

	<h2 style="text-align: center;">Report to Council</h2>
To	Mayor and Council
From	Doug Godin, Chief Building Official
Date of Meeting	August 5, 2025
RE:	To recommend that Council amend the Zoning By-law to reduce the minimum dwelling size requirement from 74 square metres (796.53sqft) to 18.58 square metres (200sqft), in alignment with the minimum functional dwelling unit size prescribed by the Ontario Building Code.

Recommendation:

THAT Council direct staff to prepare a draft Zoning By-law Amendment to reduce the minimum dwelling size requirement in the Township of McMurrich/Monteith from 74 square metres (796.53sqft) to 18.58 square metres (200sqft), in alignment with the minimum functional dwelling unit size prescribed by the Ontario Building Code.

History:

The current Township of McMurrich/Monteith Zoning By-law mandates a minimum dwelling unit size of 74 square metres. The Ontario Building Code, which governs the health, safety, and structural integrity of buildings, does not set a single numeric minimum dwelling size. However, it does require that self-contained dwelling units meet specific functional requirements (e.g., cooking, sanitary facilities, sleeping/living areas, and egress).

Based on these functional and dimensional requirements, the practical minimum dwelling unit size under the OBC is approximately 17.09 square metres (184 square feet). Several municipalities in Ontario have moved toward recognizing this figure or a slightly higher value as an acceptable minimum for zoning purposes.

Discussion:

This proposed amendment would reduce the minimum dwelling unit size in the Township's Zoning By-law to 18.58 square metres (200 square feet)—a size that meets or exceeds all OBC requirements while providing flexibility for compact and innovative housing forms.

Benefits:

- **Supports Affordable and Attainable Housing:** Enables the construction of smaller units that are more affordable to build and maintain.
- **Facilitates Housing Innovation:** Allows for tiny homes, micro-suites, and other emerging forms of housing, including potential secondary or seasonal units.
- **Aligns with OBC Standards:** Maintains all health, safety, and livability requirements through continued enforcement of the Ontario Building Code.
- **Promotes Sustainability:** Smaller homes consume fewer resources and have a smaller environmental footprint.

Reducing the minimum size to 18.58 m² represents a balanced approach that respects the OBC minimum while allowing for design flexibility and practical living space.

Financial Implication:

No direct cost to the Township. The change may encourage incremental development of underutilized parcels, potentially increasing assessment value over time.

Policy and Legislative Considerations:

- **Ontario Building Code (O. Reg. 332/12)**
- **Provincial Policy Statement (PPS), 2020** – supports a range and mix of housing types and affordability
- **Township Zoning By-law** – to be amended accordingly

Respectfully submitted,

CBO: Doug Godin