

Public Meeting

Proposed Zoning Updates
Additional Residential Units

Zoning By-law Amendment File #Z08-2023

Zoning Update - Additional Residential Units

Public Meeting Information

The purpose of this Public Meeting is to:

- Hear a presentation from Planning Staff about the proposed zoning updates
- Provide a forum for the Public to comment on the proposed changes
- Satisfy the requirements of holding a Public Meeting under Planning Act s.34(12.a.ii)

Zoning Update - Additional Residential Units Proposal Details

The Proposal:

This is a Municipally-led project. Staff are bringing forward proposed updates to bring the zoning by-law to conform with Planning Act Changes.

The minimum required changes will allow up to 3 units on urban residential parcels on full water and sewer services

Additional changes are proposed to make it easier to construct Additional Residential Units in both urban and rural areas by making the regulations less restrictive.

Zoning Bylaw Update - Additional Residential Units

What are ADUs/ARUs?

Additional Residential Units are self-contained dwelling units. Each unit must contain a private kitchen, bathroom facilities and sleeping areas.

Additional Residential Units are permanent homes that are added to an existing residential property.

They may be added by renovating or making an addition to an existing house, and include:

- Basement Apartment
- Finishing an Attic Space
- Apartment above a garage

Additional Residential Units may also be detached buildings.

Zoning Bylaw Update - Additional Residential Units

Who can have an ADUs/ARUs?

The Planning Act now allows up to 3 units in a single detached, semi-detached or townhouse. The 3 units may be any of the following:

- 3 units in a main building (no detached units)
- 2 units in a main building and 1 detached unit
- 1 unit in a main building and 2 detached units

Meaford's Zoning By-law already allows most residential properties to have one additional residential unit (current known as an "accessory apartment dwelling unit")

Zoning Bylaw Update - Additional Residential Units

Examples – Detached Units



Zoning Bylaw Update - Additional Residential Units

More Examples

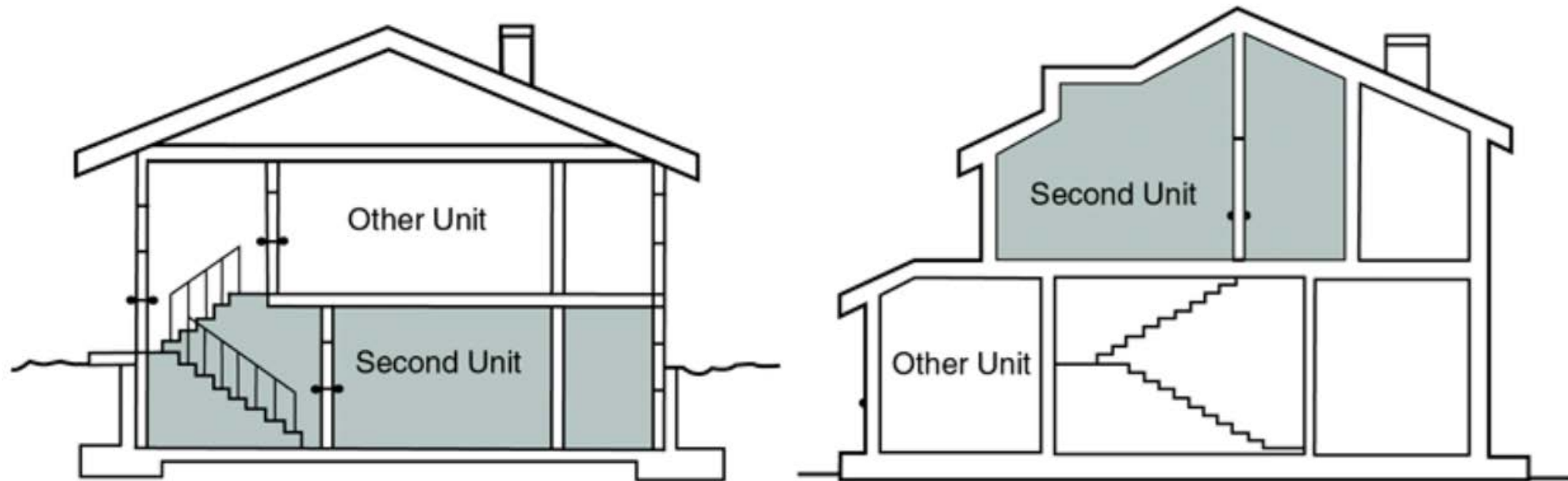


Photo Adapted from Ontario.ca - Adding a second unit to your house

Image description: Diagram of a house where the second unit is in the basement or the top floor.

Zoning Bylaw Update - Additional Residential Units

More Examples



Photo Source: Municipality of Port Hope
<https://www.porthope.ca/en/business-and-development/additional-residential-units.aspx>

Zoning Bylaw Update - Additional Residential Units

Proposed Regulations Changes

- Change the name of these units in the Zoning By-law from “Accessory Apartment Dwelling Unit” to “Additional Residential Unit” to be more in line with Provincial changes.
- Permit up to 3 units on an urban serviced residential parcel of land, as required by the Planning Act
- Remove the restriction on number of bedrooms (currently limited to 2 bedrooms)
- Increase maximum size to 90% of the main unit (currently no greater than 50% of the size of the main dwelling)
- Clarify that Additional Residential Units are separate unit types from an apartment accessory to a commercial use on properties zoned *Commercial*.

Zoning Bylaw Update - Additional Residential Units

Proposed Regulations Changes - Continued

- Increase the maximum permitted height up to 2 storeys for an Additional Residential Units (currently only permitted a maximum height of 4.5m in urban residential zones and 5.5m in rural zones)
- Clarify that Additional Residential Units are not “accessory buildings” but main buildings
- Clarify that a property owner with an existing small dwelling can build a larger main dwelling at a later time (currently this is not permitted)

Zoning Bylaw Update - Additional Residential Units

What can't we regulate?

The Planning Act also restricts the types of regulations a Municipality can require through a zoning by-law including:

- A maximum of 1 parking spaces may be required per unit
- No requirement to have an existing building prior to adding the Additional Residential Unit (these can be purpose-built on a vacant property)
- No minimum size required (minimum size falls under Building Code)

Zoning Bylaw Amendment Application Application Process and Next Steps

Public Notice

Public Meeting



WE ARE HERE

Staff Review Feedback (public and agency)

Recommendations to Council –staff report planned for March 25

Council Decision – Pass or not pass a zoning by-law amendment

How to participate?

The public are invited to submit comments in writing to:

planning@meaford.ca

Subscribe to the project page to receive updates :

<https://www.meaford.ca/zoningupdate>