

Welcome to **TEMAGAMI**



SECONDARY DWELLING UNITS



OVERVIEW OF DRAFT OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT

Wednesday, December 23, 2020

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Purpose of Proposed Amendments

- To update the Municipality of Temagami's planning documents to include policies and regulations for secondary dwelling units.
- Most up-to-date legislation includes permissions for additional dwelling units – one additional dwelling unit within a dwelling and one additional dwelling unit within an accessory building.
- Considered appropriate at present time to allow for one additional dwelling unit in Temagami at present time, based on location and size of property.
- Purpose of additional unit legislation is to encourage and promote affordable housing stock.

Shoreline vs. Non-Shoreline Lots

- Policies and regulations included in planning documents to permit secondary dwelling units within a dwelling or within an accessory building within the Village of Temagami and on non-shoreline lots.
- Policies and regulations included in the planning documents to permit a secondary dwelling unit on shoreline properties with a minimum lot size of 1.6 hectares.
- Amended regulations associated with sleep cabins to recognize a sleep cabin with both a kitchen and a washroom as a secondary dwelling unit.

Overview of Permissions on Non-Shoreline Lots

Low Density Residential (RL) Zone

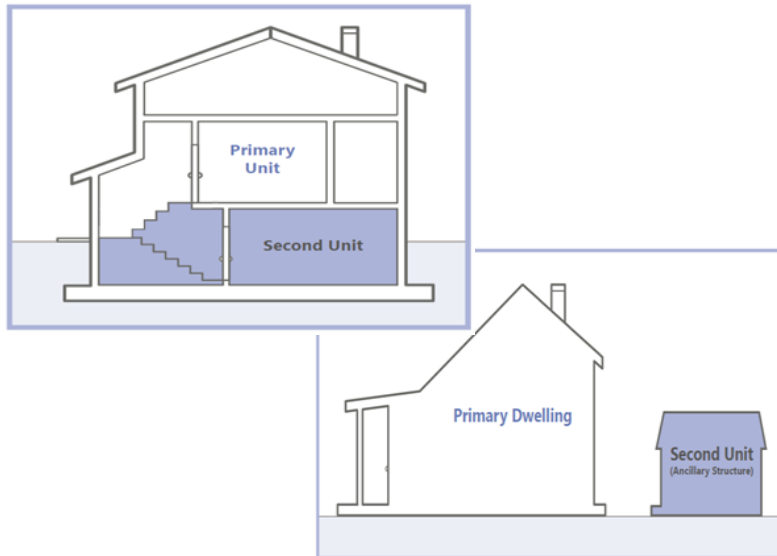
Select Remote Residential (R2) and
Rural Residential (R3) Zones



Principal Dwelling



Secondary Dwelling Unit



- Permitted within the principal dwelling or within an accessory building.
- Require one additional parking space.
- Maximum size of 72 square metres or may occupy an entire basement within the principal dwelling.
- Only permitted within an accessory building on lots larger than 0.8 hectares.

Overview of Permissions on Shoreline Lots

Remote Residential (R1) Lake Temagami
Remote Residential (R2)
Rural Residential (R3)



Principal Dwelling



Secondary Dwelling Unit



www.shuffenbach.com • 327.796.08

Sleep Cabin

Kitchen = “K”

Bathroom = “B”

Current Permissions by Lot Area

< 0.4 ha



www.chuffenbach.com • 123779003
No K or B

> 0.4 ha



www.chuffenbach.com • 123779003
K or B



www.chuffenbach.com • 123779003
No K or B

> 1.6 ha



www.chuffenbach.com • 123779003
K or B



www.chuffenbach.com • 123779003
K and B

Proposed Permissions by Lot Area

< 0.4 ha



www.chaffinback.com • 12379003
No K or B

> 0.4 ha



www.chaffinback.com • 12379003
K or B



www.chaffinback.com • 12379003
No K or B

> 1.6 ha



www.chaffinback.com • 12379003
K or B



K and B

Criteria for a Secondary Dwelling Unit on Shoreline Lots

- One secondary dwelling unit may be permitted in lieu of one sleeping cabin on lots greater than 1.6 hectares. (New Section 6.42 of Zoning By-law)
- Must be connected to an approved independent on-site water and sewage system.
- Must be sited in a location where the secondary dwelling unit can be severed from the lot.
- Secondary dwelling units not permitted within the principal dwelling on shoreline lots.

Summary

- Proposed Official Plan Amendment and Zoning By-law Amendment to permit secondary dwelling units.
- Secondary dwelling units to be permitted within the Village of Temagami and on non-shoreline lots within a principal dwelling and within an accessory building.
- Secondary dwelling units to be permitted on shoreline lots on properties greater than 1.6 hectares. (Maintains existing permissions where a sleep cabin could contain and kitchen and a washroom).
- Secondary dwelling units must be constructed in accordance with the Ontario Building Code.