

AMENDMENT NUMBER 271  
TO THE COUNTY OF OXFORD OFFICIAL PLAN

the following text attached hereto  
constitutes Amendment Number 271 to the County of Oxford Official Plan

## 1.0 PURPOSE OF THE AMENDMENT

The purpose of this amendment is to update Chapter 7 – City of Woodstock Land Use Policies, as contained in the County Official Plan to implement policies regarding Additional Residential Units (ARUs) in the City. The proposed amendment will also make changes to Chapter 1 – Introduction, by adding a definition for an ARU and to modify the definition of Net Residential Density, which will apply to the County of Oxford as a whole.

## 2.0 LOCATION OF LANDS AFFECTED

This amendment includes the implementation, and modification of definitions for *Additional Residential Units* and *Net Residential Density*, respectively, that will apply to all lands located within the corporate boundary of the County of Oxford. The specific policy amendments to Chapter 7 of the Official Plan regarding ARUs will apply to the City of Woodstock exclusively.

## 3.0 BASIS FOR THE AMENDMENT

Bill 108, *More Homes, More Choices Act* and accompanying regulations came into effect in Ontario in September 2019, implementing measures and Provincial direction to increase the availability and affordability of housing to more Ontarians via, among other measures, amendments to the *Planning Act* and the *Development Charges Act*. The Planning Act amendments require municipalities to enact policies that authorize Additional Residential Units (ARUs) in low density housing types, specifically single and semi-detached dwellings and townhouses.

Provincial direction with respect to providing affordable housing options has been clear and consistent that broad implementation of provincial policy and regulations in this regard is expected and restrictions/limitations to facilitating ARUs should only be considered with respect to physical restrictions related to hazards (e.g. areas subject to flooding or erosion) or where the provision of such units would be a strain on a community's capacity to provide municipal services.

This amendment introduces high level, enabling-type policies that are intended to reflect and implement the current Provincial direction on ARUs, while also establishing a comprehensive suite of review criteria to inform and support the City's development of zoning provisions and, where deemed appropriate, other local implementation measures for such units. Council is satisfied that the policies contained in this amendment provide opportunity for detailed local direction regarding the circumstances under which ARUs will be permitted, and what standards will apply, via the development of appropriate zoning provisions, undertaken as part of a comprehensive, City-initiated Zoning By-law amendment.

While this amendment will largely affect Chapter 7 – City of Woodstock Land Use Policies, and will be specific to the City of Woodstock, the amendment also includes changes to Chapter 1 – Definitions, which will affect the County as a whole. Council is of the opinion that the proposed changes to Chapter 1 are appropriate and will be complimentary to anticipated amendments to the County Official Plan regarding the implementation of ARU policies affecting both the County's urban and rural communities.

#### 4.0 DETAILS OF THE AMENDMENT

- 4.1 That Chapter 1 - INTRODUCTION, Section 1.6 - *Definitions*, as amended, is hereby amended by adding the following definition immediately before the definition of 'Adjacent Lands':

**ADDITIONAL  
RESIDENTIAL  
UNIT**

Additional Residential Unit (ARU) means a separate, self-contained dwelling unit located within a single detached, semi-detached or street townhouse dwelling, or within a detached building ancillary to such dwelling, and which is located on the same lot as, and is clearly subordinate to the principal dwelling.

- 4.2 That Chapter 1 – INTRODUCTION, Section 1.6 – *Definitions*, as amended, is hereby amended by inserting the sentence 'Additional Residential Units shall not be included for the purposes of determining compliance with the net residential density requirements of this plan' at the end of the definition of *Net Residential Density*, so that the definition shall read as follows:

**NET  
RESIDENTIAL  
DENSITY**

Net Residential Density means the number of housing units per hectare of residentially designated land, exclusive of lands required for open space, environmentally sensitive areas and transportation and servicing *infrastructure*, including storm water management. *Additional Residential Units* shall not be included for the purposes of determining compliance with the net residential density requirements of this plan.

- 4.3 That Chapter 7 – CITY OF WOODSTOCK LAND USE POLICIES, Section 7.2 – *Housing Development and Residential Areas*, subsection 7.2.4, *Low Density Residential Areas*, as amended, is hereby amended by deleting the paragraph titled 'Description' and replacing it with the following paragraph:

**DESCRIPTION**

Low Density Residential Districts are those lands that are primarily developed or planned for a variety of low-rise, low density housing forms including both executive and smaller single detached dwellings, semi-detached and duplex dwellings, *additional residential units* and converted dwellings, street fronting townhouses, quadraplexes, low density cluster *development* and low rise apartments. In these Districts, it is intended that there will be a mixing and integration of different forms of housing to achieve a low overall density of use. It is not intended however that the full range of housing will be permitted in every individual neighbourhood or *development* and City Council may choose to restrict the range of uses permitted in a particular location through the Zoning By-law. Low Density Residential Districts are identified on Schedule W-3.

- 4.4 That Chapter 7 – CITY OF WOODSTOCK LAND USE POLICIES, Section 7.2 - *Housing Development and Residential Areas*, subsection 7.2.4, *Low Density Residential Districts*, as amended, is hereby amended by inserting the words 'Notwithstanding the above criteria' at the beginning of the last paragraph under the subsection titled 'Criteria for Multiple Units' so that the subsection shall read as follows:

Notwithstanding the above criteria, street oriented multiple unit *development* such as street fronting townhouses, quadraplexes and converted dwellings may be permitted on local streets.

- 4.5 That Chapter 7 – CITY OF WOODSTOCK LAND USE POLICIES, Section 7.2 – *Housing Development and Residential Areas*, subsection 7.2.4.1.1 - Street Oriented Infill, as amended, is hereby amended by deleting the word ‘consistent’ in the first bullet point under the heading ‘Evaluation Criteria’ and replacing it with the word ‘compatible’ so that the subsection shall read as follows:

- the proposal is compatible with the street frontage, setbacks, lot area and spacing of existing *development* within a two block area on the same street

- 4.6 That Chapter 7 – CITY OF WOODSTOCK LAND USE POLICIES, Section 7.2 – *Housing Development and Residential Areas*, subsection 7.2.4.1.2 – Backyard Infill, as amended, is hereby amended by deleting the first paragraph of the subsection and replacing it with the following:

In Low Density Residential Districts, backyard infill *development* may involve new residential *development* behind an existing building facing a street on a vacant lot with minimal frontage (e.g. flag shaped lots), on small vacant remnant parcels of land which cannot be integrated into a plan of subdivision, or on under-utilized institutional sites. Backyard infill may involve *development* on existing lots or the creation of new lots by consent. *Additional residential units* and *garden suites* may also be permitted to the rear of an existing dwelling on a lot in accordance with the policies of Sections 7.2.4.3 and 10.3.9, respectively.

- 4.7 That Chapter 7 – CITY OF WOODSTOCK LAND USE POLICIES, Section 7.2 – *Housing Development and Residential Areas*, as amended, is hereby amended by deleting subsection 7.2.4.3 – Converted Dwellings, and replacing it with the following subsection:

#### **7.2.4.3 Additional Residential units and Converted Dwellings**

##### **ADDITIONAL RESIDENTIAL UNITS**

The development of *additional residential units* within the Low Density Residential Districts shall be encouraged, where appropriate, with the goal/objective of increasing the range and availability of affordable *housing options* while maintaining the low density residential character of the housing and neighbourhoods comprising such districts.

The general intent is to allow for the establishment of such units in existing and newly developing residential areas, subject to complying with applicable zone provisions and development standards, where the City has deemed it to be appropriate based on such considerations as the location, nature and character of existing development, existing level of services and presence of natural hazards and/or other constraints.

To this end, City Council shall establish appropriate zones and zoning provisions to permit the establishment of an *additional residential unit* in a single detached, semi-detached or row townhouse dwelling and/or a structure ancillary to such dwellings where they are satisfied that the following criteria can be addressed:

- a maximum of two *additional residential units* are permitted on a lot, consisting of one unit in the principal dwelling and/or one in a structure ancillary to the principal dwelling;
- an *additional residential unit* shall generally not be permitted on a lot that contains a boarding or lodging house, garden suite, converted dwelling unit, group home, mobile home/park model trailer, bed and breakfast establishment, or other similar use;
- the *additional residential unit(s)* shall be clearly secondary and subordinate to the principal dwelling and limited in size to maintain affordability and minimize potential impacts on neighbourhood character and on *infrastructure* and *public service facilities*;
- the gross floor area of the *additional residential unit(s)* shall not total greater than 50% of the gross floor area of the principal dwelling. The City may establish lower maximum floor area limits and/or floor area caps in zoning, if deemed appropriate.
- existing dwellings and lots are of sufficient size to accommodate the creation of *additional residential unit(s)* and to provide for adequate parking, landscaping and outdoor amenity areas, without detracting from the visual character of the lot or area;
- any new or expanded structures and/or exterior alterations (e.g. new parking areas, doors, windows, stairways, decks) to accommodate an *additional residential unit* will maintain the general built form and architectural character of the principal dwelling and the surrounding residential neighbourhood;
- the principal dwelling must have direct, individual vehicular access to a public street. New additional driveways will generally not be permitted;
- to the extent feasible, existing trees and other desirable vegetation are preserved to assist in maintaining the character of the lot and area;
- the existing *infrastructure* and *public service facilities* serving the area are adequate to accommodate the establishment of *additional residential unit(s)*;
- stormwater run-off will be adequately controlled and will not negatively affect adjacent properties;
- any potential increase in on-street parking demand can be adequately accommodated and/or managed;
- land use compatibility concerns (e.g. due to proximity to industrial areas or on *major facilities*) will not be created or intensified; and

- the potential effects on environmental and/or heritage resources, and the avoidance or mitigation of environmental constraints can be addressed in accordance with the policies of Section 3.2.
- all other municipal requirements (e.g. servicing, emergency access, by-laws, standards, etc.) can be adequately addressed.

*ADDITIONAL  
RESIDENTIAL UNITS  
IN AN ANCILLARY  
BUILDING*

The following additional criteria shall apply to the establishment of an additional residential unit in a structure ancillary to a single detached, semi-detached or row townhouse dwelling:

- the ancillary structure must be located in a rear or interior side yard;
- the siting, design and orientation of the ancillary structure/dwelling unit, parking area and outdoor amenity area (s) will allow for optimal privacy for the occupants of the additional residential unit, principal dwelling and abutting residential properties and minimize potential visual and shadowing impacts on adjacent residential yards;
- landscaping, privacy screening, fencing and other appropriate measures may also be required to minimize potential visual and privacy impacts on abutting residential properties; and
- all other municipal requirements (e.g. servicing, emergency access, by-laws, standards, etc.) can be adequately addressed.

*SEVERANCE*

*Additional residential* units must be located on the same lot as the principal dwelling and may not be severed from such lot, or converted into a separately transferable unit through plan of condominium.

*ZONING*

The City's Zoning By-law shall establish the specific zoning provisions that must be met for an *additional residential unit* to be established on a lot. These zoning provisions will address the policy requirements of this subsection and any other matters deemed necessary by the City including, but not limited to, lot frontage and area; type of unit permitted; unit size and location; building height; location and setbacks; landscaping and amenity areas; parking and access, etc.

To assist in maintaining the built form character of the principal dwelling and surrounding residential area, and minimizing potential impacts on abutting residential properties, the Zoning By-law may also limit the location and extent of structural additions, alterations and/or features (e.g. building additions, doorways, windows, stairways, decks, etc.) that are permitted.

The zoning provisions for *additional residential units* will be implemented through a comprehensive, City initiated amendment to the Zoning By-law, or through the proposed zoning for new residential subdivisions. Site specific amendments to the Zoning By-law to permit the establishment of an *additional residential unit* will generally not be permitted.

*OTHER TOOLS AND MEASURES*

Where deemed necessary and/or appropriate, the City may implement other supplementary tools and measures to assist with tracking and regulating *additional residential units* including, but not limited to, registration and/or licensing requirements, design guidelines, property standards by-laws, etc.

- 4.8 That Chapter 7 – CITY OF WOODSTOCK LAND USE POLICIES, Section 7.2 – *Housing Development and Residential Areas*, as amended, is hereby amended by changing the heading of the subsection titled ‘*Criteria For More Than Two Units*’ as contained in Section 7.2.4.3 to ‘*Converted Dwellings*’ and that the first paragraph of that subsection be deleted and replaced with the following:

In addition, City Council may zone areas within the City to permit the conversion of a principal dwelling for more than two dwelling units in accordance with the following criteria:

- 4.9 That Chapter 7 – CITY OF WOODSTOCK LAND USE POLICIES, Section 7.2 – *Housing Development and Residential Areas*, as amended, is hereby amended by adding the following subsection immediately after the subsection titled ‘*Converted Dwellings*’, as contained in Section 7.2.4.3 (as amended by subsection 4.8 of this amendment):

*NO FURTHER CONVERSION*

Where an *additional residential unit* has been established within a principal dwelling, the conversion of the said dwelling to include additional units will generally not be permitted.

- 4.10 That Chapter 7 – CITY OF WOODSTOCK LAND USE POLICIES, Section 7.2 – *Housing Development and Residential Areas*, as amended, is hereby amended by deleting the paragraph titled ‘*Site Plan Control*’ at the end of the newly titled ‘*Converted Dwellings*’ subsection identified in Clause 4.8 of this amendment, and replacing it with the following:

*SITE PLAN CONTROL*

Such converted dwellings may be subject to site plan control.

5.0 IMPLEMENTATION

This Official Plan Amendment shall be implemented in accordance with the relevant implementation policies contained in the Official Plan.

6.0 INTERPRETATION

This Official Plan Amendment shall be interpreted in accordance with the relevant interpretation policies of the Official Plan.