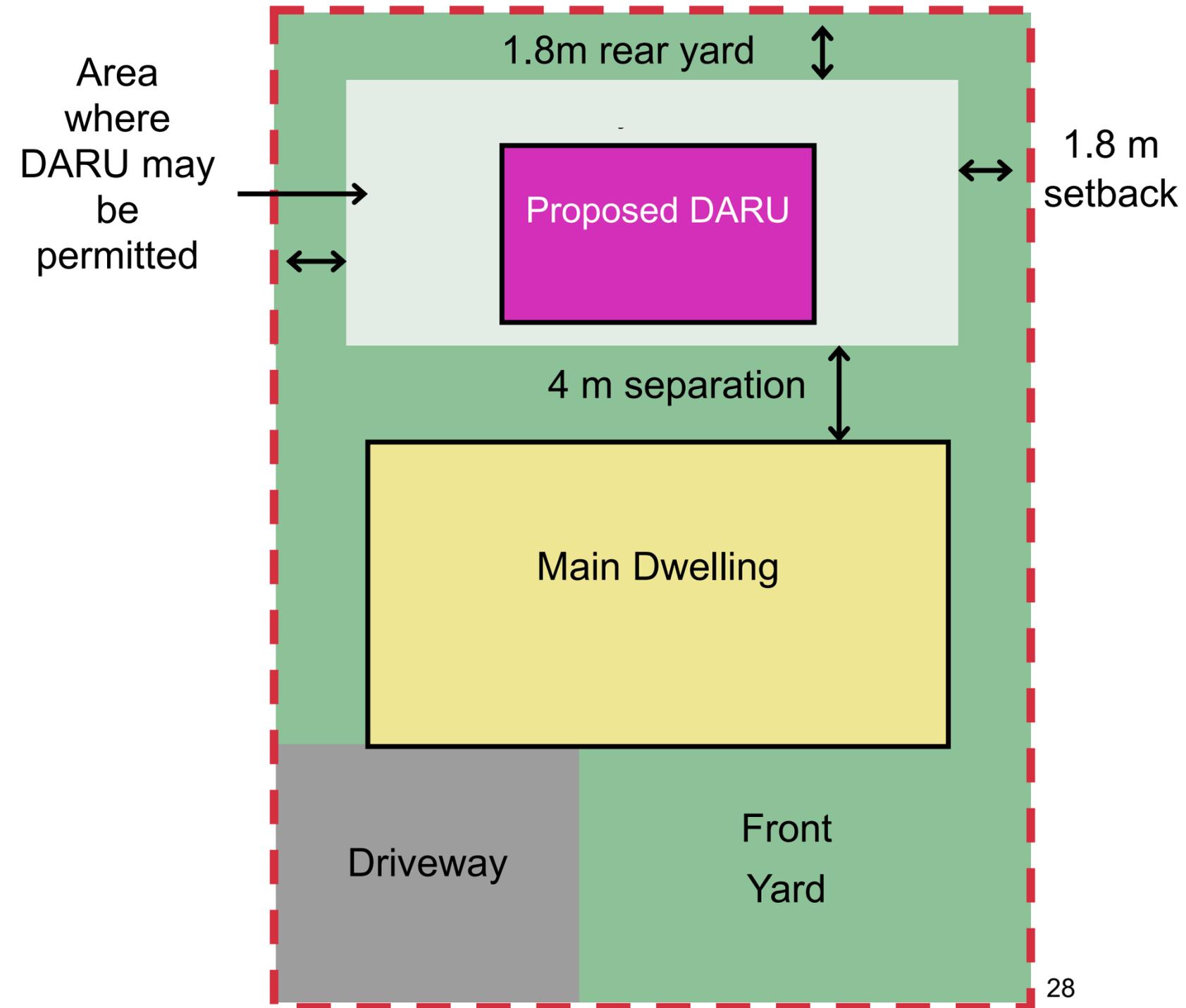
- Two-storeys are only permitted on lots greater than 750 m²

Height Regulations

- 6.8 m on a sloped roof
- 5.8m on a flat roof
- Measured to the highest ridge

Maximum Size

- 10% of the lot area, up to a max of 100 m²



Municipal Scan

Richmond Hill

Maximum Dwelling Units

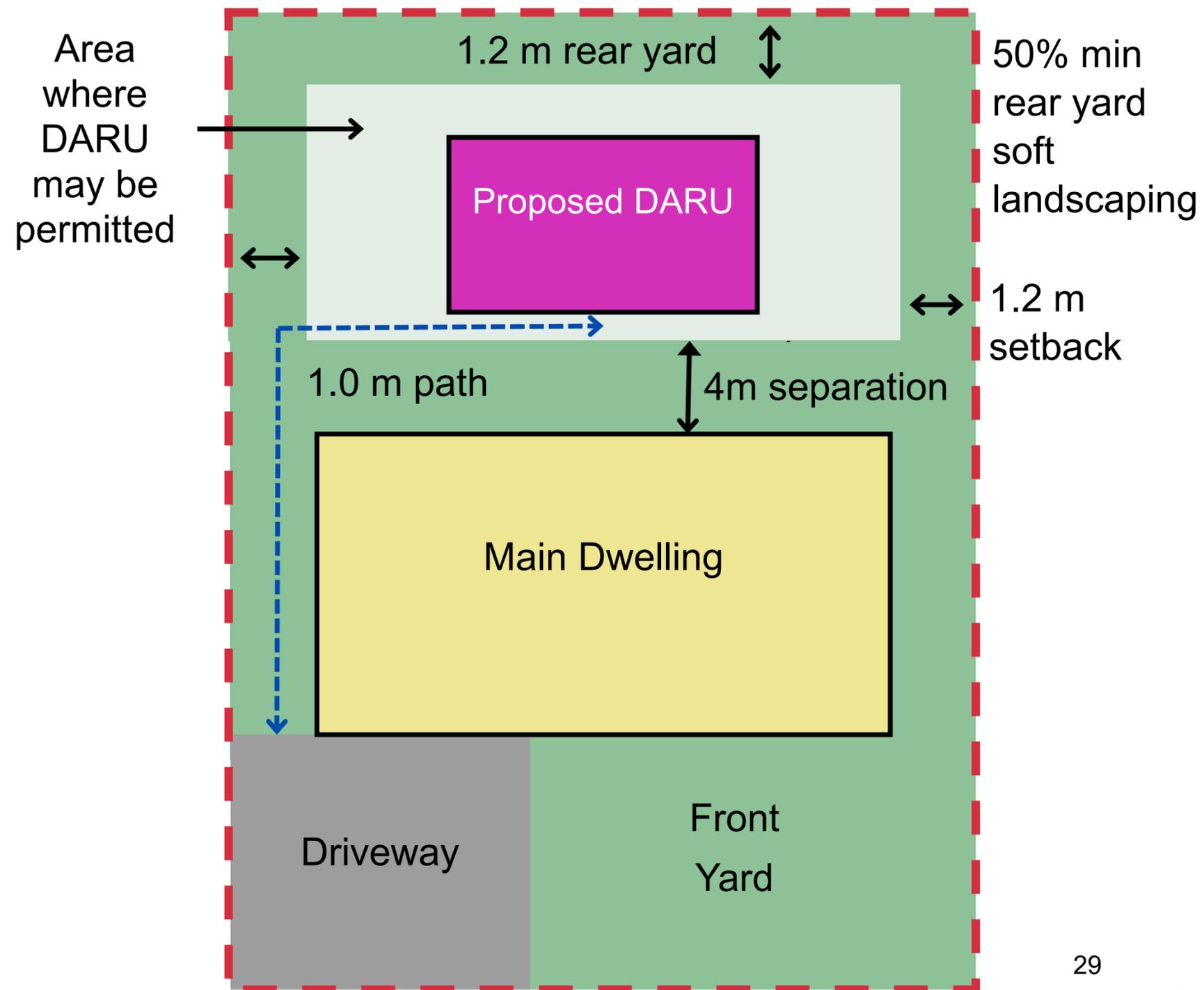
- Maximum of 4, 1 primary dwelling and 3 ARUs
- Max of 1 detached accessory building with no more than 2 ARUs

Height Regulations

- May not exceed 2 storeys
- Max roof height of 7.5 m
- Max main wall height of 6 m

Max Size

- 80 m² max building footprint



3D Modelling

3D Modelling Overview

Scenarios We Modelled:

- Single-detached bungalow on a large subdivision lot (appx. 1400 m² lot size)
- Single-detached bungalow on a mid-size subdivision lot (appx. 680 m² lot size)
- Two-storey single-detached dwelling on a mid-size subdivision lot (appx. 425 m² lot size)
- Two-storey corner townhouse unit with walkout basement (appx. 350 m² lot size)
- Two-storey semi-detached unit (appx. 320 m² lot size)



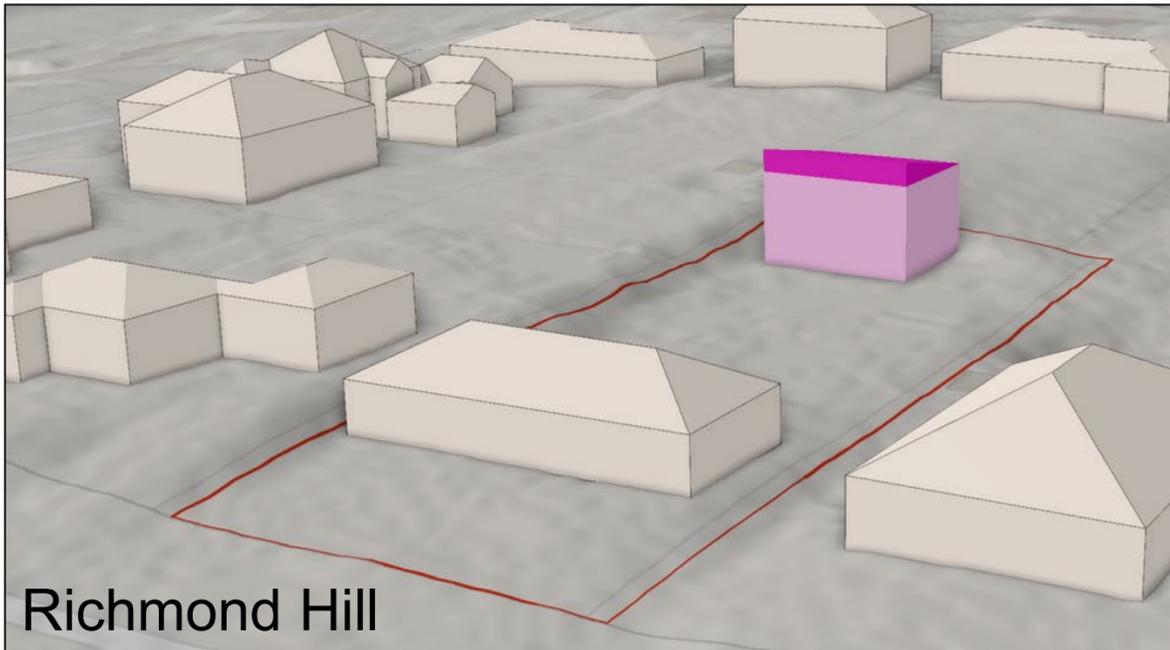
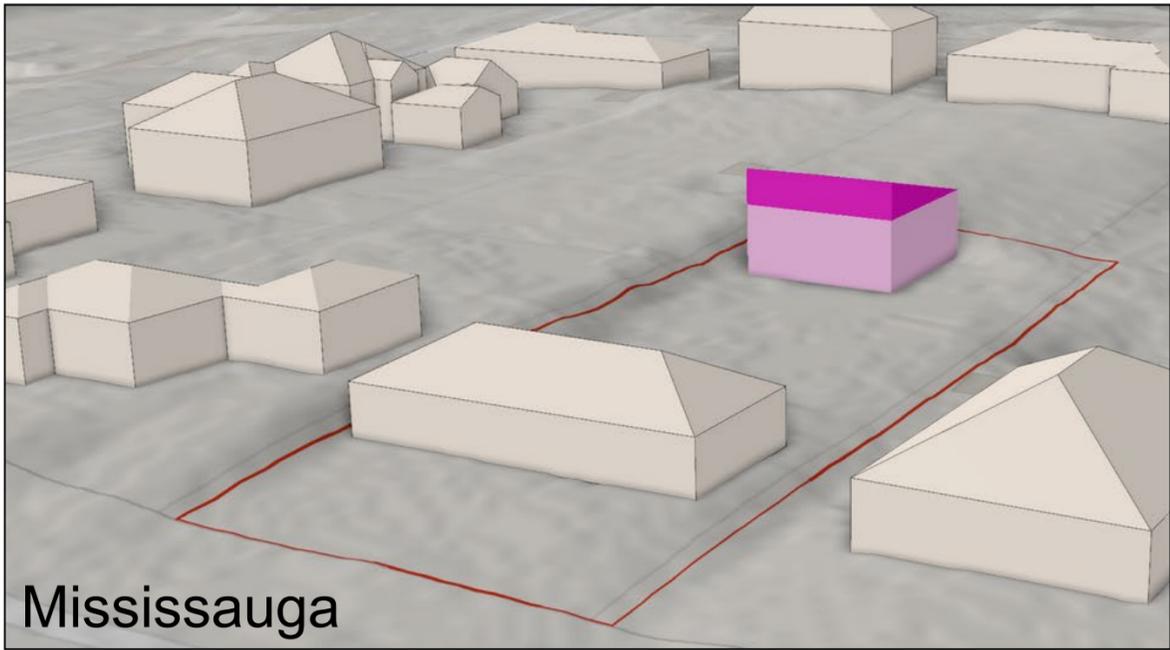
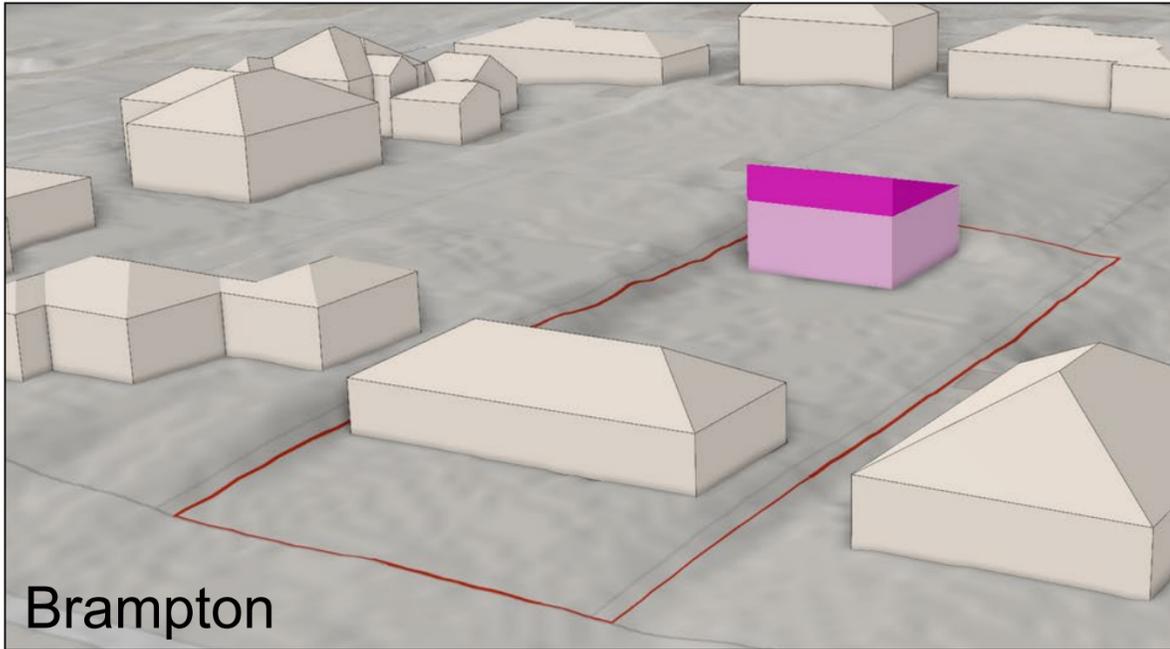
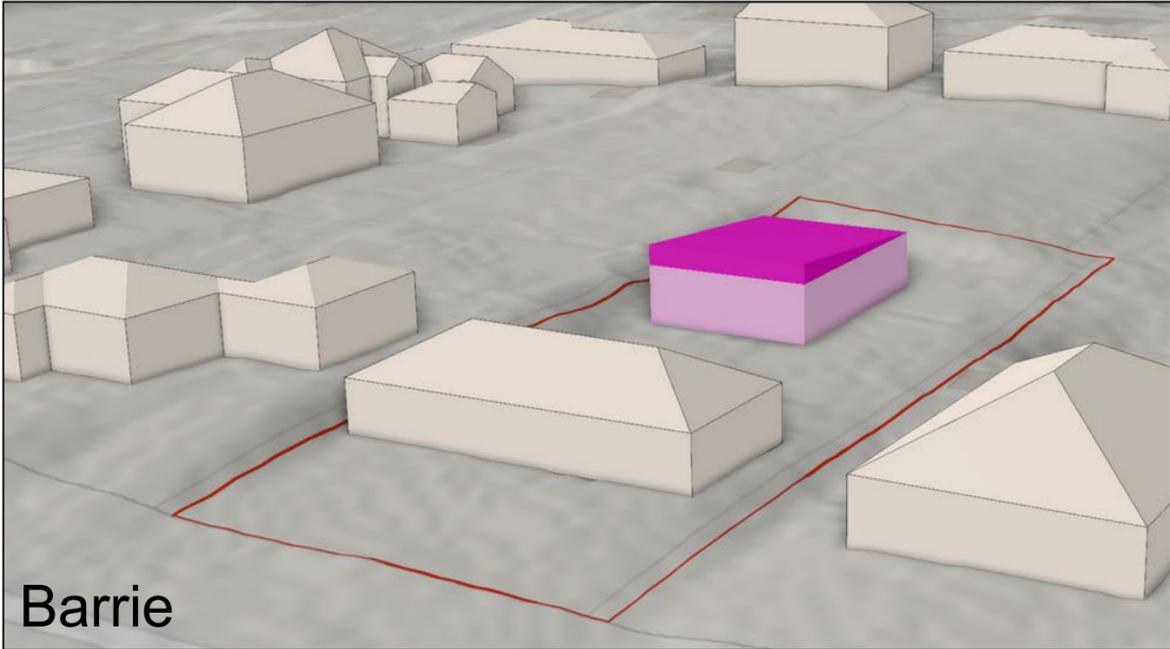
Image source: bvmcontracting.com



Image source: rovertinyhomes.ca

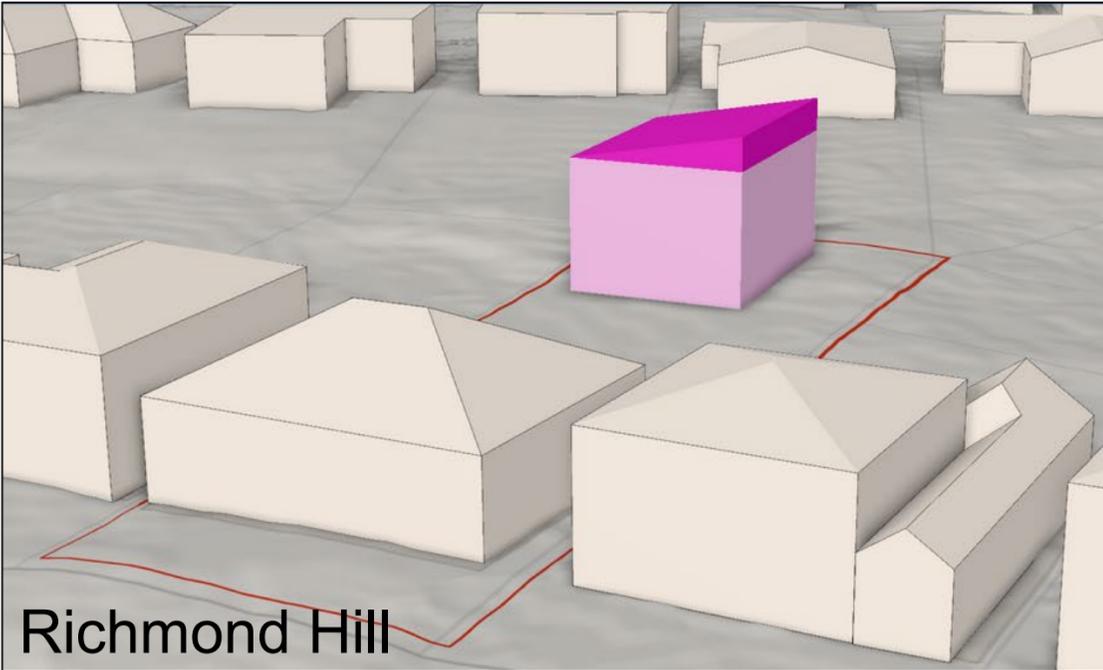
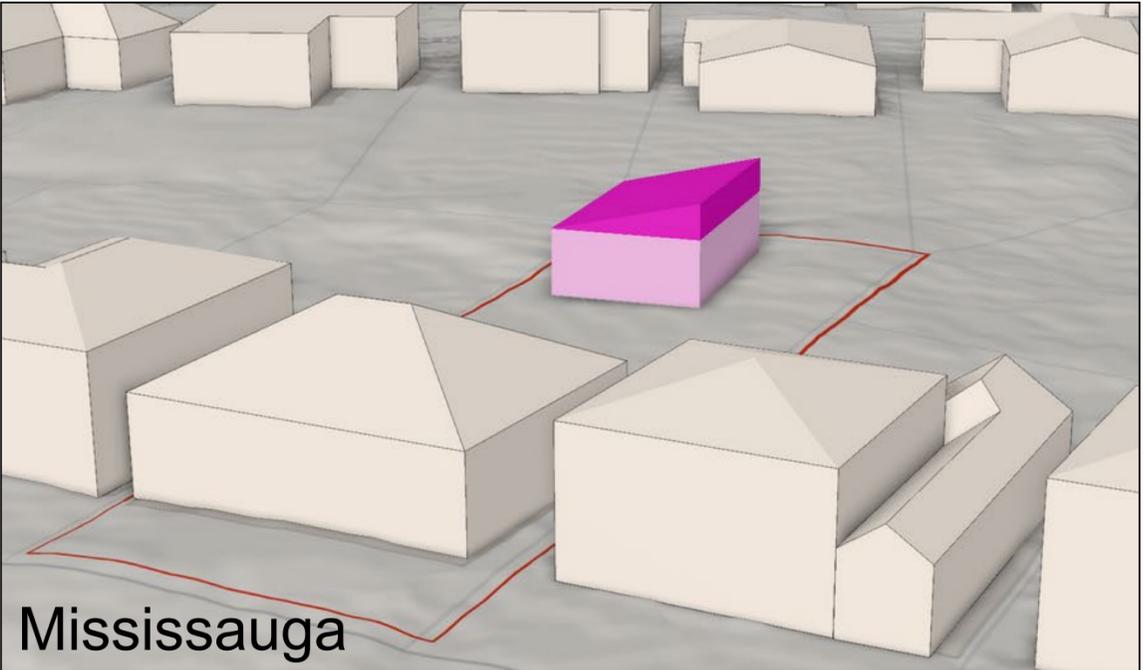
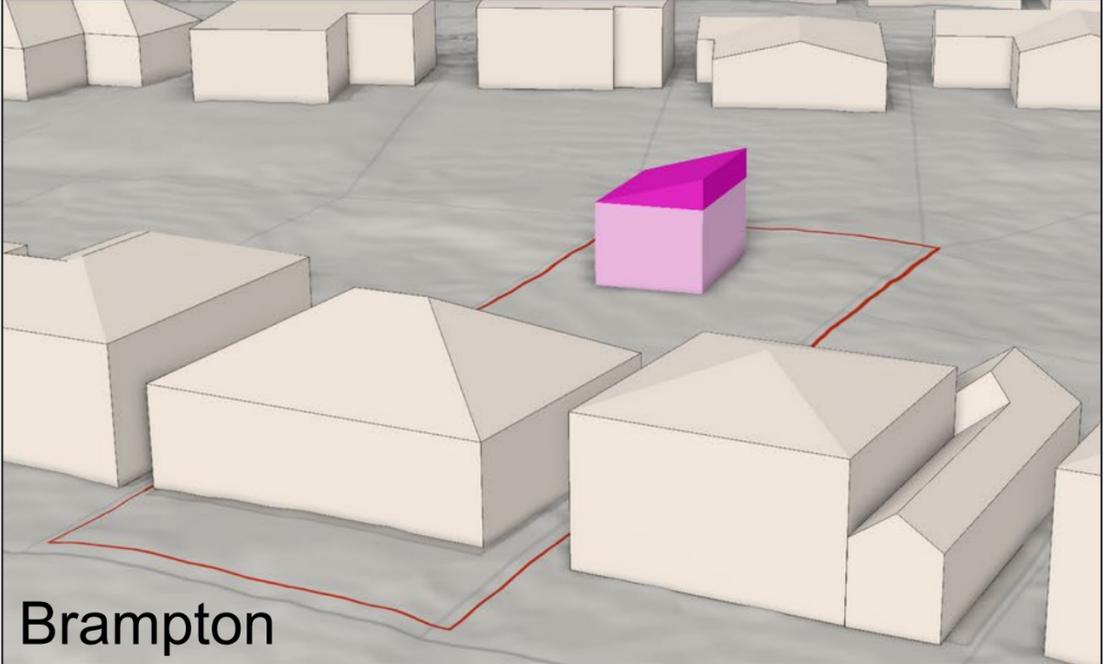
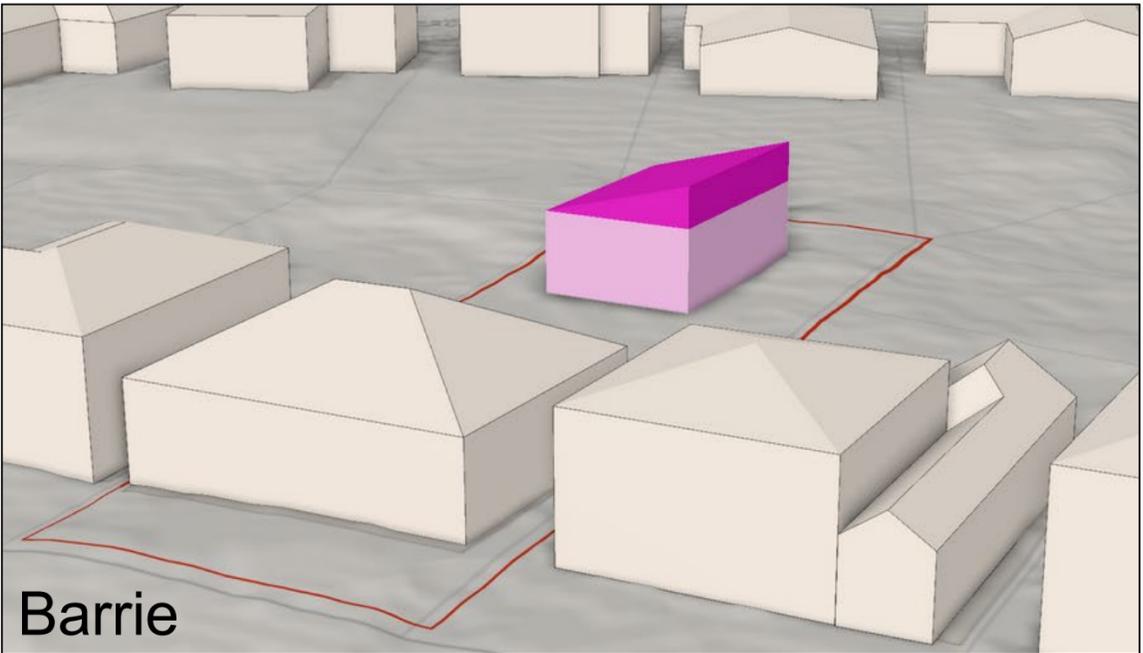
Scenario 1

Large Lot Single-Detached Subdivision (Appx. 1400 m² Lot)



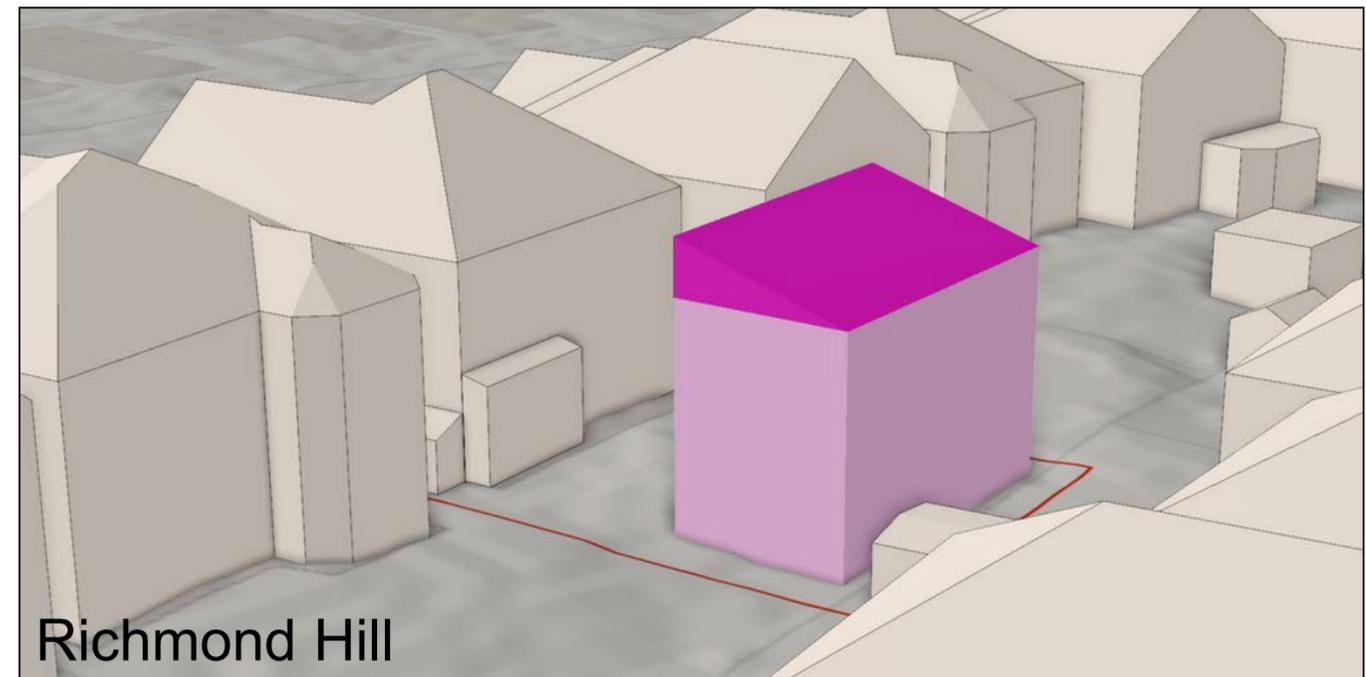
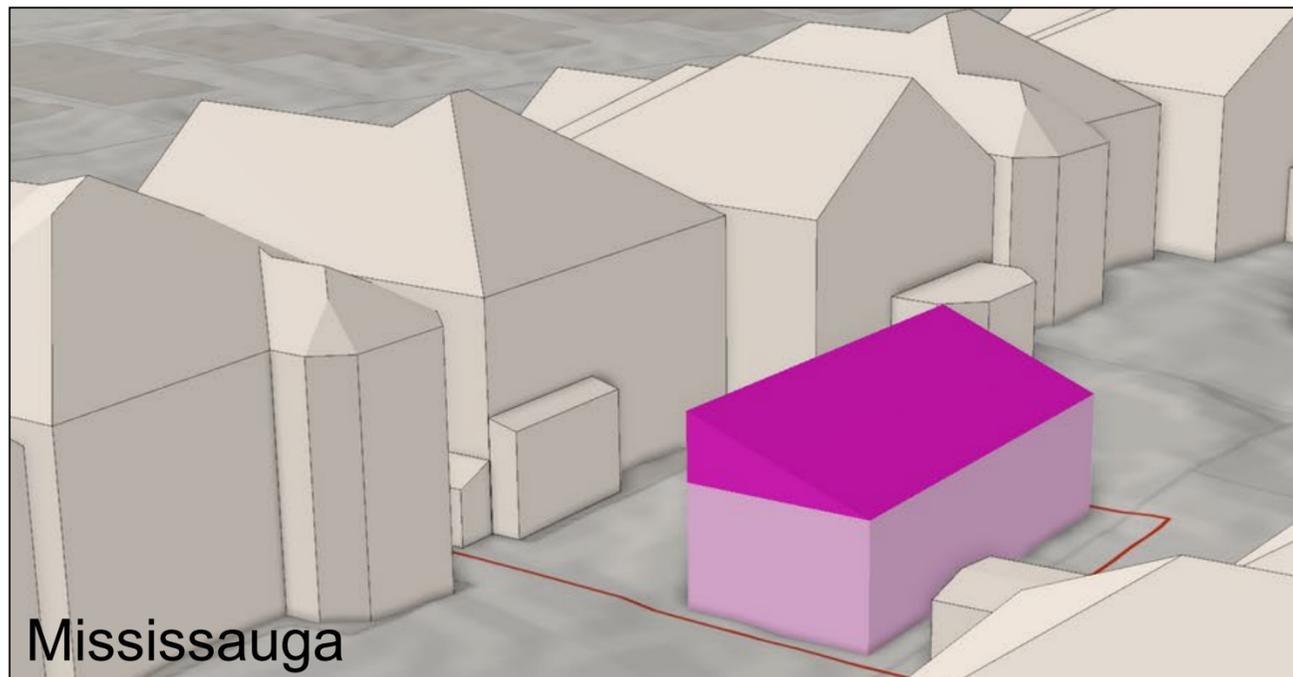
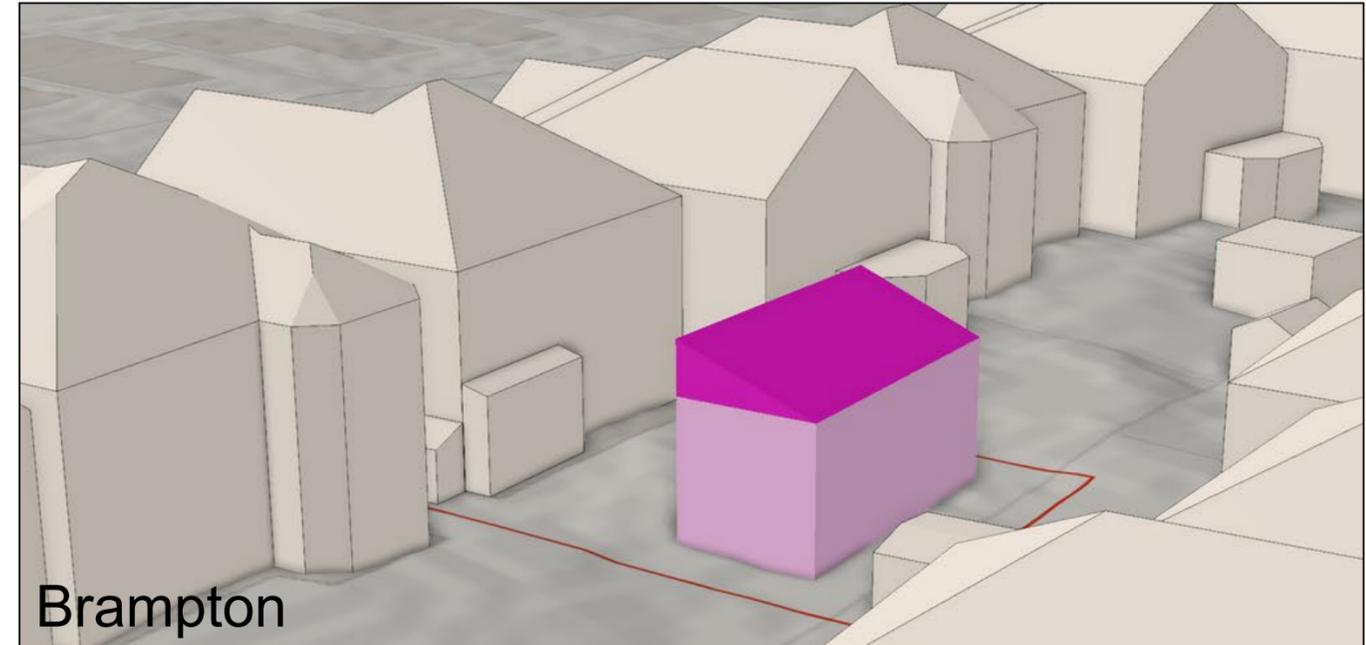
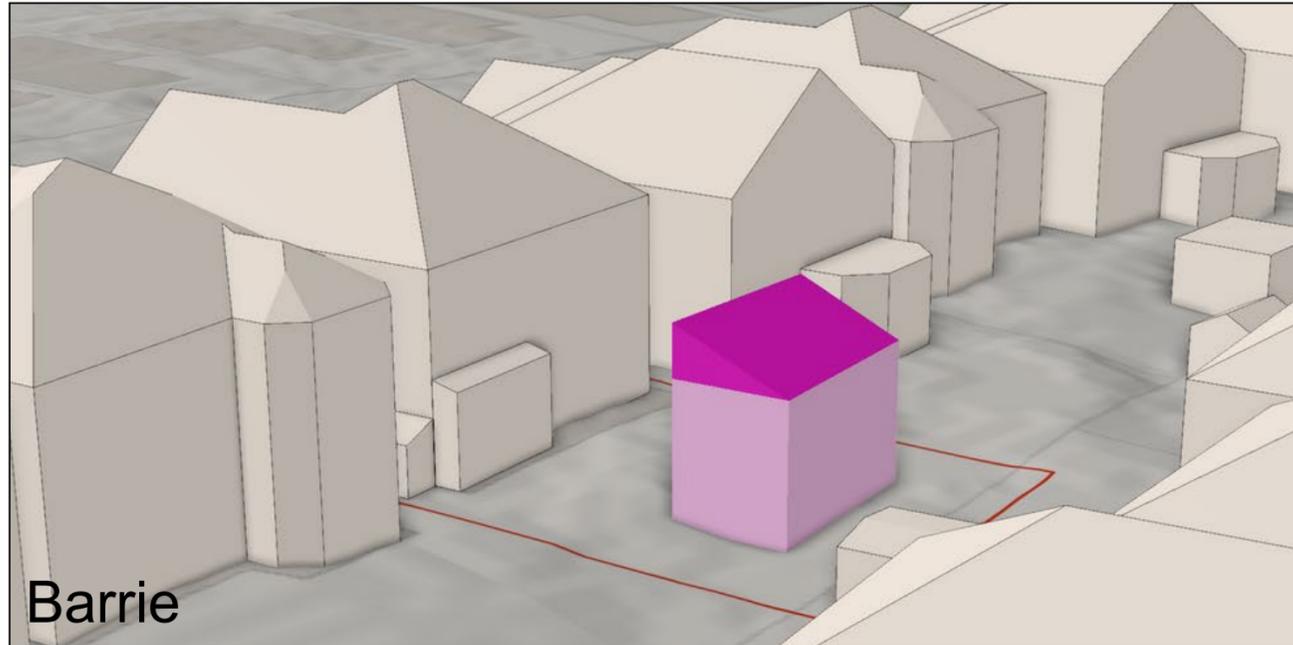
Scenario 2

Mid-Size Lot Single-Detached Subdivision - One-Storey Dwelling (Appx. 680 m² Lot)



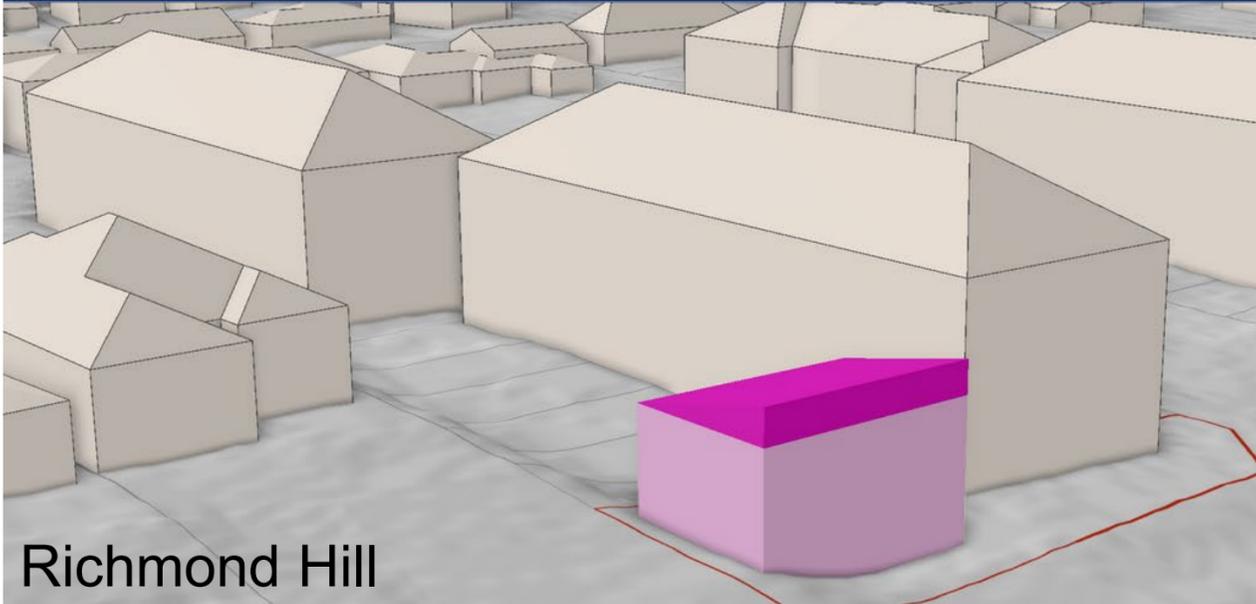
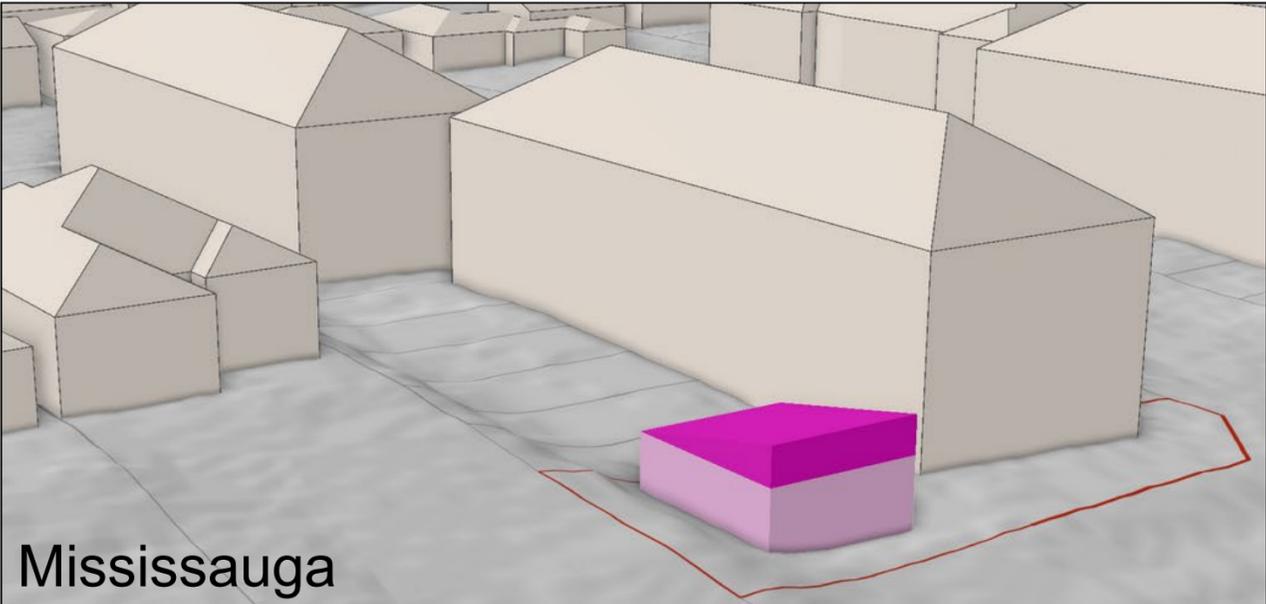
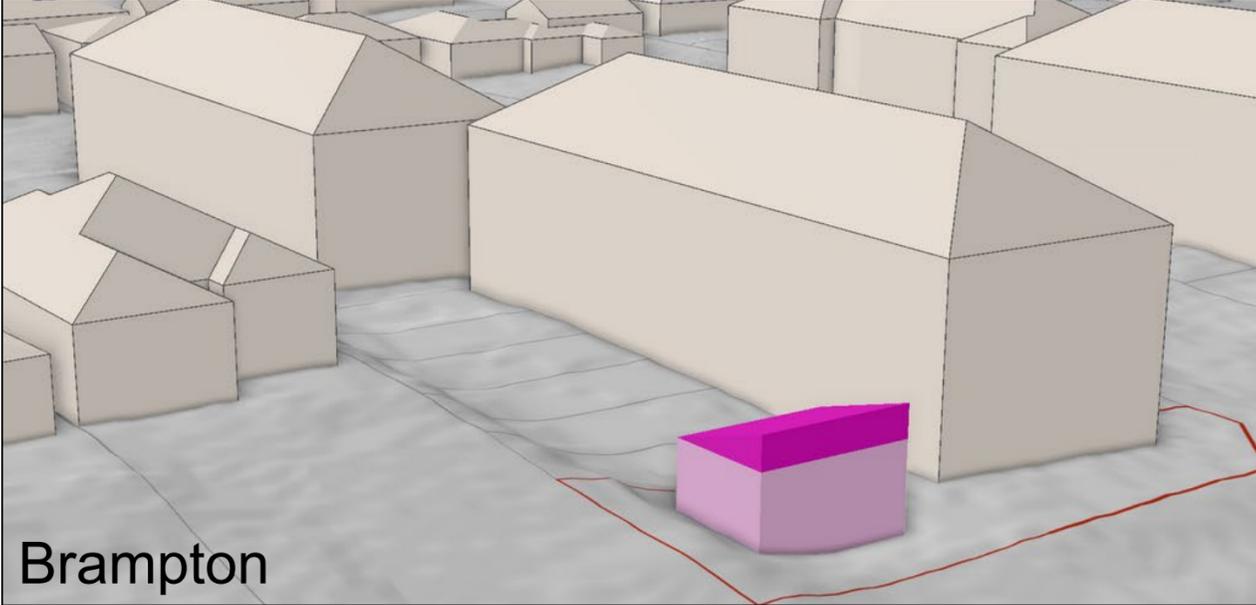
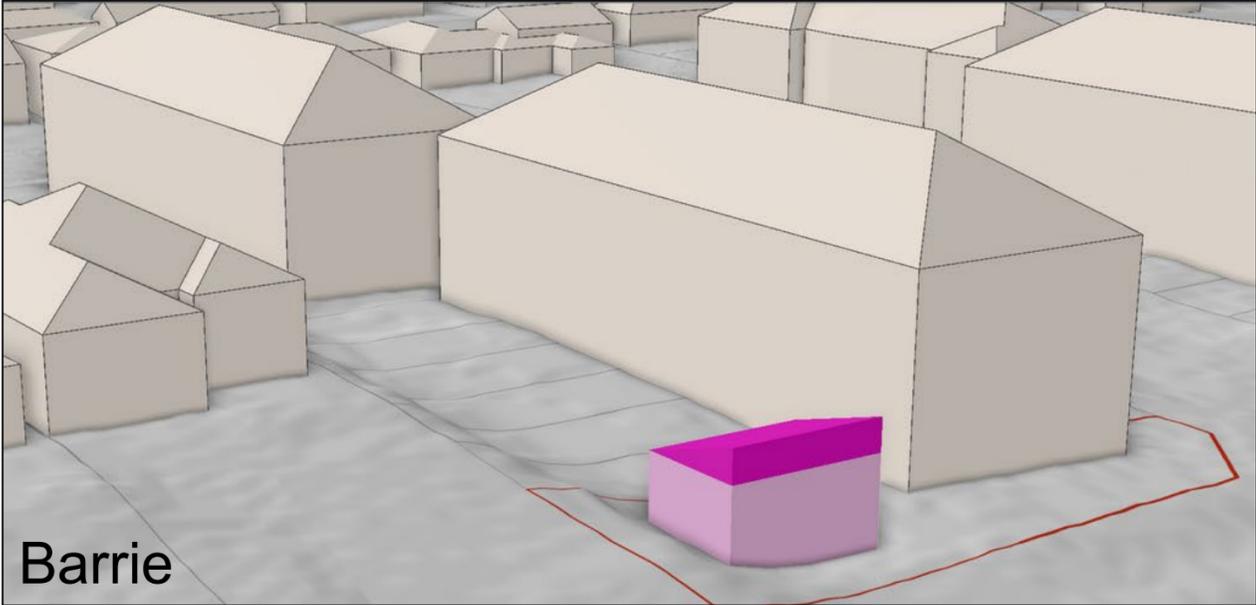
Scenario 3

Mid-Size Lot Single-Detached Subdivision (Appx. 425 m² Lot)



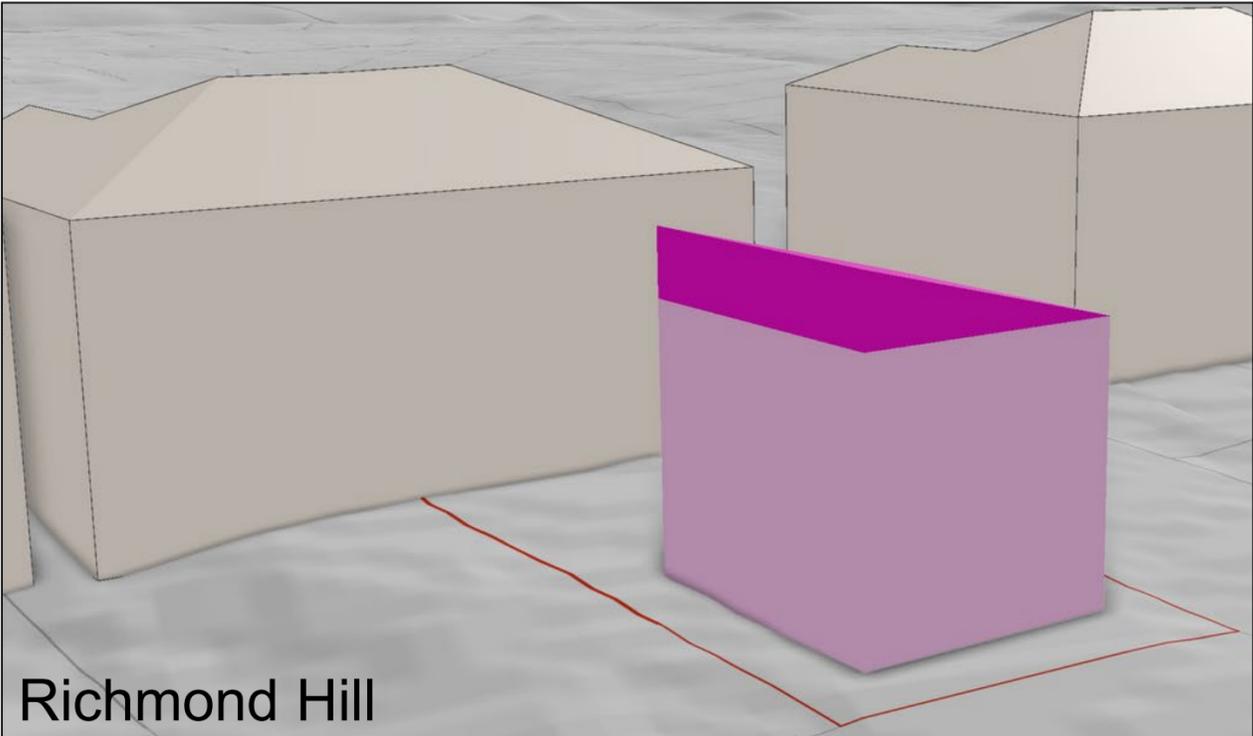
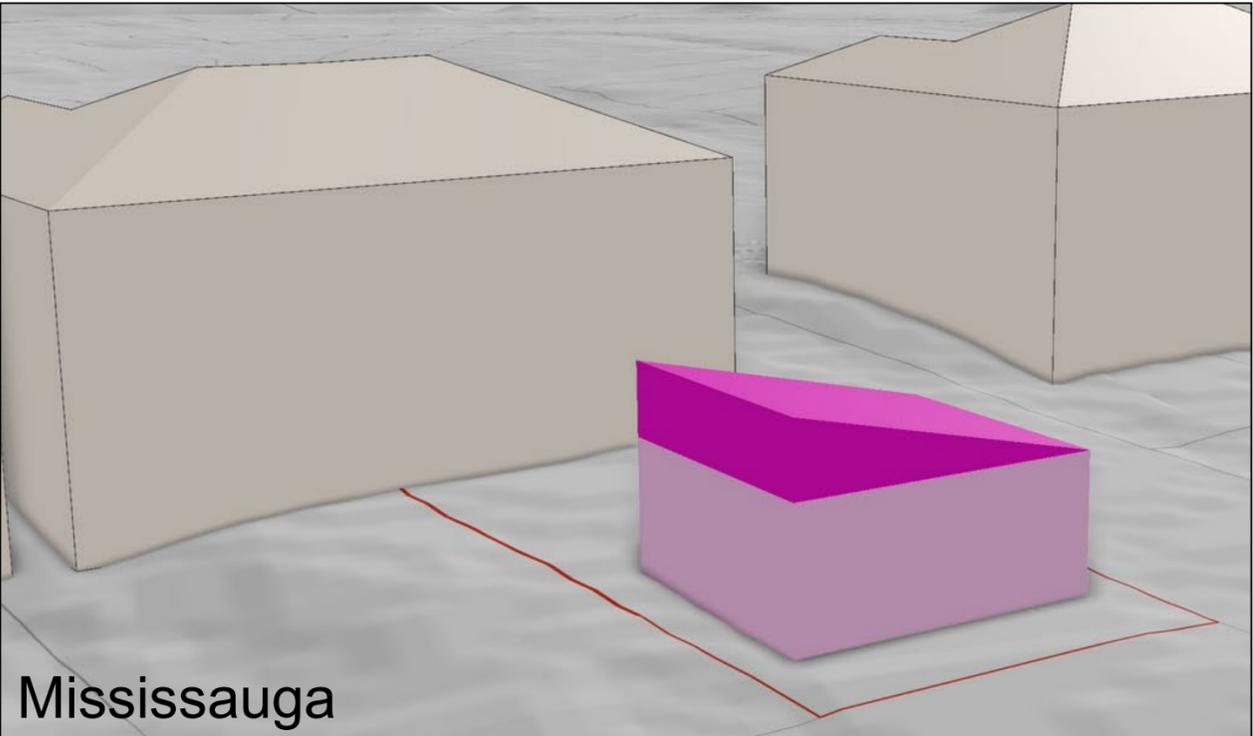
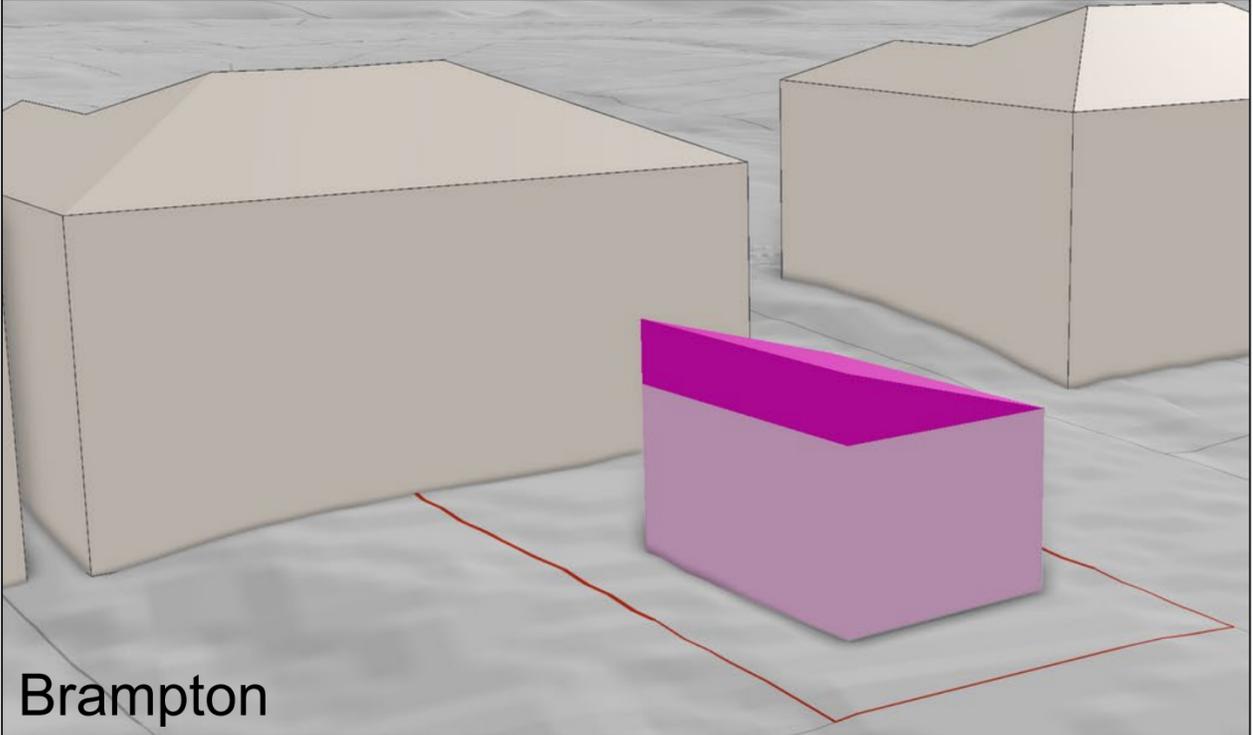
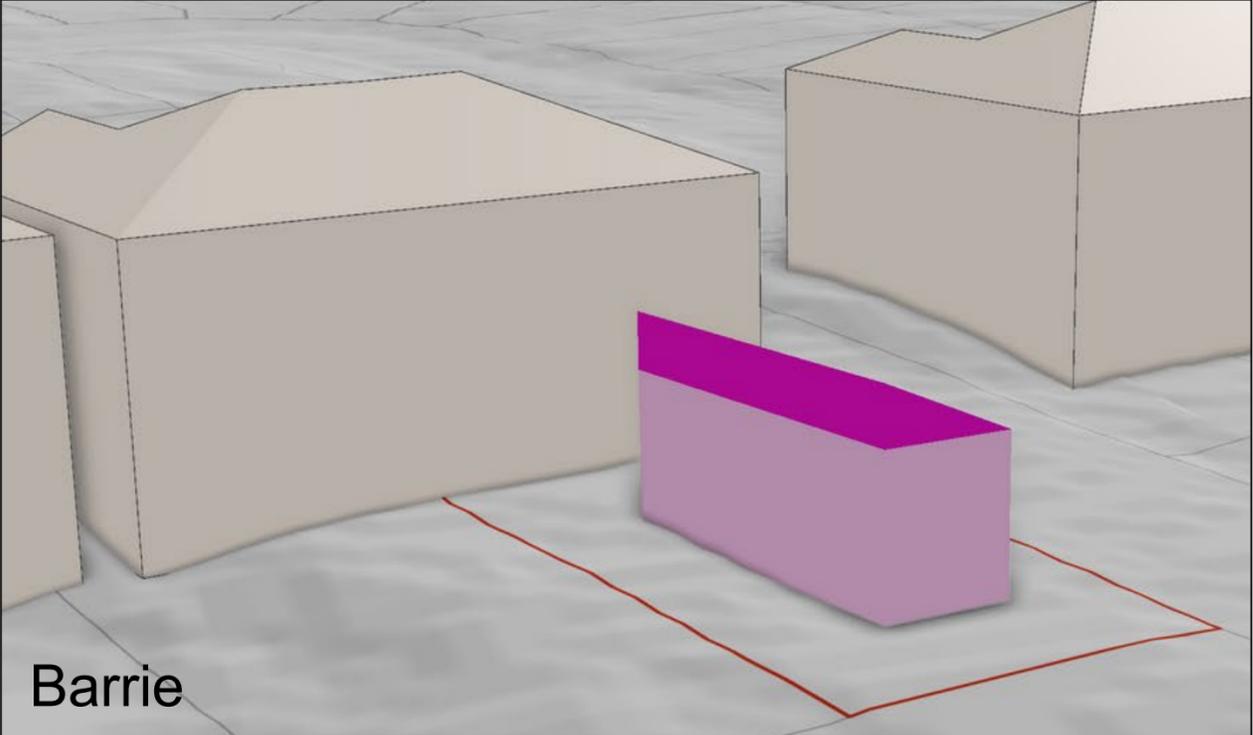
Scenario 4

Corner Townhouse Unit (Appx. 350 m² Lot)



Scenario 5

Semi-Detached Unit (Appx. 320 m² Lot)



How Many Lots Can Fit a DARU?

We performed spatial analysis of residential lots (single-detached, semi-detached, link homes, and street townhouses) to understand how many properties could fit a detached ARU in their backyard, using the following parameters:

What We Included	What We Did Not Include
<ul style="list-style-type: none">• Minimum DARU Size• Minimum DARU Width• Minimum property line setback• Located in rear yard• Maximum lot coverage• Emergency access• Minimum path of travel• Minimum distance from main building• Lots on municipal services	<ul style="list-style-type: none">• Front yards• Existing pools, sheds, cabanas, trees, or other obstacles on the property• Odd & irregular shaped lots• Elevation changes (i.e. steep hills)• Parking space availability• Lots on private well and septic

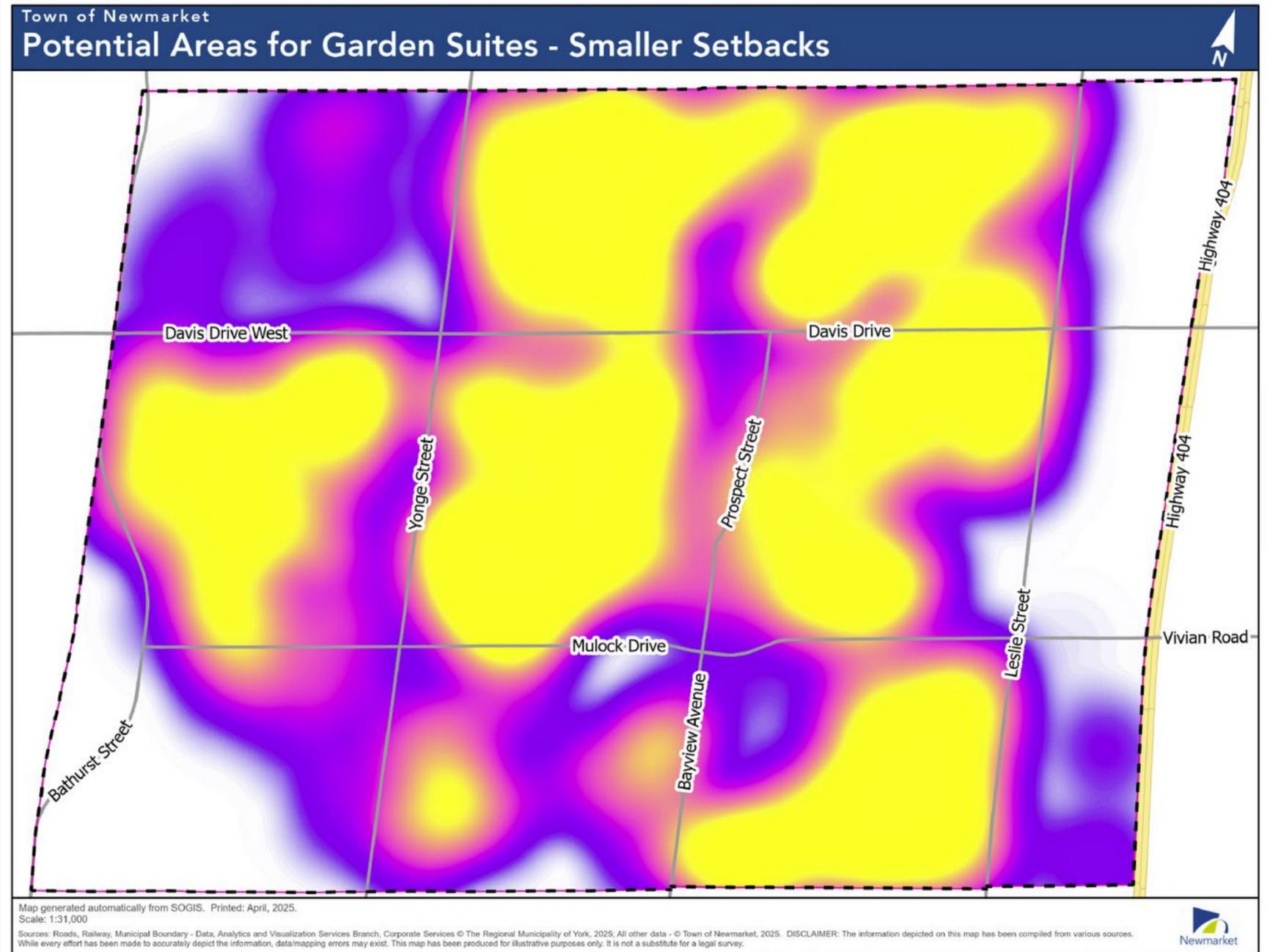
Spatial Analysis (Smaller Setbacks)

40.6% (Appx. 10,400 Lots) Out of 25,600 Eligible Lots

Can potentially fit a DARU with 1.2 m setbacks from the property lines

Analysis does not include:

- Parking availability
- Potential obstructions such as existing pools, sheds, cabanas, or trees
- Elevation changes (i.e. steep hills)
- Odd or irregular shaped lots



Map and spatial analysis are for illustration purposes only and represents an approximate upper limit of properties that could potentially accommodate a detached ARU. An individual property assessment for site specific conditions and regulatory compliance is required to confirm whether a detached ARU may be permitted

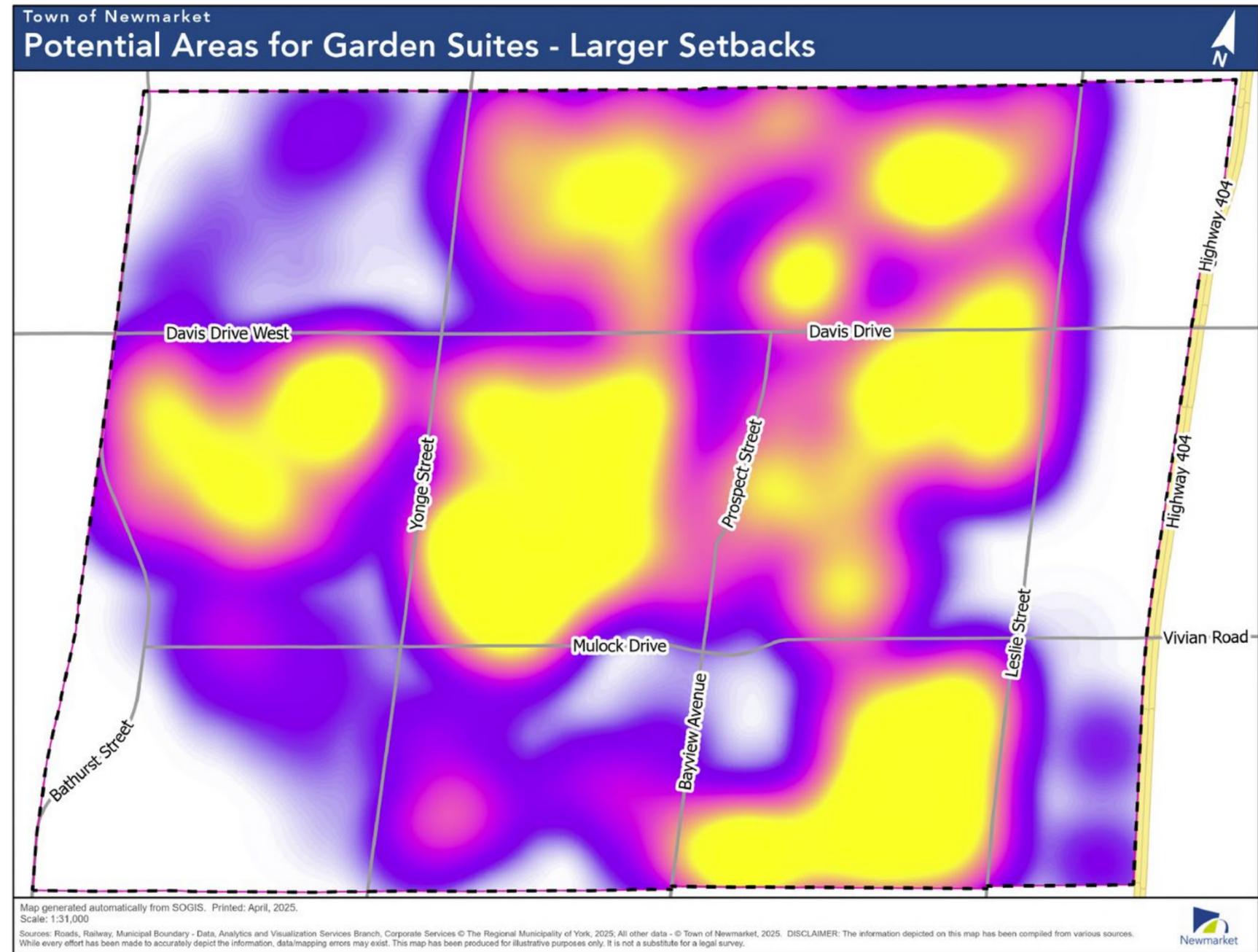
Spatial Analysis (Larger Setbacks)

28.5% (Appx. 7,300 Lots) Out of 25,600 Eligible Lots

Can potentially fit a DARU with 3.0 m setbacks from the property lines

Analysis does not include:

- Parking availability
- Potential obstructions such as existing pools, sheds, cabanas, or trees
- Elevation changes (i.e. steep hills)
- Odd or irregular shaped lots



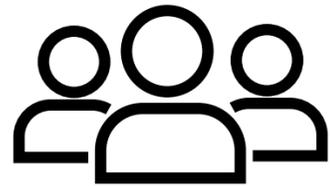
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Mentimeter



Next Steps



Continue to receive feedback from the public

Staff to prepare draft amendments (OPA & ZBLA) and hold Statutory Public Meeting



Circulation to internal departments and external review partners



Review feedback received from Council, the public, and reviewers



Recommendation report and proposed amendments to Committee of the Whole

Questions & Comments

