



PORT REXTON ACCESSORY DWELLING GUIDE

A guide to installing accessory dwelling units
in Port Rexton, NL.

CONTACT



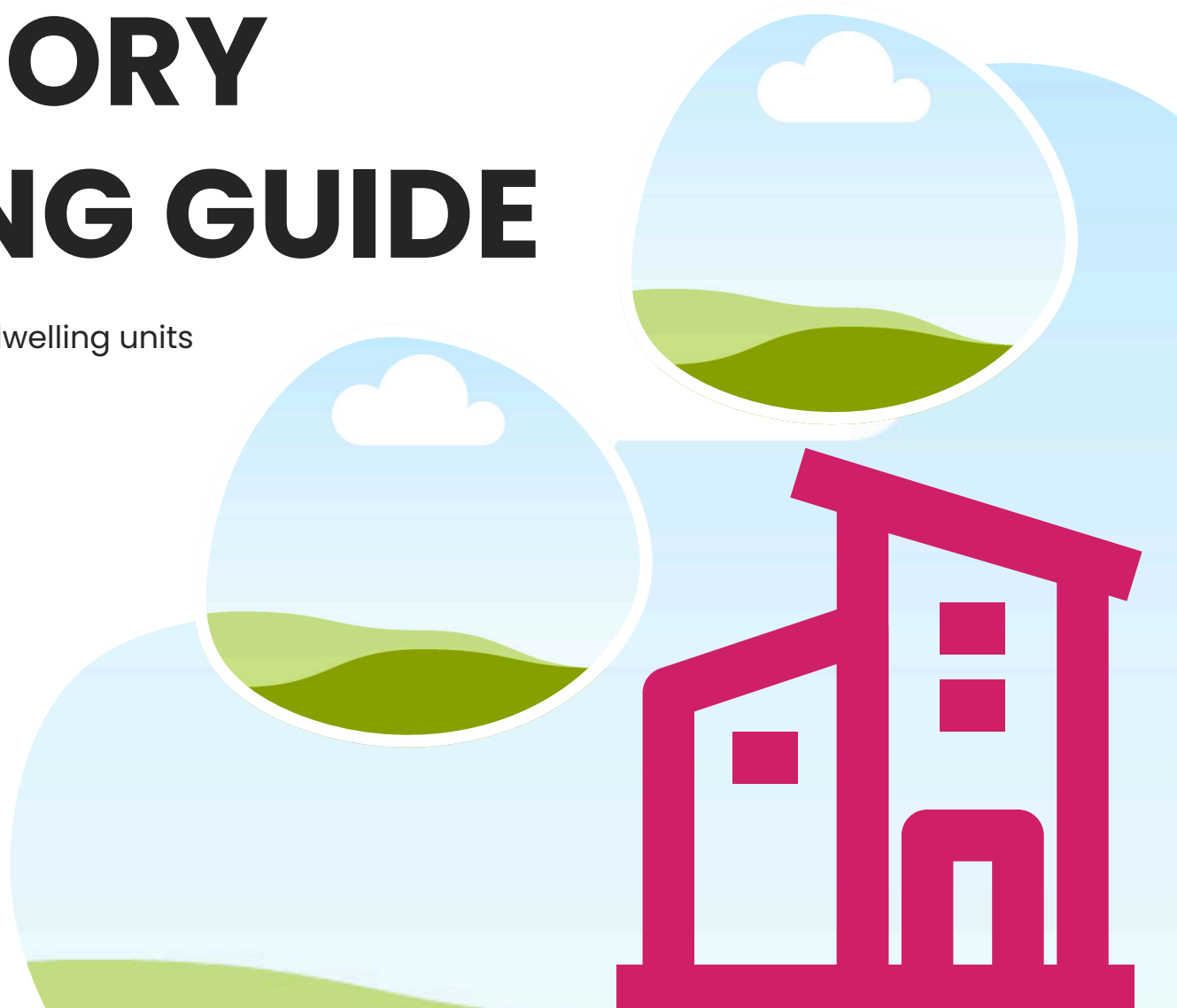
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Introduction

Last Year, the Town revised its Municipal Plan and Development Regulations to encourage construction of additional dwelling units in the community. The changes were part of several initiatives included in a successful application to the Canada Mortgage and Housing Corporation (CMHC) Housing Accelerator Fund (HAF), submitted by Otter Housing Association on behalf of the Town.

The HAF is a national program that provides incentive funding to local governments to encourage local initiatives that remove barriers to housing supply, accelerate the growth of new dwelling units, and support the development of complete, low-carbon and climate-resilient communities which are affordable, inclusive, equitable, and diverse.

Changes made now permit:

- Construction of new accessory dwelling units on existing residential properties in the form of garden suites and subsidiary apartments in the Village zone*,
- The addition of residential units such as worker's accommodation or supportive housing in commercial or institutional buildings in the Commercial and Community Service zone, and
- Modular housing as an acceptable form for housing.

*Link to the Port Rexton Zoning Map: <https://www.gov.nl.ca/mca/registry/community/port-rexton/>



Why consider Accessory Dwelling Units (ADUs)?

ADUs do not require a separate lot. By adding units to existing residential properties, they encourage efficient use of land, support aging in place and address housing needs. ADUs are a practical solution for creating smaller living spaces, ideal for family members who prefer smaller homes or need to be close to support networks. ADUs can also generate rental income for property owners, making homeownership more accessible. Examples of ADUs are *Secondary Suites* or *Garden Suites*.

Secondary Suites

Secondary suites are accessory (secondary) dwellings located within or attached to a main dwelling. They can be placed anywhere in the dwelling, subject to certain building code and zoning regulations.

Examples of a secondary suite:

- Basement apartment
- Above ground apartment inside a dwelling (converted or as an addition)
- Converted attached garage

Garden Suites

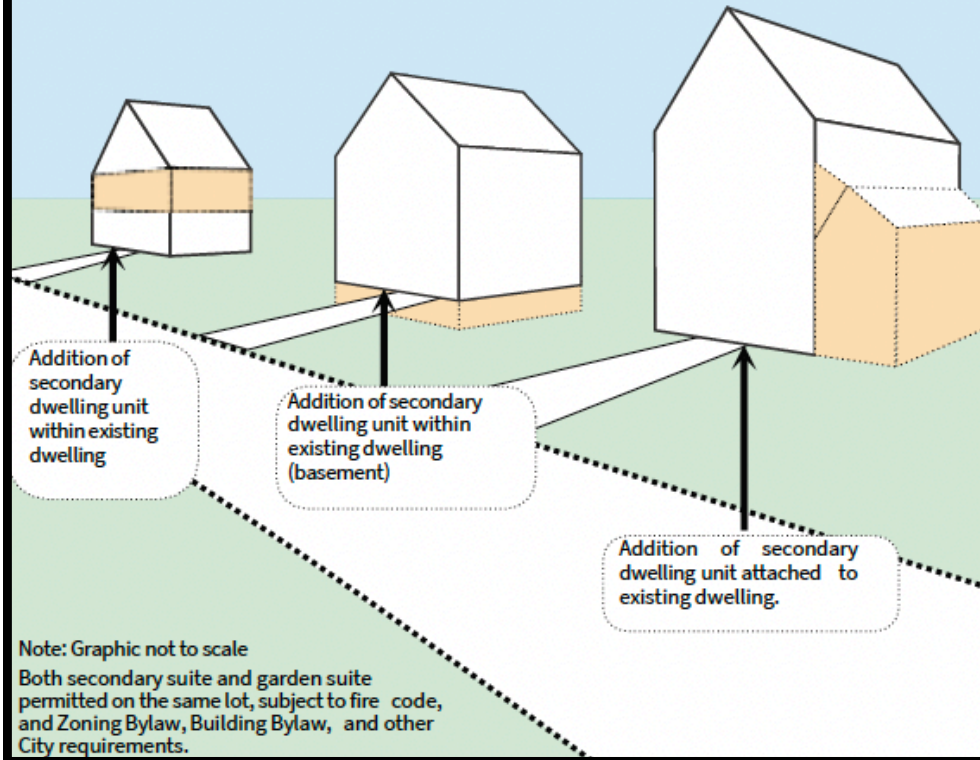
Garden Suites are small accessory (secondary) dwellings located in a separate building on the same lot as a main dwelling.

Examples of a garden suite:

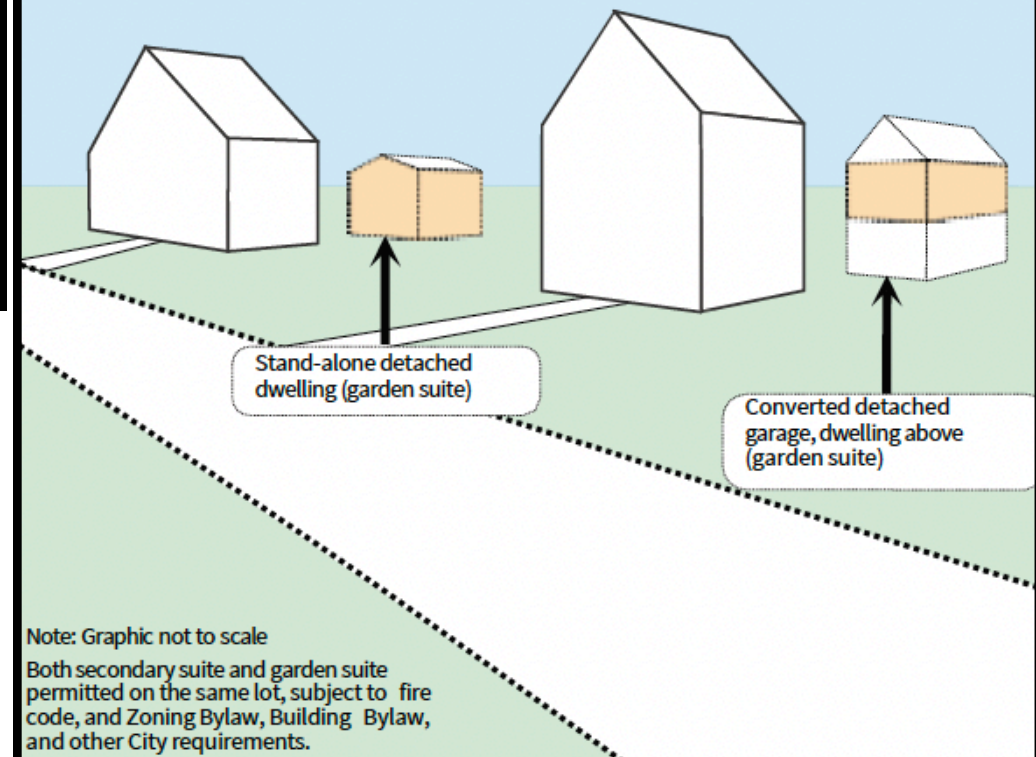
- Stand-alone small dwelling
- Converted detached garage



Types of Secondary Suites



Types of Garden Suites





Getting Started

- 1. Is the lot suitable?** ADUs are permitted on existing residential lots in the Village Zone, subject to approval by the Department of Government Services for necessary on-site well and septic systems.
- 2. Is there space?** If building a detached garden suite or an addition, you'll need to figure out the buildable area of the lot, by confirming lot size and shape, then mark the setbacks and the locations of existing buildings. For a garden suite, you will need to account for separation distances from other dwellings, including the main dwelling(s), and the well and septic field.
- 3. How big can the ADU be?** The maximum size of any type of ADU is 80 m² (861 ft²) of floor area. For garden suites, consider whether it will be part of an existing accessory building, an addition to an existing accessory building, or a new building. Together, all buildings on a lot can cover no more than a third of the total lot area.
- 4. How will parking and access be managed?** Both the main dwelling and the ADU can share the same driveway. Ensure that the unit can be safely accessed by the inhabitant and emergency services. You may need additional parking space but there is no minimum number of parking spaces required for ADUs.



Getting Started

5. How will the unit be serviced? All dwellings in Port Rexton rely on wells and septic systems. The Government Service Centre will review plans for secondary and garden suites to determine whether the existing septic system can accommodate the additional unit, whether an upgrade is required, or whether a second septic system is needed. The lot will need to be large enough to ensure there is enough space for the septic system(s). Your new ADU may also require the addition of a second electrical service meter, and/or upgrades to your electrical system to meet building code.

6. How will the ADU be designed and sited? Garden suites must be compatible in design and scale with the main dwelling and surrounding area. Consider placement, landscaping and topography to maximize privacy on the lot and for neighbours. Note that ADUs must meet the minimum building line setback (6m), side yard (1.5m), flanking yard (6m), and rear yard (6m) setbacks required in the Village zone. A garden suite must be placed on a fixed foundation and cannot be a recreational vehicle such as a trailer or camper.

7. Apply for all required permits. If you are interested in submitting an application or require some advice, please contact the Town staff. They will help answer any questions you have and provide you with information on applying to construct an ADU.