

# Zoning By-law Regulations for Accessory Buildings and Structures

Planning and Development Committee | November 27<sup>th</sup>, 2023



# Background

- At General Committee on September 6<sup>th</sup>, 2023, staff were directed to review the zoning changes made in 2019 relating to accessory buildings and structures
- The report highlights the following:



**Clarifies the Origin of Zoning Amendments**



**Compares Original and Amended Zoning Amendments**



**Analyzes Impacts of Amendments**

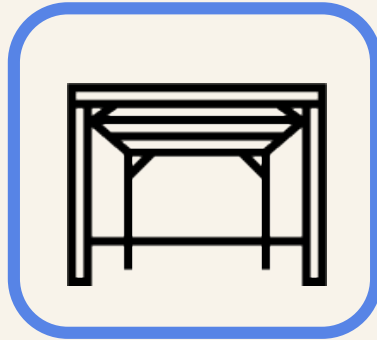
# Definition

## Accessory Building and Structure:

- “means a subordinate building or structure on the same lot as the main building, or subordinate to part of the main building and used exclusively for an accessory use.”



**Gazebo**



**Pergola**



**Other Accessory  
Structure (e.g. shed)**





# Origin of Zoning By-Law Amendments

- **Many Minor Variance Applications:** large volumes of minor variance applications relating to accessory structures
- **Direction from Council:** in 2019, staff were directed by Council to review the regulations and increase the flexibility for larger lots
- **Zoning By-law Amendments Approved:** greater permissions for size and heights of accessory structures on larger lots (>750m<sup>2</sup>)
- **Increased Flexibility for Type of Accessory Structure:** no longer being limited to one of each - one pergola, one gazebo and one other accessory structure (e.g. shed)

Accessory Buildings and Structures Regulation	Prior to 2019 Amendment	2019 Amendment	
		Lot Area Less than 750m <sup>2</sup>	Lot Area Greater or Equal to 750m <sup>2</sup>
Maximum area occupied per accessory building and structure	10 m <sup>2</sup> (110 ft. <sup>2</sup> )	10 m <sup>2</sup> (110 ft. <sup>2</sup> )	20 m <sup>2</sup> (220 ft. <sup>2</sup> )
Types of Structure	1 Pergola, 1 Gazebo and 1 Additional Accessory Building and Structure (e.g. shed)	n/a	n/a
Maximum area occupied combined for all accessory buildings and structures	30 m <sup>2</sup> (320 ft. <sup>2</sup> )	30 m <sup>2</sup> (320 ft. <sup>2</sup> )	60 m <sup>2</sup> (640 ft. <sup>2</sup> )
Maximum lot coverage combined for all accessory buildings and structures	n/a	n/a	5% of the lot area
Maximum Height	3.0 m (10 ft.)	3.0 m (10 ft.)	3.5 m (11.5 ft.)

Table 1: Accessory Structures Zoning By-law Comparison





# Resulting Effects of Zoning Amendments

- Purpose of amendment: to increase flexibility and decrease need for residents to submit applications for minor variances
- Analyzed applications made prior to amendment (2016-2018) and post-amendment (2020-2022)
- Committee of Adjustment (COA) saw a **10.4%** decrease in applications relating to accessory structures

# Property Standards Complaints

- Total number of complaints almost doubled between 2016-2018 and 2020-2022
- Portion of complaints relating to accessory structures decreased from **1.02%** (2016-2018) to **0.08%** (2020-2022)
- However, results are inconclusive





# Limits to Zoning By-law

- Cannot control aesthetics or materials used for accessory structures, property standards or other similar issues that may result from accessory structures



# Conclusion

- Greater flexibility for residents
- COA receiving fewer minor variance applications

Staff opinion:

**No changes are necessary to the regulations regarding accessory structures**





**Thank you.**