



ADDITIONAL RESIDENTIAL UNITS 2024 POLICY UPDATE

STATUTORY PUBLIC MEETING

MONDAY OCTOBER 7, 2024





AGENDA

- Where we are now – current permissions (2019 Accessory Dwelling Units project)
- Changing Provincial direction
- What's required now – 3 units on a lot as-of-right
- Draft Official Plan and Zoning By-law Amendments
- Next Steps

ACCESSORY DWELLING UNITS – 2019 PROJECT

- Purpose: to update and extend permissions for Accessory Dwelling Units as a use in Comprehensive Zoning By-law 2010-0050
- Alignment with Town Official Plan, Provincial Policy Statement and Planning Act
 - Direction to introduce wherever single, semi-detached and townhouses are permitted
- Prior to 2019, 'Accessory Dwellings' were only permitted in the Urban Zones:
 - Within single detached homes only, where lot has a frontage of 11 metres
 - Floor area maximum of 70 square metres
- The Town's Official Plan only permitted 'Accessory Apartments' in the Urban Area

ACCESSORY DWELLING UNITS – 2019 PROJECT CHANGES MADE

- Official Plan: Accessory Apartment permissions extended to the Rural Area, subject to certain criteria
 - Adequate parking, connection to available servicing
 - Compliance with Building and Fire Codes
- Zoning By-law: Accessory Dwelling Units permitted in Urban and Non-Urban zones wherever singles, semis and townhouses are already permitted
 - Unit size: 40 percent of the total floor area, or 110 sq. meters, whichever is less
 - Parking requirement: one additional space per unit
 - Full basement apartment

PROVINCIAL DIRECTION

- Bill 23 (November 2022): up to 3 residential units on a lot as-of-right
 - 2 ARUs within primary dwelling OR 1 ARU within primary dwelling and 1 ARU detached
 - Halton Hills Zoning By-law to align with this
 - Detached ARUs with lot standards
- Bill 185 (June 2024): Regulation under the Planning Act may restrict municipality's ability to impose permissions for ARUs



PROVINCIAL DIRECTION

- Provincial Planning Statement (October 2024): extend ARU permissions into the Rural Area
 - Up to 2 ARUs on lots in Prime Agricultural Areas, in addition to any housing being used for farm employee accommodation
 - Subject to Minimum Distance Separation and demonstrated servicing capacity
- Regulation 299/19 Additional Residential Units: currently under review
 - Currently focused on parking requirement and ownership
 - Currently under review (ERO Posting 019-9210) – 30-day comment period

PROVINCIAL DIRECTION

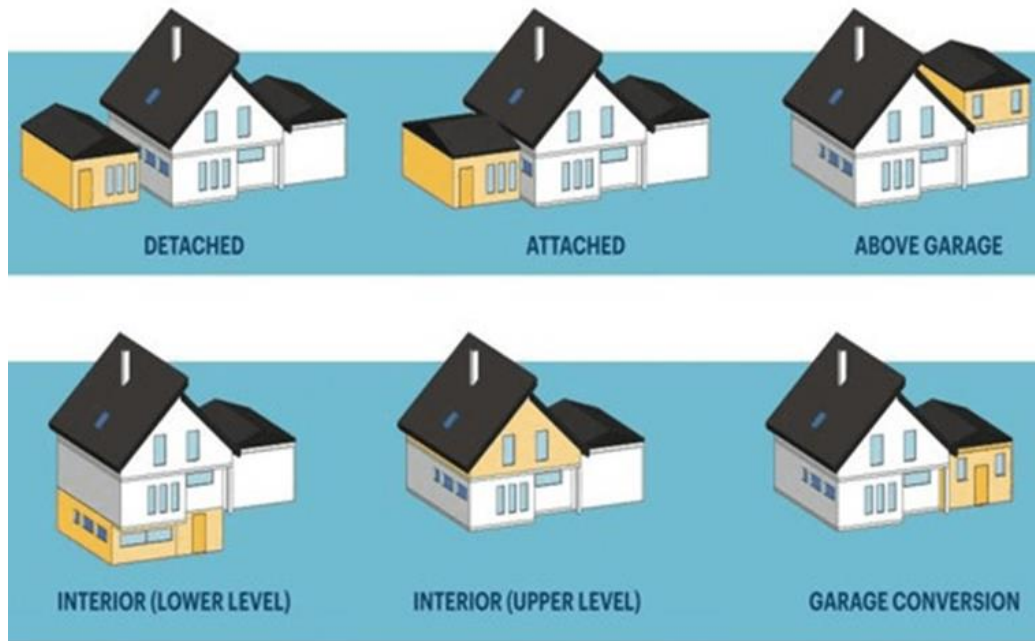
- Regulation 299/19 Additional Residential Units continued
 - Province considering certain restrictions on imposing rules related to:
 - Height (angular plane cannot be considered – we don't do this)
 - Lot coverage (maximum lot coverage cannot go below 45%)
 - Use of Floor Space Index to restrict ARU size (we don't do this)
 - Use of minimum lot size to restrict ARUs (we don't do this)
 - Building distance separation (to a maximum of 4 metres – we don't do this)
 - Impact on our Draft Amendments
 - Mature Neighbourhoods currently restrict lot coverage to 35-40%
 - Need to clarify that our proposed unit size restrictions are still applicable

BY-LAW 2023-0060

REGISTRATION OF AN ADDITIONAL RESIDENTIAL UNIT

- Covers the ARU registration process
 - Includes the required inspection of completed units
 - Compliance with Building and Fire Codes
- Application is overseen by the Building Services Department
- Not being considered here today
- Draft Amendments presented today align with this By-law

WHAT'S REQUIRED NOW



- TWO Additional Residential Units on a lot as-of-right
 - Wherever single, semi-detached, or townhouses are already permitted
- ONE Additional Residential Unit can now be detached from the primary dwelling
 - We did not provide for this in 2019

DRAFT OFFICIAL PLAN AMENDMENT

- Remove Accessory Apartment and replace with Additional Residential Unit
 - Consistent name used for all Town policies that matches what is used by the Province
- Revise definition to include detached ARUs
- Current development policies remain in place
 - Sections DI.3.1.6 & EI.4.10

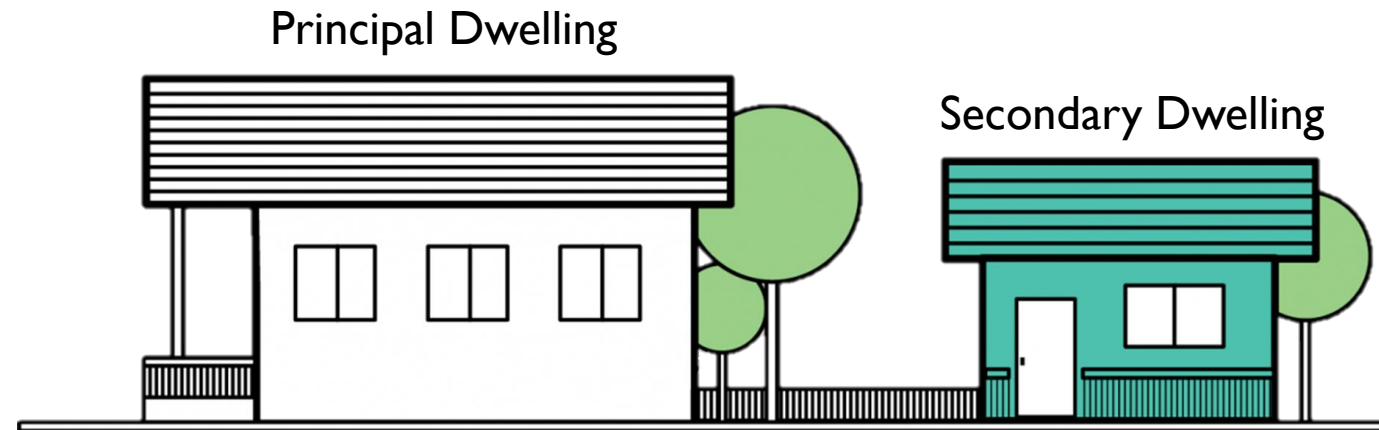
DRAFT ZONING BY-LAW AMENDMENT

- Remove Accessory Dwelling Unit and replace with Additional Residential Unit
 - Consistent name used for all Town policies that matches what is used by the Province
- Revise definition to include detached ARUs
- Introduce ‘Scenario Provision’ for ARUs
 - Number of ARUs and size restrictions
- Establish lot standards and provisions for detached ARUs
- Establish ARUs as a use in Protected Countryside zoning (PC-NHS2)

DRAFT ZONING BY-LAW AMENDMENT

KEY COMPONENTS

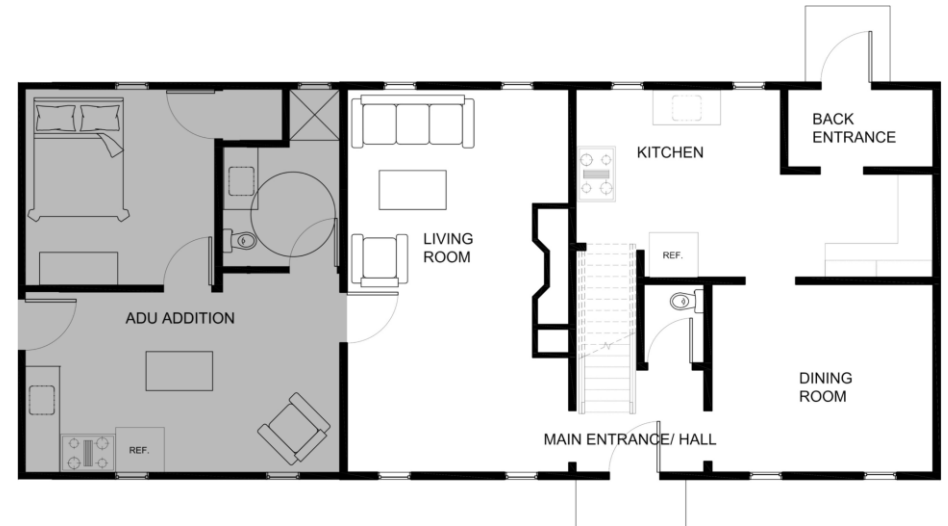
- Height (detached ARUs)
 - Relationship with existing main residential building
 - Urban Zones: 1 metre less the existing dwelling to a maximum of 6.5 metres (2 storeys)
 - Non-Urban Zones: 1 metre less the existing dwelling to a maximum of 8 metres (2.5 storeys)



DRAFT ZONING BY-LAW AMENDMENT

KEY COMPONENTS

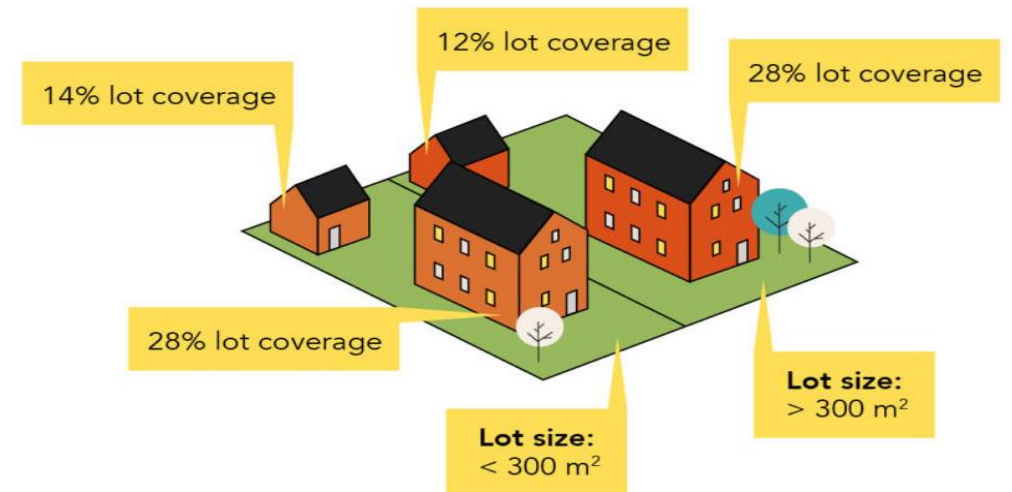
- Floor Area (2 ARUs within main residential building)
 - Combined occupation of 60% the total floor area, to a maximum of 220 square metres
- Floor Area (1 detached ARU and 1 within the main residential building)
 - Within main residential building: the lesser of 40% of total floor area, or 110 square metres
 - Detached: the lesser of 40% of total floor area, or 90 square metres
 - Providing flexibility to use existing accessory structures (e.g. detached garages)
- Entire basement provision still in place
- Can still only build 1 ARU



DRAFT ZONING BY-LAW AMENDMENT

KEY COMPONENTS

- Lot Coverage
 - Focus on detached ARUs
 - 60% in Urban Zones where detached ARU is established
 - Higher number based on larger houses in newer subdivisions (e.g. Georgetown South)
 - Mature Neighbourhoods intended to be exempt
 - Changes to Ontario Regulation 299/19 may force us to re-think this
 - Lot coverage up to 45% in Mature Neighbourhoods where a detached ARU is established



NEXT STEPS

- Gather feedback and respond to questions and comments
- Consider changes to the Draft Amendments based on Provincial Regulation Review and Town staff and agency feedback
- Final Recommendation to Council
- Only appealable by the Minister

WE WANT TO HEAR FROM YOU!



- Questions
- Comments
- Concerns

DRAFT ZONING BY-LAW AMENDMENT

KEY COMPONENTS

- The Protected Countryside Natural Heritage System Two Zone
 - 2019 project did not consider Environmental and Open Space Zones
 - PC-NHS2 permits a variety of uses, including single detached homes
 - Covers land located outside key features of the natural heritage system
 - ARU permissions to be introduced to better align with the Official Plan