

THE CORPORATION OF THE TOWNSHIP OF WELLINGTON NORTH  
PUBLIC MEETING MINUTES – MARCH 8, 2021 @ 2:00 P.M.  
VIA WEB CONFERENCING: <https://www.youtube.com/watch?v=G3G1b9vjNic>

**Members Present:**

Acting Mayor: Dan Yake  
Councillors: Sherry Burke  
Lisa Hern  
Steve McCabe

**Absent:**

Mayor: Andrew Lennox

**Staff Present:**

Chief Administrative Officer:	Michael Givens
Director of Legislative Services/Clerk:	Karren Wallace
Deputy Clerk:	Catherine Conrad
Director of Finance:	Adam McNabb
Economic Development Officer:	Dale Small
Human Resources Manager:	Chanda Riggi
Director of Operations:	Matthew Aston
Community Recreation Coordinator:	Mandy Jones
Manager of Recreation Services:	Tom Bowden
Chief Building Official:	Darren Jones
Manager of Planning and Environment:	Linda Redmond
Planner:	Matthieu Daoust

**CALLING TO ORDER - Mayor Lennox**

Acting Mayor Dan Yake called the meeting to order.

**DISCLOSURE OF PECUNIARY INTEREST**

No pecuniary interest disclosed.

**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

## 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 Statement (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.

## **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)

## **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**

There were no comments or questions.

## **COMMENTS/QUESTIONS FROM COUNCIL**

Michael Givens, CAO, commented that Councillor Yake, Dale Small, EDO attended a meeting where a major employer in the community questioned what is being done to introduce more attainable housing within the community. This proposal will be a tool to allow another form of housing in our community.

## **ADJOURNMENT**

RESOLUTION: 003-2021

Moved: Councillor Burke

Seconded: Councillor McCabe

*THAT the Public Meeting of March 8, 2021 be adjourned at 2:20 pm.*

CARRIED

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CLERK

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MAYOR