

# HOMES

Good planning decisions now can have  
a positive impact on housing diversity  
and availability over the next 25 years.

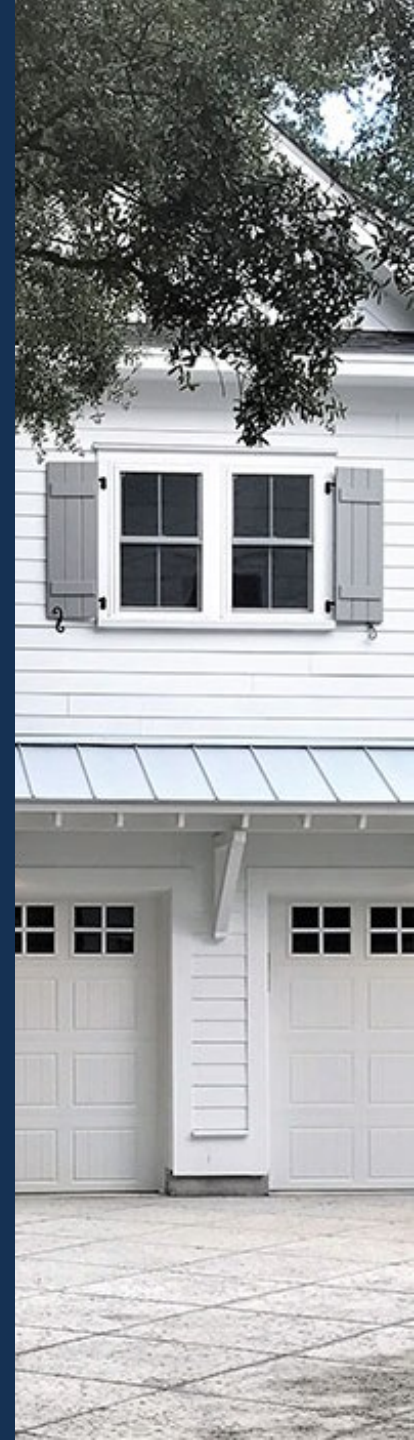


# **Additional Dwelling Units**

# Research Objectives

- Research implementation of changes from Bill 108 – More Homes, More Choice Act for Upper-Tier Municipal ADU Policy
  - Reviewed Municipalities:
    - Ottawa
    - Huron County
    - City of Windsor
    - Prince Edward County
    - District of Muskoka
    - Grey County
    - City of Toronto
    - Simcoe County
    - Lake of Bays
    - City of Guelph
    - Wellington County
    - Brant County
- Compiled Official Plan and Zoning best practices
- Recommendations for amendments

Best Practices from  
Across the Province



# What are ADUs and what are the policies?

- Additional Dwelling Units (ADUs)  
“are self-contained dwelling units with a private kitchen, bathroom and, sleeping areas...”
  - Can be within the primary building or ancillary
  - Potential to provide income to homeowners and increased attainability for renters
- Bill 108 More Homes, More Choice Act
  - Municipalities required to amend Official Plans to authorize a greater variety of dwelling types through ADUs
  - Increasing allowance to three units on an appropriate lot





# Current County Policy

- Covers General Housing Policies including variety under section 4.4.4.1
- Current ADU Policy provides opportunity for creation and built form regulations for;
  - Accessory dwellings (including garden suites and secondary dwellings for farm help)
  - Within the primary structure
  - Restriction of two units on a given lot
  - Not permitted on undersized lots

Exact conditions set by local by-laws and the Niagara Escarpment Plan



# Best Practices from Communities throughout Ontario

- Key Policy Considerations
  - Built Form
    - Lot Sizes
    - Parking requirements
    - Types of housing
    - Heritage
  - Servicing
    - Private Servicing
    - Public Servicing
    - D-5-4 Guidelines
  - Future Severance
    - Severance Mitigation
    - Rural and Agriculture considerations
  - Waterfront Areas

Upper-Tier  
direction supports  
local  
Implementation



# Recommended Amendments

- Update definition and where permitted  
Additional Dwelling Units are separate residential units located within a(n);
  - Detached House
  - Semi-Detached House
  - Rowhouse
  - Ancillary structure to any of the above
- Permitted within designations where residential is a permitted primary use and in Agricultural Designation
  - Subject to;
    - Niagara Escarpment Plan
    - Local Official Plans (where applicable)
    - Comprehensive Zoning By-Law
- Agricultural Designations may limit to one ADU in either the same building as the primary dwelling or in an ancillary
- Rural Recreation designations may limit to one ADU within building containing the primary dwelling



# Zoning By-Law Recommendations

- Servicing and Infrastructure:
  - Privately serviced or Partial (water only)
    - Lot sufficiently sized to support a private septic system which is shared between the main dwelling and any ADUs
  - Partial (sewer only) and Fully Serviced
    - Permitted within primary building or through ancillary structure
- ADU Built Form Recommendations
  - General Provisions
    - Maximum of two structures
    - Not permitted to be severed
    - One off-street parking space in shared driveway/structure
    - Sizing and access based on structure type considering;
      - Floorspace/rooms
      - Height
      - Access/setbacks

