

**BY-LAW NO. 0497/2017
BEING A ZONING BY-LAW AMENDMENT
TO BY-LAW NO. 0212/2006**

**AFFECTING ALL LANDS IN THE
TOWNSHIP OF ADDINGTON HIGHLANDS**

Prepared by:

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Project No. 109929

TOWNSHIP OF ADDINGTON HIGHLANDS

EXPLANATORY NOTE

TO BY-LAW NUMBER 0497/2017

PURPOSE OF THE BY-LAW

The Township wishes to consider the implementation of secondary suite provisions to Zoning By-law 0212/2006. A secondary suite is a private, self-contained dwelling unit within an existing dwelling. Secondary suites are encouraged by the Province as a means to provide options for affordable housing. The provisions will implement the secondary suite policies created through the Official Plan Amendment No. 1, being the 5 Year OP update.

EFFECT OF THE BY-LAW REQUEST

The amendment will allow secondary suites as-of-right in a number of zones in the municipality, subject to certain restrictions.

LOCATION OF PROPERTY

This update to the Zoning By-law will affect lands throughout the Township of Addington Highlands, therefore no key map is provided.

TOWNSHIP OF ADDINGTON HIGHLANDS

BY-LAW NUMBER 0497/2017

BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 0212/2006

WHEREAS the Council of the Corporation of the Township of Addington Highlands intends to amend Zoning By-law No. 0212/2006 to allow secondary suites as-of-right in a number of zones in the municipality, subject to certain restrictions;

AND WHEREAS the Council of the Corporation of the Township of Addington Highlands having given due consideration to the need to proceed with such changes, considers it reasonable to amend By-law 0212/2006;

NOW THEREFORE the Council of the Corporation of the Township of Addington Highlands enacts as follows:

1. **THAT** Section 3 Definitions of the Zoning By-law is hereby amended by adding the following definition as a subset to the "Dwelling Unit" definition:

"SECONDARY UNIT" means a dwelling unit that is also known as an accessory unit, a basement apartment, a secondary suite or in-law suite. Such units are self-contained residential units with kitchen and bathroom facilities, and include units within coach houses and within ancillary buildings.

2. **THAT** a new Secondary Suites or Units Section is hereby added in alphabetical order to Section 4 of the by-law as follows, and all subsequent provisions are renumbered accordingly:

SECONDARY UNITS

- b) *Within the RU, RR, RLS, and HR Zones, a secondary unit may be created provided the following provisions are met:*

- i) *the secondary unit is located within a single detached dwelling house, semi-detached dwelling house, row dwelling house or in an ancillary building or structure on the same lot as a single detached dwelling house, semi-detached dwelling house, or row dwelling house;*
- ii) *the secondary unit has a gross floor area not exceeding 45% of the dwelling unit or 100 square metres, whichever is lesser;*
- iii) *where a secondary unit is proposed as part of an ancillary building or structure, such building or structure shall comply with the same provisions for location on the lot as the principal residential building;*
- iv) *a secondary unit is not permitted within a boathouse;*
- v) *a maximum of one secondary unit per lot is permitted;*
- vi) *where a secondary unit is within the principal dwelling, access for the secondary unit shall be provided by an independent entrance or through a common vestibule entrance shared with the principal dwelling unit. If the access is provided at the side or rear of the building, a minimum 1.2 metre wide walkway shall be provided from*

- the front (street-facing façade) of the building to the side or rear entrance;*
- vii) the secondary unit is directly serviced by a year round publically maintained road;*
 - viii) a minimum of one (1) parking space shall be provided for each secondary unit. The required parking for the secondary unit and primary unit is permitted in a tandem arrangement;*
 - ix) a secondary unit shall only be permitted if it can be demonstrated that there is an adequate supply of potable water, and adequate capacity for the disposal of waste within the subsurface sewage disposal system.*
 - x) a secondary unit shall be located outside of areas subject to natural hazards, such as flooding or erosion.*

3. **THIS** By-law shall come into force and take effect on its date of passing, subject to the provisions and subsections 34(30) and (31) of the Planning Act, R.S.O. 1990, c.P.13, as amended, in the event a notice of appeal of this by-law is filed in accordance with subsection 34 (19) of the Act.

Read a first and second time this 19th day of June 2017

Read this third time and passed this 19th day of June 2017


Reeve


Clerk