



Staff Report

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Report To:	Joint Committees		
Date of Meeting:	October 25, 2021	Report Number:	LGS-028-21
Submitted By:	Rob Maciver, Director of Legislative Services		
Reviewed By:	Andrew C. Allison, CAO	Resolution#:	N/A
File Number:	L1000-35	By-law Number:	97-77
Report Subject:	Additional Dwelling Unit Registration By-law		

Recommendations:

1. That Report LGS-028-21 and any related communication items, be received; and
2. That the By-law included as Attachment 1 to Report LGS-028-21, be approved.

Report Overview

This Report recommends approval of an Additional Dwelling Unit Registration By-law to replace the older Apartment-in-House By-law. This replacement by-law is recommended to support and compliment the affordable housing proposals found in Report PDS-055-21.

1. Background

- 1.1 The Planning and Development Services Department has been working on an initiative to update Clarington's higher order land use planning instruments to provide for more affordable housing opportunities in the form of additional dwelling units (i.e. additional residential units within existing homes). The recommendations arising out of this initiative are contained in Report PDS-055-21.
- 1.2 The Apartment-in-House By-law 97-77 was enacted by the Municipality in 1997 to provide for a registration process for property owners with legal secondary apartments. The purpose of registration is to ensure that the registered dwelling units are safe, in that they comply with the requirements of the Ontario Building Code and the Ontario Fire Code, in addition to local zoning by-laws.
- 1.3 As a result of the recommendations found in Report PDS-055-21, the Planning and Development Services Department has requested that By-law 97-77 be updated support and compliment the related changes to Clarington's planning documents

2. Additional Dwelling Unit Registration By-law

- 2.1 A draft by-law entitled the "Additional Dwelling Unit Registration By-law" is included as Attachment 1 of this Report. This new by-law is proposed as a replacement for the Apartment-in-House By-law that has become obsolete in some of its terminology. The draft by-law is essentially the same in substance as the older by-law and would continue to require property owners to register their additional dwelling units with the Municipality, and to confirm that these units comply with safety and zoning standards.
- 2.2 Replacing By-law 97-77 with the attached draft by-law will maintain a consistency between the proposed zoning by-law provisions that relate to additional dwelling units, and the requirement to register these units with the Municipality. Without this change, there will be a misalignment between the zoning by-law and the registration by-law that would compromise the effectiveness of the registration process.

Concurrence

This report has been reviewed by the Director of Planning and Development Services who concurs with the recommendations.

3. Conclusion

It is respectfully recommended that Council enact the draft by-law included as Attachment 1 of this Report to replace the outdated By-law 97-77.

Staff Contact: Rob Maciver, Director of Legislative Services/Municipal Solicitor, 905-623-3379 ext. 2013 or rmaciver@clarington.net.

Attachments:

Attachment 1 – Draft Additional Dwelling Unit Registration By-law

Attachment 2 – Draft Set Fine Schedule

Interested Parties:

There are no interested parties to be notified of Council's decision.