



Minutes of Affordable Housing Task Force

November 14, 2024, 5:30 p.m.

Electronic and In-Person Participation - Affordable Housing Task Force
The Corporation of the Town of Orangeville
(Chair and Secretary at Town Hall - 87 Broadway)
Orangeville, Ontario

Members Present: Councillor J. Andrews, Chair
K. Atkinson
C. De Castro

Members Absent: Councillor T. Prendergast, Vice Chair
R. Mair

Staff Present: G. Brennan, Legislative Assistant, Corporate Services
B. Ward, Manager, Planning, Infrastructure Services
N. Nunes, Manager, Building, Chief Building Official

1. Call to Order

The meeting was called to order at 5:36 p.m.

2. Disclosures of (Direct or Indirect) Pecuniary Interest

None.

3. Land Acknowledgment

Councillor J. Andrews, Chair, acknowledged the treaty lands and territory of the Williams Treaty Nations and the Mississaugas of the Credit First Nation. He also recognized that Dufferin County is the traditional territory of the Wendat and the Haudenosaunee, and is home to many Indigenous people today.

4. Adoption of Minutes of Previous Meeting

2024-006

Moved By C. De Castro

That the minutes of the following meeting are approved:

4.1 2024-10-10 - Affordable Housing Task Force - Minutes

Carried

5. Presentations

None.

6. Items for Discussion and Reports

6.1 Naythan Nunes, Manager, Building, Chief Building Official - Review of ADU's

Naythan Nunes, Manager, Building, Chief Building Official, provided an overview of the imminent changes to the Ontario Building Code. Mr. Nunes shared that the new code is set to take effect on January 1, 2025, with a deadline of March 31, 2025, in place for projects currently in progress to remain under the 2012 Build Code legislation. Starting April 1, 2025, all new applications must adhere to the new Building Code requirements. Mr. Nunes announced that the new Building Code will consist of over 4,000 changes, with more than 1,500 revisions specially affecting residential buildings.

Mr. Nunes advised that staff are working on a report to Council that addresses the publication of an Accessory Dwelling Unit (ADU) registry for the Town of Orangeville. The Committee discussed the benefits of a public registry for ADU's, including legalizing the unit, ensuring compliance with all relevant codes and standards, and safeguards against structural, health, and fire regulations. The Committee discussed the safety risks of existing ADU's that are not to code and the various ways a municipality can develop processes to designate and inform residents that a property is compliant and safe while still providing affordable, accessible housing. The Committee proposed the development of a standardized "pre-approved" Accessory Dwelling Unit (ADU) design template. This initiative would offer residents of the Town the option to utilize a professionally vetted design as an alternative to entirely custom applications, thus, streamlining the approval process and ensuring compliance.

The Committee discussed zoning regulations and the minimum Code requirements for an ADU, including:

- Minimum floor area sizes,
- Window openings, doorway widths and ceiling heights,
- Fire protection and separation,
- Heating and ventilation,
- Plumbing facilities,
- Unit access and egress.

Additionally, all Accessory Dwelling Unit's must be connected to municipal water and sanitary through the main dwelling. Mr. Nunes clarified that the Building Code restricts occupancy to a maximum of two persons per designated space.

7. Correspondence

7.1 General Correspondence for the Affordable Housing Task Force

The Committee viewed and discussed nontraditional housing options including ADU's, modular homes, container homes, three season rooms, and tiny homes.

8. Announcements

Committee members engaged in a discussion regarding their recent involvement in Dufferin County's 2024 Building Code Open House held on November 7, as well as their attendance at the 2024 Central Ontario Housing Summit on November 12. They deliberated on potential future delegations that could provide strategic value to the Task Force.

9. Date of Next Meeting

The next meeting is scheduled for Thursday, December 12, 2024, at 5:30 p.m.

10. Adjournment

2024-007

Moved By K. Atkinson

That the meeting be adjourned at 7:04 p.m.

Carried