

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING – MARCH 8, 2021 @ 2:00 P.M.  
VIA WEB CONFERENCING**

**HOW TO JOIN**

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join. <https://us02web.zoom.us/j/87131824550>

Description: Public Meeting Under the Planning Act

Or join by phone:

Dial (for higher quality, dial a number based on your current location):

855 703 8985 (Toll Free)

Webinar ID: 871 3182 4550

**PAGE  
NUMBER**

**CALLING TO ORDER - Mayor Lennox**

**DISCLOSURE OF PECUNIARY INTEREST**

**OWNERS/APPLICANT**

Township of Wellington North

**LOCATION OF THE SUBJECT LAND**

The proposed amendment affects all lands in the Township of Wellington North.

**PURPOSE AND EFFECT OF THE APPLICATION**

The purpose and effect of the Township initiated amendment to the Comprehensive Zoning By-law is to introduce regulations to permit additional dwelling units to be located within a principal dwelling and/or within an accessory structure that is located on the same lot as a principal dwelling. These changes are being proposed in response to Provincial legislation, Bill 108 – More Homes, More Choice Act, 2019. This legislation requires that municipalities allow opportunities for additional dwelling units as of right.

**NOTICE**

Notice was posted in the February 11, 2021 edition of the Wellington Advertiser and mailed to the applicable agencies on February 4, 2021.

**PRESENTATIONS**

- Linda Redmond, Manager of Planning & Environment, County of Wellington, Township of Wellington North
  - Planning Report dated March 2, 2021

3

**CORRESPONDENCE FOR COUNCIL'S REVIEW**

- Brandi Walter, Environmental Planning Coordinator, Saugeen Conservation
  - Letter dated March 1, 2021 (No Objection)
- Laura Warner, Resource Planner, Grand River Conservation Authority
  - Letter dated March 2, 2021 (No Objection)

10

12

## **REQUEST FOR NOTICE OF DECISION**

The by-law will be considered at the regular council meeting following the public meeting.  
Persons wishing notice of the passing of the by-law must submit a written request.

## **MAYOR OPENS FLOOR FOR ANY COMMENTS/QUESTIONS**

## **COMMENTS/QUESTIONS FROM COUNCIL**

## **ADJOURNMENT**

Recommendation:

THAT the Public Meeting of March 8, 2021 be adjourned at \_\_\_\_\_ pm.



## **PLANNING REPORT for the TOWNSHIP OF WELLINGTON NORTH**

Prepared by the County of Wellington Planning and Development  
Department

**DATE:** March 1, 2021  
**TO:** Darren Jones, C.B.O.  
Township of Wellington North  
**FROM:** Linda Redmond, Manager of Planning & Environment  
County of Wellington  
**SUBJECT:** **Township Initiated Zoning By-law Amendment  
Additional Accessory Dwelling Units  
Public Meeting**

### **Planning Summary**

The following is a Public Meeting report to provide the Township with an overview the Township initiated proposed amendment to the zoning by-law to introduce additional dwelling units. The purpose of the proposed amendment is to implement Provincial Legislation to permit additional dwelling units to be located within a principal dwelling or within an accessory structure. This report provides our preliminary comments on the proposed amendment to the zoning by-law, while providing an opportunity for further discussion and comments through the public meeting process.

### **Policy Background**

#### **Planning Act**

The *Planning Act* directs municipalities to create Official Plan policies to authorize the use of two residential units in single, semi-detached and townhouse dwellings; as well as the use of a residential unit in a building or structure accessory to a single, semi-detached or townhouse dwelling. It is intended that these changes will expand the options municipalities have for providing a range of housing in their communities.

The *Planning Act* removes the ability of the Public to appeal a zoning by-law amendment that implements second dwelling unit regulations. The removal of appeal rights was intended to provide municipalities with increased ability to establish second residential units and to support municipalities in their affordable housing initiatives.

#### **Provincial Policy Statement, 2020**

The Provincial Policy State (PPS), requires municipalities to manage and direct land use to achieve efficient and resilient development. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area [in part] by: “permitting and facilitating all types of residential intensification, including additional residential units, and redevelopment”.

## **County Official Plan**

The County of Wellington adopted provisions in November 2020 to establish policies that would allow additional units (up to three) in detached, semi-detached, and townhouse dwellings as well as in ancillary/accessory structures as introduced through Bill 108 – More Homes, More Choice Act, 2019. County Official Plan amendment 112 includes a total of 3 residential units to be permitted on properties that contain a single detached, semi-detached or townhouse dwelling or within a structure ancillary to the aforementioned dwelling types.

## **General Background**

Planning Staff met with municipal building staff from Wellington North, Minto and Mapleton on October 16, 2019 to develop a work plan for implanting additional dwelling unit policies. The following section will discuss a number of areas discussed at the meeting. Introducing additional dwelling unit regulations into the zoning by-law will permit additional units as a right for applicable zones which would negate the need for any planning approval or other approval of Council to permit the use. The applicant would be required to obtain a building permit and would be subject to meeting the zoning regulations established for additional dwelling units.

## **Water and Sewage Capacity**

Water and sewage capacity can vary as these services near capacity, development increases, and services undergo upgrades. A regulation is proposed in the amending zoning by-law to reflect this dynamic system with respect to additional dwelling units and to ensure the additional dwelling unit can be serviced:

*Additional Dwelling Unit (Attached/Detached) shall be permitted subject to the satisfaction of the Township, that the water and sewer service is capable of accommodating the Additional Dwelling Unit, or that the lot can accommodate an on-site sewage system and private well to the satisfaction of the Township.*

## **Development Charges**

Recent changes to the Development Charges Act have exempted Additional Residential Units from development charges, subject to specific criteria, contained in O. Reg 82/93 under the Development Charges Act. The Development Charges Act allows for the creation of up to 2 additional dwelling units in an *existing* residential building without charge, including an additional dwelling unit in new residential construction. In most cases additional dwelling units will be exempt from County of Wellington and Town/Township Development Charges with the exception of where the additional dwelling unit is a structure detached from the main dwelling unit. In this case, full development charges will apply.

## **Parking**

The proposed parking requirement for an Additional Dwelling Unit is as follows:

*An Additional Dwelling Unit (Attached/Detached) shall have one parking space that is provide and maintained for the sole use of the occupant of the Additional Dwelling Unit. A parking space that is provided and maintained for the sole use of the occupant of an Additional Dwelling Unit may be a tandem parking space.*

**Draft Zoning By-law:**

Planning Staff have prepared a draft amending by-law to introduce regulations for additional dwelling unit. The draft by-law is attached to this report for public viewing and Council's consideration.

I trust these comments will be of assistance to Council in their consideration of this matter.

Respectfully submitted  
County of Wellington Planning and Development Department



---

Linda Redmond  
Manager of Planning & Environment

**THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
BY-LAW NUMBER**

**BEING A BY-LAW TO AMEND ZONING BY-LAW NUMBER 66-01  
BEING THE ZONING BY-LAW FOR THE TOWNSHIP OF WELLINGTON NORTH**

WHEREAS, the Council of the Corporation of the Township of Wellington North deems it necessary to amend By-law Number 66-01; as amended pursuant to Section 34 of The Planning Act, R.S.O. 1990, as amended

NOW THEREFORE the Council of the Corporation of the Township of Wellington North enacts as follows:

1. THAT Section 5, Definitions, is amended by including the following definitions to the **RESIDENTIAL DWELLING** definition:
  - **Additional Dwelling Unit (Attached)**, means the use of a single detached dwelling, semi-detached dwelling unit or street townhouse dwelling unit where a separate self-contained dwelling unit is located within the principal building.
  - **Additional Dwelling Unit (Detached)**, means the use of a building where a separate self-contained dwelling unit is located in a detached building on the same lot as an associated single detached dwelling, semi-detached dwelling unit, or street townhouse dwelling unit. (subject to 6.1)
2. THAT Section 5, Definitions, is amended by deleting the **Accessory Apartment** definition located under the **RESIDENTIAL DWELLING** definition, in its entirety
3. THAT Section 6.2 c), BED AND BREAKFAST ESTABLISHMENT (B&B), is amended by deleting the words “**Residential Conversions**” and replacing with “**Additional Dwelling Unit**”.
4. THAT Section 6.12 a), GARDEN SUITES, is hereby amended by deleting the words “**accessory apartment**” and replacing with “**additional Dwelling Unit**”.
5. THAT Section 6.27.8, Calculation of Parking Regulations, Table #3 Number of Parking Spaces Required is amended by deleting “**Converted Dwelling – Tandem parking may be permitted**” and replacing with:
  - **Additional Dwelling Unit. – 1/parking space per unit and may be Tandem**
6. THAT Section 6.29, RESIDENTIAL CONVERSIONS, is amended by deleting the section in its entirety and replacing with the following:

**6.29 RESIDENTIAL ADDITIONAL DWELLING UNITS (ARU)**

**6.29.1 Additional Dwelling Unit (Attached)**

**Notwithstanding any other provision of this by-law to the contrary, in any zone where a single detached, semi-detached, or street townhouse dwelling is a permitted use, an Additional Dwelling Unit (Attached) shall be permitted as defined herein, subject to the following:**

- a) **One Additional Dwelling Unit may be located in the same building as a single detached, semi-detached or street townhouse;**
- b) **Each dwelling unit shall have a separate private entrance;**

- c) **An Additional Dwelling Unit (Attached) shall have one parking space that is provided and maintained for the sole use of the occupant of the Additional Dwelling Unit. A parking space that is provided and maintained for the sole use of the occupant of an Additional Dwelling Unit may be a tandem parking space;**
- d) **Driveway access to both the main dwelling and the Additional Dwelling Unit (Attached) shall be limited to one access so that no new entrance from the street shall be created;**
- e) **Shall be permitted subject to the satisfaction of the Township of Wellington North, that the water and sewer service is capable of accommodating the Additional Dwelling Unit or demonstrate that there is adequate services available for the additional unit(s);**
- f) **An Additional Dwelling Unit is not permitted in a second farm dwelling as provided for in section 8.4;**

**6.29.2 Additional Dwelling Unit (Detached)**

**Notwithstanding any other provision of this by-law to the contrary, in any zone where a single detached, semi-detached or street townhouse dwelling is a permitted use, an Additional Dwelling Unit (Detached) shall be permitted as defined herein, subject to the following:**

- a) **One Additional Dwelling Unit (Detached) may be located on the same lot as a single detached dwelling, semi-detached dwelling unit, or street townhouse dwelling;**
- b) **An Additional Dwelling Unit (Detached) shall not be severed from the lot containing the single detached dwelling, semi-detached dwelling, or street townhouse dwelling;**
- c) **An Additional Dwelling Unit (Detached) shall not be located in the front yard or exterior side yard and is required to meet the accessory structure provisions of section 6.1;**
- d) **An Additional Dwelling Unit (Detached) shall have one parking space that is provided and maintained for the sole use of the occupant of the Additional Dwelling Unit (Detached).**
- e) **Driveway access to both the main dwelling and the Additional Dwelling Unit (Detached) shall be limited to one access so that no new entrance from the street shall be created.**
- f) **Shall be permitted subject to the satisfaction of the Township of Wellington North, that the water and sewer service is capable of accommodating the Additional Dwelling Unit or demonstrate that there is adequate services available for the additional unit(s).**

7. **THAT Section 8.1, PERMITTED USES (Agriculture Zone), is amended by deleting “Conversion of a single detached residential dwelling accessory to a farm for one addition residential dwelling unit in accordance with Section 6.29 (a-d)” and replacing with “Additional Dwelling Unit in accordance with Section 6.29”.**
8. **THAT Section 8.4, REGULATIONS FOR THE ESTABLISHMENT OF A SECOND RESIDENTIAL DWELLING, is amended by adding the following provision:**
  - **8.4.5 A second residential dwelling unit may not be permitted to have an additional dwelling unit as provided for in section 6.29.**
9. **THAT Section 8.5.1, PERMITTED USES (Reduced Ag Lot), is amended by deleting “Conversion of a single detached residential dwelling accessory to a farm for one addition residential dwelling unit in accordance with Section 6.29 (a-d)” and replacing with “Additional Dwelling Unit in accordance with Section 6.29”.**
10. **THAT Section 8.5.1, PERMITTED USES (Reduced Ag Lot), is amended by relocating Accessory Uses, buildings and structures, to section – Permitted Accessory uses to the main use.**

11. THAT Section 8.5.1, PERMITTED USES (Reduced Ag Lot), is amended by removing Home Industry as a permitted accessory use.
12. THAT Section 9 – R1A – UNSERVICED RESIDENTIAL ZONE is amended by adding “**Additional Dwelling Unit in accordance with Section 6.29**” to subsection 9.1.
13. THAT Section 10 – R1B – RESIDENTIAL ZONE is amended by adding “**Additional Dwelling Unit in accordance with Section 6.29**” to subsection 10.1.
14. THAT Section 11 – R1C – RESIDENTIAL ZONE is amended by adding “**Additional Dwelling Unit in accordance with Section 6.29**” to subsection 11.1.
15. THAT Section 12 – R2 – RESIDENTIAL ZONE subsection 12.1, is amended by deleting “**Converted dwelling existing on the date of passing of this By-law as specified in Section 6.29 of this By-law**” and replacing it with “**Additional Dwelling Unit in accordance with Section 6.29**”.
16. THAT Section 12 – R2 – RESIDENTIAL ZONE is amended by deleting subsection 12.2.7 in its entirety.
17. THAT upon enactment of this Township Comprehensive Zoning Bylaw Housekeeping Amendment by Council, site specific Zoning By-law Amendment and Minor Variance applications will continue to be received, processed and considered by Council and the Committee of Adjustment.
18. THAT this By-law Amendment shall come into effect upon the final passing thereof pursuant to Section 34(21) and Section 34(22) of The Planning Act, R.S.O., 1990, as amended, or where applicable, pursuant to Sections 34(30) and (31) of the Planning Act, R.S.O., 1990, as amended.

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED  
THIS DAY OF , 2021**

\_\_\_\_\_  
**ANDREW LENNOX, MAYOR**

\_\_\_\_\_  
**KARREN WALLACE, CLERK**



## EXPLANATORY NOTE

BY-LAW NUMBER \_\_\_\_\_.

### **Location of the Subject Land**

The proposed amendment affects all lands in the Township of Wellington North.

### **The Purpose and Effect of the Application**

The purpose and effect of the Township initiated amendment to the Comprehensive Zoning By-law is to introduce regulations to permit additional dwelling units to be located within a principal dwelling and/or within an accessory structure that is located on the same lot as a principal dwelling. These changes are being proposed in response to Provincial legislation, Bill 108 – More Homes, More Choice Act, 2019. This legislation requires that municipalities allow opportunities for additional dwelling units as of right



1078 Bruce Road 12, P.O. Box 150, Formosa ON Canada N0G 1W0  
Tel 519-367-3040, Fax 519-367-3041, publicinfo@svca.on.ca, www.svca.on.ca

SENT ELECTRONICALLY ([kwallace@wellington-north.com](mailto:kwallace@wellington-north.com))

March 1, 2021

Township of Wellington North  
7490 Sideroad 7 W  
P.O. Box 125  
Kenilworth, ON N0G 2E0

ATTENTION: Karren Wallace, Clerk

Dear Ms. Wallace,

RE: Amendment to Comprehensive Zoning By-law: Additional Dwelling Units  
Township of Wellington North

Saugeen Valley Conservation Authority (SVCA) staff has reviewed the above-noted application as per our delegated responsibility from the Province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020) and as a regulatory authority under Ontario Regulation 169/06 (SVCA's Development, Interference with Wetlands, and Alterations to Shorelines and Watercourses Regulation). SVCA staff has also provided comments representing natural hazards through our role as a public body under the *Planning Act* as per our CA Member approved Environmental Planning and Regulations Policies Manual, amended October 16, 2018.

The purpose of the application is to introduce regulations to permit additional dwelling units to be located within a principal dwelling and/or within an accessory structure that is located on the same lot as a principal dwelling.

Staff have received and reviewed the following documents submitted with this application:

- 1) Notice of Public Meeting, circulated to SVCA via email, February 4, 2021

### **RECOMMENDATION**

In general, SVCA staff find the proposed zoning by-law amendment acceptable. The proposed amendment is general in nature and applies to the entire Township of Wellington North. As such, the proposed is not directly affected by floodplains, watercourses, shorelines, wetlands, valley slopes or other natural hazard features of interest to SVCA. However, future development/redevelopment projects may be located within or adjacent to natural hazard features and/or a SVCA Regulated Area and may require review by the SVCA. SVCA staff understands that all existing policies for natural hazard features outlined in the PPS, 2020 will apply to each development proposal and we trust these proposals will continue to be forwarded to the SVCA for comment.

Specifically, SVCA has concern for reconstruction of additional units in existing dwellings or accessory structures that are affected by natural hazards and/or where there is no safe ingress/egress to the existing



Township of Wellington North  
ZBA: 66-01  
March 1, 2021  
Page 2 of 2

dwellings/structures. As such, SVCA staff recommends proposed future Zoning By-law regulations to permit additional dwelling units will have regard for Section 3.1, Natural Hazard policies of the PPS, 2020.

Section 3.1.1 of the PPS, 2020 states, in general, that development shall be directed to areas outside of hazardous lands (flooding hazards, erosion hazards, dynamic beach hazards), and hazardous sites (organic soils, leda clay, unstable bedrock.); and further that, section 3.1.2 c) of the PPS states, in general, that development and site alteration shall not be permitted within areas that would be rendered inaccessible to people and vehicles during times of flooding hazards unless it has been demonstrated that the site has safe access appropriate for the nature of the development and the natural hazard.

Thank you for the opportunity to comment. Please inform this office of any decision made by the Township regarding this application. We respectfully request to receive a copy of the decision and notice of any appeals filed.

We trust this information is satisfactory. Should questions arise, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in cursive script that reads "Brandi Walter". The signature is written in black ink on a light-colored background.

Brandi Walter  
Environmental Planning Coordinator  
Saugeen Conservation

BW/

cc: Steve McCabe, SVCA Member (via email)



400 Clyde Road, P.O. Box 729 Cambridge, ON N1R 5W6

Phone: 519.621.2761 Toll free: 866.900.4722 Fax: 519.621.4844 Online: [www.grandriver.ca](http://www.grandriver.ca)

March 2<sup>nd</sup>, 2021

Tammy Pringle, Development Clerk  
Township of Wellington North  
7490 Sideroad 7 W,  
Kenilworth, ON N0G 2E0

Dear Ms. Pringle,

**Re: Amendments to the Comprehensive Zoning By-law 66-01  
Additional Residential Units**

The GRCA understands the purposed of this amendment is introduce regulations for Additional Residential Units to comply with changes to the Planning Act. As these changes are proposed in response to Provincial legislation, Bill 108 – More Homes, More Choice Act, 2019, GRCA staff have no objection to the proposed amendments. Additionally, this amendment is consistent with the adoption of the Official Plan Amendment No. 112 to the County of Wellington Official Plan to update policies for Additional Residential Units.

We kindly request you keep us informed of the progress on adoption of this amendment.

Should you have any questions, please contact the undersigned at 519-621-2763 ext. 2231.

Sincerely,

A handwritten signature in black ink that reads "Laura Warner".

Laura Warner  
Resource Planner  
Grand River Conservation Authority  
LW