



Date: October 21, 2019

Report To: Planning & Development Executive Committee

From: Cody Vangel, CBO Trainee/Municipal Planner

Re: Second Unit –Zoning By-law Amendment

The Planning & Development Executive Committee (PDEC) received a letter from Mr. D. Dickson asking to construct a garage with a portion of said garage to be designated as a dwelling unit (second unit). Presently the Town of Fort Frances Official Plan and Zoning By-law permit second units, but not as part of an accessory building.

PDEC made recommendation that the matter be further researched, and that the Official Plan and Zoning By-law be amended to accommodate second units within a building accessory to the primary dwelling.

This matter was considered in a public meeting on September 23, 2019, however since then further information and recommendations have been provided through discussions with our planning consultant.

With support from our planning consultant the following proposed amendments have been detailed:

- Schedule 1: Proposed Official Plan Amendment
- Schedule 2: Proposed Zoning By-law Amendment

This report is intended to serve to you as the final proposed amendments.

Respectfully submitted

Original Signed By

Cody Vangel, EIT
CBO Trainee/Municipal Planner



Schedule 1

Proposed Official Plan Amendments

Note: Addition in red, delete with strikethrough

4.1.8 Additional Residential Policies

(i) Accessory ~~Second~~ Dwelling Units

One (1) Accessory Dwelling Unit may be permitted, in addition to the principal dwelling unit, of single-detached and semi-detached dwellings. ~~through a Zoning By-law or minor variance application. The following criteria shall be considered when evaluating proposals for the creation of accessory dwelling units:~~

- ~~I. The floor area of the accessory unit is equal to, or less than, the gross floor area of the principal unit without any modification to the building's bulk or massing;~~
- ~~II. The Accessory Dwelling Unit is not located in an attached garage;~~
- ~~III. One additional one (1) unit on site parking space is provided exclusively for the accessory dwelling unit;~~
- ~~IV. The outdoor private amenity area is adequate for the amenity and leisure needs of all occupants;~~
- ~~V. The Accessory Dwelling Unit meets the requirements of the Town's Zoning Bylaw, the Building Code and Fire Code;~~
- ~~VI. A lot may not have both an Accessory Dwelling Unit and a Garden Suite.~~

~~(j) Second units~~

~~Second units are permitted for:~~

- ~~I. the use of two residential units in a detached house, semi-detached house or row house if no building or structure ancillary to the detached house, semi-detached house or row house contains a residential unit; and the use of a residential unit in a building or structure ancillary to a detached house,~~
- ~~II. semi-detached house or row house if the detached house, semi-detached house or~~
- ~~III. row house contains a single residential unit.~~



Schedule 2

Proposed Zoning By-law Amendments

Note: Addition in red, delete with strikethrough

DWELLING UNIT (**INTERIOR**), SECOND

A self-contained dwelling unit created by either an interior renovation within an existing dwelling, or as an exterior addition, provided that one entire face of the addition is attached to the principal dwelling, and shall not be considered a second dwelling on the lot for the purposes of this By-law.

DWELLING UNIT (**DETACHED**), SECOND

A self-contained dwelling unit located within an accessory building on the same lot as the principal dwelling and shall not be considered a second dwelling on the lot for the purposes of this By-law.

3.29 SECOND UNITS

3.29.1 General

A second dwelling unit may be permitted, in addition to the principal dwelling unit of a single detached and semi-detached dwelling, **or within a building accessory to these** subject to the following:

- ~~a) the dwelling unit is located within the principal dwelling;~~
- a) Only one secondary dwelling unit will be permitted per lot;**
- b) one additional parking space is provided for the exclusive use of the secondary dwelling unit;
- c) the external appearance of the front façade of the dwelling is not altered;
- d) the requirements of the Building Code and Fire Code are met;
- ~~e) the unit does not exceed 40% of the gross floor area of the principal dwelling unit;~~
- f) A lot will not have both a secondary dwelling unit and a garden suite;**
- g) No secondary dwelling unit will be considered a stand-alone structure capable of being severed;**
- h) All secondary dwelling units shall be registered with the Planning and Development Division; and**
- i) All secondary dwellings units shall be adequately serviced by municipal water and municipal sewer from the principal dwelling where it is determined that these services are suitable to meet the demand of the second unit as determined by the Operations and Facilities Division.**



Schedule 2

Proposed Zoning By-law Amendments

Note: Addition in red, delete with strikethrough

3.29.2 SECOND DWELLING UNIT (INTERIOR)

In addition to the specifications outlined in 3.29.1, interior secondary dwelling units shall comply with the following:

- a) Interior second dwelling units shall not exceed 40% of the gross floor area of the principle dwelling, but must meet minimum room sizes as depicted by the Ontario Building Code;
- b) Interior second dwelling units within the Residential Type Two Zone, located entirely within a basement may occupy the entire basement regardless of size.

3.29.3 SECOND DWELLING UNIT (DETACHED)

In addition to the specifications outlined in 3.29.1, detached secondary dwelling units shall comply with the following:

- a) Detached second dwelling units may be permitted at grade or above grade but not both;
- b) Shall have a minimum gross floor area of 40m² but shall not exceed 40% of the gross floor area of the principal dwelling. In the event of conflict, the minimum gross floor area shall apply;
- c) The accessory building in which the second unit is located shall comply with Section 3.2(h);
- d) Notwithstanding Section 3.2, the maximum height of the accessory building in which the secondary dwelling (detached) is located on the second storey shall be a minimum of 2 metres less than the principal dwelling; and
- e) Shall not be permitted for home occupation or home industry use.