



**CORPORATION OF THE TOWN OF RENFREW  
NOTICE OF PASSING OF A ZONING BY-LAW**

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**In the matter of Section 34 of the Planning Act, the Corporation of the Town of Renfrew hereby gives notice of the following:**

**The Passing of Zoning By-law No. 2026-56, being a by-law to amend Zoning By-law 46-2010**

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**Subject Land** All lands in the Town of Renfrew are affected by this amendment.  
File No. D-14-157

**TAKE NOTICE** that the Council of the Corporation of the Town of Renfrew passed **By-law No. 2026-56** on **June 16, 2026**, under Section 34 of the Planning Act, as amended.

Please Be Advised that under Section 34(19.1) of the Planning Act there are no appeals permitted in respect of a by-law that is passed to permit the use of Additional Dwelling Units.

**Zoning By-law Amendment – Purpose and Effect**

PURPOSE AND EFFECT:

The purpose of the proposed Zoning By-law Amendment is to update the Town of Renfrew Zoning By-Law No. 46-2010, as amended, to implement the Additional Dwelling Unit (ADU) policies of the *Planning Act*, and Ontario Regulation 299/19. The amendment replaces the existing “Secondary Dwelling Unit” provisions with updated “Additional Dwelling Unit” regulations for additional residential units within single detached, semi-detached, and multiple attached dwellings, as well as within accessory buildings.

The effect of the amendment is intended to increase housing options and support residential intensification while ensuring compatibility with surrounding development.

NOTE: One of the purposes of the Planning Act is to provide for planning processes that are open, accessible, timely and efficient. Accordingly, all written submissions, documents, correspondence, e-mails or other communications (including your name and address) form part of the public record and will be disclosed/made available by the Town of Renfrew to such persons as the Town of Renfrew sees fit, including anyone requesting such information. Accordingly, in providing such information, you shall be deemed to have consented to its use and disclosure as part of the planning process.

Dated at the Town of Renfrew on June 19, 2026.

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# Corporation of the Town of Renfrew

## By-Law Number 2026-56

Being a by-law to amend By-Law No. 46-2010, being a by-law to regulate the use of lands and the character, location and use of buildings and structures within the Town of Renfrew pursuant to Section 34 of the *Planning Act*, with respect to Additional Dwelling Units.

Whereas under Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, zoning by-laws may be passed by the councils of local municipalities; and

Whereas Zoning By-law No. 46-2010 regulates the use of lands and the character, location and use of buildings and structures within the Town of Renfrew pursuant to Section 34 of the *Planning Act*; and

Whereas Section 16(3) and 35.1(1) of the *Planning Act* require Official Plans and implementing Zoning By-laws to permit the construction of additional dwelling units on lots containing single-detached, semi-detached, and townhouse dwelling units; and

Whereas the Council of the Corporation of the Town of Renfrew deems it appropriate to amend Zoning By-Law No. 46-2010 as hereinafter set forth.

Now Therefore the Council of the Corporation of the Town of Renfrew enacts as follows:

- 1) That Section 2.0 – Definitions of Zoning By-law 46.2010, as amended, is hereby further amended by adding the following definition alphabetically, and subsequent definitions renumbered accordingly:
  - a) “ADDITIONAL DWELLING UNIT means an accessory use to the principal dwelling on a parcel of land, consisting of a self-contained residential unit with sleeping, kitchen, and bathroom facilities, within a permitted principal single detached, semi-detached, or multiple attached dwelling or within an accessory structure to a single detached, semi-detached or multiple attached dwelling.”
- 2) That Section 3.0 – General Provisions of Zoning By-Law No. 46-2010, as amended, is hereby further amended by deleting subsection 3.23 Secondary Dwelling Units in its entirety and replacing it with subsection 3.23 Additional Dwelling Unit as follows:

### “3.23 Additional Dwelling Unit

Notwithstanding any provision of this By-Law to the contrary, where a single detached, semi-detached, or multiple attached dwelling is permitted as a principal use in a zone, a maximum of two additional dwelling units (ADUs), as herein defined, shall be permitted on the same lot in accordance with the following provisions:

1. In urban areas serviced by municipal water and sewer:

- a) A maximum of two (2) ADUs shall be permitted in a single detached, semi-detached, or multiple attached dwelling on a parcel of land on which the residential use, other than accessory residential use, is permitted, if all buildings and structures accessory to the single detached, semi-detached, or multiple attached dwellings do not contain an ADU.
- b) A maximum of one (1) ADU shall be permitted in a building or structure accessory to a single detached, semi-detached, or multiple attached dwelling on a parcel of land on which residential use, other than accessory residential use, is permitted, if the single detached, semi-detached, or multiple attached dwelling contains no more than one (1) ADU and no

other building or structure accessory to the single detached, semi-detached, or multiple attached dwellings contains any dwelling units.

- c) Where semi-detached dwellings are located on the same lot, the maximum ADUs per principal dwelling unit shall be permitted. This would permit up to two ADUs per side of the semi-detached dwelling. ADUs in accessory buildings or structures are not permitted under this clause.
  - d) The ADU shall comply with the provisions of the Ontario Building Code and Ontario Fire Code.
  - e) The ADU shall not be permitted on lands within the Environmental Protection (EP) zone, except in an existing dwelling or accessory structure.
  - f) The subject property on which the ADU is to be located shall comply with the minimum lot area and minimum lot frontage requirements of the zone and shall have frontage and access on an opened and maintained year-round public road.
  - g) Each ADU shall have one parking space that is provided and maintained for the sole use of the occupant. The parking space provided and maintained for the sole use of the occupant of an ADU may be a tandem parking space, defined as being a parking space that can only be accessed by passing through another parking space from a street, lane or driveway.
  - h) An ADU may be occupied by any person regardless of whether the person who occupies the ADU is related to the person who occupies the principal dwelling unit, or whether the person who occupies either the principal dwelling unit or ADU is the owner of the lot.
  - i) An ADU in an accessory building or structure shall be at least 4 metres from another building or structure on the parcel if the other building or structure contains a dwelling unit.
  - j) Notwithstanding any provisions to the contrary, on a property where an ADU is located, the maximum total lot coverage shall be 45 per cent.
  - k) The ADU shall be connected to the same municipal water supply and sewage disposal system as the principal dwelling;
  - l) Accessory buildings and structures containing ADUs shall comply with the general provisions of the zoning by-law applicable to accessory uses, buildings and structures, including those related to height, setbacks, and lot coverage.
  - m) Where an ADU is located in an accessory building or structure, no habitable room window shall face an interior side lot line or rear lot line unless the accessory building or structure conforms to the minimum side lot line and rear lot line setbacks required for the principal dwelling;
  - n) ADUs in existing non-complying accessory buildings and structures are permitted. Any existing windows not complying with the preceding section shall be removed.
  - o) A secondary dwelling unit may not be severed from the lot with the primary dwelling.
2. In areas that are serviced by private septic system and/or a private well, the following provisions shall apply in addition to those in s. 3.23.1, and shall prevail to the extent of any conflict:

- a) One additional ADU unit may be considered per lot.
- b) An ADU is not permitted on a lot with waterfrontage
- c) An ADU shall be permitted on lots that have an area greater than 0.8 Ha. The ADU is required to share the same water and septic/sewer services as the primary dwelling unit. ADU's on properties that are greater than 2 Ha are not required to share the same water and septic systems.

Note - For lots less than 0.8 Ha in area, but greater than 0.4 Ha, an ADU may be considered on a case-by-case basis through the submission of a minor variance application. The proponent of the application will be required to demonstrate that the site is suitable for the proposed secondary unit including matters such as (but not limited to): dwelling unit area, minimum lot area, surrounding land uses, parking, and servicing. An engineering report prepared by a qualified professional shall be submitted with the minor variance application that demonstrates that the additional effluent output can be satisfactorily managed and that there is a potable source of water (quantity and quality) for the secondary unit."

- 3) That Subject to the giving of notice of passing of this by-law, in accordance with Section 34(18) of the *Planning Act*, R.S.O. 1990 as amended, this by-law shall come into force on the date of passing by the Council of the Corporation of the Town of Renfrew where no notice of appeal or objection is received, pursuant to Section 34(21) of the *Planning Act*, R.S.O. 1990 as amended.
- 4) That this by-law shall come into force and deemed passed as per regulation noted in Part VI.1 of the *Municipal Act, 2001, S.O. 2001, c. 25*, as amended or replaced from time to time. [Strong Mayor Powers]

Read a first and second time this 16<sup>th</sup> day of June 2026.

Read a third and final time this 16<sup>th</sup> day of June 2026.



  
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Tom Sidney, Mayor

  
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Carolynn Errett, Town Clerk

By signing this by-law on June 16, 2026 Mayor Sidney has granted approval, and will not exercise the power to veto this by-law under the Strong Mayor Powers.