

Housing Highlights:

Four Units As-of-Right in Greater Sudbury

The City of Greater Sudbury is working to grow the number of homes available across the city by taking practical steps that make it easier to add new homes in existing neighbourhoods. One of these steps is called “four units as-of-right” zoning.

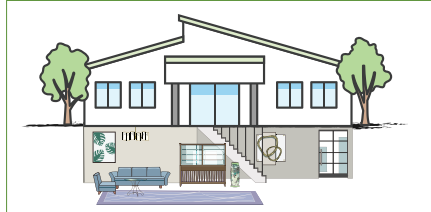
What does “Four Units As-of-Right” mean?

As-of-right zoning allows certain housing types to be built without needing site-specific rezoning. In most urban areas in Greater Sudbury, zoning changes known as “four units as-of-right” will now allow up to four dwelling units on a single residential lot.

This means that one lot can include more than one home, such as a house with an in-law suite or a small multi-unit building like a triplex.

* In most rural areas, due to the different levels of infrastructure services that are available, the zoning changes allow up to three units as of right.

Finding Room for More Homes in Our Neighbourhoods



A house with a basement unit



A house converted into multiple apartments



A small building with four homes

Four-unit housing can take many different forms, but it keeps the same scale to fit within existing neighbourhoods.

This Supports Our Housing Supply



More homes where there is already infrastructure

Housing is added in neighbourhoods with existing roads, water, and sewer services.



Small changes that add up

Gently densifying one property at a time will help increase the number of available homes city-wide over time.



More affordable housing choices

Four-unit homes can support seniors, students, and smaller households by creating less expensive housing options.

Allowing four units per property supports the City’s goal of increasing housing supply while encouraging thoughtful, gradual growth. By making better use of existing neighbourhoods and infrastructure, this approach helps support complete communities with a wider range of housing options.

To learn more about housing initiatives and how Sudbury is planning for growth, visit our [Housing Supply Strategy Website](#)