



Report n° PE2024-037

Date: July 10, 2024

Submitted by: Planning Division

Subject: Zoning By-law amendment – Additional Residential Unit Addendum

Nature/Goal

Council passed by-law 2023-94 on December 13, 2023 to include zoning provisions for additional residential units following the passing of Bill 23. Slight modifications are being brought forward to the City's Zoning By-law, as amended, to permit additional opportunities for additional residential units within Villages (partially serviced areas).

Directive/Previous policy

In line with the provincial goal to gently increase residential density by expanding what housing is allowed to be built without further approvals, Council passed by-law 2023-94. The City's Zoning By-law now permits up to three residential units on most residential lots with access to water and wastewater services "as of right" without needing a by-law amendment. These additional units can be up to three total units in the primary building, or two residential units in the primary building, and one additional residential unit in an ancillary building or structure. These additional residential units may also be permitted on partially serviced lands, and on rural lands outside of the urban serviced area under specific conditions.

Department's recommendation

WHEREAS the Council of the Corporation of the City of Clarence-Rockland deems it advisable to amend its Comprehensive Zoning By-law to establish provisions to permit additional residential units within the City;

WHEREAS this by-law conforms to the Official Plan of the United Counties of Prescott and Russell and the Official Plan for the Urban Area of the City of Clarence-Rockland;

BE IT RESOLVED THAT By-law 2024-72, being a by-law to amend Zoning By-law 2016-10 to establish provisions to permit additional residential units as recommended in Report n° PE2024-037, be adopted.

ATTENDU QUE le Conseil de la Corporation de la Cité de Clarence-Rockland juge opportun de modifier son Règlement général de zonage afin d'établir des dispositions visant à permettre l'ajout d'unités résidentielles dans la Cité;

ATTENDU QUE ce règlement est conforme au plan officiel des Comtés unis de Prescott et Russell et au plan officiel de l'aire urbaine de la Cité de Clarence-Rockland ;

QU'IL SOIT RÉSOLU QUE le règlement 2024-72, visant à amender le règlement de zonage afin d'établir des dispositions visant à permettre l'ajout d'unités résidentielles tel que recommandé dans le rapport n° PE2024-037, soit adopté.

Background

The first reading of Bill 23 (the More Homes Built Faster, Act) was on October 25th, 2022, and the Act received Royal Assent on November 28th, 2022. The Ontario government introduced Bill 23 as part of the Ontario government's More Homes, More Choice: Ontario's Housing Supply Action Plan, a plan that aims to have 1.5 million homes built over the next decade. Overall,

One of the ways in which the province aims to gently increase residential density is by expanding what housing is allowed to be built without further approvals. Bill 23 permits up to three residential units on most residential lots with access to water and wastewater services "as of right" without needing a by-law amendment. These additional units can be up to three total units in the primary building, or two residential units in the primary building, and one additional residential unit in an ancillary building or structure. These additional residential units may also be permitted on partially serviced lands, and on rural lands outside of the urban serviced area under specific conditions.

These changes supersede official plan policies and existing zoning regulations that limit additional residential units on serviced lots.

Discussion

These amendments support gentle increases in residential density by expanding what housing is allowed "as of right". Sections of City of Clarence-Rockland Official Plan that are relevant to provision of additional residential units on a parcel of urban residential land under Bill 23:

Section 2.6 (Basis for the Official Plan) Residential:

Council shall accommodate residential growth through residential intensification and redevelopment including increased residential building heights and densities (see Increased Height and Density Provisions). Development standards will also assist in minimizing the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Section 2.14 Affordable Housing:

Council will provide for affordable housing by enabling a full range of housing types and densities to meet projected demographic and market requirements of current and future residents by:

2. Encouraging infill and housing intensification particularly in the core area. This may be achieved through the conversion of detached dwellings to multiple units, through re-development at higher densities, through land severances on large, under-utilized lots which create opportunities for development on the severed lot and through infill on vacant lands.

6. Making provision for alternative housing types such as garden suites, accessory dwellings and additional residential units.

Section 4.10.1 Objectives:

5. Support innovation in housing design and development

Section 4.10.5 Innovation in Housing Design and Development:

2. Encourage innovative forms of multiple housing and converted dwellings in order to achieve cost efficiencies in the provision of housing.

Section 5.6.6 Intensification:

Policies aimed at increased intensification are consistent with the desire to concentrate future development in fully serviced areas, as well as provincial directives on housing policy.

In order to ensure the development of a healthy, balanced and efficient City, the City will encourage new growth to occur through intensification. The City shall target that 15 percent of all new residential units created during the planning period shall be through intensification.

The big change to the By-law is allowing additional residential units in semi-detached dwelling in partially serviced land.

Consultation

Public notification was carried out in accordance with the *Planning Act*.

Recommendations or comments from committee/ other departments

Few responses were received including a comment from Enbridge stating that they have no objection and a letter from South Nation Conservation with comments on the proposal.

Financial impact (expenses/material/etc.)

The City can no longer require Development Charges on additional residential units.

Legal implications

Bill 23 brought forward changes to the Planning Act to permit additional residential units on parcels of urban residential lands and these are not subject to appeal. Slight modifications are being brought forward to permit additional

opportunities for additional residential units within Villages (partially serviced areas).

Risk management

N/A

Strategic implications

N/A

Supporting documents

Draft By-law 2024-XX

Comment Letter from South Nation Conservation