

DECISION

With respect to the Official Plan Amendment No. 16 for the Municipality of Lakeshore

Subsection 17(34) and 21 of the Planning Act

Section	Current Text	Proposed Modification
<p>6.2.1 Permitted Uses (Agricultural Designation)</p> <p>Modification #37</p>	<p>s) an additional residential unit (ARU) shall be permitted within a primary single unit dwelling subject to the following criteria:</p> <ul style="list-style-type: none"> i. the gross floor area of the ARU is equal to or less than the floor area of the primary single unit dwelling on the lot; ii. the dwelling fronts on and has access to/from a municipal road; iii. there are adequate services including municipal water; and adequate off-street parking is provided; <p>t) a stand-alone ARU, as an ancillary use to a primary single unit dwelling, shall be permitted subject to a Zoning By-law amendment and appropriate zoning regulations being in place. The following criteria will be considered as the basis for all Zoning By-law amendments to permit a stand-alone ARU:</p> <ul style="list-style-type: none"> i. the ARU is subordinate to the primary dwelling on the lot; ii. there is no other stand-alone ARU or garden suite on the property; however, an additional ARU may be permitted within the primary single unit dwelling; iii. the ARU should use the same access as the primary single unit dwelling and be located within the cluster of existing buildings; iv. the ARU will not be eligible for severance in the future; v. there are adequate services including municipal water; and 	<p>Delete (t) and replace with the following:</p> <p>t) a stand-alone ARU shall be permitted as an ancillary use to a primary single unit dwelling, provided that:</p> <ul style="list-style-type: none"> i. the ARU is subordinate to the primary dwelling on the lot; ii. there is no other stand-alone ARU, garden suite, or mobile home on the lot, unless said ARU, garden suite, or mobile home is used as a secondary farm dwelling; however, an additional ARU may be permitted within the primary dwelling; iii. the ARU should use the same access as the primary dwelling and be located within the cluster of existing buildings; iv. <u>iv.</u> the ARU will not be eligible for severance in the future; iv. <u>v.</u> <u>the ARU does not hinder surrounding agricultural operations or result in land taken out of agricultural production;</u> v. <u>vi.</u> there are adequate services including municipal water; and vi. <u>vii.</u> other requirements such as parking, tree preservation, landscaping and the provision of amenity areas are adequately addressed.

	<ul style="list-style-type: none">vi. other requirements such as parking, tree preservation, landscaping and the provision of amenity areas are adequately addressed;u) garden suites shall be permitted as a temporary use in accordance with the policies of Section 4.3.1.5.2 of this Plan and subject to the following criteria:<ul style="list-style-type: none">i. a maximum of one garden suite per lot is permitted;ii. sufficient parking is provided;iii. the property owner must reside in the primary single unit dwelling on the lot;iv. there is no stand-alone ARU on the property; however, an additional ARU may be permitted within the primary single unit dwelling;v. the property owner has entered into an agreement with the municipality with respect to such matters as installation, maintenance, removal and occupancy of the garden suite and has posted suitable financial security with respect to the agreement in accordance with the <i>Planning Act</i>;vi. a certificate of occupancy will be required prior to occupancy;vii. there are no servicing constraints and, where the property is served by private on-site sewage services, approval of a garden suite is subject to approval of the Municipality's Building Department; andviii. the garden suite shall be of a temporary nature and shall not entail any major construction or investment on the part of the owner so that the owner will not experience undue hardship in removing the	
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	garden suite or converting it to a permitted use.	
<p>4.3.1.4.1 Additional Residential Units</p> <p>Updates made in 2024 (Modification #19) (Modification #20) (Modification #21)</p>	<p>An additional residential unit is a separate and complete accessory dwelling unit that is accessory to the principal dwelling on a property. An additional residential unit may be contained within a single detached dwelling, semi-detached dwelling, and townhouse dwelling, or within an attached or detached accessory building or structure, associated with a single detached dwelling, semi-detached dwelling or townhouse dwelling. The Municipality will facilitate the provision of affordable housing by accommodating additional residential units in accordance with the provisions outlined in the Municipality’s Zoning By-Law, while ensuring that additional residential units appropriately suit the character of the surrounding neighbourhood and are constructed in accordance with any applicable urban design policies and/or guidelines. The criteria for reviewing additional residential units in the Agricultural designation is in Section 6.2.1 of this Plan. Where permitted by the policies of Section 6.0 of this Plan, the following policies will apply to the development of additional residential units:</p> <p>The following will be the policy of the Municipality:</p> <p>a) An additional residential unit may be contained within a single detached dwelling, semi-detached dwelling, and townhouse dwelling, or within an attached or detached accessory building or structure, associated with a single detached dwelling, semi-detached dwelling, or townhouse dwelling.</p>	<p>a) All <u>new</u> additional residential units shall be required to obtain a Building Permit.</p> <p>f) The additional residential unit will comply with the natural hazard and natural heritage policies of Section 5.0, and an additional residential unit will not be permitted on an existing lot within natural hazards lands, including floodprone areas.</p> <p>g) The additional residential unit shall be serviced by adequate municipal water supply, and full municipal sanitary sewer services in settlement areas or private on-site sewage services where no municipal services exist and in accordance with the Ontario Building Code.</p>

	<p>b) The Municipality will encourage the development of additional residential units within existing residential areas and within new developments within plans of subdivision.</p> <p>c) A maximum of two ARUs will be permitted on a lot. ARUs may be located as follows:</p> <ul style="list-style-type: none">i) Two ARUs within the principal dwelling; or,ii) One ARU within the principal dwelling and one ARU within an accessory structure. <p>An ARU will be permitted on the same lot as a garden suite or mobile home, only if the ARU is within the principal dwelling unit.</p> <p>d) All second dwelling units shall be required to obtain a Building Permit.</p> <p>e) The lot shall be appropriate for the proposed additional residential unit and shall be compatible and suite the character of the surrounding neighbourhood, and exterior changes to the existing dwelling or structure will be minimal. To ensure that the proposed unit(s) are compatible, all proposals shall be subject to Site Plan Control.</p> <p>f) The additional residential unit will comply with the natural hazard and natural heritage policies of Section 5.0, and an additional residential unit will not be permitted on an existing lot within natural hazards lands, including floodprone areas.</p> <p>g) Full municipal sanitary sewage and water services shall be provided, to the satisfaction of the approval authority having jurisdiction, and in accordance with the policies of Section</p>	
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	<p>7.3. Additional residential units proposed with private water and sewer services may be considered on a case-by-case basis through a site-specific rezoning.</p> <ul style="list-style-type: none"><li data-bbox="394 394 919 495">h) The additional residential unit shall be located on lands with municipal road frontage.<li data-bbox="394 495 919 659">i) The additional residential unit will be in keeping with the zone provisions for the zone in which the principal dwelling is located.<li data-bbox="394 659 919 926">j) The Municipality's Residential Intensification Strategy and Guidelines for additional residential units will be addressed to the satisfaction of the Municipality in the review of applications for an additional residential unit.<li data-bbox="394 926 919 1871">k) The Zoning By-law will establish provisions for the accommodation of additional residential units to address such matters as:<ul style="list-style-type: none"><li data-bbox="451 1098 919 1331">i) compliance with all applicable health and safety standards, including but not necessarily limited to those set out in the Ontario Building Code, Ontario Fire Code, and Ontario Electrical Code;<li data-bbox="451 1331 919 1564">ii) parking requirements for second dwelling units, including the number of additional required parking spaces, maximum size, location and number of driveways;<li data-bbox="451 1564 919 1703">iii) requirements regarding the exterior appearance of the primary dwelling and/or additional residential unit;<li data-bbox="451 1703 919 1803">iv) the minimum yard setbacks, lot size, and/or landscaping requirements;<li data-bbox="451 1803 919 1871">v) the minimum and maximum size and number of bedrooms;	
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	<ul style="list-style-type: none"> vi) the appropriate servicing requirements; vii) the location and number of entrances and accesses to the additional residential unit; viii) the minimum required outdoor amenity areas; ix) the maximum lot coverage of an additional residential unit; and x) other matters as determined appropriate by the Municipality. <p>l) The Municipality may implement a registration or licensing program to regulate additional residential units.</p> <p>m) The Municipality may consider the feasibility of providing grants or loans for the development of new additional residential units which are rented at or below 80% Average Market Rent, as determined by the annual Canada Mortgage and Housing Corporation, for a minimum of 5 years.</p>	
Section 6.4.1 Permitted Uses (Waterfront Residential Designation)		<p>Addition:</p> <p>e) An additional residential unit may be permitted in accordance with the policies of Section 4.3.1.5.1.</p>
Section 6.9.1 Permitted Uses (Mixed Use Designation)		<p>Addition:</p> <p>k) An additional residential unit may be permitted in accordance with the policies of Section 4.3.1.5.1.</p>
6.10.1 Permitted Uses (Central Area Designation)		<p>Addition:</p> <p>i) An additional residential unit may be permitted in accordance with the policies of Section 4.3.1.5.1.</p>
6.15.1 Permitted Uses (Urban)		<p>Addition:</p>

**Reserve
Designation)**

d) An additional residential unit may be permitted in accordance with the policies of Section 4.3.1.5.1.