

The following changes are proposed for the Official Plan Amendment to the Town's Official Plan regarding the implementation of Additional Dwelling Unit policies. Deletions are shown in ~~striketrough~~ lettering, while additions are shown in **bold** lettering.

1. Section 2.3 (Definitions) is hereby amended as follows:

~~Accessory Apartment: means a self-contained dwelling unit created through converting part of or adding on to an existing dwelling unit.~~

Accessory Buildings and structures: means a building or structure that is clearly related to and subsidiary to the main use of the lot. The zoning by-law may contain restrictions with respect to size, location and the amount of floor area.

**Accessory buildings and structures may be used as an Additional Dwelling Unit subject to satisfaction of criteria outlined in the specific residential designations of properties.**

**Additional Dwelling Unit: means a separate and self-contained dwelling units with a separate access, kitchen, bathroom facilities and sleeping areas that are secondary to a primary dwelling on the same lot. An additional dwelling unit can be located within or attached to a principal dwelling or within an accessory building and structure that is detached from the principal dwelling.**

~~Accessory Dwelling: means a second dwelling unit contained wholly within an existing detached or a semi-detached dwelling.~~

2. Section 6.32 (Special Policy Areas) is hereby amended as follows:

Section 6.32.1 Special Policy Area A-1 (Queenston)

4.2 (Low Density Residential)

4.2.2 Secondary Uses:

Uses permitted with a main use include: roomers and borders, bed and breakfasts, ~~accessory apartments, granny flats~~ **additional dwelling units**, home occupations, accessory buildings or structures.

4.2.6 Building footprints of the combined principal and secondary structures shall be no greater than 15% of the lot area. **In the instance where there is an additional dwelling unit on a property, the total combined lot coverage can be no greater than 45%.**

4.3 (Established Residential)

4.3.2 Secondary Uses: Uses permitted with a main use: roomers and borders, bed and breakfasts, ~~accessory apartments, granny flats~~ **additional dwelling units**, home occupations, accessory buildings or structures.

4.3.7 Building footprints of the combined principal and secondary structures shall be no greater than 33% of the lot area. **In the instance where there is an additional dwelling unit on a property, the total combined lot coverage can be no greater than 45%.**

#### 4.4 (Village Residential)

4.4.2 Secondary Uses: Uses permitted with a main use: roomers and borders, bed and breakfasts, ~~accessory apartments, granny flats~~ **additional dwelling units**, home occupations, accessory buildings or structures.

4.4.8 Building footprints of the combined principal and secondary structures shall be no greater than 40% of the lot area. **In the instance where there is an additional dwelling unit on a property, the total combined lot coverage can be no greater than 45%.**

#### 10.2 (Special Policy Area 1 – Queenston Street)

##### Policies

10.2.2 Residential units in the form of single detached dwellings, semi-detached, duplex, ~~and~~ townhouses, **and additional dwelling units**, are permitted, to which the setbacks and other provisions of the Village Residential designation shall apply.

#### 10.3 (Special Policy Area 2 – The School Site)

##### Policies:

10.3.6 Building coverage shall be limited to 40% of the site, exclusive of the dedicated open space. **In the instance where there is an additional dwelling unit on a property, the total combined lot coverage can be no greater than 45%.**

10.3.8 Residential units in the form of single detached dwellings, semi-detached, duplex, ~~and~~ townhouses, **and additional dwelling units**, are permitted, to which the setbacks and other provisions of the Village Residential designation shall apply.

#### 10.5 (Special Policy Area 4 – Front Street)

##### Policies:

10.5.2 Residential units in the form of single detached dwellings, semi-detached, duplex, ~~and~~ townhouses, **and additional dwelling units**, are permitted, to which the setbacks and other provisions of the Village Residential designation shall apply.

#### Section 6.32.6 Special Policy Area A-7 (Glendale Secondary Plan)

##### 3.2 Queenston Road Community

(a) The following uses are permitted in the Queenston Road community:

- Detached dwelling

- ~~Accessory~~ **Additional** dwelling unit within a detached house or separate structure, such as a garage or carriage house

#### Section 6.32.7 Special Policy Area A-8 (Dock Area)

##### 4.0 Land Use and Site Development

##### 4.1 Established Residential

(b) Secondary Uses: uses permitted with a main use include roomers and boarders, bed and breakfasts, ~~accessory apartments, granny flats,~~ **additional dwelling units**, home occupations, accessory buildings or structures, and, in conjunction with an art gallery, a small retail or restaurant use.

##### 4.2 Medium-Density Living Area

(b) Secondary Uses: uses permitted with a main use include roomers and boarders, bed and breakfasts, ~~accessory apartments, granny flats,~~ **additional dwelling units**, home occupations, accessory buildings and structures.

(f) Building footprints of the combined principal and secondary structures shall be no greater than 40% of the lot area. **In the instance where there is an additional dwelling unit on a property, the total combined lot coverage can be no greater than 45%.**

### 3. Section 6A (Growth Management Policies) is hereby amended as follows:

#### 4 Intensification

##### 4.4 Intensification Objectives

The objectives of the intensification policies of this Plan are to:

- d) Provide a policy framework that allows for ~~second~~ **additional** dwelling units.

##### Built-Up Area Intensification Policies

The Town will support appropriate infilling and intensification within the limits of the Built-Up Area. The following policies apply:

- b) The predominant built form for intensification and redevelopment within the residential areas of the Built-up Area will be single detached, semi-detached and townhomes, **including additional dwelling units**, and low rise apartment buildings subject to the relevant development and compatibility policies of this plan.

##### 4.5 ~~Second~~ **Additional** Dwelling Units

The Town also supports the potential for adaptive reuse of existing buildings, including garden suites and ~~accessory~~ **additional** dwelling units provided the development is consistent with the applicable residential policies of this plan, meets requirements of the Ontario Building Code and Fire Code, that sufficient public services are available, that the overall character and stability of the surrounding neighbourhood is maintained and there is no adverse impact on adjacent heritage resources and/or heritage resources on the property. Also to be

considered are such matters as: streetscape, location and sufficiency of parking, private amenity space, existing landscape, environmental features, loss of privacy associated with adjacent outdoor amenity space, and other factors. **The following policies apply to parcels designated and zoned for residential use:**

~~Accessory dwellings~~

~~a) That the floor area of the accessory unit is equal to or less than the gross floor area of the principal unit, without modification to the building's bulk or massing and does not negatively impact existing heritage resources of the property.~~

**a) Additional dwelling units shall be permitted in any one of the following configurations for a total of three dwelling units located on a residential parcel:**

- i. one additional dwelling unit in the primary dwelling unit and one additional dwelling unit in a building accessory to the primary dwelling unit, or**
- ii. two additional dwelling units in the primary dwelling unit, provided there are no dwelling units in a building accessory to the primary dwelling unit, or**
- iii. one additional dwelling unit in a building accessory to the primary dwelling unit if the primary dwelling unit contains no more than two dwelling units.**

~~b) One (1) Two (2) additional accessory dwelling units may~~ **shall be permitted, within an existing or planned single-detached, and semi-detached dwellings, and on-street townhouse dwellings, or within a detached accessory building on the same lot provided.**

**c) One (1) additional dwelling unit shall be permitted within a duplex dwelling or within a detached accessory building on the same lot, provided that the duplex dwelling is on one lot. Should the duplex dwelling be located on two separate lots, subsection 4.5(b) shall apply to the maximum permitted additional dwelling units.**

**d) Parking for additional dwelling units shall be provided at the rate of one (1) space per unit and is subject to the sizing and setback requirements of the implementing Zoning By-law. Parking spaces for additional dwelling units are permitted in tandem with other required parking spaces on-site. Sufficient, useable outdoor amenity space and an additional (1) on-site parking space shall be provided exclusively for the accessory dwelling unit. An amenity space is an area designed for outdoor active or passive recreational uses and may include landscaped areas, walkways, patios, swimming pools, play areas and similar uses but does not include parking areas, parking lots, parking aisleways or access driveways.**

**e) Sufficient outdoor amenity space shall be provided for the primary dwelling and additional dwelling units on the same lot.**

- f) **Additional dwelling units must be serviced appropriately by municipal water and wastewater connections.**
- g) **Additional dwelling units shall not pose negative impacts to stormwater management and site drainage, including on abutting properties and the Town boulevard.**
- h) **Additional dwelling units will be regulated by the provisions of the implementing Zoning By-law with respect to setbacks, encroachments, heights, and/or accessory building provisions. The maximum total lot coverage permitted on residential lots with additional dwelling units is 45%.**
- i) **Additional dwelling units shall be compatible with and not pose adverse impacts to the residential nature of the property and surrounding neighbourhood.**
- j) **Additional dwelling units shall be subject to any applicable urban design guidelines prescribed for specific neighbourhoods.**
- k) **Additional dwelling units located on or adjacent to lands identified on the Municipal Heritage Register or designated under the *Ontario Heritage Act* must not detract from the cultural heritage value and attributes of the property and may be subject to obtaining a Heritage Permit.**
- l) **Any proposed additional dwelling unit shall obtain a building permit from the Town prior to its construction.**
- m) **All applicable permits and/or approvals are required to be obtained from the Niagara Peninsula Conservation Authority or any other agencies prior to the construction of additional dwelling units.**
- ~~d) A lot may not have both an accessory dwelling unit and a garden suite.~~
- ~~e) A zoning amendment is required to establish the use.~~

## Section 5 Greenfield Development

### 5.2 Greenfield Density Target

- c) Providing for an appropriate mix of housing form within the Greenfield area including single detached, semi-detached, townhouses, **additional dwelling units associated with the aforementioned housing types (subject to subsection 4.5 - Additional Dwelling Units)**, and apartment style housing.

## 4. Section 7 (Agriculture) is hereby amended as follows:

### 7 Agriculture

#### 7.3 Land Use Designations

##### 7.3.1 Agricultural

In the agricultural designation the following uses shall be permitted:

Main Uses: The main use permitted is agriculture including all types of farming, their related buildings and structures, the farm residence, the raising of animals and fowl, market gardening, greenhouses and nurseries, forestry and

reforestation. Conservation of water, soil, wildlife and other natural resources in their natural state is also permitted.

Secondary Uses:

Uses permitted with a Main Use:

- roadside produce outlets
  - farm wineries
  - home industries and occupations including bed & breakfasts
  - group homes
  - accessory buildings and structures
  - farm help houses and additional farm dwellings for seasonal or full time farm help
  - **one (1) additional dwelling unit in an existing dwelling or existing detached accessory structure subject to the requirements of Section 7.4(5)**
- (Additional Dwelling Units)**

#### 7.4 General Agriculture Policies

The following policies shall apply to all lands designated for agricultural use:

(3) Secondary Use Policies

c) **Additional Dwellings Farm Help Accommodation**

All farm holdings may have accommodation for full-time and seasonal laborers. If a residence is required to provide accommodation for full-time farm help or seasonal farm help, the dwelling units providing accommodation shall be permitted as part of a farm unit where the nature of the farm is such that help needs to be located nearby.

Zoning By-law Amendment applications for additional farm-related dwelling units, shall be evaluated having regard for the type of farm operation, other holdings of the operator, the suitability of the location of the dwelling units as to adjacent land uses, access, number of units, etc.

Additional permanent and portable dwellings may be permitted without severance for full time farm help.

(4) Consents

**g) The severance of an additional dwelling unit in an existing detached accessory structure is prohibited.**

**(5) Additional Dwelling Units**

**a) One (1) additional dwelling unit is permitted on an agricultural lot, where the main use includes a single-detached dwelling, in an existing dwelling legally established as of December 16, 2004, or within an existing and legally established detached accessory building or structure that is secondary to the residential use of the main dwelling, for a total of two (2) dwelling units on one lot.**

- b) An additional dwelling unit shall only be permitted in the main dwelling that is existing OR in a detached accessory building or structure outside of the Natural Heritage System as defined by the Greenbelt Plan and outside of the Natural Environment System as defined by the Niagara Official Plan.**
- c) The floor area of the additional dwelling unit shall be less than the gross floor area of the main dwelling unit to ensure that it remains secondary/subordinate to a main use.**
- d) In the instance that an additional dwelling unit is located within an existing detached accessory building or structure, the unit should be located within the building cluster of the property.**
- e) An additional dwelling unit must be appropriately serviced, subject to the requirements of the Town and/or Niagara Region, including any upgrades to existing private servicing or the construction of new on-site private sewage systems.**
- f) One (1) parking space is required for an additional dwelling unit and must be accommodated on-site, subject to the provisions of the implementing Zoning By-law.**
- g) An additional dwelling unit must comply with the minimum distance separation formulae.**
- h) An additional dwelling unit must be compatible with and not hinder surrounding agricultural uses.**
- i) The severance of an additional dwelling unit is prohibited.**

5. Section 8 (Non-Farm Rural) is hereby amended as follows:

8 Non-Farm Rural

8.3 Land Use Designations

8.3.1 Non-Farm Rural

Main Uses:

- Rural residential development on private sanitary sewer systems
- Existing institutional and recreation uses such as schools, churches, cemeteries, community halls and day care facilities;
- Existing commercial uses to serve the needs of the immediate area.

Secondary Uses:

Uses permitted with a Main Use:

- Roomers and boarders
- Bed and breakfasts
- Group homes
- Home occupations
- Accessory buildings and structures
- **One (1) additional dwelling unit in an existing dwelling or existing detached accessory building or structure subject to the requirements of Section 7.4(5) (Additional Dwelling Units)**

#### 8.4 General Non-Farm Rural Policies

**(6) An additional dwelling unit in an existing dwelling or existing detached accessory building or structure is permitted on Non-Farm Rural designated lands subject to the requirements of Section 7.4(5) (Additional Dwelling Units)**

6. Section 9 (Residential) is hereby amended as follows:

#### 9 Residential

#### 9.3 Land Use Designations

#### 9.3.1 Low Density Residential

(1) In the low density residential designation the following uses shall be permitted:

##### Main Uses:

Low Density Residential uses such as single-detached, semi-detached and duplex dwellings.

##### Secondary Uses:

Uses permitted with a Main Use:

- Roomers and boarders
- Bed and breakfasts
- ~~— Accessory apartments~~
- Group homes
- Home occupations
- Accessory buildings and structures
- **Additional dwelling units subject to the requirements of Section 6A(4.5) (Additional Dwelling Units)**

(2) ~~Accessory apartments~~ **Additional dwelling units**, rooming and boarding houses, and the residential mix of single family semi-detached and duplex dwellings may be placed in separate zoning categories and limited in the Zoning By-law to locations and densities deemed appropriate by Town Council.

#### 9.3.2 Medium Density Residential

(1) In the Medium Density Residential designation the following uses shall be permitted:

##### Main Uses:

Multi-unit Residential housing such as townhouses, apartments, nursing homes, and mobile home parks.

##### Secondary Uses:

Uses permitted with a Main Use:

- roomers and boarders
- bed and breakfasts
- ~~- accessory apartments~~
- group homes
- home occupations
- accessory buildings and structures

**- Additional dwelling units subject to the requirements of Section 6A(4.5)  
(Additional Dwelling Units)**

Uses permitted independent of a Main Use:

- Minor open space and community facilities subject to Section 15 of this Plan;
- Low Density Residential uses

9.3.3 Established Residential

(1) In the established residential designation the following uses shall be permitted:

Main Uses:

Low Density Residential uses such as single detached, semi-detached and duplex dwellings.

Secondary Uses:

Uses permitted with a Main Use:

- roomers and boarders
- bed and breakfasts
- ~~accessory apartments~~
- group homes
- home occupations
- accessory buildings and structures
- **Additional dwelling units subject to the requirements of Section 6A(4.5)  
(Additional Dwelling Units)**

(2) ~~Accessory Apartments~~ **Additional dwelling units**, rooming and boarding houses and the residential mix of single family, semi-detached and duplex dwellings may be placed in separate zoning categories and limited in the zoning by-law to locations deemed appropriate by Town Council.

9.3.6 Low Density Residential (Cannery Park)

(1) In the Urban Residential (Cannery Park) designation the following land uses shall be permitted:

Main Uses:

- Single dwelling units
- Semi-detached dwelling units

Secondary Uses:

- Home occupations;
- Bed and breakfasts;
- ~~Accessory apartments;~~
- Group homes;
- Garden suites;
- Accessory buildings and structures.
- **Additional dwelling units subject to the requirements of Section 6A(4.5)  
(Additional Dwelling Units)**

9.4 General Residential Policies

**(5) Additional Dwelling Units are permitted subject to the requirements of Section 6A(4.5).**

7. Section 17 (Niagara Escarpment Plan) is hereby amended as follows:

**Additional dwelling units on eligible residential lots are subject to the requirements of the Niagara Escarpment Commission.**

8. Section 21 (General Consent Policy) is hereby amended as follows:

**(13) Additional dwelling units are not eligible for severance.**

DRAFT