



Housing CIP



## Secondary Units Addition Grant Program

### Description

Grant to facilitate the addition of up to two secondary units in a residence, such as through construction, renovation, or improvement.

As stipulated in Bill 23, More Homes Built Faster Act, 2022, this program allows:

- As of right zoning to permit up to three (3) residential units per lot (two (2) in the main building and one (1) in an auxiliary building).

For clarity, this program does not apply to eligible properties under the Conversion of Rental Residential Spaces, Mixed-Use Buildings, or Commercial Spaces Conversion Program.

### Eligible Properties and Uses

- Secondary housing units can be created in the main building or built as an accessory building.



### Eligible Costs

- Development, redevelopment, and/or renovation creating new additional residential units.
- Commissioning of one (1) or two (2) additional residential units located in an auxiliary building (e.g., converted garage or garden house/cottage).
- Works may include improvements to address identified deficiencies, such as Building and Fire Code compliance.
- Infrastructure works, including the improvement or reconstruction of existing on-site public infrastructure (water, sanitary and storm sewers) as part of adding secondary housing units.
- In addition to the above eligible works, the following conditions apply: the additional residential units are permitted within or on the same property as the existing single or semi-detached house or townhouse on the street (row housing).

## Grant Value

Grant for 50% of eligible costs, up to a maximum of \$10,000 per housing unit.

- Additional option for accessible housing (for more details on accessibility rules applicable to new buildings and significant renovations in Ontario, please refer to the Ontario Building Code): grant for 50% of eligible costs, up to a maximum of \$2,500 for new accessible housing units.

In no case should the total grant exceed 50% of the total construction cost.

## Grant Payment

The grant will be issued after the grant-related work has been completed, and proof of payment and leasing is provided.

## Eligibility Criteria

Applicants must provide a copy of the quotations prepared by a qualified individual or organization, along with proof of payment.

The Town will conduct a final project evaluation to ensure it aligns with the details provided in the grant application.

Applicants must sign an agreement with the Town of Hearst stating that the secondary unit shall not be used for short-term housing (28 days or less). Projects must meet the general eligibility criteria of this plan.

