

**CORPORATION OF THE TOWNSHIP OF PRINCE
BY-LAW 2017-33**

**ZONING - A by-law to amend the Township of Prince
Zoning By-law 2015-19 with respect to Second Units**

THE COUNCIL of the Corporation of the Township of Prince, as a result of the "Strong Communities through Affordable Housing Act, 2011", adds the following sections to Zoning By-law 2015-19:

7A Second Units

7A.1 Definition

Second dwelling units also known as accessory or basement apartments or in-law flats are self-contained dwelling units with kitchen and bathroom facilities. They can be contained within the main building or in an accessory building

7A.2 Which Structures Can Contain Second Units

- (a) the use of two residential units in a detached dwelling, semi-detached dwelling or rowhouse dwelling if no building or structure ancillary to the detached dwelling, semi-detached dwelling or rowhouse dwelling contains a residential unit; and
- (b) the use of a residential unit in a building or structure ancillary to a detached dwelling, semi-detached dwelling or rowhouse dwelling if the detached dwelling, semi-detached dwelling or rowhouse dwelling contains a single residential unit.
- (c) All proposals for semi-detached dwellings and row-housing must be approved by way of a site-specific rezoning application approved by Council.

7A.3 Which Zones Permit Second Units

Second Units are permitted in the Hamlet (H) and Rural Area (RA) Zones.

7A.4 Where Are Second Dwelling Units Not Permitted.

Second Units are not permitted in the following areas;

- a) On a lot abutting a lake that has not been evaluated to determine its capacity to support new development.
- b) On a lot abutting a roadway that is not owned by a public authority (i.e. the Province or municipality) and is not maintained year-round with such services as snowploughing, garbage collection, etc.
- c) On a lot smaller than 0.8 ha. (1.97 ac.).
- d) On a supporting lot that is within the Development Constraints areas shown on Schedule D of the Official Plan unless the application for a building permit that includes a second unit is accompanied by confirmation that the Sault Ste. Marie Region Conservation Authority has reviewed and approves the proposal.

11 HAMLET ZONE (H)

11.1 PERMITTED USES

The eighth bullet point reworded as follows;
Residential Dwellings – Single detached
Second Unit – See the restrictions listed in Section 7A.4

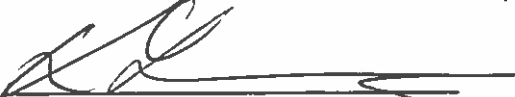
12 RURAL AREA ZONE (RA)

12.1 Permitted Uses

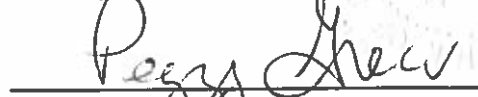
In the Residential Uses list add as the fifth bullet the following;
- Second Unit – See the restrictions listed in Section 7A.4

4. This By-law comes into force conditional upon the final approval of the Official Plan Amendment, for Second Dwellings

READ THREE TIMES AND PASSED in open Council this 12th day of December 2017.



Mayor, K. Lamming



Clerk, P. Greco