



TOWNSHIP OF EDWARDSBURGH CARDINAL INFORMATION ITEM

Committee: Committee of the Whole - Community Development

Date: September 7, 2021

Department: Community Development

Topic: Information Item, Additional Residential Units

Background: At the August Committee of the Whole – Community Development meeting, the Committee reviewed a Housing Affordability Task Force Report prepared by the United Counties of Leeds Grenville, regarding Official Plan and Zoning Bylaw considerations for additional residential units. The report led to a discussion regarding additional residential units in Edwardsburgh Cardinal.

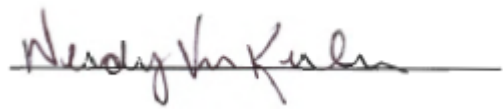
The Committee requested clarification on Bill 108 and the corresponding changes to section 16(3) of the Planning Act. Specifically; is the intent to allow an additional residential unit (Second Dwelling Unit) within a main dwelling in addition to an additional residential unit as an accessory structure (Second Dwelling)? The Counties' report provides the following clarification:

In 2019, Bill 108 – More Homes, More Choices Act allowed one ARU in the main dwelling and one additional dwelling unit in an accessory structure for a total of three potential units on a property with a detached, semi-detached or rowhouse residential dwelling. This resulted in changes to Section 16(3) of the Planning Act to reflect Bill 108 and requires Ops contain policies authorizing up to two ARUs per residential dwelling. The interpretation of Counties staff of three total units per property has been confirmed with Ministry of Municipal Affairs and Housing staff.

Bill 108 was implemented through Ontario Regulation 299-19, which set out specific regulations for additional residential units. The provisions in section 4.8 of our draft new Zoning Bylaw, comply with these regulations.

Included with this report:

- Planning Act, section 16(3)
- Ontario Regulation 299-19
- Excerpt from our draft new Zoning Bylaw
- Housing Affordability Task Force Report

A handwritten signature in dark ink, appearing to read "Nereyda K. Kula", is written over a horizontal line.

Community Development Coordinator