

OFFICIAL PLAN AMENDMENT NO. 1
TO THE OFFICIAL PLAN OF THE
TOWNSHIP OF EDWARDSBURGH CARDINAL

Prepared By:

NOVATECH

Engineers, Planners & Landscape Architects

Suite 200, 240 Michael Cowpland Drive

Ottawa, Ontario K2M 1P6

tel: (613) 254-9643

fax: (613) 254-5867

**AMENDMENT NO. 1 TO THE OFFICIAL PLAN
OF THE TOWNSHIP OF EDWARDSBURGH CARDINAL**

INDEX

	<u>Page</u>
The Constitutional Statement	1
PART A - The Preamble	
1. Title	2
2. Purpose and Effect	2
3. Location	2
4. Basis of the Amendment	2
PART B - The Amendment	
1. Introduction	4
2. Details of the Amendment	4
3. Implementation and Interpretation	5

**AMENDMENT NO. 1 TO THE OFFICIAL PLAN
OF THE TOWNSHIP OF EDWARDSBURGH CARDINAL**

PART A The Preamble considered for the purposes and effect, location and basis for the Amendment and does not constitute part of this Amendment.

PART B The Amendment, consisting of text policy changes to the Official Plan constitutes Amendment No. 1 to the Official Plan of the Township of Edwardsburgh Cardinal.

DRAFT

PART A - THE PREAMBLE

1. Title

The title of the Amendment is “Official Plan Amendment No. 1 to the Official Plan of the Township of Edwardsburgh Cardinal”, herein referred to as Amendment No. 1.

2. Purpose and Effect

Amendment No. 1 is a Township initiated Amendment to the Official Plan of the Township of Edwardsburgh Cardinal. The purpose of the Amendment is to change policies for second units to meet provincial changes to the *Planning Act* and to be consistent with the United Counties of Leeds and Grenville Official Plan. This includes updating terminology from second units to additional residential units.

Further, the amendment will permit an additional residential dwelling unit within a detached dwelling, semi-detached dwelling or townhouse dwelling and an additional residential dwelling unit in a detached accessory structure to a detached dwelling, semi-detached dwelling or townhouse dwelling.

3. Location

Official Plan Amendment No. 1 is an amendment to text and will apply to all lands in the Township of Edwardsburgh Cardinal.

4. Basis of the Amendment

The Township’s Official Plan was approved in January 2020 by the United Counties of Leeds and Grenville. When the Official Plan was updated the term ‘second unit’ was used to permit an additional residential dwelling unit within either the main dwelling or in an accessory structure on the property to be consistent with the United Counties of Leeds and Grenville Official Plan.

In 2019, Bill 108 - *More Homes, More Choices Act* allowed one additional residential dwelling unit in the main dwelling and one additional residential dwelling unit in an ancillary building or structure which allows for a total of three potential residential units on a property within 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 official plans to contain policies authorizing up to two additional residential units per residential dwelling.

The Provincial Policy Statement 2020 (PPS) came into effect on May 1, 2020 following the approval of the Township’s Official Plan in January 2020. The PPS provides a policy framework for regulating development, land uses and growth and development within Ontario. Section 1.4 of the PPS provides policy direction for housing. Section 1.4.3 provides policy requiring planning authorities to provide an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residential of the regional market area by permitting and facilities all types of residential intensification including additional residential units.

On January 20, 2022 the United Counties of Leeds and Grenville Official Plan was amended by Official Plan Amendment No. 2 to update the Counties Plan to reflect policy changes of

the PPS and the *Planning Act* to include policies to permit additional residential units. The Counties Official Plan permits one additional residential unit within a detached house, semi-detached house or rowhouse and one additional residential unit in an ancillary building or structure to a detached house, semi-detached house or rowhouse, subject to policies and regulations set out by local municipal Official Plans and zoning by-laws.

Section 6.2 of the Township's Official Plan includes policies on Special Residential Uses. Specially, Section 6.2.1 provides a policy framework to permit Second Units within a single dwelling, semi-detached dwelling or townhouse dwelling or within a detached accessory building, provided the principal dwelling does not already contain a second unit. The current Township Official Plan policies do not permit a second residential unit in the residential dwelling and an accessory structure at the same time. Through the Official Plan Amendment No. 1, Section 6.2.1 will incorporate updated terminology and clearly identify that additional residential units are permitted in both the principal dwelling and in an accessory structure. Other sections of the Official Plan will incorporate the new terminology.

The proposed amendment is consistent with recent *Planning Act* changes, the applicable policies of the Provincial Policy Statement 2020 and the United Counties of Leeds and Grenville Official Plan.

Concurrent with the adoption of this Official Plan amendment, the Township is adopting a new Comprehensive Zoning By-law to implement the Township's Official Plan approved in January 2020 in accordance with Section 26(9) of the *Planning Act* and to implement this Official Plan amendment related to policy changes to permit additional residential units.

PART B - THE AMENDMENT

1. Introduction

All of this part of the document entitled **PART B - THE AMENDMENT**, provides text changes that constitute Amendment No. 1 to the Official Plan of the Township of Edwardsburgh Cardinal.

2. Details of the Amendment

The Official Plan for the Township of Edwardsburgh Cardinal is hereby amended as follows:

1. That 'second units' be replaced with 'additional residential units' in the third bullet of Section 3.4.2.1.
2. That 'second units' be replaced with "additional residential units" in Section 3.4.2.2.1.
3. That Section 6.2.1 titled 'Second Units' be renamed to "Additional Residential Units" and that the table of contents be amended to reflect this title change.
4. That Section 6.2.1.1 be deleted and replaced with the following text:

"6.2.1.1 Additional residential units are self-contained dwelling units, that are subordinate to an existing dwelling and contains its own separate cooking and bathroom facilities in addition to the usual living quarters. Additional residential units are an efficient and cost-effective means of increasing the supply of housing, affordable housing and special needs housing."
5. That 6.2.1.2 be deleted and replaced with the following text:

"6.2.1.2 One additional residential unit is permitted within a single dwelling, semi-detached dwelling or townhouse dwelling and one additional residential unit is permitted within a detached accessory building to a single dwelling, semi-detached dwelling or townhouse. Additional residential uses are not permitted in relation to residential uses where access is obtained by a private road or lands are affected by natural hazards. Further, where an additional residential unit is contained within a detached accessory building, the additional residential unit cannot be severed."
6. That 6.2.1.3 be deleted and replaced with the following text:

"6.2.1.3 Standards shall be established in the Zoning By-law to govern compatibility with both the main dwelling and with surrounding land uses, as well to ensure a secondary relationship to the main dwelling. The Zoning By-law will consider matters such as parking requirements, servicing and other matters considered appropriate by Council."
7. That 'second units' be replaced with "additional residential units" in Section 6.2.1.4.
8. That 'second units' be replaced with 'additional residential units' in the third bullet of Section 7.5.4.