

CLOSED: This survey has concluded.

ALR & Rural Housing Survey

33% answered

Presenting options

There are 5 options outlined and an opportunity to provide additional comments. Although 5 options are presented here, the final version may be 'something in-between'.

Please read the summaries for each option before responding to which option better reflects your opinion (on the next page).

Option 1: 1,000 m² minimum lot size threshold (most rural and agriculture lots)

Description: Permit up to 3 dwellings on any rural or agricultural lot greater than 1,000 m².

Result: Under this scenario 99% (or 1,086 properties) of all rural and agricultural lands would be permitted up to 3 dwellings:

1. principle dwelling,
2. secondary suite in the principal dwelling, AND
3. cottage or carriage house

Option 2: 0.4 ha (4,000 m² or ~1 acre) minimum lot size threshold

Description:

- 3 dwellings on properties greater than 4,000 m² (approximately 1 acre)
 1. principle dwelling,
 2. secondary suite in the principal dwelling, AND
 3. cottage or carriage house
- For properties between 1,000 m² and 4,000 m² they could have either
 1. a secondary suite OR

- 2. a detached accessory dwelling (not both)
- Properties less than 1,000 m²
 - secondary suite only

Result:

Under this scenario:

- approximately 79% (or 863 properties) of rural and agricultural lands combined could have up to 3 dwellings.
- 20% (223 properties) could have either a secondary suite or a detached accessory dwelling (not both) and
- 1% (11 properties) would only be permitted a secondary suite.

Option 3: Have the size threshold be different for properties having private on-site sewerage system or being connected to municipal services.

Description: This option differentiates properties on private systems vs municipal services, and agriculture vs rural. The purpose is to acknowledge that private on-site sewerage systems and retaining agriculture as a use on the property both require additional space.

The table below outlines lot size requirements and properties with private sewerage systems would need to be larger than those on municipal services.

<i>Agriculture Zones</i>		
	Municipal Sewer	Private Septic System
Three Dwellings	>0.4 ha (4,000 m ²)	>1 ha
Secondary Suite or Detached Accessory Dwelling	>2,000 – 4,000 m ²	>4,000 m ² – 1 ha
Secondary Suite	400 – 2,000 m ²	400 – 4,000 m ²
<i>Rural Estate Zones</i>		
Three Dwellings	>0.4 ha (4,000 m ²)	>1 ha
Secondary Suite or Detached Accessory Dwelling	>1,000 – 4,000 m ²	>2,000 m ² – 1 ha
Secondary Suite	400 – 1,000 m ²	400 – 2,000m ²

Result: Under this scenario:

1. approximately 53% of rural and agricultural lands combined could have up to 3 dwellings (72% of agriculture and 30% of rural).
2. Approximately 34% could have either a secondary suite or a detached accessory dwelling (16% of agriculture and 57% of rural).

3. Approximately 12.6% would only be permitted a secondary suite (12% of agriculture and 13% of rural).

Option 4: Allow 3 dwellings on larger lots only (2 ha Minimum Lot Size)

Description:

- Allow three dwellings on larger rural and agricultural properties over 2 ha (~5 acres).
 1. principle dwelling,
 2. secondary suite in the principal dwelling, AND
 3. cottage or carriage house
- For properties between 1,000m² and 2 ha they could have either
 - secondary suite OR
 - detached accessory dwelling (not both)
- Properties less than 1,000m²
 - secondary suite only

Lot Size	Permitted Units	Agriculture Lots	Rural Lots	Total Lots
<1,000m ²	Secondary Suite	7	4	11
1,000 m ² – 2 ha	Secondary Suite or Detached Accessory Dwelling	306	408	714
>2ha	Three Dwellings	297	75	372

Results: Under this scenario

- 15% of rural and 49% of agricultural, or 34% of rural and agricultural lands combined could have up to 3 dwellings
- 65% could have either a secondary suite or a detached accessory dwelling (not both), and
- 1% would be limited to a secondary suite only

Option 5: No net increase in housing.

Description: Do not allow up to three dwellings on either rural or agricultural lands, but rather allow a principal dwelling with either a secondary suite or a detached accessory dwelling (not both).

Result: This would improve flexibility for agricultural property owners to have the option of a detached accessory dwelling, but would not increase the overall number of housing units because suites are already permitted.

