

**ZONING BY-LAW AMENDMENT**  
**ADDITIONAL RESIDENTIAL UNITS**  
**CITY OF ELLIOT LAKE**

Prepared for:

**CITY OF ELLIOT LAKE**

May 2021

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JLR 27355-002 (14)

## **EXPLANATORY NOTE**

The proposed Zoning By-law Amendment applies to the entirety of the City of Elliot Lake. The proposed Zoning By-law Amendment will remove all provisions for secondary units and provide provisions for Additional Residential Units.

This Zoning By-law Amendment is related to an Official Plan Amendment required to ensure consistency with the Planning Act.

## THE CORPORATION OF THE CITY OF ELLIOT LAKE

By-law No. 2021-\_\_\_\_\_

Being a By-law to Amend By-law No. 2018-36

WHEREAS By-law No. 2018-36 regulates the use of land and the use and erection of buildings and structures within the City of Elliot Lake;

AND WHEREAS the Council of the Corporation of the City of Elliot Lake deems it advisable to amend By-law No. 2018-36 as hereinafter set forth;

NOW THEREFORE the Council of the Corporation of the City of Elliot Lake enacts as follows:

1. The area affected by this By-law includes all lands within the boundaries of the City of Elliot Lake.
2. By-law No. 2018-36 is hereby amended as follows:
  - (a) That Section 3 'Definitions' be amended by removing the definition for 'Secondary Dwelling Unit (Basement Apartment, or In-law Suite).
  - (b) That Section 3 'Definitions' be amended by inserting the following definition under the heading 'Dwelling Unit' immediately after 'Accessory dwelling unit':

Additional Residential Unit: means a separate dwelling unit which is either located in a single detached dwelling, semi-detached dwelling, rowhouse or an accessory building or structure.

- (c) That Section 5 'General Regulations for All Zones' be amended by replacing Section 5.1.2 Secondary Dwelling Unit (Basement Apartment, or In-law Suite) with the following:

### 5.1.2 'Additional Residential Units'

Notwithstanding any provisions of this By-law of this By-law, Additional Residential Units may be permitted and shall comply to the following:

- i. For any zone that permits a single detached dwelling, semi-detached dwelling, or row house dwelling, the following shall also be permitted:
      - a. One additional residential unit within a single detached dwelling, semi-detached dwelling or rowhouse dwelling; and
      - b. One additional residential unit in an accessory building or structure which is permitted and ancillary to the single detached dwelling, semi-detached dwelling or rowhouse dwelling
    - ii. Notwithstanding Section 5.1.2 additional residential units are not permitted in the Shoreline Residential (RS) or Limited Service

Residential (RL) Zones, except by site-specific zoning by-law amendment.

- iii. Additional Residential units shall be subject to the corresponding zone provisions if in the primary structure.
- iv. For Additional Residential Units in an accessory structure, the general provisions for accessory uses shall apply, except a minimum interior side and rear yard setback of 3.0m is required, and the minimum exterior yard and front yard setback of the primary structure is required.
- v. Additional Residential Units on a lot that is serviced by a private well requires confirmation by a qualified individual that the well has capacity for the proposed development if privately serviced.
- vi. Additional Residential Units on a lot serviced by a private sewage system requires confirmation by a qualified individual that demonstrates that the septic system has capability for servicing the proposed use or makes recommendations for appropriate alterations that will accompany the creation of the unit.
- vii. Additional Residential Units may not be severed from the lot containing the primary residential use.
- viii. Parking shall be provided in accordance with Section 6, and tandem parking in the existing driveway is permitted.
- ix. Additional dwelling units shall be designed and located in such a manner to not have an impact on the streetscape or character of the surrounding neighbourhood.

- (d) That Section 6 'Parking Provisions and Off-Street Loading Provisions for All Zones' be amended by inserting the following into the Table provided immediately below the Group Home row:

Type of Use	Minimum Parking Spaces Required to be Provided
Additional Residential Unit	1 parking space per additional residential unit

- (e) That Sections 7.1, 8.1, 9.1, 10.1, and 25.1 are amended to include "Additional Dwelling Units in accordance with Section 5.1.2" under Permitted Uses.

3. This By-law shall come into full force and effect in accordance with the *Planning Act*, R.S.O. 1990.

READ a first and second time this \_\_\_\_ day of \_\_\_\_, 2021.

READ a third time and finally passed this \_\_\_\_ day of \_\_\_\_, 2021.

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Dan Marchisella  
Mayor

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Natalie Bray  
Clerk

SEAL