Additional Dwelling Units

Township of Scugog
Public Open House

November 27, 2024



MHBC | PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

What are Additional Dwelling Units?

- Self-contained residential units.
- Separate from primary residential unit:
  - Includes a separate entrance, kitchen facilities, washroom facilities and living space
- Contained within a dwelling or a building accessory to a dwelling.

- Other names:
  - Secondary Units
  - Basement Apartments
  - Accessory Dwelling Units
  - Granny Flats
  - In-law Apartments

ADUs in Surrounding Municipalities

Municipality	Total Population, 2021	Total Number of Approved ADUs in 2024	Number of ADUs in Primary Dwelling	Number of ADUs in Accessory Structure (Detached)	Percentage of ADUs per Total Population
Kawartha Lakes	79,247	26	15	11	0.032%
Peterborough	83,651	61	58	3	0.073%
Brock	13,040	3	2	1	0.023%
Oshawa	182,020	360	354	6	0.198%
Whitby	143,750	249	241	8	0.173%
Ajax	131,470	153	150	3	0.116%
Scugog	22,400	14	14	0	0.063%

How we got here

- BackgroundReport and Preliminary Directions Report to Planning and Community Affairs Committee – Nov 13, 2023.
- Draft OPA and ZBA to Housing Advisory Committee on May 9, 2023
- Open House November 27th, 2023

What New Provincial Legislation Permits subject to Criteria

1. One (1) ADU within the house; or
2. Two (2) ADUs within the house; or
3. One (1) ADU attached and One (1) within the house; or
4. One (1) detached ADU in the yard; or
5. One (1) ADU and one (1) detached ADU in the yard.

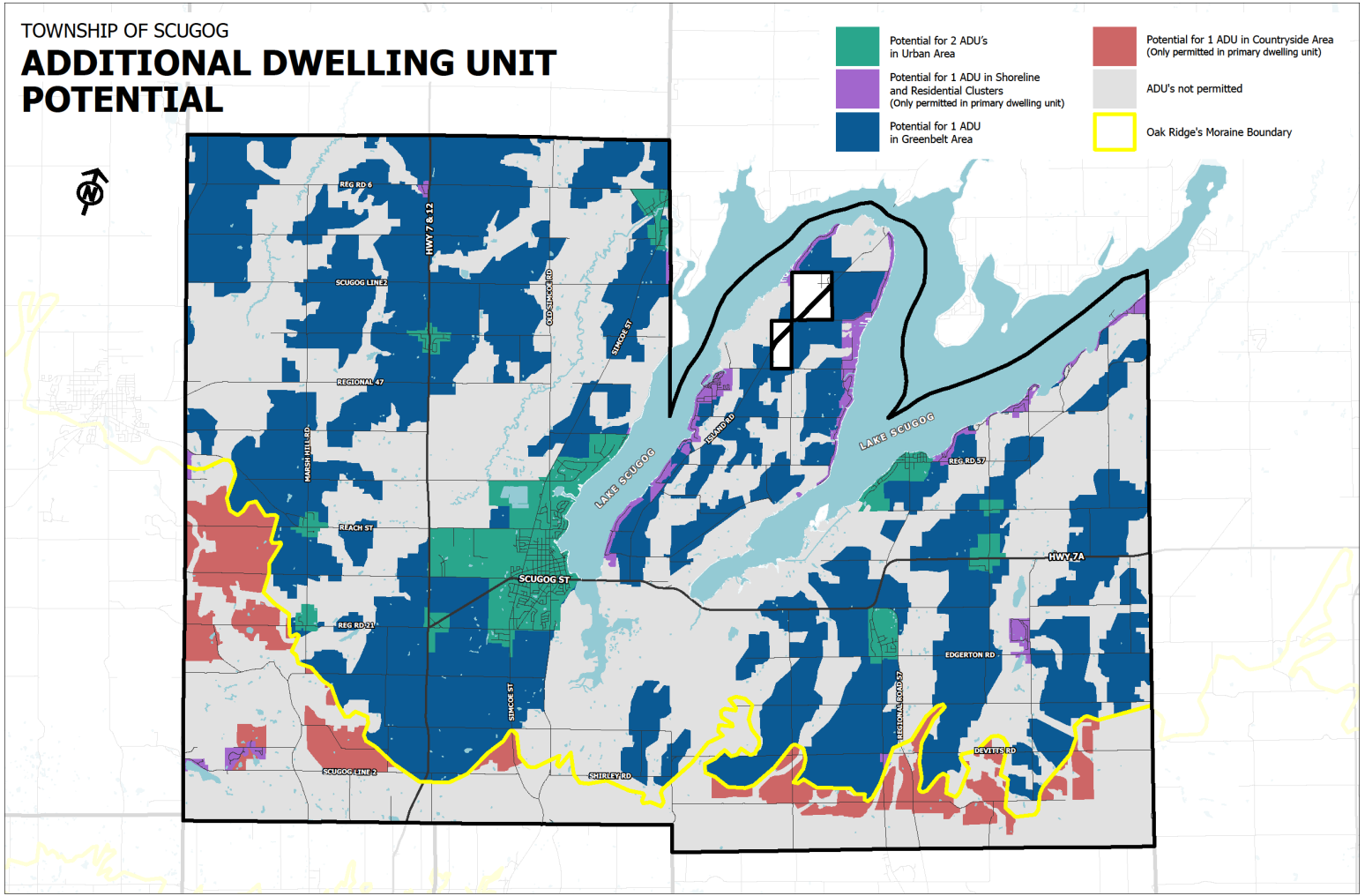


Proposed Official Plan and Zoning By-law Amendments

- Provincial legislation has changed so the Township has initiated OPA and ZBA for ADUs
- OPA sets out where ADUs will be permitted and criteria to be satisfied
- ZBA sets out detailed provisions by Zone and General Provisions such as height, Gross Floor Area calculation, setbacks

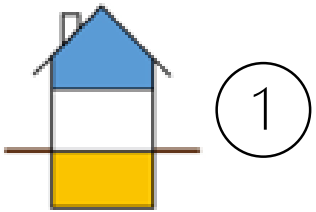
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ADDITIONAL DWELLING UNIT POTENTIAL



Port Perry Urban Area & Hamlets

1. Two (2) ADUs per principal dwelling; or
2. One (1) ADU within the primary residential dwelling in addition to one (1) ADU within an accessory building/structure.
3. Maximum three (3) dwelling units per lot.

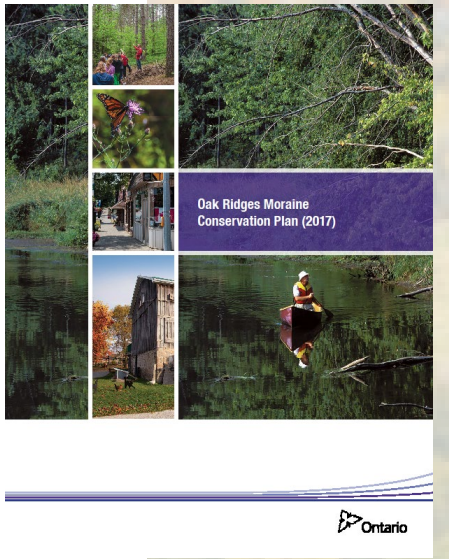


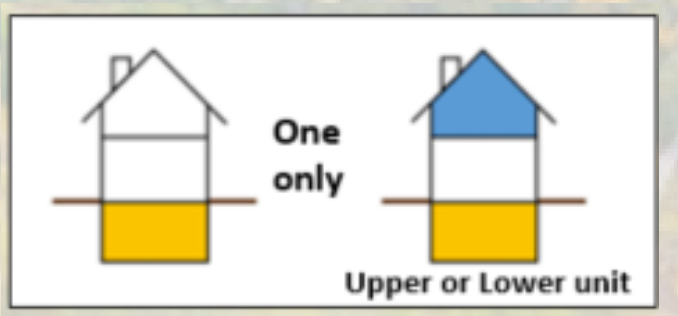




Oak Ridges Moraine

1. A maximum of One (1) ADU will be permitted only within the primary residential dwelling in the Countryside Area.
2. Not permitted within Natural Core or Natural Linkage Areas.

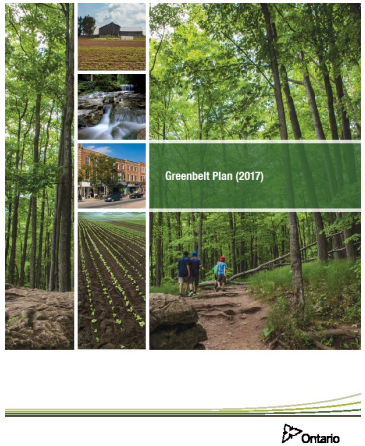


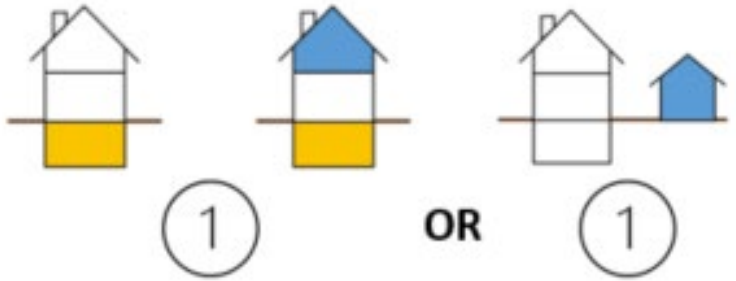


Rural Areas

ADUs would only be permitted within:

1. Single detached dwellings that are on record and zoned for such use at the time the Greenbelt Plan came into force (July 1, 20 17); or
2. Accessory structures legally existing at time the Greenbelt Plan came into force (July 1, 20 17) on same lots noted in 1) above.

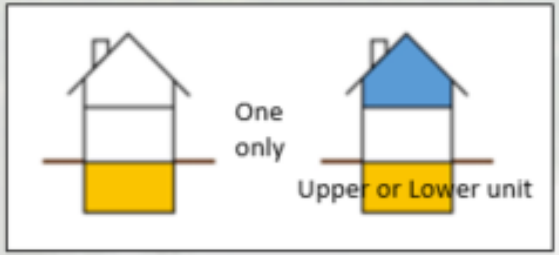




Where else are they proposed to be permitted in Scugog?

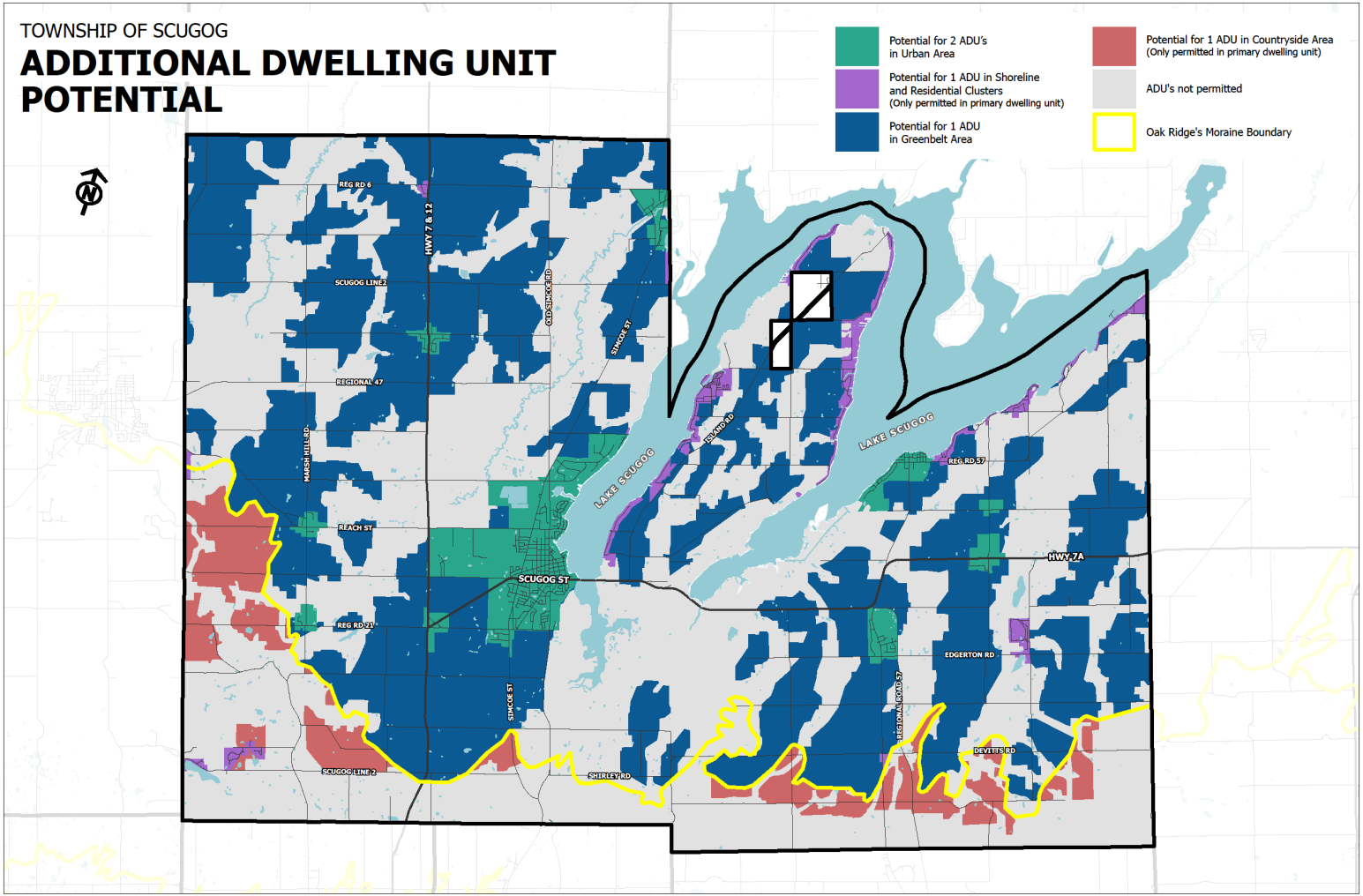
In Shorelines and Residential Clusters

- A Maximum of One (1) ADU permitted within the Primary Dwelling
- ADUs would be **prohibited** within any Accessory Building or Structure.
- Subject to a minimum lot size of 3,000 m^2 in Shoreline Areas to ensure adequate room on the lot for private services and/or their replacement.



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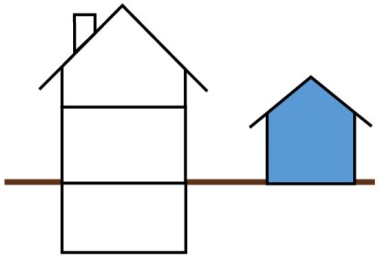


Criteria for ADU's

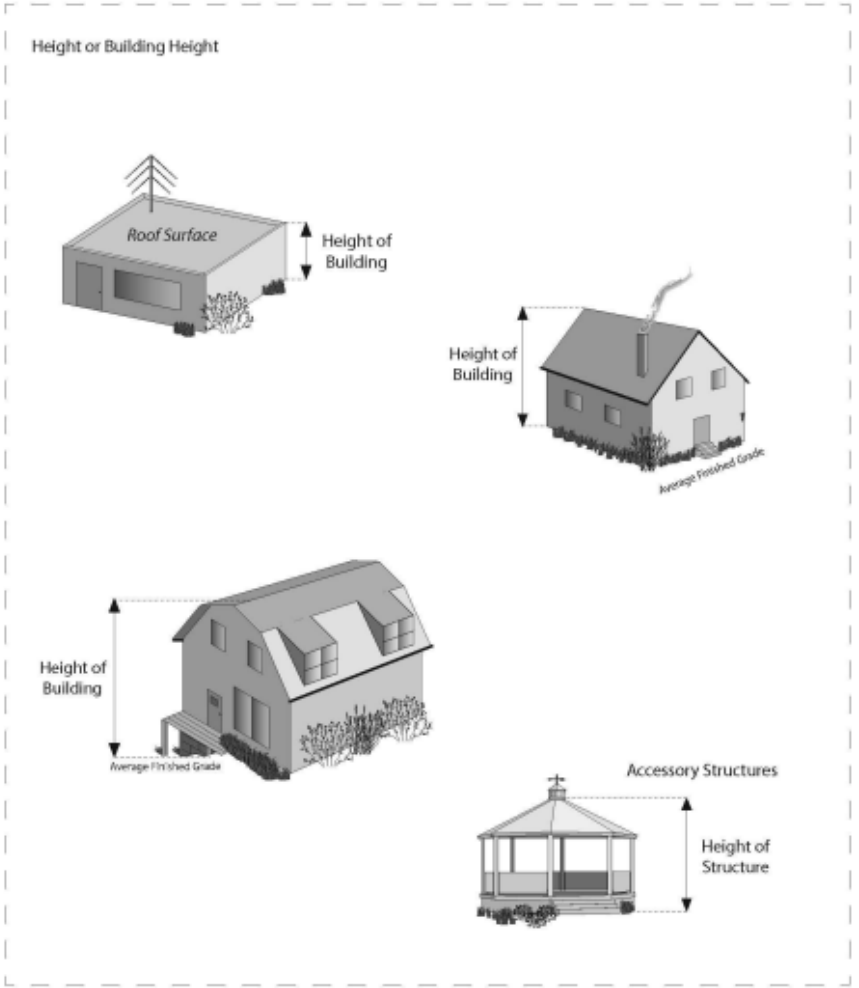
1. Not allowed to be severed as a separate lot
2. Must meet parking requirements
3. Confirmation of services available (municipal or private)
4. Comply with MDS formulae, Ontario Building Code and Fire Code
5. Home occupations will be limited in scope
6. Register in accordance with municipal by-law
7. The lot fronts on and has access to an improved street that is maintained year round

Zoning Provisions for Detached ADU

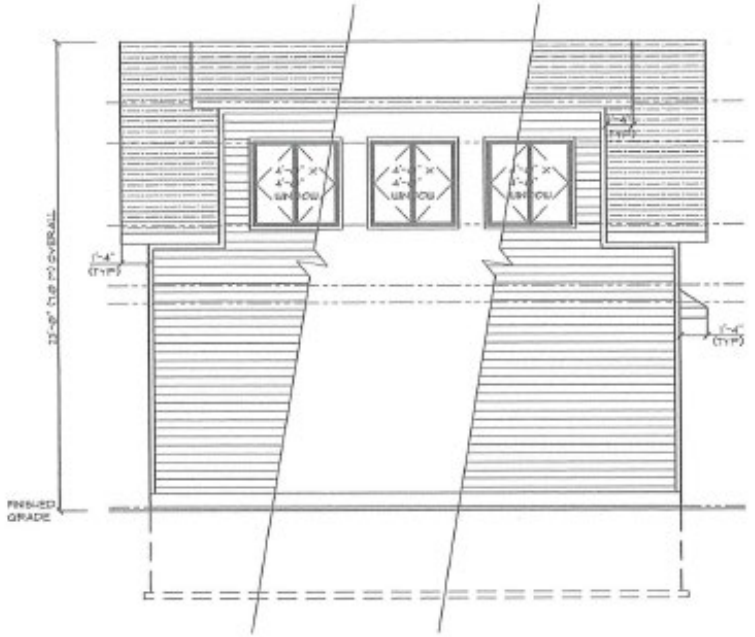
- Specific zones will permit ADU's either within the primary dwelling or accessory building or both in some cases
- Max floor area to be determined based on lot coverage, or no more than 50% of GFA of primary dwelling or max. of 150 m^2
- Height max. 7m
- Setbacks of 3.0m
- Overlooking windows on second floor to be frosted



Examples of Building Height



Example of Frosted Windows on Second Storey of a Detached ADU



SIDE (SOUTH) ELEVATION

Steps in Process to establish an ADU

- Meet all criteria “as of right” in the Zoning By-law
  - May need Committee of Adjustment approval for Minor Variance if any Zone provisions not able to be met
- Obtain a Building Permit; inspections
- Obtain an Occupancy Permit
- Future registration program for ADUs with the Township (for Fire and Emergency Services awareness)

New Provincial Planning Statement

- The new Provincial Planning Statement came into effect on October 20, 2024 replacing the former Provincial Policy Statement, 2020 and the Growth Plan for the Greater Golden Horseshoe
- Policy support for municipalities to allow ADUs, set minimum targets for the provision of housing that is affordable to *low- and moderate-income households* and new policy to allow for up to 2 ADUs on a lot in prime agricultural areas where a residential dwelling is a permitted use.
- Lot creation is still only for a residence that is surplus to an agricultural operation resulting from a farm consolidation

Proposed Bill 185 - Considerations

- It is proposed that the Minister is to be given new regulation-making authority to allow the removal of zoning barriers and include more small multi-unit residential developments.
- If passed, these regulations would include the ability to remove maximum lot coverage and limits on bedrooms allowed per lot. This would impact the proposed Zoning provisions.
- The Township will continue to monitor situation and make changes as needed.

Next Steps

- PublicMeeting – December 9th
- Consider public and agency comments
- Recommendation Report to Council – Spring 2025

Thank you!

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Any questions?

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