

A SECOND UNIT

Adding To or Having In Your Existing House

What is a second unit?

A second unit is a self-contained dwelling unit with a private kitchen, bathroom facilities, and sleeping areas. It is sometimes referred to as an apartment, rooms for rent, or suite. It can be located in your house or on your property, above a lane way garage or in a coach house. This document generally applies to Building Code requirements for second units in houses, and not for second units in garages or coach houses, though some of the same rules may apply.

Adding or having a second unit is a great way to provide independent living for a family member or to make extra money to help pay off the mortgage, but there are things you need to consider as you decide whether to have or build a second unit. Is your home detached, semi-detached or a row house that is more than five years old? Are you considering renovating it to add a second unit? If the answers are yes, then the Ministry of Municipal Affairs and Housing Guide (Adding a Second Unit in an Existing House) can help you. It fulfills a commitment made in Ontario's Housing Supply Action Plan to provide homeowners with a user-friendly guide and checklist to help you build legal second units.

Note: If your house is less than five years old, different Building Code rules apply. Contact your local building department for more information.

Before deciding to add a second unit, it is important that you first speak with your local municipal planning and building departments. They can tell you whether or not you can add a second unit on your property and answer any questions that you have related to local zoning, the Building Code and other by-laws.

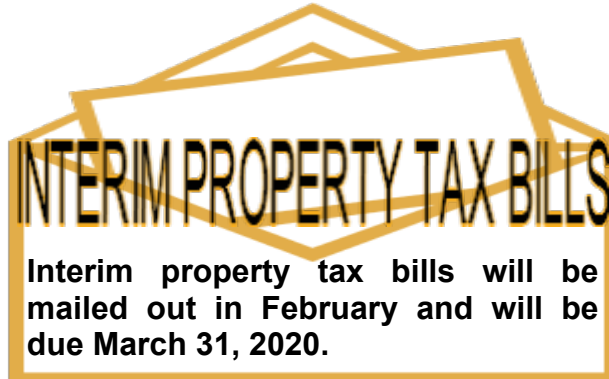
There are several important factors you need to consider before adding a second unit including:

- Applicable municipal zoning requirements
- Necessary building permits
- Designing your unit to comply with the Building Code

It is important to meet planning and Building Code requirements. Doing so will help ensure that your house and second unit are legal, safe and healthy places to live.

To help you through the sometimes complex design and building process, we recommend you hire a qualified professional such as an architect, professional engineer or a designer registered with the Ontario Government. These professionals and your builder can act as your agent regarding matters with your local municipality. They can help you get all necessary approvals, including a building permit.

Contact your Chief Building Official for more information or for a Building Permit to make your Second Unit meet legal requirements or for a Building Permit to add a new one to your property.



INTERIM PROPERTY TAX BILLS

Interim property tax bills will be mailed out in February and will be due March 31, 2020.

NEXT COUNCIL MEETING

Wednesday February 12, 2020
As always, you are welcome to attend!

ALBERTON MUNICIPAL OFFICE

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TOWNSHIP OF ALBERTON
COMMUNITY NEWSLETTER
www.alberton.ca January 2020

WINTER FUN DAY
at Millennium Park
Family Day
Monday February 17, 2020
1:00 pm - 3:00pm



Please join the Alberton Recreation Committee for an afternoon of sliding, skating, snow painting, snow curling, and campfire.

Free hot dogs, chili, smores, hot chocolate and coffee will be provided.

A MESSAGE FROM THE REEVE

2020 - a new year and a new decade! I hope everyone is enjoying winter so far!

We have just finished up our first year as your new council. 2019 was a very busy year filled with changes and new challenges. In 2019 we finally received confirmation of funding for the replacement of the Kehl Road bridge. We are currently planning the work for summer 2020.

We brushed the sides of our entire municipal road network in 2019 to improve drainage and sightlines. The Oakwood-Watson Mutual Agreement Drain also received some much-needed attention. Ditches were cleaned and the sides brushed.

We received funding for the installation of sidewalks and other concrete work at our Millennium Park. The sidewalks will connect the 3 play structures to the pavilion, as well as provide bases for the benches and picnic tables. This will improve access so everyone can enjoy the park. The Rec Committee welcomed new members as well as new ideas. Events were well-planned and attracted many people.

We invested in some new gear and training for our VFD members to ensure that they are safe and properly trained should you ever need them. They have put in many hours of their own time and I would like to thank them for their dedication. We also installed a second bathroom and upgraded the existing shower at the Fire Hall. This allows members to decontaminate themselves after a fire so they can safely return home. Did you know that you can buy your burning permit 24/7 online?

I'm sure many of you have noticed that we have new gateway signs on highway 11/71 as you enter the Township. We now have a LED sign on the municipal front lawn and will be getting a second one. We are now able to advertise community events as well other informational items without having to physically send someone out to the gateway signs. Funding for the entire sign project was provided under the Main Street Funding initiative.

Our Municipal office got a fresh coat of paint in addition to some minor repairs. In May of 2019 our Administrative Assistant Bernice returned home to BC. Council reconfigured the position and in July 2019 we welcomed Bobbi to the staff. With the changes in duties we were able to open the office from 9-5 Monday – Friday.

Since a large portion of our budget is consumed by uncontrollable expenses such as policing, health unit and DSSAB just to name a few, there are very little funds to be spent in the municipality. I would like to thank my fellow Councillors, our CAO Dawn, and the staff for finding operational efficiencies wherever possible. We are currently working on our 2020 budget. **I invite you to attend one of our meetings to have your say on how your money is spent.**

It looks like I ran out of space this month. Next month, I will follow up with the exciting details of what's planned for 2020!

Thanks

Mike Ford, Reeve