

SCHEDULE "A" TO
BY-LAW XXXX-XXX
APPENDIX C

COMPONENTS OF THE AMENDMENT:

PART A – The Preamble does not constitute part of this Amendment.

PART B – The Amendment, consisting of the following text, constitutes Amendment No. XX to the Official Plan for the City of Greater Sudbury.

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PART A – THE PREAMBLE:**A.1 Background**

The Planning Act, as amended by the *More Homes, More Choice Act*, 2019 (Bill 108), requires municipalities to establish Official Plan policies and zoning by-law provisions allowing secondary dwelling units, also referred to as additional residential units, in single, semi and rowhouses and a secondary dwelling unit (additional residential unit) in an accessory structure in new and existing developments. The Planning Act shelters the proposed amendment from appeals.

The proposed official plan amendment will update existing policies related to “secondary dwelling units” in the Official Plan to provide additional flexibility for additional residential units in a manner consistent with the Planning Act.

As part of undertaking the City of Greater Sudbury Housing and Homelessness Background Study (2013), the issue of second units was thoroughly investigated, including:

- Legislative and historical context;
- Rationale and benefits of second units;
- Feedback from stakeholders and public consultation;
- Potential impacts of Secondary Suite Policies.

A discussion paper on second suite policy options was brought forward to Planning Committee in October of 2013. The report recommended that the Official Plan contains policies that permit second suites in detached, semi-detached, street townhouses, row dwellings and accessory buildings, subject to a number of criteria, including:

- A restriction of one second suite per lot;
- Adequate servicing being available;
- Not being located on or adjacent to hazard lands;
- Not causing alterations to the main building exterior that would change the character of the existing neighbourhood; and
- Satisfying all applicable requirements of the Zoning By-law, Building Code, Fire Code and Property Standards By-law.

On July 12, 2016 Council approved By-law 2016P-132 to amend the Official Plan and By-law 2016-133Z to amend Zoning By-law 2010-100Z to implement policies and provisions for secondary dwelling units.

This amendment will remove the restriction of one secondary dwelling unit (additional residential unit) per lot and amend the restriction to two secondary dwelling units (additional residential units) per lot.

A.2 Purpose

This amendment revises the current “secondary dwelling unit” policies to be consistent with Bill 108 and O.Reg 299/19 with respect to “additional residential units”.

A.3 Location

This Amendment applies to all lands within the City of Greater Sudbury.

A.4 Basis

The *Planning Act*, as amended by the *More Homes, More Choice Act*, 2019, requires municipalities to amend Official Plan policies and zoning by-law provisions to allow second units, which are now to be termed “additional residential units” in single, semi and row houses and an additional residential unit in accessory structures in new and existing development.

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PART B – THE AMENDMENT

All of this part of Schedule ‘A’, entitled ‘Part B – The Amendment’, consisting of the following text, constitutes Amendment No. XX to the Official Plan for the City of Greater Sudbury (hereinafter referred to as the Official Plan)

DETAILS OF THE AMENDMENT

The Official Plan is hereby amended, as follows:

- 1.** By deleting and replacing the introductory paragraph and policies 1 through 3 of Section 2.3.6, Secondary Suites, with the following:

“2.3.6. Secondary Dwelling Units

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

Policies

1. Secondary dwelling units are permitted in single detached, semi-detached, street townhouse and row dwellings and a Secondary dwelling unit is permitted in an accessory structure.
2. Mobile homes are not permitted as Secondary dwelling units in the Living Area designations.
3. No more than two Secondary dwelling units will be permitted in association with each primary dwelling on the same lot. One within the primary structure and one within an accessory structure.”