



Staff Report

Report To: Council Meeting
From: Bryan Pearce, Planner
Date: 2022-02-24
Subject: Additional Dwelling Units/Second Residential Units – Dedicated Webpage (Planning Report 2022-05)

Recommendation:

That West Elgin Council hereby receives the report from Bryan Pearce, Planner, regarding Additional Dwelling Units/Second Residential Units – Dedicated Webpage (Planning Report 2022-05), for information purposes.

Purpose:

To provide information to Council on Additional Dwelling Units (ARUs) /Secondary Residential Units (SRUs); and unveil the dedicated webpage of information on the topic.

Background:

The Minister of Municipal Affairs and Housing introduced Bill 108, *More Homes, More Choice Act*, 2019 on May 2, 2019. The Bill proposed a number of amendments to thirteen (13) different statutes including *the Planning Act*, the *Local Planning Appeal Tribunal Act* and the *Development Charges Act*. The changes to *the Planning Act* require that Municipal Official Plans and Zoning By-laws must contain provisions permitting additional residential units, subject to applicable provisions in the Ontario Fire Code, Building Code and municipal by-laws. Similar to the 2011 Bill 140 *Planning Act* amendments, there is no appeal related to Official Plan policies or zoning by-law regulations that authorize the use of ARUs/SRUs.

With the approval of the Municipality of West Elgin Zoning By-law 2015-36, land user permissions are in place to allow for ARUs/SRUs, in accordance with Section 4.22 of the Zoning By-law, which are very broad.

The Municipality's Official Plan is currently being reviewed and will touch upon recently legislative amendments since By-law 2008-13 was adopted by Council on February 21, 2008; and approved by the Province of Ontario on February 7, 2011.

Based on discussion at the Council Meeting of January 13, 2022, Council wanted to see a webpage dedicated for additional dwelling units/second residential units, so that it brings enhanced awareness to the land use planning permissions that are currently available in West Elgin.

A webpage has been dedicated to this and will be posted on the Municipality's website. A draft is attached as Appendix One to this report for information purposes; and will be subject to continual updates, as warranted.

Financial Implications:

None.

Policies/Legislation:

Planning Act
Building Code Act

Respectfully Submitted,

Bryan Pearce, HBA, CPT, MCIP, RPP
Planner
Municipality of West Elgin

Report Approval Details

Document Title:	Additional Dwelling Units (Second Residential Units) - 2022-05-Planning.docx
Attachments:	- Appendix One - Planning Report 2022-05 - Draft Webpage.pdf
Final Approval Date:	Feb 22, 2022

This report and all of its attachments were approved and signed as outlined below:

Jana Nethercott