



# Municipality of Lakeshore Official Plan Update

Regular Council Meeting - February 6, 2024



Municipality of / Ville de Lakeshore

## Official Plan

Official Plan Amendment 16



*A progressive municipality of  
healthy, integrated communities*

Adopted by Council  
(By-law 24-2021)



# Outline

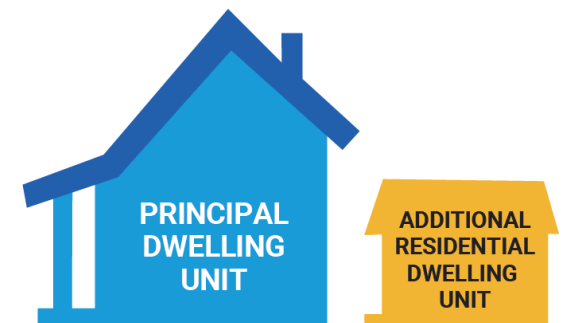
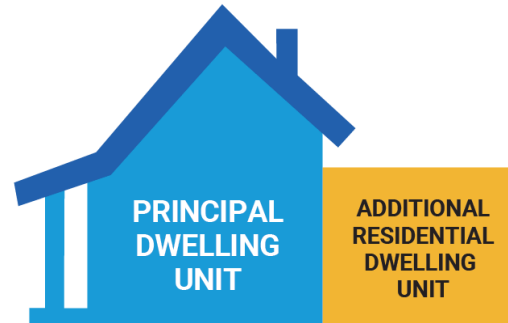
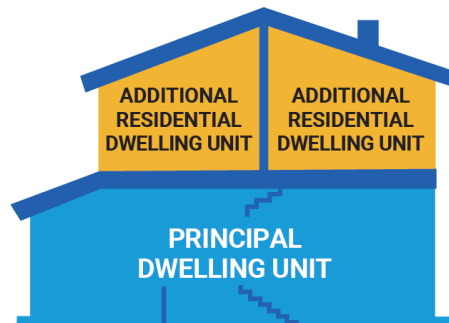
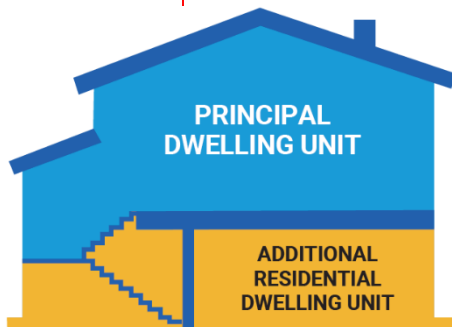
1. Additional Residential Units
2. Urban Fringe
3. Wallace Woods

# What are Additional Residential Units?

- **Additional residential units (ARUs)** are self-contained residential units located on the same lot as a primary dwelling unit. ARUs include individual kitchen facilities, washroom facilities, and living spaces.
- Terminology can vary from municipality to municipality with **ARUs** also known as **secondary suites**, **second units**, and/or **secondary dwelling units**.
- Following amendments to the *Planning Act* resulting from **Bill 108** and **Bill 23**, municipalities are enabled to permit up to **three** dwelling units, in appropriate areas.

# ARUs can be Located:

- Within the principal dwelling (i.e., basement apartment);
- Attached to the principal dwelling (i.e., above an attached garage); and
- In a detached accessory building (i.e., standalone dwelling unit).

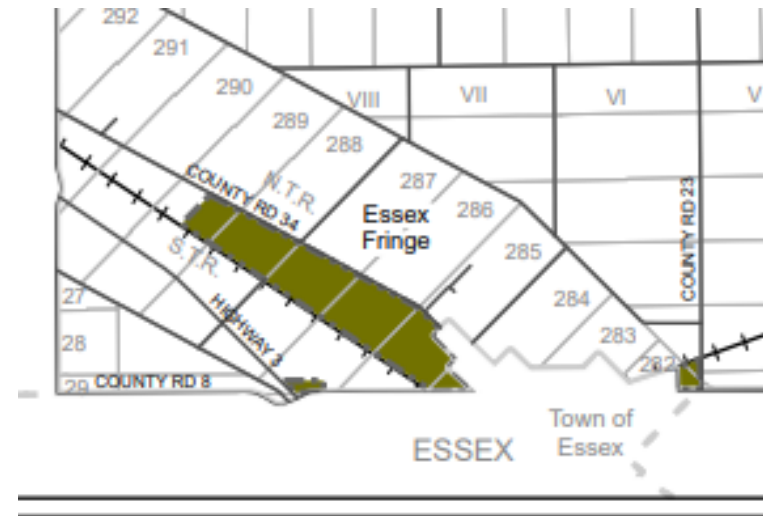
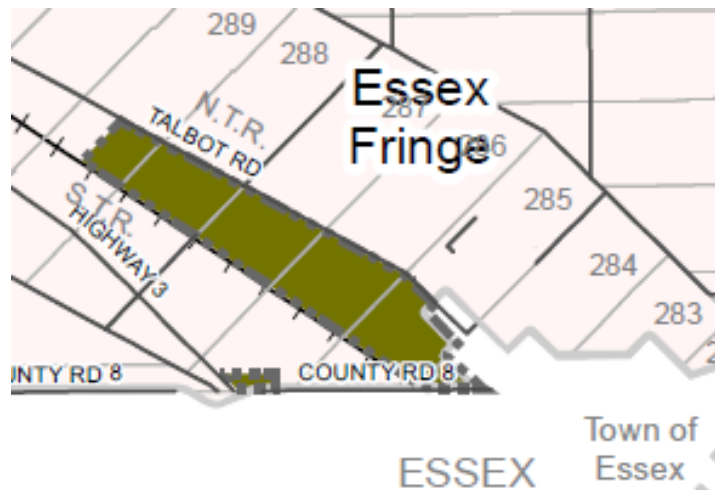


# Lakeshore Official Plan Changes - ARU

- To bring the new Lakeshore Official Plan into conformity with *Planning Act* and unlock greater housing opportunities, the following modifications and criteria are proposed:
  - Replacing existing terminology with “Additional Residential Unit” and “ARU”;
  - Permitting ARUs, as of right, in the Residential Designation, and subsequent zones in the Zoning By-law.
  - Permitting ARUs, in other designations (e.g. the Hamlet Designation and Agricultural Designation), subject to a site-specific rezoning to allow for confirmation of servicing, parking, lot area, and frontage;
  - Identifying a maximum gross floor area for an ARU in the Zoning By-law;
  - Requiring frontage along, and access to/from, a public road;
  - Demonstrating adequate servicing can be provided, with consideration for the completion of the Denis St. Pierre Plant;
  - Demonstrating sufficient off-street parking; and
  - Prohibiting future consent applications to sever an ARU.

# Urban Fringe

- The County has responded that they do not agree with the expansion of the Urban Fringe designation.
- Requested that the mapped area be changed back to what is identified in the current Official Plan.
- Administration will advise the affected land owners.



# Wallace Woods Phasing Policy

- The Secondary Plan will contain land use schedules to change the designations of land from “Urban Reserve” to the desired future uses, which are currently underway.
- Removal of the “75% policy” which required 75% of the lands to be developed prior to new lands coming online.
- Introducing a policy that requires the development of Outline Plans to confirm phasing and more detailed land use framework/road patterns.