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

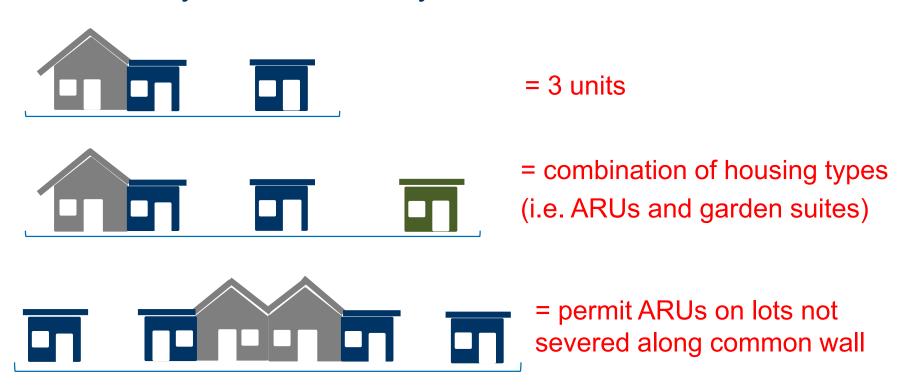


What is Permitted?

- 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



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