



CORRESPONDENCE ITEMS PRESENTED FOR INFORMATION
December 17, 2024

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1. Correspondence from the Ministry of Municipal Affairs and Housing regarding changes made to the Planning Act and other measures to help accelerate implementation to the province's additional residential unit framework.
2. Correspondence from Saugeen Conservation inviting public feedback on updated policies manual.

**Ministry of
Municipal Affairs
and Housing**

Office of the Minister

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**Ministère des
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Ontario

234-2024-5434

November 28, 2024

Dear Head of Council:

Through the *More Homes Built Faster Act, 2022*, changes were made to the *Planning Act* to accelerate implementation of the province's additional residential unit (ARU) framework. These changes allowed "as-of-right" (without the need to apply for a rezoning) the use of up to 3 units per lot in many existing residential areas (i.e., up to 3 units allowed in the primary building, or up to 2 units allowed in the primary building and 1 unit allowed in an ancillary building such as a garage).

To support implementation of ARUs, the *Cutting Red Tape to Build More Homes Act, 2024*, made further changes to the *Planning Act* to provide me, as the Minister of Municipal Affairs and Housing, with broader regulation-making authority to remove municipal zoning by-law barriers that may be limiting the development of ARUs.

Following consultation on the Environmental Registry of Ontario, our government has taken further action to tackle the housing supply crisis and reach our goal of building more homes by amending [Ontario Regulation 299/19 – Additional Residential Units](#) to remove certain municipal zoning by-law barriers. These changes took effect upon filing.

These changes will help to facilitate the creation of ARUs, such as basement suites and garden suites, by eliminating barriers including maximum lot coverage, angular planes, floor space index (FSI), minimum separation distances and minimum lot sizes on parcels of urban residential land subject to the ARU framework in the *Planning Act*. More information on these changes can be found through [Environmental Registry of Ontario posting 019-9210](#).

It is my expectation that municipalities will respect these regulatory changes and the intent behind them. I will not hesitate to use my available powers to ensure these changes to the *Planning Act* are allowed to support our goal of building more homes.

We will continue working with our municipal partners to achieve our goal of building the homes that Ontarians need.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul Calandra", with a stylized flourish at the end.

Hon. Paul Calandra
Minister of Municipal Affairs and Housing

c. Martha Greenberg, Deputy Minister

Jessica Lippert, Chief of Staff to Minister Calandra

Chief Administrative Officer
Office of The Clerk

FOR IMMEDIATE RELEASE – December 5th, 2024

Saugeen Conservation Invites Public Feedback on Updated Policies Manual

SAUGEEN WATERSHED, ONTARIO – Bruce, Dufferin, Huron, Grey, and Wellington Counties.

Saugeen Valley Conservation Authority (SVCA) is inviting the public to share their thoughts on the updated Environmental Planning and Regulations (EPR) Policies Manual through an open consultation process.

This important document outlines how SVCA reviews planning and development applications and ensures safety around natural hazards like flooding and erosion. The manual has been updated to reflect current provincial guidelines, improve accessibility, and make it easier for everyone to understand.

The public is encouraged to review the manual and share their feedback through an easy-to-use online form.

The consultation period closes on Monday, January 6th, 2025, so now is the time to have your say. Whether you're a local resident, developer, farmer, or business owner, your input is valuable in shaping policies that impact development and natural spaces across the region.

"Our goal is to make these policies transparent and user-friendly. This is a chance for the community to help guide decisions that will protect people and property from natural hazards like flooding and erosion."

- Matt Armstrong, Manager of Environmental Planning and Regulations, SVCA

For more information and to submit your feedback, visit www.saugeenconservation.ca/policymanual

For more information, please contact:

Saugeen Valley Conservation Authority

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