



The Corporation of the Town of Orangeville

By-law Number _____

A By-Law to Adopt Amendment No. 133 to the Official Plan, being a Town-initiated amendment to add additional residential unit policies

The Council of the Corporation of The Town of Orangeville, in accordance with the provisions of Section 21 of the Planning Act, R.S.O. 1990, c.P.13 and amendments thereto, hereby enacts as follows:

1. Amendment No. 133 to the Official Plan for The Town of Orangeville, consisting of the attached explanatory text is hereby adopted.

Passed in open Council this 10 day of February, 2025.

Lisa Post, Mayor

Raylene Martell, Clerk

The Official Plan for the Town of Orangeville

Amendment No. 133

The attached explanatory text, constituting Amendment Number 133 to the Official Plan for the Town of Orangeville, was adopted by the Council of the Corporation of the Town of Orangeville, under the provisions of Section 21 of the Planning Act, R.S.O., 1990, c. P.13 on February 10, 2025.

Lisa Post, Mayor

Raylene Martell, Clerk

The Official Plan for The Town of Orangeville

Amendment No. 133

Part A – The Preamble

1. Purpose of the Amendment

The purpose of the amendment is to amend the existing Two-Unit Dwelling Unit policies of the Official Plan in response to Bill 23.

2. Location

This Amendment applies to all the lands within the Town of Orangeville.

3. Basis of the Amendment

The purpose of this Amendment is to add policies that authorize the use of additional residential units within a detached, semi-detached or row/townhouse dwelling, in response to Bill 23, the More Homes, Built Faster Act, 2022 which received Royal Assent in November 2022. The Bill made changes to several pieces of legislation, including the Planning Act, requires municipalities to permit Additional Residential Units (ARUs) as-of-right across Ontario, whether or not a municipality adopts an Official Plan Amendment and enacts zoning regulations to recognize these units. As amended by Bill 23, the Planning Act overrides any municipal zoning regulations to the contrary, to allow up to three residential units on one residential property as follows:

- Up to three residential units in the primary building; or
- Up to two residential units in the primary building and one in an ancillary building or structure.

Municipalities may still determine appropriate regulations for the additional residential units and consider constraints such as flood-prone areas or areas with inadequate servicing.

The existing Second Unit (Two-Unit Dwelling) policies of the Official Plan are proposed to be amended, to adopt new terminology and facilitate the creation of an additional unit within a principal dwelling, an ancillary building or structure in accordance with Bill 23.

Part B – The Amendment

The Official Plan for the Town of Orangeville is amended as follows:

1. By deleting Section E1.5 “Converted Dwellings and Second Units” in its entirety and replacing it with the following:

“E1.5 Additional Residential Units

- E1.5.1 An additional residential unit is an independent, self-contained residential unit that contains its own kitchen, bathroom facilities and sleeping areas and is secondary or subordinate to a primary dwelling. Additional residential units can be attached or detached. Attached residential units are located within a building already containing a primary dwelling unit. Detached residential units are located within an accessory building on a lot containing a primary dwelling unit. Additional residential units increase the supply and range of rental housing options while assisting with home ownership affordability for the primary dwelling. Mobile homes and recreational vehicles are not considered to be additional residential units.
- E1.5.2 Additional residential units shall be permitted on all detached, semi-detached and row/townhouse lots, subject to the regulations of the Town’s Zoning By-law, the applicable Conservation Authority regulation and policies pursuant to the Conservation Authorities Act, and other provisions including the Building Code and Fire Code.
- E1.5.3 A maximum of two (2) additional residential units shall be permitted in conjunction with a single-detached, semi-detached, and row/townhouse dwelling, in any of the following configurations:
- i) Up to two (2) additional residential units within the primary dwelling; or
 - ii) One (1) additional residential unit within the primary dwelling, and one (1) additional residential unit in a detached accessory structure located on the same lot as the primary dwelling.
- E1.5.4 Additional residential units shall satisfy the following criteria:
- i) the character of the surrounding neighbourhood, including height, density and massing of development, is maintained;
 - ii) public health and safety are protected;
 - iii) appropriate access and amenity space are provided;
 - iv) use of abutting properties is not negatively impacted;
 - v) there are no impacts to site drainage; and
 - vi) suitable shared servicing arrangements via the primary dwelling are established.
- E1.5.5 Zoning By-Law regulations regarding additional residential units shall be established and maintained, which may include, but are not limited to:
- i) permitted dwelling types;
 - ii) parking and yard requirements;
 - iii) height;
 - iv) separation distance;
 - v) lot coverage;
 - vi) suitable means of unobstructed access; and

vii) landscape open space or amenity area requirements.

E1.5.6 Council may adopt further regulatory measures to permit additional residential units in accordance with the policies of this Plan. Such measures may include but are not limited to:

- i) monitoring of additional residential units;
- ii) establishing a publicly accessible additional residential unit registry program; and,
- iii) provision of a public education program.

E1.5.7 Council encourages home builders to construct new housing units either with residential units already in place or in such a way as to make the creation of an additional residential unit as easy as possible, should the homeowner wish to do so.

E.1.5.8 Additional residential units shall not be permitted on a property located within natural hazard area, subject to Conservation Authority review and approval.

2. The following policies are hereby added, with subsequent policies to be renumbered in proper numerical order as necessary:

“E1.6 Tiny Homes

E1.6.1 A tiny home is a private, self-contained detached dwelling unit that is significantly smaller than a traditional detached dwelling and contains a washroom, sanitation facilities, a kitchen and a sleeping area, that is designed to be portable. Tiny homes are a downsized approach to traditional detached dwelling concepts that intend to accommodate minimalist lifestyles, smaller household sizes and more affordable options for detached residential living. Mobile homes and recreational vehicles are not considered to be tiny homes.

E1.6.2 Council is generally supportive of tiny homes as an opportunity to increase housing format options and improve affordability, provided that conditions are suitable to accommodate tiny homes without negatively impacting municipal infrastructure or the existing character of the host neighbourhood, including height, massing and density.

E1.6.3 Tiny homes shall be permitted as a form of detached additional residential units in accordance with the policies of Section E1.5. They shall be situated permanently and must be connected to municipal services, through a shared connection with the primary dwelling.

E1.6.4 New development or redevelopment proposals involving tiny homes may be considered where they are grouped in concentrations to create a small-scale, sub-neighbourhood type community. The Zoning By-law will prescribe appropriate regulations including but not limited to lot size, dwelling floor area size, setbacks, densities and parking requirements for purpose-built tiny home developments.”