

Attachment A – Proposed Official Plan Amendment

That the City of Greater Sudbury Official Plan is hereby amended as follows:

1. In Section 2.3.6, by deleting and replacing the section in its entirety as follows:

“2.3.6. Additional Dwelling Units

Additional Dwelling Units (ADUs), also referred to as accessory suites or dwellings, can provide an effective form of intensification and increase the availability of affordable housing choices for residents. Additional dwelling units are defined as a dwelling unit which is ancillary to the primary dwelling unit and that may be contained within the main building on a lot and/or in an accessory building.

Policies

1. No more than two dwelling units are permitted in a single detached dwelling, semi-detached dwelling, duplex dwelling, row dwelling, or street townhouse dwelling on a parcel of urban residential land if all buildings and structures accessory to the single detached dwelling, semi-detached dwelling, row dwelling, or street townhouse dwelling contain no more than one dwelling unit.
2. No more than three dwelling units are permitted in a single detached dwelling, semi-detached dwelling, duplex dwelling, row dwelling, or street townhouse dwelling on a parcel of urban residential land if no building or structure accessory to the single detached dwelling, semi-detached dwelling, row dwelling, or street townhouse dwelling contains any dwelling units.
3. No more than one dwelling unit is permitted in a building or structure accessory to a single detached dwelling, semi-detached dwelling, duplex dwelling, row dwelling, or street townhouse on a parcel of urban residential land, if the single detached dwelling, semi-detached dwelling, duplex dwelling, row dwelling, or street townhouse dwelling contains no more than two dwelling units and no other building or structure accessory to the single detached dwelling, semi-detached dwelling, duplex dwelling, row dwelling, or street townhouse dwelling contains any dwelling units.
4. No more than two dwelling units are permitted in a single detached dwelling, semi-detached dwelling, duplex dwelling, row dwelling, or street townhouse dwelling on a parcel of rural residential land, if no building or structure accessory to the single detached dwelling, semi-detached dwelling, duplex dwelling, row dwelling, or street townhouse dwelling contains any dwelling units.
5. No more than one dwelling unit is permitted in a building or structure accessory to a single detached dwelling, semi-detached dwelling, duplex dwelling, row dwelling, or street townhouse dwelling on a parcel of rural residential land, if the single detached dwelling, semi-detached dwelling, duplex dwelling, row dwelling, or street townhouse contains no more than one dwelling unit, and no other building or structure accessory to the single detached dwelling, semi-detached dwelling, duplex dwelling, row dwelling, or street townhouse contains any dwelling units.

6. Mobile homes may be permitted as Additional dwelling units in the Living Area designations.
7. Adequate servicing must be available to service the additional dwelling unit through either the municipal system or through individual, privately owned systems. Additional dwelling units will be connected to the service lines of the principal dwelling to City specifications.
8. Additional dwelling units are not permitted on or adjacent to any hazards identified in Chapter 10.0, Protecting Public Health and Safety.
9. Additional dwelling units will not cause alterations to the main building exterior that would change the character of an existing neighbourhood or streetscape.
10. Additional dwelling units must satisfy all applicable requirements of the Ontario Building Code, Ontario Fire Code as well as the Zoning By-law and Property Standards By-law.
11. Additional dwelling units are not to be considered in the calculation of density requirements outlined in Section 3.2.1.
12. Additional dwelling units shall not be permitted on a lot adjacent to a lake:
 - i. Containing lake trout where the lake is over threshold as listed on Appendix C to this Official Plan;
 - ii. Where municipal services are not available; and,
 - iii. Where any portion of the leaching bed is or would be within 300 metres of the shoreline of a lake.
13. Additional dwelling units may be permitted:
 - iv. On a lot abutting a river; or,
 - v. On a lot adjacent to a lake with phosphorus enrichment concerns, subject to Section 8.4.2, Policy 6 or 7 of this Plan.
14. Additional dwelling units proposed on a lot adjacent to a waterbody, where permitted by the Plan, shall also adhere to all other policy requirements of Section 8.4 of this Plan.
15. Additional regulations for Additional dwelling units will be established in the Zoning By-law.
16. Existing Garden Suites may be considered as accessory dwellings provided they conform with these policies and the Zoning By-law.”

2. In Section 8.4.3.1, Table 1, by deleting “Long – P (PGT)”.