



# COUNTY OF WELLINGTON

## COMMITTEE REPORT

**To:** Chair and Members of the Planning Committee  
**From:** Jameson Pickard, Senior Policy Planner  
**Date:** Thursday, March 12, 2020  
**Subject:** **Additional Residential Units**

### 1.0 Background

As the Committee may recall, Bill 108 - More Homes, More Choices Act, 2019, was an omnibus bill that amended several pieces of legislation in Ontario. The Bill made changes to the Planning Act, including those which require municipalities to implement policies in their official plans to authorize the use of additional residential units. The Bill received Royal Assent on June 6, 2019 and the changes related to additional residential units were proclaimed into force on September 3, 2019.

In order to implement this new legislation for additional residential units, the County Official Plan must be amended to include the new policy framework. With the Official Plan updated, member municipalities may then revise their zoning by-laws to permit this form of housing.

### 2.0 Overview of Changes

The new additional residential unit framework expands upon on the previous second unit provisions in the Planning Act and authorizes the use of three units on a property that contain a single detached, semi-detached or rowhouse dwelling. This includes allowing an additional unit within the primary dwelling and a unit within an ancillary structure associated with the primary dwelling. These additional units would continue to be subject to municipal zoning provisions. Further, additional residential unit policies in an official plan and associated zoning provisions continue to be sheltered from appeal.

Table 1 below provides a comparison of the previous second unit legislation to the new additional residential unit requirements of the Planning Act.

**Table 1 Planning Act Comparison**

Section 16 (3) of the Planning Act	
Pre- Bill 108	Bill 108
An official plan shall contain policies that authorize the use of a second residential unit by authorizing,	An official plan shall contain policies that authorize the use of additional residential units by authorizing,
a) The use of two residential units in a detached house, semi-detached house or rowhouse if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains a residential unit; and	a) The use of two residential units in a detached house, semi-detached house and rowhouse; and
b) The use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse if the detached house, semi-detached or rowhouse contains a single residential unit.	b) The use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse.

### **3.0 County Attainable Housing Strategy**

The County recently completed its Attainable Housing Strategy which provided a series of recommendations to address the current shortfall of attainable housing options in the County of Wellington. One of the policy-based recommendations in the strategy is to update our second unit policies in accordance with Bill 108 to help create more housing choices in the Wellington.

### **4.0 Policy Direction**

Staff are seeking Council endorsement to proceed with an amendment to update the County Official Plan to reflect recent Planning Act changes related to additional residential units. This will provide our member municipalities with an additional tool to help develop a range of housing options in their communities as well as build on the previous work done through the Attainable Housing Strategy.

### **Recommendation**

That staff prepare and circulate an amendment to update the County Official Plan to address changes in the Planning Act relating to additional residential units and hold a public meeting at the appropriate time.

Respectfully submitted,



Jameson Pickard, B.URPL  
Senior Policy Planner