

Additional Residential Units Implementation Overview

Planning Division
Committee of Adjustment
March 18, 2021



Overview

- Goal behind the objective is to provide more affordable rental housing throughout the community while assisting homeowners in maintaining their homes



What is Permitted?

- Bill 108 replaces 'second units' with 'ARUs'
- ARU is a self-contained unit where:
 - One ARU is in the same building as the primary residential unit (PRU); and/or
 - One ARU is in an accessory building or structure on the same lot as the PRU
- ARUs are permitted as of right on eligible properties

Permissions by Housing Type/Area

- For every PRU, there may be 2 ARUs



= 3 units



= combination of housing types
(i.e. ARUs and garden suites)



= permit ARUs on lots not
severed along common wall

OPAs + ZBAs

- 5 OPAs
 - CKLOP, 2012
 - Town of Lindsay OP
 - Village of Fenelon Falls OP
 - County of Victoria OP
 - Township of Ops OP
- 2 ZBAs
 - Amendment to 18 ZBLs
 - Amendment to ORM ZBL

OPAs + ZBAs

- Differences in application of OPs and ZBLs
 - Urban vs. rural (servicing policies, MDS requirements, farm dwelling uses & garden suites)
 - ORM Area – ARU's only allowed within the PRU

Development Provisions

- Allowed in singles, semis, and townhouses
- Rural minimum lot area 0.4 ha – otherwise based on zoning provisions
- Demonstrate adequate well and septic capacity
- ARU's can be equal in size or smaller than PRU
- ZBA's deal with lot area and frontage, setbacks, coverage, height and landscaping – not subject to density controls
- No parking required for ARU's but needed if they have a home occupation
- Only allowed on open and maintained roads

Development Provisions

- Not allowed in buildings that are within hazard areas, floodplains, or water setbacks
- Rural ARU's subject to MDS setbacks
- ARU's cannot be severed from lot containing PRU
- ARU's to comply with Ontario Building Code, Fire Code, ZBL, and other municipal and agency standards
- ARU's must be registered with the City
- Educational resources are available on Planning and Development webpage

Outcomes

- The Official Plan policies and zoning provisions were approved by Council on December 15, 2020 and are now in effect
- All new ARU's are now being reviewed and registered through the Building and Septic Division