

# Staff Report



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To	<b>Committee of the Whole</b>
Service Area	Infrastructure, Development and Enterprise Services
Date	Monday, May 3, 2021
Subject	<b>Additional Residential Dwelling Unit Registration By-law</b>

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## Recommendation

1. That By-law Number (2017)-20199, short titled the Two-unit House Registration By-law be repealed and that the Additional Residential Dwelling Unit Registration By-law included as Attachment 1 of the report titled "Additional Residential Dwelling Unit Registration By-law" be adopted.
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## Executive Summary

### Purpose of Report

To recommend adoption of the Additional Residential Dwelling Unit Registration By-law to provide for the registration of Additional Residential Dwelling Units and to repeal By-law Number (2017)-20199 which provides for the registration of Two-unit Houses.

### Key Findings

By-law Number (2017)-20199, which requires the registration of Two-Unit Houses was passed on July 24, 2017, repealing and replacing previous By-laws which required the same. On December 14, 2020, By-law (1995)-14864, short titled the "Zoning By-law" was amended to include the new definition Additional Residential Dwelling Unit. With that amendment, a third dwelling unit became permissive on certain properties as set out in the Zoning By-law. Prior to the amendment, these properties were restricted to two dwelling units. The Additional Residential Dwelling Unit Registration By-law seeks to align this change by requiring each Additional Residential Dwelling Unit be registered.

### Financial Implications

None.

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## Report

By-law Number (2017)-20199, which requires the registration of Two-Unit Houses was passed on July 24, 2017, repealing and replacing previous By-laws which required the same. On December 14, 2020, By-law (1995)-14864, short titled the "Zoning By-law" was amended to include the new definition Additional Residential Dwelling Unit. With that amendment, a third dwelling unit became permissive on certain properties as set out in the Zoning By-law. Prior to the amendment, these

properties were restricted to two dwelling units in the main building. The Additional Residential Dwelling Unit Registration By-law seeks to address this change by requiring each Additional Residential Dwelling Unit be registered.

Similar to By-law Number (2017)-20199, which requires the registration of Two-unit Houses, the proposed by-law would:

- Include the current requirements and registration methods available to applicants;
- Require a one-time initial registration to ensure the Additional Residential Dwelling Unit has been created/upgraded to standards that promote applicable land use planning principles and the safety of the occupants;
- Be a resource for the public to identify Additional Residential Dwelling Units that have met specific safety standards and can be legally occupied;
- Automatically register previously registered second dwelling units located in registered Two-unit Houses;
- Require up-to-date contact information of the owner and require notification of ownership changes; and
- Provide clarity to the public by further aligning terminology to be consistent with the Zoning By-law.

Subsections [8\(1\)](#), [8\(2\)](#), [8\(3\)](#), and [8\(4\)](#) of the [Municipal Act, 2001](#), enables a municipality to govern its affairs as it considers appropriate and to enhance its ability to respond to municipal issues by passing a by-law. Subsections 10(1) and 10(2) of the same, enables a single-tier municipality to provide a service or thing that the municipality considers necessary or desirable for the public. This includes the passing of by-laws respecting, the health, safety and well-being of persons and protection of persons and property (including consumer protection).

As outlined above, the proposed by-law is necessary and desirable, in that it ensures that Additional Residential Dwelling Units are created or upgraded to standards that promote the safety and well-being of the citizens of Guelph. It also provides for a Registry that enables prospective tenants, purchasers, real estate professionals and the like, to easily identify Additional Residential Dwelling Units that have met the required safety standards and can be legally occupied.

### **Financial Implications**

None.

### **Consultations**

If the recommendation is adopted, public facing documents will be updated to reflect the changes. The City's website will also be updated and a public notice will be released.

### **Strategic Plan Alignment**

This recommendation and report align with the Building our Future pillar of the City's Strategic Plan by supporting the action of continuing to build strong, vibrant, safe and healthy communities that foster resilience in the people who live here, enhancing community well-being and safety through direct service and program delivery.

### **Attachments**

Attachment-1 Additional Residential Dwelling Unit Registration By-law

## **Departmental Approval**

Patrick Sheehy, Program Manager – Zoning

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## **Report Author**

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## **This report was approved by:**

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## **This report was recommended by:**

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