

Draft Additional Residential Units Amendments to Bruce County Official Plan

4.4.4.1 General Housing Policies

- .1 The following policies are intended to enable a wide variety of housing by type, size and tenure throughout the County as directed by the Provincial Policy Statement. These policies shall be incorporated into local Municipal Official Plans, as appropriate.
- x) The establishment of Garden Suites in accordance with the following:
- a) In considering development applications, the term Garden Suite means a one-unit detached residential structure containing bedroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable. A Garden Suite is intended to meet the temporary housing needs of elderly parents, family members with special needs, or other similar individuals, on the same lot as the caregivers.
- ~~b) b) — Garden Suites may be permitted within the Residential designation subject to the requirements of the Comprehensive Zoning By-law and the local Official Plan, where applicable.~~
Secondary Suites Garden Suites may must be be permitted within the Residential designation of local official plans and may be permitted in any designations where residential uses are permitted as a primary use or in the Agricultural designation, subject to the requirements of the Niagara Escarpment Plan, local Official Plan, where they one exists and the Comprehensive Zoning By-law, where the zoning by-law permits a detached, or semi-detached, or rowhouse dwelling.
- c) The Comprehensive Zoning By-law may provide Garden Suite regulations which:
- 1) Require the Garden Suite to be detached and accessory to a primary dwelling unit;
 - 2) Restrict any business or commercial enterprise from taking place within the Garden Suite;
 - 3) Require the Garden Suite to meet all requirements of the Comprehensive Zoning By-law, including yard setbacks;
 - 4) Prohibit the use of a mobile home; and
 - 5) Require the Garden Suite to be connected to municipal water and sewer services.
- d) The Comprehensive Zoning By-law may provide Garden Suite regulations that:
- 1) Require the Garden Suite to be detached and accessory to a primary dwelling unit;

- 2) Restrict any business or commercial enterprise from taking place within the Garden Suite;
- 3) Require the Garden Suite to meet all requirements of the Comprehensive Zoning By-law, including yard setbacks;
- 4) Prohibit the use of a mobile home; and
- 5) Require the Garden Suite to be connected to municipal water and sewer services.

As a condition to passing a by-law authorizing the temporary use of a Garden Suite, the Municipality under the powers of the Planning Act, may enter into an agreement with the owner or occupant of the Suite to cover issues such as:

- 1) Conditions for removal of the Garden Suite from the property;
- 2) The Garden Suite shall not be used as a rental dwelling unit for profit or gain;
- 3) The Garden Suite meets all health, safety, servicing, fire and building code standards;
- 4) The need for bonding of security to ensure that certain conditions of the agreement are met; and,
- 5) Other issues deemed important by the Municipality.

e) Garden Suites may be subject to Site Plan Control.

xi) The establishment of ~~Secondary Suites~~ Additional Residential Units in accordance with the following:

- a) The term ~~Secondary Suite~~ Additional Residential Unit means a separate residential unit that is located subsidiary to, and located within a detached house, semi-detached house, or row-house or within a building or structure that is ancillary to a detached house, semi-detached house, or rowhouse. in the same building as, its principal dwelling unit; and its creation does not result in a semi-detached, duplex, triplex, converted house or converted dwelling house, dwelling unit, accessory or accessory dwelling unit, as otherwise may be defined. A Secondary Suite may house elderly parents or other family members, or may be rented as a residential unit.
- b) ~~Secondary Suites~~ Additional residential units ~~may must be be~~ permitted within the Residential designation ~~of local official plans and may be permitted in any designations where residential uses are permitted as a primary use or in the Agricultural designation,~~ subject to the requirements of the Niagara Escarpment Plan, local Official Plan, where ~~they one~~ exists and the Comprehensive Zoning By-law, where the zoning by-law permits a detached, ~~or~~ semi-detached, or rowhouse dwelling.
- c) In the Rural Recreation Area designation Additional Residential Units may be permitted only within a building containing a primary residential dwelling.

and the Agricultural designation, only one Additional Residential Unit is permitted.

de) The Comprehensive Zoning By-law may provide Secondary Suite Additional Residential unit regulations which:

- 1) Govern compatibility with the main dwelling and surrounding land uses;
- 2) ~~Restrict~~ Regulate or prohibit any business or commercial enterprises ~~from taking place within the Secondary Suite~~ Primary or additional residential unit(s);
- 3) Set out restrictions involving the unit size, alteration to the outside of the principal dwelling, parking requirements, and water and sewer/septic servicing requirements;
- 4) ~~Require municipal registration of the Secondary Suite.~~

d)- ~~One Secondary Suite is permitted in any detached dwelling, semi-detached dwelling unit, or duplex building in any zone that permits these dwelling types provided:-~~

- 1) ~~It does not change The streetscape character along the road on which it is located;~~
- 2) ~~It not be a stand alone, principal unit, capable of being severed;~~
- 3) ~~It only exists along with, and within the same building as, its principal dwelling unit.~~

ed) ~~A Secondary Suite~~ An Additional Residential Unit is not permitted on a lot that is legally non-conforming with respect to lot width or lot area. An Additional Residential Unit proposed on a lot that is smaller than 0.4 hectares in size, or 2 additional residential units on a lot smaller than 0.6 hectares with private onsite sewage disposal must be supported by a Nitrate Study completed in accordance with Section 4.7.5.8.

fe) The principal and ~~Secondary~~ Additional Residential Unit(s) Suites must share the parking area and yards provided for the principal dwelling unit, and no new driveway may be created;

g)- ~~Where a Secondary Suite is located on a lot, a Garden Suite is not permitted on that lot.~~ The combined total of a Primary residential unit, additional residential unit(s) and a garden suite shall not exceed three units on a lot.

.2 Local Official Plans, where they exist, shall have regard to site specific characteristics for neighbourhood compatibility ~~in order~~ to address matters relating to the physical character of infill or redevelopment projects. Such matters as building height, lot coverage and parking, should be addressed in local Plans to guide the approval of zoning, site plans, and/or minor variances, which occur as a result of infill or intensification projects.

.3 Where local Official Plans do not exist, the County Official Plan shall have regard to

the same site specific characteristics for neighbourhood compatibility ~~in order~~ to address matters relating to the physical character of infill or redevelopment projects.

To this end, the County may adopt Guidelines for development including for additional residential units which address streetscape and neighbourhood compatibility

- .4 In view of the expected employment increase of approximately 1,500 temporary staff at Bruce Power during the reconstruction phase in the next few years and the associated heightened concerns regarding the resulting impact on the rental housing market, in particular the affordability of rental units for the existing lower income families, local Municipalities in the vicinity of Bruce Power shall be encouraged to work in partnership with Bruce Power officials, the County and other housing groups or agencies to address and effectively resolve the short-term housing needs of the temporary Bruce Power employees.

4.4.4.2 Affordable Housing Policies

- .5 The policies stated below are intended to provide clear direction to the County and the local Municipalities to:
- iii) The County and the local Municipalities shall, within their legislative authority implement the Provincial Policy Statement regarding housing by encouraging housing forms and densities designed to be affordable to moderate and lower income households, through the policies of this Plan, by way of the following:
 - d) Local Official Plans ~~may~~must permit accessory apartments in appropriate residential zones and/or neighbourhoods subject to appropriate standards of health and safety and the provision of municipal water and sanitary sewers;

5.2.3.5 Residential [Secondary Urban Areas]

Residential development proposals shall be evaluated in accordance with the following criteria.

i) Permitted Uses

- a) Single detached dwellings and additional residential units and in accordance with Section 4.4.4.1 -and home occupations shall be the predominant form of housing. Where sanitary sewers are available and subject to site plan control, multiple-attached dwelling units may be considered provided provisions for open space and parking are made, and the servicing requirements of the appropriate approval authority or its agent are met. When approving multiple-attached dwelling units, the compatibility of such uses with adjacent development shall be considered. If the lands for which a proposal has been submitted is known or suspected to be contaminated from past or present activity, the proponent will be required to demonstrate to Council that there will be no adverse effect on the proposed use.

5.2.4.3 Permitted Uses [Hamlet designation]

- i) Detached, semi-detached and duplex residential uses;
- ii) Additional Residential Units and Garden Suites in accordance with Section 4.4.4.1

- ~~iii)~~ Home occupations
 - ~~iv)~~ Community facilities in accordance with Section 4.9 [Community Facilities];
 - ~~v)~~ Publicly owned conservation and/or open space;
 - ~~vi)~~ Publicly owned facilities;
 - ~~vii)~~ Dry industrial uses;
- vii) Commercial uses limited to: (a) those serving the day-to-day needs of the residents of the Hamlet Community and the immediate surrounding area; (b) those serving the surrounding agricultural community and rural residents such as farm implement dealerships, veterinary clinics and other similar uses directly related to and supportive of agriculture; and, tourism related commercial uses such as 'country inns'.

5.3.3 Permitted Uses [Rural Recreation Designation]

- .1 Permitted uses in the Rural Recreational Area shall include seasonal and permanent residential dwellings; public parks and open space uses; commercial uses in accordance with Section 5.3.7 [Commercial Policies (Rural Recreational Area)]; home occupations; home industry; and bed and breakfast establishments. Institutional uses shall also be permitted but shall be limited solely to places of worship. An Additional Residential Unit may be permitted within a building containing a residential dwelling in accordance with Section 4.4.4.1 (xi).

5.5.4 Permitted Uses [Agricultural Designation]

- .2 Agricultural Areas shall permit agriculture, aquaculture, apiaries, agro-forestry, maple syrup production, home occupations, home industries, and farm-related uses including the use of lands, buildings or structures for the raising of animals, the growing of plants for food production and nurseries. Retail stands for the sale of agricultural products produced on the farm unit upon which the retail stand is to be located, and bed and breakfast establishments shall also be permitted within Agricultural Areas. Permitted uses also include the primary ~~and secondary~~ farm residence, Garden Suite and/or Additional Residential Unit on the same lot as part of the farm unit, forestry, public conservation, public open space, passive recreation

5.5.12 ~~Secondary Farm Residence~~ Additional Residential Unit and Garden Suite

- .1 A Garden Suite and or Additional Residential Unit~~second farm residence~~, may be permitted together with a primary farm residence on a farm lot. In addition to the Policies of Section 4.4.4.1, the garden suite and/or Additional Residential unit;~~for an employee who is required to provide full time labour for the farm owner(s) and is employed full time by the farm owner(s). The second farm residence:~~
- i) Must be located within the existing farm building cluster and in very close proximity to the existing primary farm residence;
 - ii) Shall not be considered for future severance from the farming operation.

- .2 ~~These uses second farm residence~~ shall be regulated through the Zoning By-Law and may include a semi-detached dwelling or duplex dwelling.

5.6.4 Permitted Uses

The Rural Area shall permit:

vii) Non-Farm Residential use, including Additional Residential Units in accordance with 4.4.4.1 (xi) and Section 5.5.12;
viii) and Seasonal Residential Uses.

5.7.2 Permitted Uses

The use of land designated Estate Residential shall be single family detached dwellings at a low density. Other permitted uses shall be limited to home occupations, open space and passive recreational uses and additional residential units where supported by appropriate servicing.