

SPOTLIGHT ON

ADDITIONAL DWELLING UNITS



**SOUTH
FRONTENAC**

January 2024

In 2023, South Frontenac Council passed a by-law to allow additional dwelling units in South Frontenac to create more housing options.

What is an Additional Dwelling Unit?

An additional dwelling unit (ADU) is a self-contained residential unit with its own kitchen, bathroom facilities and sleeping area on a property that already has a house on it. It can be a space within a house like a basement apartment or in-law suite, or a separate building on the same lot close to the principal dwelling.

Why are they getting so much attention now?

The Ontario government has committed to building 1.5 million homes over the next 10 years as part of its “More Homes, Built Faster: Ontario’s Housing Supply” Action Plan. ADUs will help create more housing options to help us achieve this goal.

What are their benefits and how will they help with housing?

ADUs are great for both property owners and people needing a place to live. For property owners, they are a way of potentially generating income to help offset housing costs. For people needing a place to live, they can provide an affordable alternative to owning a home or higher rental options. They also support our vision of being a welcoming and thriving rural community since these units often provide a way for seniors to age in place surrounded by family and can help young families starting out.



Basement or loft apartments, or a second living space in a garage, carriage house or other building are all types of additional dwelling units

How many units are allowed on each lot?

In South Frontenac, because all lots are on septic systems and the majority of lots are not on municipal water, a maximum of **two** additional units are allowed, one in the house and one in an accessory building for a **total of three residential units** on one lot.

What’s the process?

The first step is to do some research. Review the [Homeowners Checklist to ADUs](#) and materials on our [website](#) to get a basic understanding of the zoning and Building Code requirements. The next step is to fill out an [intake form](#) on our website and meet with our planning department who will review and discuss your project and go over what’s required from a zoning perspective.

A key requirement will be for you to demonstrate there is an adequate supply of potable water to support the additional units and assess the impact to neighbouring properties. Once this and any other zoning requirements are satisfied, the holding overlay for the property will be removed, we'll issue a zoning compliance certificate, and you have one year to apply for a building permit.

What is a “holding overlay”?

We've made changes to our zoning by-law to establish a Township-wide holding overlay (excluding the area connected to the Sydenham municipal water system). A holding overlay is means that certain conditions need to be met before you can apply for a building permit.

What is needed to demonstrate adequate potable water?

If the additional units will be on an existing well, you will need to provide a Letter of Opinion from a qualified water professional. If it's a new well, you will need to have a full hydrogeological assessment done by a professional hydrogeologist. We've developed standards for hydrogeological assessments which can be found on our website.

What are the costs to build an ADU?

We've posted the fees on our website. There is a \$150 fee for the initial planning meeting and a \$370 fee for the zoning application (or \$260 if you are on municipal water). If you need a septic system performance review done, there is a fee of \$515. Other costs include the cost for a certified water professional or hydrogeologist and we highly recommend you hire a professional for your drawings and designs. Once you are cleared for zoning, building application fees will apply when you submit your building permit.

Are there any grants for these units?

There are some government grants available. The Government of Canada has introduced a [Multigenerational home renovation tax credit \(MHRTC\)](#) for secondary suites built for seniors or adults with a disability to live with a family member. Your project may also be eligible for a [Canada Greener Homes Initiative](#) if it involves energy retrofits.



What else will the Township look at when considering an ADU proposal?

Staff will look at things like whether the proposal meets size, setback and parking requirements.

Why do separate buildings need to be near the main house?

Additional units need to be near the main house because they share the same driveway and usually share the same well and sewage system. It also minimizes the impact on the natural environment.

I live on waterfront. Can I still build an ADU on my property?

It depends on the property. Additional dwelling units are prohibited on lands located in a floodplain, within 90 metres of a lake or river, or within 300 metres of highly sensitive (at-capacity) lake trout lakes.

If the goal is to build more homes faster, why are we still requiring property owners to go through all of these steps?

While we want to support the Province's goal of building more homes faster, as a rural municipality, we still need to make sure we are growing responsibly and sustainably.