

DRAFT Municipally-initiated
Official Plan and Zoning
Bylaw Amendments

Additional Dwelling Units

Increasing the supply of affordable housing in
Clarington

COPA2021-0003 & ZBA2021-0011

Statutory Public Meeting
September 13, 2021

1

Purposes of this Public Meeting

- Introduce and explain the Municipally-initiated Official Plan and Zoning Bylaw Amendments
- Obtain input and comments from the public

2

Additional Dwelling Units (ADUs)

- In house apartments
- Basement apartments
- In law suites
- Secondary suites

3

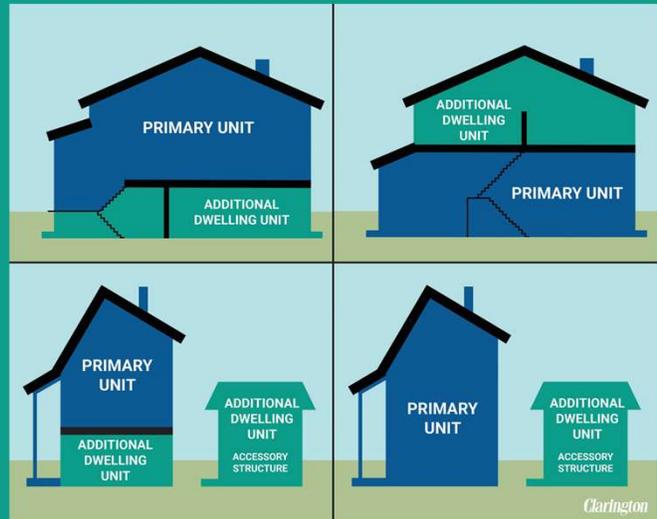
Affordable Housing Initiatives

- Official Plan
- Council Task Force on Affordable Housing
- Strategic Plan
- Affordable Housing Toolkit
- Secondary Plans
- Inclusionary Zoning
- Municipal property for affordable housing
- ADUs increase the supply of housing and provide an affordable option

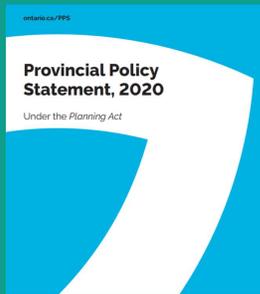
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Increasing the Supply of Housing

- One ADU in a single, semi, or townhouse and
- One ADU in accessory building (e.g. a detached garage)

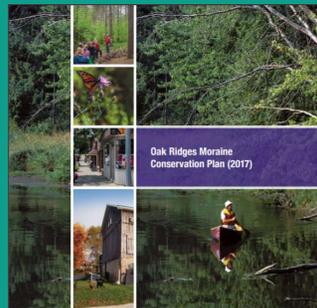


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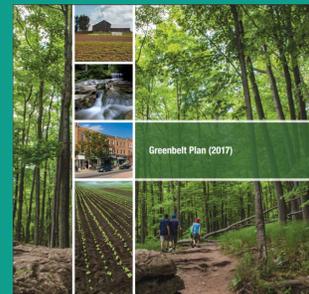
Provincial Policy Statement

- No development (including ADUs) permitted in Natural Heritage System



Oak Ridges Moraine Conservation Plan

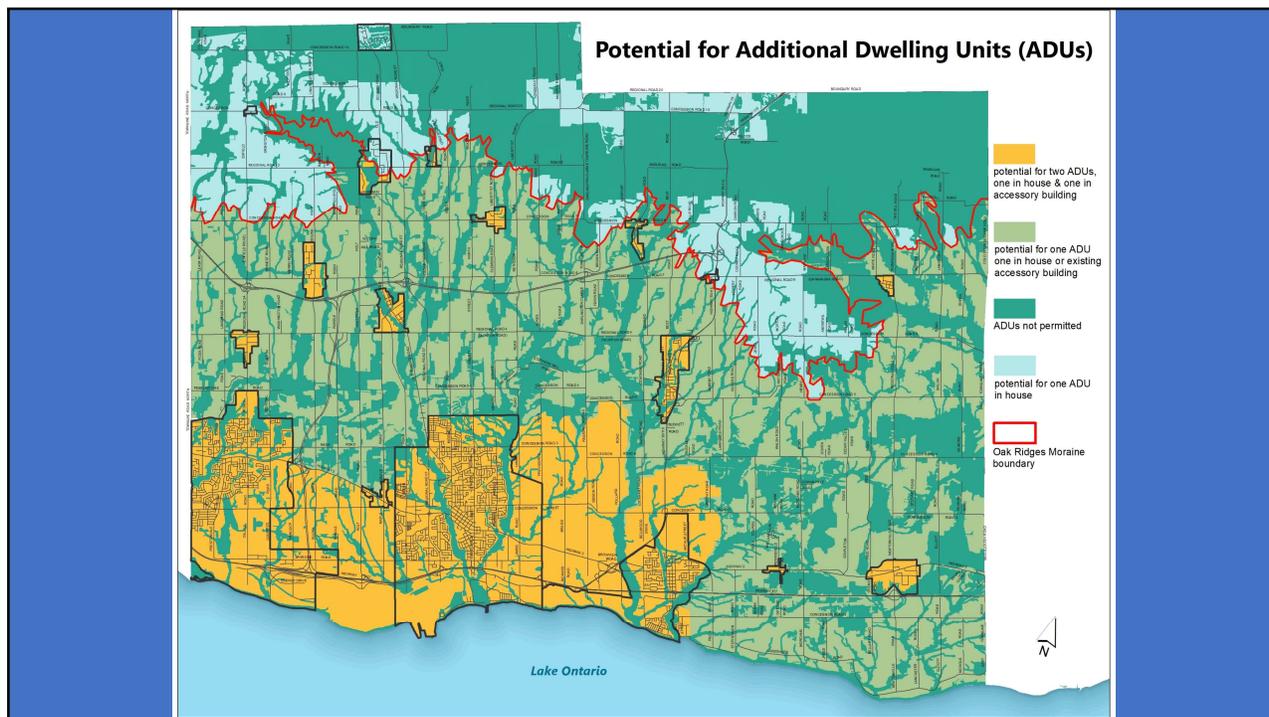
- ADU not permitted in Natural Core or Natural Linkage
- Only allowed in Countryside
- Only one ADU, must be in single detached dwelling



Greenbelt Plan

- ADUs only allowed in single dwelling or an existing accessory building
 - Existing as of July 1, 2017
- Hamlets and Orono not subject to these restrictions

6



7

Proposed Official Plan Amendment

- Provides direction for these new opportunities
- Creates framework for zoning
- ADUs must be registered with the Municipality
- Accessory buildings with an ADU
 - Must be secondary in size and scale to principal residential building
 - Cannot be severed from the lot

Official Plan
Municipality of Clarington
2018
Clarington

8

Zoning Bylaw Amendment

- Where in Municipality ADUs are permitted
- Each ADU must have one additional parking space
 - Principal dwelling requires two spaces
- ADUs may now be on private sanitary and water services
- Limited Home Occupations permitted
 - Includes home office, personal service shop
- Standards on entrances to protect neighbourhood character



9

ADUs within an accessory building

- May not exceed zone's maximum total lot coverage
- Max height to complement character of main building
 - 5.25 metres in Urban Residential Zones (1.5 storeys)
 - 6 metres in Agricultural and Rural Residential Zones (2 storeys)



10

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/MunicipalClarington /ClaringtonON

Public Meeting Notice

Amendments to the Official Plan and Zoning Bylaws
Supporting Affordability with Additional Dwelling Units

Clarington is initiating Official Plan and Zoning Bylaw Amendments to increase permissions for Additional Dwelling Units (ADUs), also known as secondary suites, in-law suites, in-house apartments, and basement apartments. The increased permissions support the goals and initiatives outlined in Clarington's Affordable Housing Toolkit.

Subject to regulations, one ADU will be permitted within a house, and another ADU will be allowed within a detached accessory structure (such as a garage) on the same lot. The proposed Official Plan Amendment will allow these ADUs in urban and rural areas. However, there will be some limitations for properties located within the Oak Ridges Moraine and the Greenbelt. The proposed Zoning Bylaw Amendment will regulate the location, size, and setback requirements.

Learn more about these proposed Amendments, including appeal rights, at www.clarington.net/ADUs.

Clarington is seeking input on how to implement the Provincial requirement in our community. Please provide your comments to:

Mark Jull, Planner, Community Planning and Design at mjull@clarington.net, 905-623-3379 ext. 2426, or

Carlos Salazar, Manager, Community Planning and Design at csalazar@clarington.net. Comments may also be mailed to Planning and Development Services, 40 Temperance Street, Bowmanville, ON L1C 3A6.

Virtual Statutory Public Meeting
Monday, September 13, 2021, at 9:30 a.m.
 Participants can join online or use a dedicated call-in number. The link and call-in number will be posted prior to the meeting at www.clarington.net/ADUs. The meeting will be livestreamed at www.clarington.net/calendar.

If you wish to speak at the public meeting, please pre-register at www.clarington.net/delegations or contact clerks@clarington.net or 905-623-3379 ext. 2109 by Friday, September 10, 2021, at 4 p.m.

Stay in the loop with our Council Highlights

View our Council Highlights to find out what's going on in Clarington and to stay abreast of all the decisions made by your local government.

View our latest edition at www.clarington.net/CouncilHighlights. Stay tuned as Council will be back for its first meeting in the fall.

Notice of Public Meeting

- Advertised in Clarington This Week and Orono Times
- Notice emailed to Interested Parties
- Letters sent to owners with affected Exception Zones
- Project and meeting in Planning eUpdate
- Subject of Mayor's Column (Aug 9)
- Subject of article in Clarington This Week (Aug 28)
- Project webpage

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11

Public Comments

- Written public comments compiled and posted to project website
- Comments received thus far:
 - Those in support note the need for affordable housing options
 - Those in opposition have concerns about traffic, increased density and potential loss of natural features

12

Agency Comments

- The following have provided comments; none have concerns
 - Durham Health
 - CLOCA
 - Conseil scolaire Viamonde
 - Kawartha Pine Ridge District School Board
 - Enbridge
- Other agencies have yet to provide comments

13

Next Steps

- Receipt of agency and public comments
- Recommended Amendments brought to PDC, then ratified by Council
- New ADU Registering Bylaw brought to Council



14

Thank you!

Clarington.net/ADUs

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