



Staff Report

Council Meeting Date: April 28, 2025

Subject: CAO-2025-08 Zoning By-Law Amendment - Additional Dwelling Units

Report from: Emily Dance, Chief Administrative Officer

Attachments:

Recommendation

Be It Resolved that Council hereby approves Report CAO-2025-08 - Zoning By-Law Amendment – Zoning By-Law Update, Additional Dwelling Units;

AND directs staff to make an application to the County of Bruce to bring forward an amendment to the Comprehensive Zoning By-Law for Additional Dwelling Units;

AND FURTHER an amendment to residential lot provisions to add a stipulation that duplex dwellings can have a reduced lot area and frontage.

Background

[Bill 23, or the More Homes Built Faster Act](#), included updates to the Planning Act that prohibit Official Plans and Zoning By-laws from containing any policies or provisions that prohibit the use of up to three (3) residential units on a parcel of land that is within a settlement area and is serviced by municipal sanitary sewer and water.

Analysis

As the Municipality is required to comply with the legislative changes of Bill 23, updates to the Zoning By-law are necessary to incorporate these changes into the existing By-law and to be in compliance with Provincial requirements.

These changes will result in improved clarity to facilitate additional residential units.

In consultation with the County of Bruce Planning Department it is recommended that the Municipality of Arran-Elderslie make an application for an amendment to the Zoning By-Law for Additional Dwelling Units.

It is also recommended that an amendment to residential lot provisions also be included to add a stipulation that duplex dwellings can have a reduced lot of area and frontage reducing the need for minor variance applications.

The Municipality will follow the planning application process which will include public notice, a public meeting and a report being presented to Council for approval.

County Planner, Megan Stansfield will be in attendance at the meeting should Council have further questions on the proposed application.

Link to Strategic/Master Plan

6.3 Facilitating Community Growth

Financial Impacts/Source of Funding/Link to Procurement Policy

There are no financial impacts related to this report.

Approved by: Emily Dance, Chief Administrative Officer