



PLANNING & DEVELOPMENT

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Zoning By-law Amendment Report to Municipality of South Huron Council

Re: Zoning By-law Housekeeping Amendment (#D14-10/18)
Housekeeping – Second Units
Town of Exeter Zoning By-law # 30-1978

This report is submitted to South Huron Council for the Public Meeting on March 19, 2018.

RECOMMENDATION

That the Municipality of South Huron enact a housekeeping amendment to the Town of Exeter Zoning By-law #30-1978 to implement town wide policies related to second dwelling units, and that the related by-law **be approved**.

BACKGROUND

The Planning Act, through changes made by Bill 140 Strong Communities through Affordable Housing Act 2011, outlines tools designed to implement affordable housing options in Ontario. The Ministry of Municipal Affairs and Housing identifies affordable housing as a “fundamental need” and that providing access to safe, affordable and adequate housing is essential in developing communities. Through Bill 140, the provincial government adopted legislation requiring municipalities to develop or enhance policies in their Official Plans and Zoning By-laws to provide for secondary dwelling units.

The South Huron Official Plan, which was implemented in 2014 includes policies from this directive by recognizing Second Residential Units. The Town of Exeter Zoning By-law #30-1978 does not include policies for secondary dwelling units; this Housekeeping amendment proposes the implementation of this provincial directive into the Town of Exeter Zoning By-law.

COMMENTS

Second Units are self-contained residential units with a private kitchen, bathroom facilities and sleeping areas within dwellings, or within structures ancillary to a dwelling. Some of the key community benefits from secondary dwelling units identified by the Ministry include:

- Providing homeowners an opportunity to earn additional income to help meet the cost of home ownership;
- Supporting changing demographics by providing more housing options for extended family or elderly parents, or for a live-in caregiver;

- Increasing stock of rental units in an area;
- Maximizing densities and helping create income-integrated communities, which can support and enhance public transit, local businesses and the local labour market, as well as make more efficient use of infrastructure;
- Creating jobs in the construction/renovation industry

Under the Planning Act Section 16(3), the Ministry requires municipal official plans to authorize second units in: detached, semi-detached and row houses if an ancillary building or structure does not contain a second unit; and in a building or structure ancillary to these housing types provided that the primary dwelling does not contain a second unit. Section 35.1 requires that each local municipality ensure that its zoning by-law gives effect to the policies described in Section 16.3. The Ministry further acknowledges that municipalities are responsible for determining where secondary dwelling units shall be located. Municipalities could account for any inherent constraints, which may mean that it would not be appropriate to allow second units in some areas. The Huron County Planning Department has implemented Policies in Official Plans and Zoning By-laws for other Huron County Municipalities to permit Second Units. The South Huron Official Plan has these policies currently per the 2014 South Huron Official Plan. There has been recognized demand for this provincially mandated use, and it is recommended the Town of Exeter Zoning By-law be amended to permit these uses in the Exeter Primary Settlement area.

To implement second units, an accompanying zoning by-law has been prepared for adoption. The amendments to By-law #30-1978 included in the accompanying zoning by-law reflect standard provisions implemented in Huron County, and it is recommended they be approved. The approach recommended in this report and accompanying Housekeeping by-law is consistent with legislative changes introduced by the Province. Secondary dwellings represent a type of affordable housing not currently provided for in the Town of Exeter. Adoption of this Housekeeping amendment will bring the Town of Exeter Zoning By-law into conformity with provincially mandated legislation through *Bill 140 Strong Communities through Affordable Housing Act*.

The attached By-law outlines a new definition for “Secondary Unit”, permits second units in the R1, R2, and R3 zones of the Town of Exeter, and implements General Policies in the Residential Zones of Exeter for Second Units. Please refer to accompanying Housekeeping Zoning By-law.

SUMMARY

As the Strong Communities through Affordable Housing Act has acknowledged the need for affordable housing in Ontario Municipalities, it is recommended South Huron Council undertake a Housekeeping Amendment to the Town of Exeter Zoning By-law #30-1978 to implement Second Units, and that the accompanying By-law be approved.

I will be in attendance at the public meeting to answer questions that might arise from Council and the public on this Housekeeping amendment.

Sincerely,

“original signed by”

Sarah Smith, BES
Planner