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Town of Aurora

Motion

Notice given July 5, 2022

Re: **Update of By-law No. 5429-12 - Registration of Second Suites**

To: Mayor and Members of Council

From: **Councillor Wendy Gaertner**

Date: July 12, 2022

Whereas the *Municipal Act, 2001*, in subsection 11(2) provides that a lower-tier municipality may pass by-laws respecting the health, safety and well-being of persons and the protection of persons and property; and

Whereas on April 23, 2012, Aurora Council revoked existing By-law 5221-10, with the updated 5429-12, to establish new regulations for the registration of second suites with additional clarification from an administrative perspective; and

Whereas Section 3, PROHIBITION, restricts residential occupancy per Dwelling to one Unit unless a Two-Unit House has been registered with the Registrar; and

Whereas Section 4, REGISTRATION, (b), requires inspection to ensure safety under the Building and Fire Codes, which may be refused; or revoked if the Unit ceases to meet requirements; and

Whereas due to lack of supply and the cost of housing there has and will be an increasing need for Two Unit Homes; and

Whereas the number of Units that are not Registered is also increasing due to lack of information or intent; and

Whereas it may be impossible for staff to have knowledge and inspect all of these, the Town has a List of Two Unit Houses that have been Reported; and

Whereas the ability to inspect these non-conforming homes, as required in the By-law, can be problematic due to lack of entry permission by the tenant or owner who does not reside in the house; and

Whereas this can leave tenants living in unsafe conditions for months, in one known case years;

1. Now Therefore Be It Hereby Resolved That staff, who have knowledge of the historical and current problems enacting the Sections of this By-law required for safety, be directed to bring forward Updates to at the very least ensure that a house has a working hardwired fire alarm system and a second means of emergency escape.