

THE CORPORATION OF THE TOWNSHIP OF O'CONNOR

POLICY FOR GARDEN SUITES

- PURPOSE:** To establish the standards for Garden Suites (also known as "granny flats")
- DEFINITION:** Garden Suites are separate, self-contained residential structures which contain one unit.
- CRITERIA:** Must be designed to be portable, must not be on a foundation, must be located on a property with an existing house.
- ELIGIBILITY:** Elderly family members or family member who is capable of a high degree of independent living, but who may require support from the occupants of the main dwelling.
- REQUIREMENTS:**
- OF PROPERTY OWNER:** To install a garden suite: The property owner/owners must sign an agreement which will cover such matters as the installation, maintenance, removal and who will occupy the garden suite. The occupants of the unit must also be named on the Agreement and must sign the Agreement.
- The Agreement will be for a period of ten (10) years and after that date the property owner/owners may reapply.
- Once the unit is no longer occupied by the person/persons named on the Agreement, it must be removed from the property.
- Failure to remove the unit after a six (6) month period will result in the Township having the unit removed at the property owners expense.
- OF TOWNSHIP:** A temporary use by-law will be passed for each garden suite approved by Council. This by-law will be for periods up to ten (10) years.
- POLICY STATEMENT:** Garden Suites will be approved on a case-by-case basis by Council. They are not made a permitted use by the Residents' Rights Act, municipalities are not required to permit this form of housing.
- EFFECTIVE DATE:** This policy shall come into effect as of November 24, 1994.