



MILTON

Additional Residential Units in the Town's Urban Area Draft Official Plan and Zoning By-law Amendments

Public Information Sessions



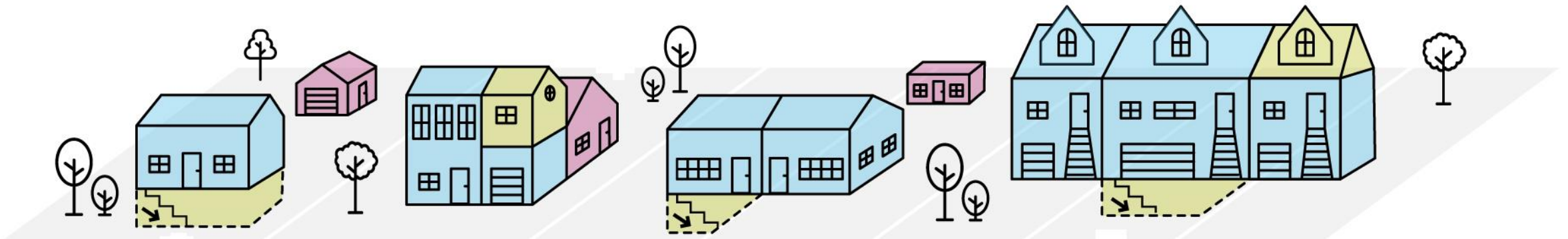
Background

- Bill 23 changed the Ontario Planning Act to require municipalities to permit additional residential units (ARUs) on single-detached, semi-detached and townhouse lots that have municipal water and sewage servicing.
- The Town's current Official Plan (OP) and Urban Zoning By-law (ZBL) only permits one additional unit within a single-detached or semi-link house. The OP and Urban ZBL need to be amended to conform to the Planning Act.
- Milton was approved for the Housing Accelerator Fund (HAF). One of the initiatives required for the Town to receive the funding is permitting four units on a lot as-of-right town-wide. The proposed amendments also address the HAF requirement.

What are Additional Residential Units?

ADDITIONAL RESIDENTIAL UNIT (ARU) is a self-contained residential dwelling unit, with its own cooking facility, sanitary facility and sleeping area, that it is located either within a single detached, semi-detached or townhouse dwelling, or within an ancillary building or structure on the same lot as a single detached, semi-detached or townhouse dwelling.

ARUs are often also referred to as additional dwelling units, basement apartments, in-law suite, coach houses, laneway houses, garden suites, tiny homes, etc.



Proposed Official Plan Policies

The Official Plan provides land use planning policy directions that are implemented through the Zoning By-law and other applicable Town by-laws.

Permitting ARUs to support the following goals:

- To increase the supply of ground-related and rental housing;
- Allow flexibility for multi-generational living;
- Increase opportunities for affordable housing; and
- Provide gentle intensification.



Proposed Official Plan Policies

ARUs shall be permitted within the Urban Area subject to conformity with the following policies:

- Not located on hazard lands or within the regulatory flood plain, unless permitted by Conservation Authority;
- Will be compatible with neighbouring properties and the surrounding neighbourhood;
- Must be connected to adequate municipal water and sewage services;
- Have no adverse effect on stormwater management systems;
- Have no adverse effect on site drainage as demonstrated through a grading plan;
- Safe access must be ensured by meeting fire and emergency service requirements;
- Severance of an ARU from the lot shall not be permitted; and
- An ARU shall be registered with the Town.

ARU Licensing and Registry

- By-law Enforcement Staff will be recommending to Council a licensing by-law for ARUs.
- Property owners who operate an ARU would register for a license and agree to the terms of a licensing by-law.
- The license will ensure that the Town has a record of contact for the property owner and that the property is in compliance with Ontario Fire and Building Code and the Town's zoning by-law requirements.
- Assist in mitigating the impacts to the community and provide additional enforcement regulations in addition to the existing, applicable regulatory by-laws (i.e. noise and parking).



Proposed Zoning By-law Regulations

- Using Additional Dwelling Unit (ADU) terminology in Zoning By-law

Proposed Zoning By-law Regulations Summarized in Five Sections:

1. General regulations that apply to all ADUs
2. Principal building containing one or more ADUs
3. Accessory building containing an ADU, but not containing a detached garage,
4. One-story accessory building containing detached garage and an ADU
5. Two-story accessory building containing detached garage and an ADU

General regulations that would apply to all ADUs:

Where Permitted	<ul style="list-style-type: none">• On single-detached, semi-detached, semi-link and townhouse lots• Must have municipal water and sewage servicing• Not within hazard lands and regulatory floodplain, unless permitted by the applicable conservation authority
Number of Units	<ul style="list-style-type: none">• Maximum 3 ADUs on a lot
Parking Spaces	<ul style="list-style-type: none">• 1 parking space for the principal dwelling unit plus 1 parking space for each ADU• Minimum size of a required parking space on a driveway shall be 2.55 m wide by 5.5 m in length
Fire and Emergency Services Access	<ul style="list-style-type: none">• An unobstructed access with a minimum width of 1.2 m and minimum vertical clearance of 2.1 m from the street line to the primary entrance of an ADU must be provided and maintained

General regulations that apply to all ADUs:

Lot Coverage/ Permeable Landscaping	<p>For Low Density Residential Zones (RLD & RLD1-7), the existing lot coverage requirements:</p> <ul style="list-style-type: none">• Lot less than 660 m² - maximum 30%• Lot 660 - 830 m² - maximum 25%• Lot greater than 830 m² - maximum 20% <p>For Medium Density Residential Zones (RMD1 & RMD2), a lot that is proposing an ADU in an accessory building will be required to provide permeable landscaping:</p> <ul style="list-style-type: none">• Single-detached, semi-detached & semi-link lots - minimum 35% of the lot• Townhouse lots - minimum 25% of the lot
Other	<ul style="list-style-type: none">• Only 1 dwelling unit on a lot may be used as a short-term rental

Principal building containing one or more ADUs:

In addition to the general regulations, the following regulations apply to a principal building containing one or more ADUs:

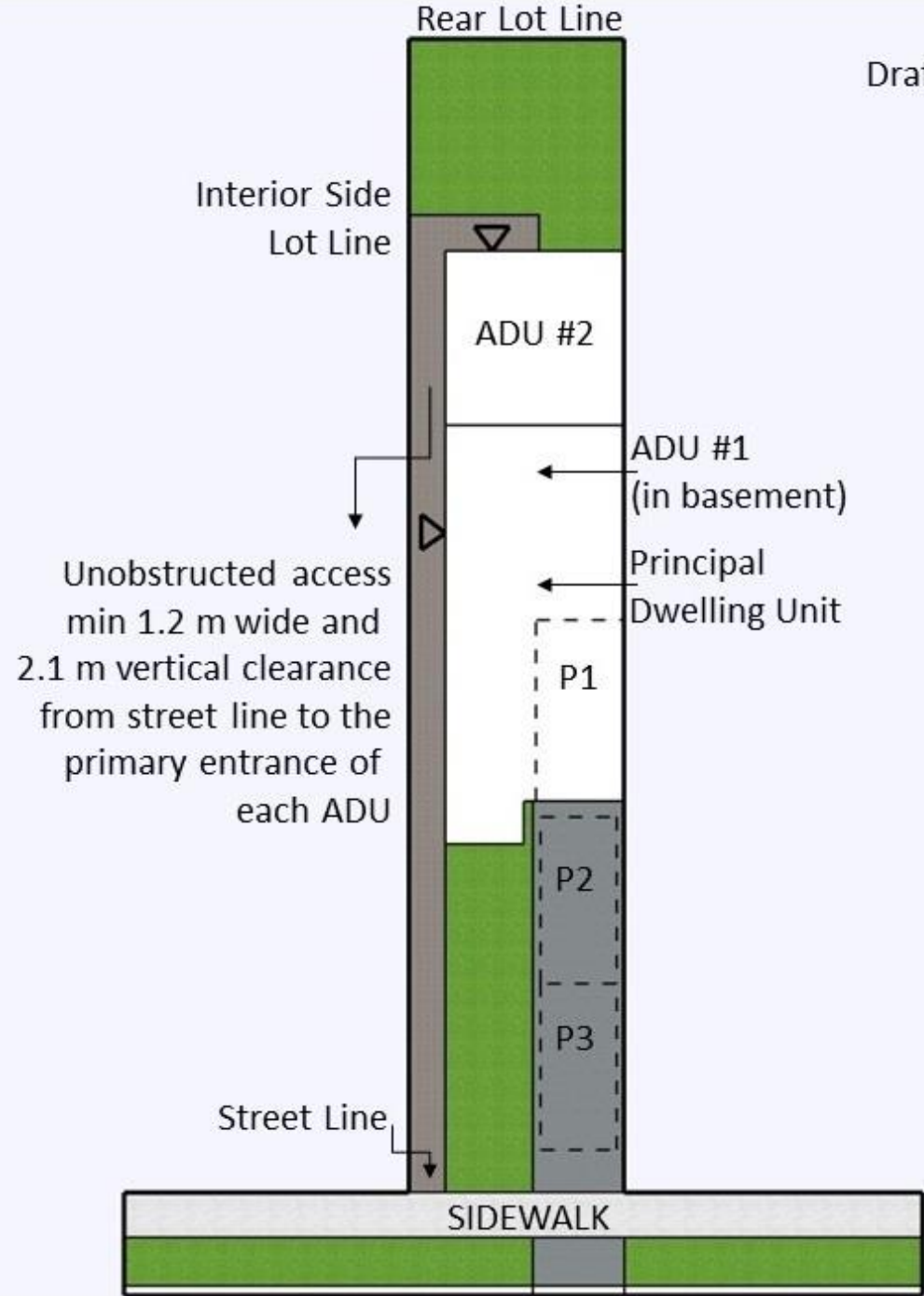
Number of Units	<ul style="list-style-type: none">• Up to three ADUs permitted within the principal building, including the basement, if the lot has no ADU in an accessory building
Heights	<ul style="list-style-type: none">• The existing height regulations in the ZBL for single-detached, semi-detached or townhouse dwellings
Setbacks	<ul style="list-style-type: none">• The existing setback regulations in the ZBL for single-detached, semi-detached or townhouse dwellings
Floor Area	<ul style="list-style-type: none">• The floor area of each ADU located on the first storey or above shall not exceed 85 m²; and• The total floor area of all ADUs located on the first storey or above, shall not cumulatively exceed a maximum of 50% of the floor area of the principal dwelling unit• An ADU in a basement may occupy the entire basement

Example #1: Semi-detached lot with two ADUs in the principal building

Zone: RMD1

Lot Dimensions	Measurement
Area	270 m ² (0.066 ac)
Frontage	7.1 m (23 ft)
Depth	38.1 m (125 ft)

Dwelling Unit	Total Area
Principal Dwelling Unit in a portion of the original 2-storey semi-detached house	136 m ² (1464 ft ²)
ADU #1 in Basement	111 m ² (1195 ft ²)
ADU #2 in a portion of the original 2-storey semi-detached house	68 m ² (732 ft ²)



Accessory building, but not including a detached garage, containing an ADU:

In addition to the general regulations, the following regulations apply to an accessory building, but not including a detached garage, containing an ADU:

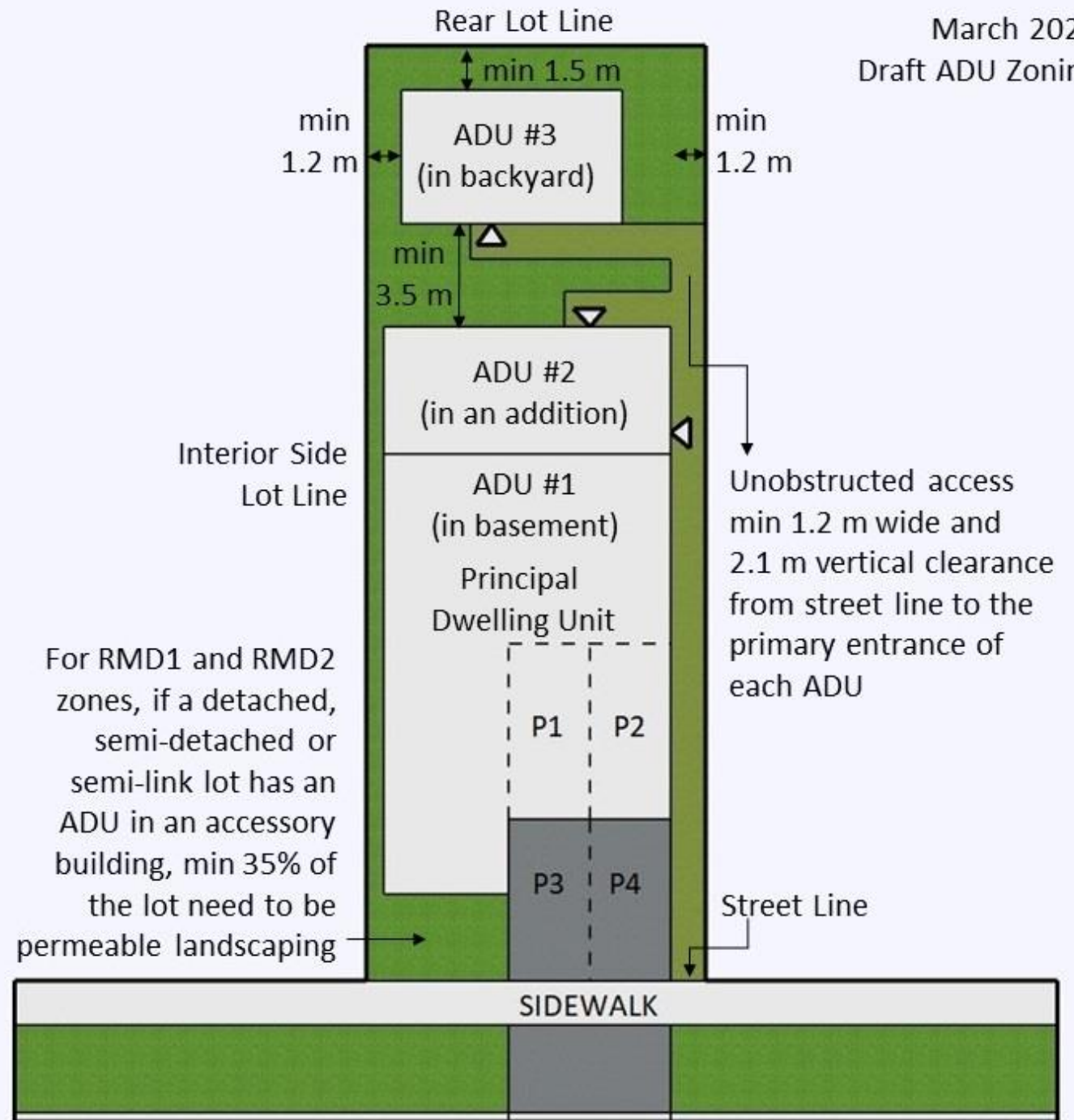
Where Permitted	<ul style="list-style-type: none">• Rear yard or interior side yard
Number of Units	<ul style="list-style-type: none">• Only 1 ADU is permitted in an accessory building
Heights	<ul style="list-style-type: none">• 3.5 m in the case of a flat roof; or• 4.3 m in the case of a gable, hip, gambrel or mansard roof
Setbacks	<ul style="list-style-type: none">• no closer to an exterior side lot line than permitted for the principal building• 1.2 m from an interior side lot line• 1.5 m from a rear lot line• 3.5 m from the principal building
Floor Area	<ul style="list-style-type: none">• gross floor area not more than 10% of the lot area or 110 m² , whichever is less

Example #2: Detached lot with three ADUs including an ADU in an accessory building

Zone: RMD1

Lot Dimensions	Measurement
Area	369 m ² (0.091 ac)
Frontage	11.6 m (38 ft)
Depth	31.8 m (104 ft)

Dwelling Unit	Total Area
Principal Dwelling Unit (2-storey detached house)	232 m ² (2497 ft ²)
ADU #1 in Basement	133 m ² (1432 ft ²)
ADU #2 in a 2-storey addition	85 m ² (915 ft ²)
ADU #3 in a backyard house	34.5 m ² (371 ft ²)



One-story accessory building containing a detached garage and an ADU:

In addition to the general regulations, the following regulations apply to a one-story accessory building containing a detached garage and an ADU:

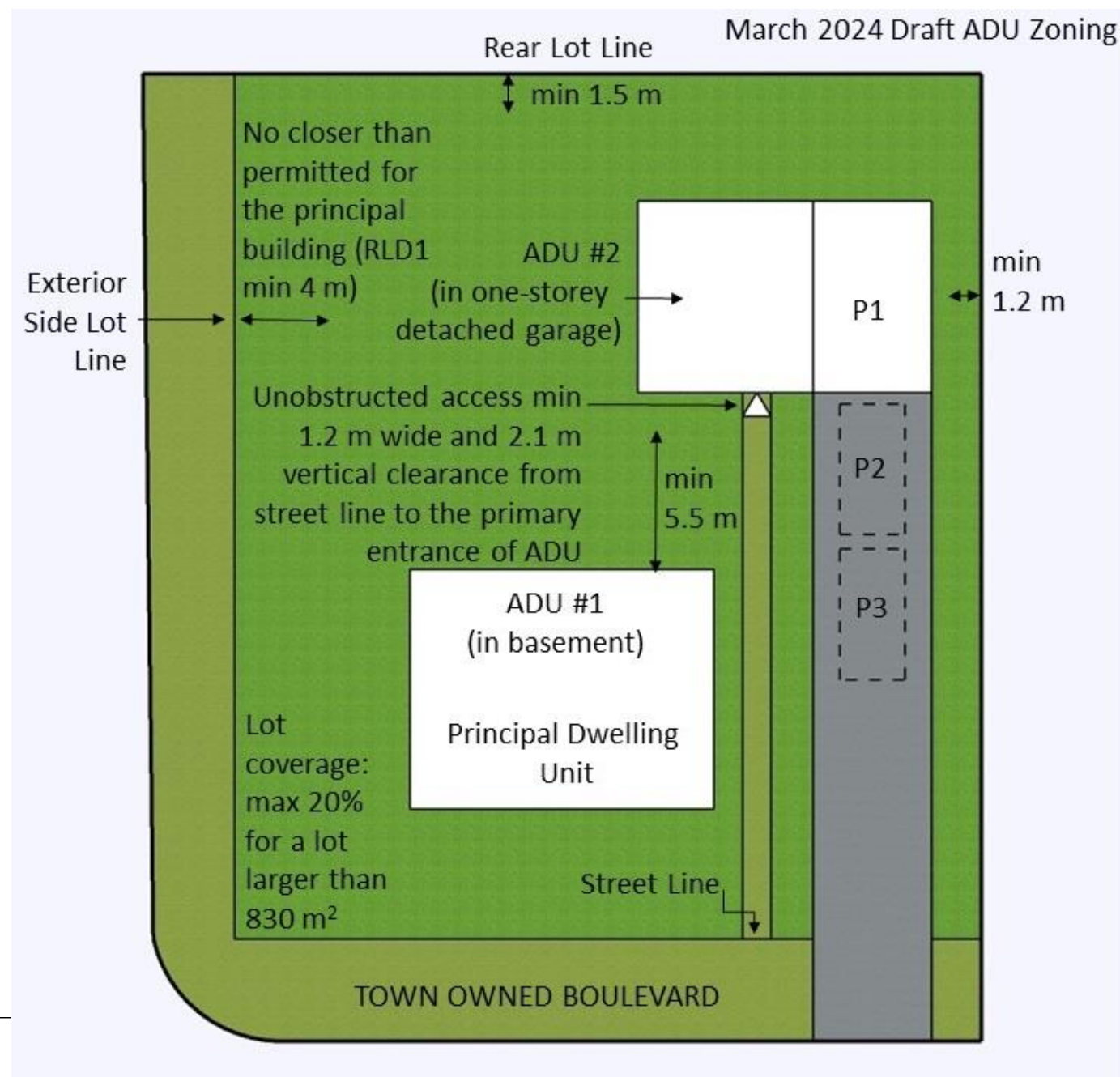
Where Permitted	<ul style="list-style-type: none">• Rear yard or interior side yard
Number of Units	<ul style="list-style-type: none">• Only 1 ADU is permitted in an accessory building
Heights	<ul style="list-style-type: none">• 3.5 m in the case of a flat roof; or• 4.3 m in the case of a gable, hip, gambrel or mansard roof
Setbacks	<ul style="list-style-type: none">• no closer to an exterior side lot line than permitted for the principal building• 1.2 m from an interior side lot line• 1.5 m from a rear lot line• 5.5 m from the principal building
Floor Area	<ul style="list-style-type: none">• floor area of the building not more than 10% of the lot area or 145 m², whichever is less; and• floor area of the ADU shall not exceed the floor area of the principal dwelling unit or 110 m², whichever is less

Example #3: detached lot with two ADUs including a one-storey accessory building containing a detached garage and an ADU

Zone: RLD1

Lot Dimensions	Measurement
Area	1150 m ² (0.28 ac)
Frontage	31.5 m (103 ft)
Depth	36.5 m (120 ft)

Dwelling Unit	Total Area
Principal Dwelling Unit (1-storey detached house)	130 m ² (1400 ft ²)
ADU #1 in Basement	130 m ² (1400 ft ²)
ADU #2 in a 1-storey detached garage	60 m ² (646 ft ²) in 100 m ² (1076 ft ²) accessory building



Two-story accessory building containing a detached garage and an ADU:

In addition to the general regulations, the following regulations apply to a two-story accessory building containing a detached garage and an ADU:

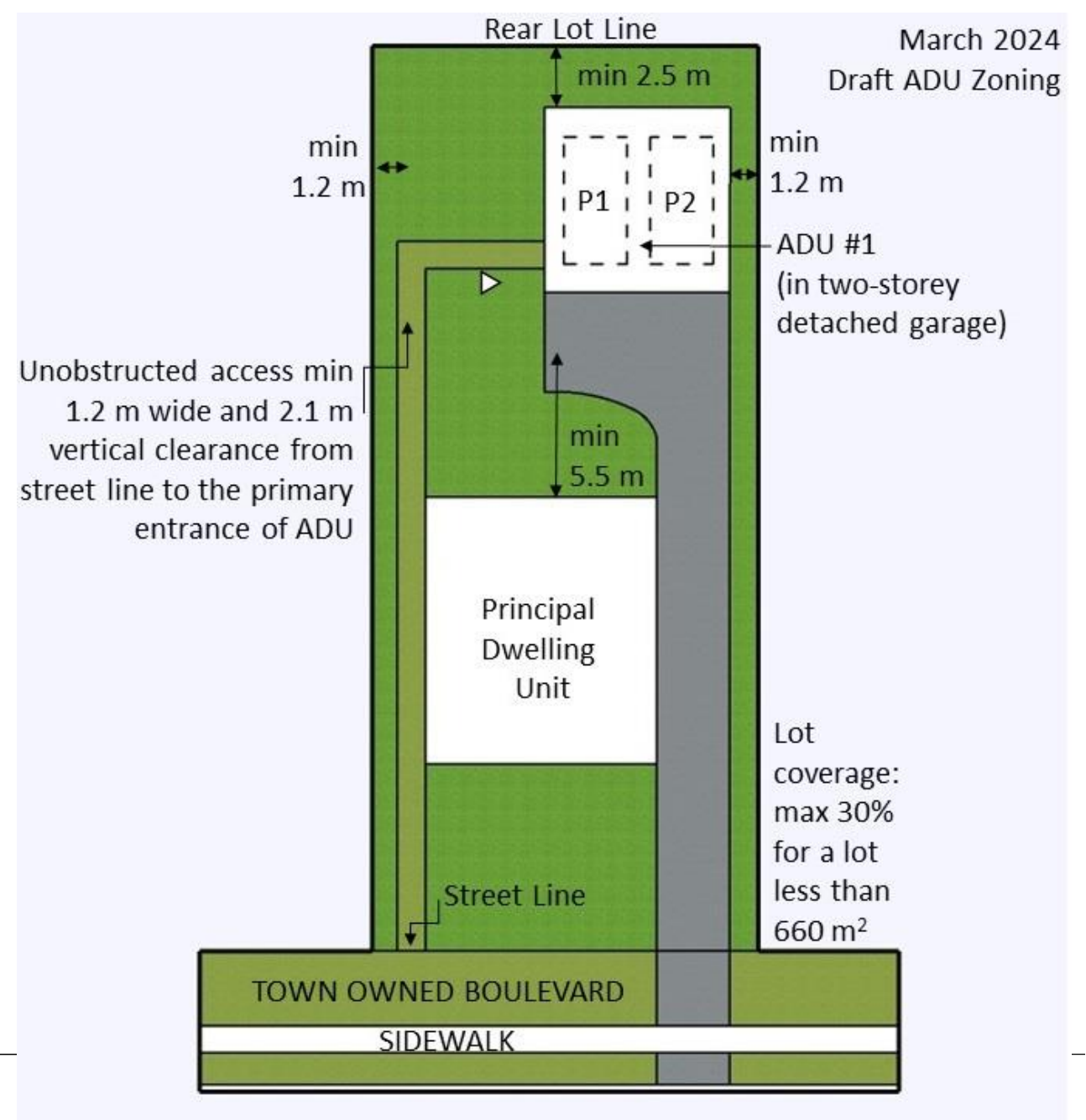
Where Permitted	<ul style="list-style-type: none">• Rear yard or interior side yard
Number of Units	<ul style="list-style-type: none">• Only 1 ADU is permitted in an accessory building
Heights	<ul style="list-style-type: none">• 6.0 m in the case of a flat roof; or• 7.0 m in the case of a gable, hip, gambrel or mansard roof; and• in no case shall the height exceed that of the principal building
Setbacks	<ul style="list-style-type: none">• no closer to an exterior side lot line than permitted for the principal building• 1.2 m from an interior side lot line• 2.5 m from a rear lot line• 5.5 m from the principal building
Floor Area	<ul style="list-style-type: none">• floor area of the first storey of the building not more than 10% of the lot area or 110 m², whichever is less; and• floor area of the ADU shall not exceed the floor area of the principal dwelling unit or 110 m², whichever is less

Example #4: detached lot with a two-storey accessory building containing a detached garage and an ADU

Zone: RLD2

Lot Dimensions	Measurement
Area	655 m ² (0.16 ac)
Frontage	16.7 m (55 ft)
Depth	39.2 m (128 ft)

Dwelling Unit	Total Area
Principal Dwelling Unit (2-storey detached house)	233 m ² (2508 ft ²)
ADU #1 in a 2-storey detached garage	ADU: 65 m ² (700 ft ²) gross floor area Floor area of the first storey of the accessory building: 65 m ² (700 ft ²)



Next Steps

- Statutory Public Meeting - April 15, 2024 at 7 p.m.
<https://www.milton.ca/en/news/statutory-public-meeting-notice-additional-residential-units.aspx>
- The draft Official Plan and Zoning By-law Amendments can be found on the ARU webpage: <https://www.milton.ca/en/business-and-development/additional-residential-units.aspx>
- Please provide any comments by April 25, 2024 to wendy.chen@Milton.ca
- Recommendation to Council for Adoption of OPA and ZBLA in June 2024
- The Planning Act does not have appeal rights for Official Plan policies and Zoning By-law regulations that permit ARUs/ADUs



Thank You For Attending

Any Questions?