



## Staff Report

**Report Title: Secondary Farm Residences and Accessory Secondary Unit Dwelling**

**Prepared By: Michele Barr**

**Department: Building and Planning**

**Date: Feb. 28, 2023**

**Report Number: BLDG-2023-03-5**

**File Number: C11 BLD23**

### **Attachments:**

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### **Recommendation:**

That the Township of Huron-Kinloss Committee of the Whole hereby approve Report Number BLDG-2023-03-5 prepared by Michele Barr, Manager of Building and Planning.

### **Background:**

A Secondary Farm Residence is permitted in the General Agricultural zones (AG1, and AG4) by way of a zoning amendment. The second residence can be either attached to the principle detached dwelling or be a separate detached dwelling. Only one additional dwelling unit is permitted.

Accessory Secondary Units Dwellings are permitted in Residential Zones (excluding the Lakeshore area). Since Bill 23 three accessory units are permitted on Urban serviced parcels.

### **Discussion:**

*Request for Clarification regarding Single Detached Dwellings, Dwelling Units and Secondary Farm Residences.*

Comprehensive Zoning By-law 2018-98 allows for Secondary Farm Residences in AG1 and AG4 zones by a site-specific zoning amendment. The Bruce County Official Plan (BCOP) has policies in place to be regulated by-way of the zoning for Agricultural lands.

Once the site-specific zoning amendment is completed the comprehensive zoning by-law has various provisions in place to allow for the secondary farm residence; one

being only one additional dwelling unit used for the accommodation of full-time farm help, or for occupants engaged in full-time operation of the farm, or for retiring farmers. The definition of Secondary Farm Residence includes that the secondary unit may be located within a single detached dwelling or may be in the form of a second single detached dwelling on the lot.

Other provisions include lots size, location of the dwelling, meeting Minimum Distance Separation (MDS), home business is not permitted in the secondary unit, no future severance from the farm share driveway no new driveway permitted.

If an addition is planned for the single detached dwelling that is a *dwelling unit* - mean a room or group of rooms designed, occupied or intended to be occupied as an independent and separate housekeeping unit, for one or more persons, providing kitchen and sanitary facilities and sleeping accommodations for the exclusive use of the occupants, and having a private entrance from outside the building for from a common hallway or stairway inside the building; it would be considered the second farm dwelling. Only one additional dwelling unit other than the principle single detached dwelling is permitted.

This interpretation has been discussed with the County of Bruce planning staff as applications have been submitted for the Secondary Farm Residences.

In the future Council could consider amending the zoning by-law to allow for the secondary farm residences as a permitted use, this would eliminate the planning application requirement and additional reports and fees. The BCOP has policies in place for the additional one dwelling. The surrounding municipalities who are currently looking at updating their zoning by-laws will be considering it as an out right use.

This process would be similar to the residential zoning that allows for Accessory Secondary Units.

For the Residential zones the by-law allows for Accessory Secondary Units (excluding the lakeshore area) with various provisions. The Township of Huron-Kinloss Official Plan has policies in place to support this use.

The secondary units are to be located within a single detached dwelling, semi detached or townhouse dwelling. The accessory secondary units are a permitted use in the comprehensive by-law and do not require a zoning amendment. Since Bill 23 there can be up to three dwelling units on the parcel either in the principal dwelling or accessory unit.

**Financial Impacts:**

The application fees as per the Consolidated Rates and Fees By-law

**Strategic Alignment / Link:**

n/a

**Respectfully Submitted By:**

Michele Barr, Manager of Building and Planning/CBO

**Report Approved By:**

Mary Rose Walden, Chief Administrative Officer