

Initiative 2 – Expanded permissions for Accessory Dwelling Units

The Accessory Dwelling Unit (ADU) policy was last modified through the provincially legislated changes imposed by Bill 23, which required municipalities to permit up to two (2) accessory dwelling units for any single detached, semi-detached, and townhouse dwelling on an urban serviced parcel. The changes proposed as part of this initiative will expand ADU zoning regulations to permit up to three (3) ADU's, where two (2) ADU's are already permitted. Additionally, specific policy direction in the Official Plan on where and under what conditions accessory dwelling units are appropriate is also proposed.

Official Plan Changes

Currently, the Official Plan provides policies for ADU's in several land use designation sections of the Official Plan. The applications propose to modify and reorganize the ADU policies into a new General Development policy for ADU's (Official Plan Section 7) as follows:

“Accessory Dwelling Units

- a) Accessory dwelling units are defined as residential units that are accessory to a main use, limited in size and scale, and a form of gentle intensification. Accessory dwelling units are permitted for the following main uses along with the specified maximums:
 - i. Within the Residential Land Use designation where a parcel is connected to municipal water and sanitary services, and where the main use is permitted, the following shall apply:
 1. Up to three (3) accessory dwelling units shall be permitted on a parcel containing a single detached, semi-detached, or townhouse dwelling;
 2. Up to two (2) accessory dwelling units may be permitted for a parcel containing a main building with two (2) dwelling units;
 3. One (1) accessory dwelling unit may be permitted for a parcel containing a main building with three (3) dwelling units;
 4. One (1) accessory dwelling unit may be permitted for a place of worship;
 5. One (1) detached accessory dwelling unit may be permitted for a building contain less than nine (9) dwelling units and have an existing density of 60 units per hectare or less, subject to a rezoning. The development will only be approved subject to incorporating the following:
 - a) The required parking space, bicycle parking, and amenity space requirement of a multi-unit dwelling shall apply to the Accessory Dwelling Unit;
 - b) The required parking space, bicycle parking, and amenity space requirement of a multi-unit dwelling cannot be further reduced; and
 - c) Prohibiting the further expansion of a driveway or parking area in the front yard.
 - ii. Within the Residential Land Use designation where a parcel that is not connected to both municipal water and sanitary services, or within the Agriculture, Hamlet or Rural Land Use designations, one (1) accessory dwelling unit may be permitted on a parcel containing a single detached dwelling;
 - iii. Within the City Centre designation where a parcel is connected to municipal water and sanitary services, and where the main use is permitted, these subsection a) i. 1, 2, 3, and 4 shall apply; and
 - iv. Within the Community Facility designation, one (1) accessory dwelling unit may be permitted for any place of worship.
- b) Accessory dwelling unit(s) are permitted as accessory uses as described in this subsection a), provided:
 - i. The unit shall be incidental and secondary to the main use;
 - ii. The parcel has direct frontage on a municipal street;
 - iii. The unit is prohibited from future severance from the main building; and
 - iv. The unit is not located within any area subject to natural hazards (i.e. wetlands, unstable bedrock, erosion hazards, or flooding).
- c) Limitations shall be established to accessory dwelling units, including the following:
 - i. Any additional dwelling units (i.e. including converted dwellings, second units, etc.) legally established prior to [Date of Passing] shall contribute to the maximum number of permitted accessory dwelling units;

- ii. A maximum distance between a detached accessory dwelling unit from the main building to ensure that development is located in a cluster and, if applicable, minimize land taken out of agricultural production;
- iii. Sufficient and adequate servicing in accordance with Section 5.3 when within the Urban Serviced Area or in accordance with Section 5.4 when within the Rural Area;
- iv. Accessory dwelling unit(s) must comply with the Zoning By-law. Relief from the provisions of the Zoning By-law may only be granted if the application does not amend provisions related to main uses, driveways, and landscaping.”

Zoning By-law Changes

The applications propose amendments to the ADU provisions, which would include the following proposed changes:

- Amending the where and how many ADU’s are permitted as follows:

Land Use Type	Max. Number of ADU’s	Max. Number of Bedrooms in each ADU	Maximum Gross Floor Area of ADU
One-unit Dwelling (Single-Detached, Semi-detached, or Townhouse Dwelling) connected to full municipal services and within a residential zone	2 → 3	2	100 square metres, and the total cannot exceed the gross floor area of the main dwelling unit
One-unit Dwelling (Single-Detached, Semi-detached, or Townhouse Dwelling) connected to private services, partial services, or in a non-residential zone	1	2	100 square metres, and cannot exceed the gross floor area of the main dwelling unit
[NEW] Two-unit Dwelling or Two-Unit Semi-detached Dwelling connected to full municipal services and within a residential zone	2	2	100 square metres, and cannot exceed the gross floor area of the largest main dwelling unit
[NEW] Three-unit Dwelling connected to full municipal services and within a residential zone	1	2	100 square metres, and cannot exceed the gross floor area of the largest main dwelling unit
Place of Worship	1	2	100 square metres

- Adding the following provisions:
 - Supporting documentation completed to the satisfaction of the municipality may be required regarding availability, sufficiency and adequacy of water and wastewater services.
 - Maximum distance between a detached Accessory Dwelling Unit and the main dwelling: 45.0 metres.

Initiative 3 – Reducing Barriers for Ground-Oriented Housing Options

A ground-oriented dwelling is defined as housing options that are designed to be accessible directly from the street and generally do not exceed three (3) storeys in height. These would include single detached, semi-detached, townhouse, two-unit, three-unit and four-unit dwellings, but would exclude multi-unit dwellings (i.e. apartments with interconnected corridors). However, in our current Zoning By-law, two-unit, three-unit, and four-unit dwellings are subject to zoning provisions which may make them a less attractive choice for development. For example, three-unit and four-unit dwellings are not currently permitted in the R1 Zone.

Additionally, even where two-unit, three-unit, and four-unit dwellings are currently permitted, zoning provisions may prevent many properties from having these options for housing. Within this initiative, the proposed changes will reduce the barriers for these ground-oriented housing options, while ensuring that they can be a good fit for integration into existing low-rise residential neighbourhoods.

In general, three-unit and four-unit dwellings are proposed to be introduced into R1 Zone and provide appropriate reductions to required lot frontage, lot area, building height, and interior side yard provisions. For the R1 Zone, the aim has been to make the proposed provisions similar to the existing provisions of R2 Zone, while offering a more generous reduction in the R2 Zone to facilitate more opportunities for “missing middle” housing options.

Official Plan Changes

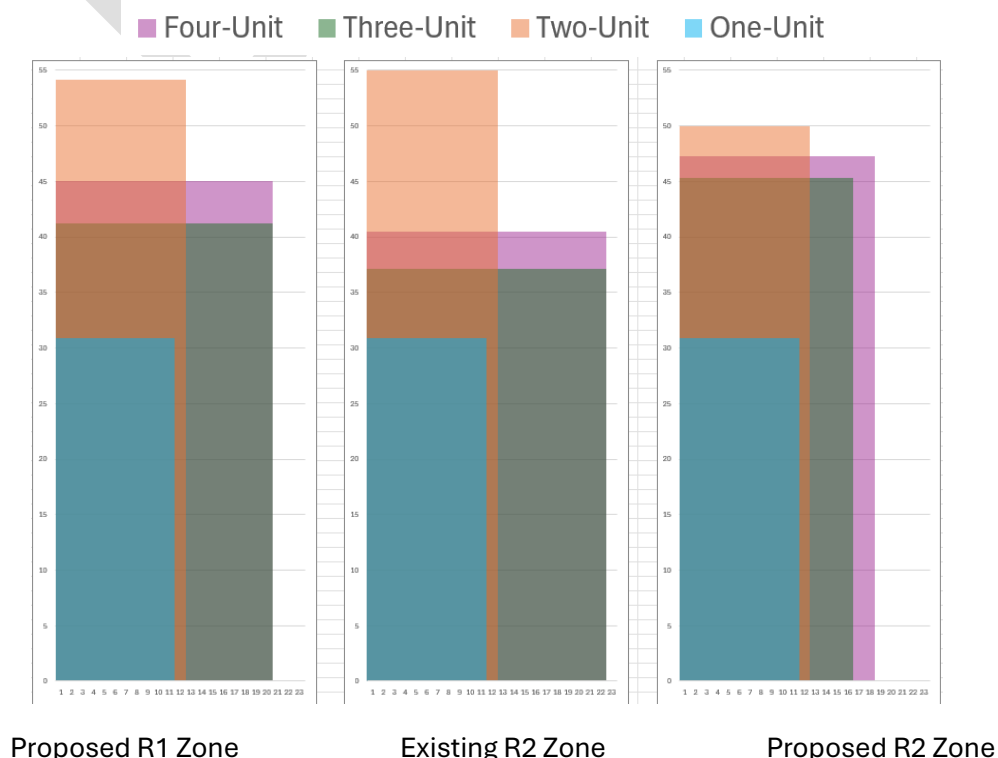
The application proposes to amend Section 7.16 regarding Residential and Non-Residential Intensification by amending the subsection d) as follows: “The Municipality will consider the impact of intensification on the character of existing neighbourhoods, including common lot frontages and lot sizes, along with the availability and adequacy of existing municipal infrastructure to service the increased density, in accordance with Section 5.3.”

Changes are also proposed to Section 3.10.2 e) regarding medium residential density criteria by adding the paragraph as follows: “Notwithstanding this subsection e), ground-oriented dwellings, which are defined as dwelling units that are designed to be accessible directly from the street and generally do not exceed three storeys in height (i.e. two-unit, three-unit, four-unit and townhouse dwellings) may be appropriate along local roads and may be accessed through low density residential developments.”

Zoning By-law Changes

The applications propose to amend Amenity Space provisions (Section 15.15) to remove the mention of three-unit and four-unit dwelling, exempting them from amenity space requirements.

The below image visually demonstrates the minimum lot frontage and lot area of the Proposed R1 Zone, Existing R2 Zone, and Proposed R2 Zone for One-, Two-, Three-, and Four-unit dwellings. The X-axis is frontage and Y-axis is depth in metres.



The applications propose to amend the R1 Zone as follows:

Proposed R1 Land Use Types	Min. Lot Area	Min. Lot Frontage	Max. Height	Max. Lot Coverage	Min. Landscaped Area	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
One-unit Detached Dwelling	450.0 square metres	11.0 metres	11.0 metres	35%	40%	6.0 metres	1.2 metres	7.5 metres
One-unit Semi-detached Dwelling	300.0 square metres	9.0 metres	11.0 metres	45%	40%	6.0 metres	1.2 metres, except where abutting a shared common wall	7.5 metres
One-unit Townhouse Dwelling	230.0 square metres per dwelling	7.0 metres per dwelling or 24.0 metres	11.0 metres	50%	35%	6.0 metres	1.2 metres, except where abutting a shared common wall	7.5 metres
Two-unit Dwelling	660.0 square metres → 650 square metres	15.0 metres → 14.0 metres	11.0 metres	45%	40%	6.0 metres	1.8 metres	7.5 metres
[NEW] Three-unit Dwelling	825.0 square metres	20.0 metres	11.0 metres	35%	40%	6.0 metres	1.8 metres	7.5 metres
[NEW] Four-unit Dwelling	900.0 square metres	20.0 metres	11.0 metres	35%	40%	6.0 metres	1.8 metres	7.5 metres
Long-term Care Home	161.5 square metres per dwelling unit	24.0 metres	11.0 metres	30%	40%	7.5 metres	3.5 metres or one half the height of the building, whichever is greater 7.5 metres , when abutting a one-unit detached dwelling	7.5 metres

The applications propose to amend the R2 Zone as follows:

Proposed R2 Land Use Type	Min. Lot Area	Min. Lot Frontage	Max. Height	Max. Lot Coverage	Min. Landscaped Area	Min. Front Yard Depth	Min. Interior Side Yard Width	Min. Rear Yard Depth
One-unit Detached Dwelling	340.0 square metres	11.0 metres	11.0 metres	40%	40%	3.6 metres, but 6.0 metres for garages	1.2 metres	7.5 metres
One-unit Semi-detached Dwelling	275.0 square metres	8.0 metres	11.0 metres	45%	40%	3.6 metres, but 6.0 metres for garages	1.2 metres, except where abutting a shared common wall	7.5 metres
One-unit Townhouse Dwelling	200.0 square metres per dwelling	6.0 metres per dwelling or 24.0 metres	12.0 metres	60%	25%	3.6 metres, but 6.0 metres for garages	1.2 metres, except where abutting a shared common wall	7.5 metres
Two-unit Dwelling	660.0 square metres → 600.0 square metres	12.0 metres	11.0 metres	45%	40%	3.6 metres, but 6.0 metres for garages	1.8 metres	7.5 metres
Three-unit Dwelling	836.0 square metres → 725.0 square metres	22.5 metres → 16.0 metres	12.0 metres → 11.0 metres	35%	40%	3.6 metres, but 6.0 metres for garages	2.4 metres → 1.8 metres	7.5 metres
Four-unit Dwelling	910.0 square metres → 850.0 square metres	22.5 metres → 18.0 metres	12.0 metres → 11.0 metres	35%	40%	3.6 metres, but 6.0 metres for garages	2.4 metres → 1.8 metres	7.5 metres
Back-to-back / Stacked Townhouse Dwellings	161.5 square metres per dwelling unit	24.0 metres	13.5 metres	30%	40%	7.5 metres	3.5 metres or one half the height of the building, whichever is greater 7.5 metres , when abutting a one-unit detached dwelling	7.5 metres
Low-rise multi-unit Dwelling	161.5 square metres per dwelling unit	24.0 metres	13.5 metres	30%	40%	7.5 metres	3.5 metres or one half the height of the building, whichever is greater 7.5 metres , when abutting a one-unit detached dwelling	7.5 metres
Long-term Care Home	161.5 square metres per dwelling unit	24.0 metres	13.5 metres	30%	40%	7.5 metres	3.5 metres or one half the height of the building, whichever is greater 7.5 metres , when abutting a one-unit detached dwelling	7.5 metres