



TO: GENERAL COMMITTEE

SUBJECT: PROPOSED CITY-WIDE AMENDMENT TO PERMIT FOUR (4) UNITS ON RESIDENTIALLY ZONED LANDS

WARD: ALL

PREPARED BY AND KEY CONTACTS: L. MUNNOCH, PLANNER, EXT. 4416
R. ANDERSON, PLANNER, EXT. 4820

SUBMITTED BY: J. ROBERTS, MANAGER OF STRATEGIC INITIATIVES, POLICY AND ANALYSIS

EXECUTIVE DIRECTOR APPROVAL: M. BANFIELD, RPP, EXECUTIVE DIRECTOR OF DEVELOPMENT SERVICES

CHIEF ADMINISTRATIVE OFFICER APPROVAL: M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RECOMMENDED MOTION

1. That the proposed City initiated amendment to Zoning By-law 2009-141 be approved as outlined in Appendix "A" to Staff Report DEV011-24.
2. That the written and oral submissions received relating to this amendment, have been, on balance, taken into consideration as part of the deliberations and final decision related to the approval of the amendment and identified within Staff Report DEV011-24.
3. That pursuant to Section 34 (17) of the *Planning Act*, no further public notification is required prior to the passing of this By-law.

PURPOSE & BACKGROUND

Report Overview

4. The purpose of this report is to recommend approval of a City initiated Zoning By-law Amendment to Comprehensive Zoning By-law 2009-141 to permit four units on residentially zoned lands.
5. This report provides background information, a policy analysis based on conformity to Provincial and City planning policies and a review of feedback received through the public engagement process.
6. With the conclusion of the public consultation process, including a Public Meeting on December 13, 2023, staff have considered the proposed amendment based on planning policy and the public engagement process, and recommend approval of the proposed amendment as provided in draft attached to Staff Report DEV011-24 as Appendix "A".

Background

7. On August 16, 2023, Council adopted motion 23-G-185 which included a request that staff submit a Housing Accelerator Fund Action Plan and the Mayor and Clerk be authorized to execute an agreement with CMHC should the municipality be approved for funding under the Housing Accelerator Fund (HAF) program.
8. On October 25, 2023, staff provided an update to Council which advised that other municipalities proactively updated their residential zone provisions in advance of entering into a HAF agreement to permit through amendments to the zoning by-law up to four (4) residential units on a property wherever detached, semi-detached, or street townhouse dwellings are permitted by the zoning by-law.
9. Council adopted motion 23-A-109 on October 25, 2023, requesting that staff conduct a stand-alone statutory public meeting concerning an amendment to Comprehensive Zoning By-law 2009-141 to permit up to four (4) residential units on a property wherever zoning permits ground related residential units prior to the end of 2023.
10. Based on motion 23-A-109, staff initiated a public engagement process, and scheduled a stand-alone Public Meeting on December 13, 2023, and commenced a review process to consider a zoning by-law amendment that would permit up to four units on residentially zoned lands in the City. Accordingly, the proposed amendment would facilitate the creation of up to four (4) units on lands zoned for ground related residential uses, such as single detached, semi-detached and townhouse dwelling units, subject to the provisions in the Zoning By-law, as amended.

PUBLIC ENGAGEMENT

11. On December 13, 2023, a standalone public meeting was held for members where staff provided a presentation to Council and members of the public. Council and staff heard seven (7) deputations, three (3) of which were provided in support of the proposed amendments. Staff received 23 written and emailed comments from members of the public. Four (4) written and emailed comments were received from external agencies, and one (1) comment was received from the City's Transit and Parking Strategy team.
12. Twenty (20) comments received from members of the public were against the proposed zoning amendment, citing issues such as: lack of parking, strained municipal infrastructure, increase in social issues with a lack of enforcement or policing, negatively impacted property values and a negative impact on established residential neighbourhoods, and no increase in the number of affordable units available within the City.
13. Three (3) comments received from members of the public were in favour of the proposed zoning amendment, citing how these Additional Residential Units (ARU) would be buildable in the short-term, available to single property owners, reduce restrictive zoning measures, and would increase the number of rentals available within the City.
14. The remaining comments were received from internal departments or external agencies, most noting that they had no comments or concerns, with written comments received from Barrie Transit, and the Nottawasaga Valley Conservation Authority (NVCA).
15. Staff have reviewed all comments received, which have been summarized in Appendix "C", along with a response from staff, where appropriate.

PROPOSED AMENDMENT

The proposed amendment to the text of Comprehensive Zoning By-law 2009-141 is outlined in as Appendix "B" and is generally summarized below. The City's Zoning By-law currently includes provisions for second suites and detached accessory dwelling units which would be updated to reflect permission for a total of four dwelling units, in alignment with provincial policy. The proposed changes to the Zoning By-law include associated revisions to standard requirements in other sections of the Zoning By-law that do not specifically address additional residential units in the City.

- a) Update Section 3.0 Definitions to improve implementation of the Zoning By-law, including:
 - Add a definition of "Additional Residential Unit".
 - Delete "Second Suites" and "Detached Accessory Dwelling Units" definitions and their associated definitions.
 - Revise "Suite" and "Duplex" definitions to remove reference to "second suite" and "detached accessory dwelling unit".
- b) Update Section 4.4.2.3 Non-Conforming Uses to replace references to "detached accessory dwelling units" with references to "additional residential units".
- c) Update Permitted Uses in Residential Zones in Table 5.2 to remove "Second Suites" and "Detached Accessory Dwelling Units" from the list of permitted accessory uses and add "Additional Residential Unit" as a permitted residential use in the R1, R2, R3, R4, RM1, RM1-SS, RM2, and RM2-TH zones.
- d) Update Permitted Uses in Neighbourhood Residential Zones in Table 14.5.2 as follows:
 - Remove "Second Suites" and "Detached Accessory Dwelling Units" from the list of permitted accessory uses.
 - Add "Additional Residential Unit" as a permitted residential use in the R5 and RM3 zones, subject to the new standards in Section 5.2.9 within the secondary plan areas of Hewitt's and Salem.
 - Amend the associated notation to replace the words "Second suites and detached accessory dwelling units" with "Additional residential units and additional residential units within an accessory building or structure".
- e) Remove Section 5.2.9 Standards for Additional Residential Units in its entirety and replace with updated provisions that permit additional residential units within specific residential zones within the City, summarized as follows:
 - Rename Section 5.2.9 to "Standards for Additional Residential Units".
 - Clarify that a maximum of four (4) dwelling units are permitted per lot within the R1, R2, R3, R4, RM1, RM1-SS, RM2, and RM2-TH zones.
 - Add new Section 5.2.9.1 Standards for Additional Residential Units
 - An additional residential unit shall be permitted within the principal building on a lot that has frontage on a municipal street.
 - A maximum of three (3) additional residential units are permitted per lot, for a maximum of four (4) residential units in total.
 - A 1.2 metre wide unobstructed path of travel will be required to the primary entrance of an additional residential unit from the parking area.
 - Add new Section 5.2.9.2 Standards for Additional Residential Units Within an Accessory Building or Structure
 - Clarify that Additional Residential Units are only permitted within an accessory building or structure on a residentially zoned property in accordance with Table 5.2.

- Establish minimum development standards for additional residential units within an accessory building or structure, including maximum building height, minimum yard setback requirements, and landscaped buffer area requirements.
 - An additional residential unit shall be permitted within an accessory building or structure on a lot that has frontage on a municipal street.
 - Establish a maximum number of accessory buildings or structures that can contain an additional residential unit. Additionally, establish a maximum number of additional residential units permitted within an accessory building or structure.
 - Outline that basements are not permitted in any additional residential unit within an accessory building or structure.
 - Accessory buildings or structures containing an additional residential unit would continue to be subject to the maximum lot coverage requirements for accessory structures, and not permitted in front yards.
- Add new Section 5.2.9.2 Parking Standards for Additional Residential Units
 - A minimum of one (1) parking space per dwelling unit is required for additional residential units.
 - A tandem parking space is permitted.
 - Driveways leading to a parking aisle and parking area that provides for less than four (4) parking spaces are to be a minimum of 3.7 metres in width.
 - Yield to oncoming traffic signs are to be installed if two way traffic cannot be accommodated.
- f) Additional Text Changes to Align with New Provisions
- Section 5.3.5 be amended to replace the words “detached accessory dwelling unit” with “additional residential unit”.
 - Section 5.3.6.1 Footnote (1) be amended to replace the words “units with second suites” with “units with additional residential units”.

POLICY ANALYSIS

16. The following provides a review of the application in accordance with applicable provincial and municipal policy documents.

Ontario Planning Act, R.S.O. 1990

17. The proposed Zoning By-law amendment is consistent with the *Planning Act* which provides a set of rules on how land use planning must be undertaken in Ontario. Section 2 of the *Planning Act* requires that decision makers have regard to matters of Provincial Interest, including the provision of a full range of housing options. The *Planning Act* was updated in 2022 to permit a minimum of three (3) additional residential units as of right in urban areas that have municipal water and sewage servicing to increase the housing supply, and to remove barriers to their provision including removal of the ability for municipalities to apply minimum unit sizes and to require more than one parking space per unit as well as parkland dedication and development charges. The proposed amendment is consistent with the *Planning Act* by increasing the number of permitted additional residential units on ground related residentially zoned lands and by updating the zoning standards that apply to additional residential units.

Provincial Policy Statement (2020)

18. The proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement which provides overall policy direction on matters of provincial interest related to land use planning and development. Section 1.4.2 requires that planning authorities provide for an appropriate range and mix of housing options and densities to meet future needs by facilitating all types of residential

intensification including additional residential units, directing development of new housing to locations where appropriate infrastructure and public facilities are available and promoting densities which use land, resources, and infrastructure efficiently. The proposed amendment will facilitate the creation of additional residential units on serviced lands in proximity to existing services.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

19. The proposed Zoning By-law Amendment conforms to the Growth Plan for the Greater Golden Horseshoe (2020) which is a framework for implementing Ontario's vision for building stronger, prosperous communities by better managing growth. Section 1.2.1 supports the achievement of a mix of housing options, including additional residential units and affordable housing, to serve all sizes, incomes, and ages of households. Section 2.2.6.1 directs single-tier municipalities to support housing choice through the achievement of the minimum intensification and density targets by providing for a diverse range and mix of housing options and densities, including additional residential units, in zoning by-laws. The proposed Zoning By-law Amendment is consistent with the Growth Plan by facilitating the provision of additional residential units on lands zoned for residential use and by assisting the City in achieving density and growth targets and a range of housing options.

City of Barrie Official Plan (OP) 2051

20. The proposed Zoning By-law Amendment conforms to the Official Plan 2051. Growth management policies in Section 2.4.2 encourage intensification and more compact and sustainable development. The addition of residential units to existing ground-related dwellings and detached ancillary dwelling units and the provision of such as of right units for new development are promoted as a form of low impact intensification and as a tool to provide attainable and affordable housing. Lands within neighbourhoods of the Built-Up Area shall accommodate appropriate levels of intensification and opportunities for a full range of housing forms, types and options and within the Designated Greenfield Area development shall provide a range and mix of housing options, unit types and built form. The proposed amendment will assist the City in meeting growth targets, increase the number of rental units and enrich the available range of housing options and unit types.
21. Policies in Section 2.6.1 that guide development in Neighbourhood Areas promote intensification by permitting additional residential units, including detached ancillary dwelling units, second suites, shared accommodation, and other forms of low impact intensification. New development must front onto a public street and be on full municipal services. Additional residential units are recognized as a permitted use in Neighbourhood Areas and the proposed Zoning By-law Amendment reflects the development policies of the Official Plan.
22. Finally, policies in Section 6.4.2 support the provision of affordable and attainable housing in the City. While private rental units are not necessarily created to provide affordable or attainable housing, the addition of rental stock to the housing market will facilitate an increase in rental supply to meet demand and assist in the control of rental prices, and permissions for additional residential units provide homeowners with an option to offset mortgage costs through the creation of additional rental units on their properties.

ENVIRONMENTAL AND CLIMATE CHANGE IMPACT MATTERS

23. The proposed Zoning By-law Amendment will facilitate the efficient use of land, infrastructure and resources by facilitating additional residential unit creation on existing residential properties. By densifying urban areas, less greenfield development is required and, therefore, undeveloped, green field lands can be preserved which reduces the climactic impacts generated by urbanization.

ALTERNATIVES

24. The following alternatives are available for consideration by General Committee:

Alternative #1 General Committee could maintain the existing Zoning By-law provisions (i.e., Status Quo).

This alternative is not recommended as Planning staff are of the opinion that the proposed amendment will assist the City in meeting housing targets and provide residents with the flexibility to maximize the number of units based on individual properties. The proposed Zoning By-law Amendment conforms to the policies that guide development in the City and is consistent with Provincial policy that strives to increase the housing supply in Ontario.

Alternative #2 General Committee could refer the proposed amendment back to staff for further review and consultation.

Although this alternative is available, it is not recommended given the immediacy of housing needs in Barrie and the need to align with Provincial policy which encourages up to four units on residential lands.

FINANCIAL

25. Building permit fees associated with the construction of additional residential units will be applied. Development charges and cash in lieu of parkland will be applicable to the 4th additional residential units in a single detached, semi-detached or townhouse dwelling. Education levies will be applicable to the 4th additional residential unit in a single detached dwelling and the 3rd and 4th additional residential unit in a semi-detached or townhouse dwelling.

LINKAGE TO 2022-2026 COUNCIL STRATEGIC PLAN

26. The recommendation(s) included in this Staff Report support the following goals identified in the 2022-2026 Strategic Plan:

- Affordable Place to Live
- Thriving Communities

27. In accordance with Council's goals, the proposed amendment will facilitate the creation of much needed additional residential units on existing services and infrastructure and will contribute to the affordability of housing within the City. The proposed amendment will support local transit and promote a diverse and complete community with a range of housing unit types and tenures. The City of Barrie is taking a leadership and proactive role in what municipalities can do to address the housing crisis for new and existing residents and focus on true community building.

Attachments: Appendix "A" – Draft Zoning By-law Amendment
Appendix "B" – Comparison of Current and Proposed Zoning By-law Provisions
Appendix "C" – Summary of Public Consultation and Feedback
Appendix "D" – Conceptual Illustration of Four Residential Units

APPENDIX "A"
Draft Zoning By-law Amendment



Bill No. XXX

BY-LAW NUMBER 2024-XX

A By-law of The Corporation of the City of Barrie to amend By-law 2009-141, a land use control By-law to regulate the use of land, and the erection, use, bulk, height, location and spacing of buildings and structures in the City of Barrie.

WHEREAS the Council of The Corporation of the City of Barrie deems it expedient to amend By-law 2009-141;

AND WHEREAS authority is granted pursuant to Section 34 of the *Planning Act*, R.S.O. 1990 to enact such amendments; and

NOW THEREFORE the Council of The Corporation of the City of Barrie enacts the following:

1. **THAT** Section 3.0 Definitions of Comprehensive Zoning By-law 2009-141 be amended by adding the following definitions:
 - a. Additional Residential Unit – shall mean a self-contained residential dwelling unit, complete with separate kitchen and bathroom facilities located within, and ancillary to, an existing dwelling. Additional Residential Units may be located within the principal building or within an accessory building or structure on the same lot.
2. **THAT** Section 3.0 Definitions of Comprehensive Zoning By-law 2009-141 be amended by deleting Detached Accessory Dwelling Unit and Second Suite and their associated definitions.
3. **THAT** Section 3.0 Definitions of Comprehensive Zoning By-law 2009-141 be amended as follows:
 - a. Amend the definition of Suite to remove the words “a second suite or a detached accessory dwelling unit” and replace with “an additional residential unit”.
 - b. Amend the definition of Dwelling, Duplex to remove the words “a second suite” and replace with “an additional residential unit”.
4. **THAT** Section 4.4.2.3 be amended to replace the words “a detached accessory dwelling unit” with “an additional residential unit”.

5. **THAT** Table 5.2 of Comprehensive Zoning By-law 2009-141 be amended as follows:
- a. Remove “Detached Accessory Dwelling Unit ⁽¹⁵⁾ (By-law2021-085)“ and “Second Suite ⁽¹⁵⁾ (By-law2021-084) “ from the list of permitted “Accessory Uses”.
 - b. Add “Additional Residential Units ⁽¹⁵⁾” below “Walk Up Apartment ⁽⁷⁾” as a permitted “Residential Use” in the following zones: R1, R2, R3, R4, RM1, RM1-SS, RM2 and RM2-TH.
6. **THAT** Section 5.2.1 be amended as follows:
- a. Add Section 5.2.1.1 Up to a total of 4 dwelling units be permitted per lot in the following zones: R1, R2, R3, R4, RM1, RM1-SS, RM2 and RM2-TH.
7. **THAT** Section 5.2.9 of Comprehensive Zoning By-law 2009-141 be amended and renamed from ‘Second Suites and Detached Accessory Dwelling Units’ to ‘Additional Residential Units’ and deleting the current subsections 5.2.9.1, 5.2.9.2, and 5.2.9.3 and replacing them with the following:

5.2.9.1 Standards for Additional Residential Units

- a) An additional residential unit is a permitted use on a residentially zoned property in accordance with Table 5.2.
- b) An additional residential unit shall be permitted on a lot that has frontage on a municipal street.
- c) A maximum of three (3) additional residential units are permitted per lot [4 residential units permitted in total].
- d) A 1.2 metre wide unobstructed path of travel shall be provided to the primary entrance of the additional residential unit from the street, driveway, or parking area.
- e) Any existing lot or principal building is exempt from meeting the current residential zoning standards when incorporating an additional residential unit, save and except for parking required in Section 5.2.9.3. New construction or additions to an existing building are required to comply with the development standards in Section 5.3.
- f) Notwithstanding any other provision of this By-law, an additional residential unit shall not be located within any area subject to natural hazards such as flooding or erosion hazards.

5.2.9.2 Standards for Additional Residential Units Within an Accessory Building or Structure

- a) An additional residential unit located within an accessory building or structure is a permitted use on a residentially zoned property in accordance with Table 5.2. An accessory building or structure containing an additional residential unit is subject to the following development standards:

Table 5.2.9.2

Development Standard	Requirement
Maximum Building Height	5.5 metres or the height of the principal building on site, whichever is less *Maximum building height shall not exceed the height of the principal building

Minimum Front Yard Setback	7 metres
Minimum Interior Side Yard Setback	1.2 metres
Minimum Exterior Side Yard Setback	1.5 metres
Minimum Rear Yard Setback	1.2 metres
Landscape Buffer Areas	Landscaped buffer areas must be provided between the lot line and the accessory building or structure containing an additional residential unit

- b) An additional residential unit located within an accessory building or structure shall be located on the same lot as a principal building that has frontage on a municipal street.
- c) An additional residential unit may be located within or attached to an accessory building or structure, provided said accessory building or structure complies with the minimum setback requirements in Table 5.2.9.2.
- d) A maximum of two (2) accessory buildings or structures containing an additional residential unit may be permitted per lot.
- e) An accessory building or structure shall only contain up to two (2) dwelling units.
- f) An accessory building or structure containing an additional residential unit is not permitted to have a basement.
- g) An accessory building or structure containing an additional residential unit is not permitted in a front yard.
- h) The maximum distance between the front lot line and the primary entrance to an additional residential unit within an accessory building or structure shall be 40.0 metres.
- i) A 1.2 metre wide unobstructed path of travel shall be provided to the primary entrance of the additional residential unit within an accessory building or structure from the street, driveway, or parking area.
- j) Notwithstanding Table 5.2.9.2, where special provisions RM1 (SP-527-HC), R2 (SP-529-HC) and R3 (SP-529-HC) require additional or different standards for accessory buildings and structures, the greater restriction shall apply.
- k) An accessory building or structure containing an additional residential unit shall be included when calculating the maximum 10% lot coverage for accessory buildings and structures as set out in Section 5.3.5.
- l) Any external stairways, landing, steps, eaves, roof overhangs, air conditioners, mechanical equipment, chimney breasts, bay windows, decks, porches, awnings, and any other similar architectural or mechanical features are permitted to encroach a maximum of 0.6 metres into the required yard setbacks in Table 5.2.9.2.
- m) An accessory building or structure containing an additional residential unit shall comply with the requirements of Sections 4.5.1, 4.5.2 and 4.5.3.
- n) Notwithstanding any other provision of this By-law, an additional residential unit located within an accessory building or structure shall not be located within any area subject to natural hazards such as flooding or erosion hazards.

5.2.9.3 Parking Standards

Notwithstanding the parking requirements set out in Table 4.6 the following shall apply to a property containing an additional residential unit:

- a) A minimum of 1 parking space per dwelling unit is required in the R1, R2, R3, R4, R5, RM1, RM1-SS, RM2, RM2-TH, and RM3 zones.
- b) A Tandem parking space is permitted.

Notwithstanding the provisions of Section 4.6.2.5, where four (4) or less parking spaces are provided in a separate area on the same lot, a minimum driveway width of 3.7 metres shall be provided to connect the parking area to the municipal roadway. Yield to oncoming traffic signs shall be provided if two-way traffic cannot be accommodated within the driveway connection. A minimum parking aisle width of 6.4 metres is required adjacent to the parking spaces.

8. **THAT** Section 5.3.5 of Comprehensive Zoning By-law 2009-141 be amended to replace the words “Detached Accessory Dwelling Unit” with “Additional Residential Unit”.
9. **THAT** Section 5.3.6.1 Footnote (1) be amended to replace the words “units with second suites” with “units with additional residential units”.
10. **THAT** Section 14.5.2 be amended as follows:
 - a. Add Section 14.5.2.1 Up to Up to a total of 4 dwelling units be permitted per lot in the following zones: R5 and RM3.
11. **THAT** Table 14.5.2 of Comprehensive Zoning By-law 2009-141 be amended as follows:
 - a. Remove “Detached Accessory Dwelling Unit ⁽³⁾ (By-law2021-085)” and “Second Suite⁽³⁾” from the list of permitted “Accessory Uses”.
 - b. Add “Additional Residential Units⁽³⁾” below “Boarding, Lodging, Rooming House (Large)” as a permitted “Residential Use” in the following zones: R5 and RM3.
 - c. Amend notation (3) below the table to replace the words “Second suites and detached accessory dwelling units” with “Additional residential units and additional residential units within an accessory building or structure”.
12. **THAT** the remaining provisions of By-law 2009-141, as amended from time to time, applicable to the above-described lands generally shown on Schedule “A” to this Bylaw, shall apply to the said lands except as varied by this By-law.
13. **THAT** this By-law shall come into force and effect immediately upon the final passing thereof.



READ a first and second time this day of , 2024.

READ a third time and finally passed this day of , 2024.

THE CORPORATION OF THE CITY OF BARRIE

MAYOR – A. NUTTALL

CITY CLERK – WENDY COOKE

APPENDIX "B"

Comparison of Current and Proposed Zoning By-law Provisions

1. Update Definitions in Section 3.0				
Item	Defined Term	Revisions/Explanation	Existing – By-law 2009-141	Proposed Revisions
1.1	Additional Residential Unit	Add a new definition to permit additional residential units within the City of Barrie.		Shall mean a self-contained residential dwelling unit, complete with separate kitchen and bathroom facilities located within, and ancillary to, an existing dwelling. Additional Residential Units may be located within the principal building or within an accessory building or structure on the same lot.
1.2	Detached Accessory Dwelling Unit	Delete definition.	Shall mean an accessory dwelling unit that is located within a detached accessory building on the same lot as a single detached dwelling, semi-detached dwelling unit, duplex dwelling, or street townhouse dwelling unit, and is subordinate to the principal unit.	[Delete]
1.3	Second Suite	Delete definition.	Shall mean an accessory dwelling unit that is located within a single detached dwelling, semi-detached dwelling unit, or street townhouse dwelling unit, and is subordinate to the principal unit.	[Delete]
1.4	Suite	Revise definition to remove reference to second suites and detached accessory dwelling units. Add in reference to additional residential units.	Shall mean a single room or series of rooms, of complimentary use, provided for the exclusive use of individual occupants, and includes guest rooms in motels and hotels; individual lodging room suites in boarding, lodging, rooming houses; and dormitories; but shall not include a second suite or a detached accessory dwelling unit	Shall mean a single room or series of rooms, of complimentary use, provided for the exclusive use of individual occupants, and includes guest rooms in motels and hotels; individual lodging room suites in boarding, lodging, rooming houses; and dormitories; but shall not include an additional residential unit.
1.4	Dwelling, Duplex	Revise definition to remove reference to second suites. Add in reference to additional residential units.	Shall mean a detached residential building divided horizontally, or back to front, above grade into 2 separate dwelling units, each of which has an independent entrance either directly or through a common vestibule. A single detached dwelling with a second suite is not a duplex.	Shall mean a detached residential building divided horizontally, or back to front, above grade into 2 separate dwelling units, each of which has an independent entrance either directly or through a common vestibule. A single detached dwelling with an additional residential unit is not a duplex.
2. Changes to Section 4.4 Non-Conforming Uses				
Item	Section Reference	Revisions/Explanation	Existing – By-law 2009-141	Proposed Revisions
2.1	4.4.2.3	Amend this provision to remove reference to detached accessory dwelling units. Add in reference to additional residential units within an accessory building or structure.	Notwithstanding Section 4.4.2.1, any existing lot or building is exempt from meeting the current zoning standards, save and except for parking required in Section 4.6, when adding dwelling units within the existing building provided the use is permitted in the zone in which it is located. New construction or additions to an existing building, including the conversion of a detached accessory building or structure into a detached accessory dwelling unit, shall comply with all applicable development standards. Notwithstanding the above permissions, additional dwelling units shall not be permitted within any area subject to natural hazards such as flooding or erosion hazards.	Notwithstanding Section 4.4.2.1, any existing lot or building is exempt from meeting the current zoning standards, save and except for parking required in Section 4.6, when adding dwelling units within the existing building provided the use is permitted in the zone in which it is located. New construction or additions to an existing building, including the conversion of a detached accessory building or structure into an additional residential unit, shall comply with all applicable development standards. Notwithstanding the above permissions, additional dwelling units shall not be permitted within any area subject to natural hazards such as flooding or erosion hazards.

3. Replacement of Second Suites and Detached Accessory Dwelling Unit Provisions with Additional Residential Unit Provisions																																																																																																																																																																																	
Item	Section Reference	Revisions/Explanation	Existing – By-law 2009-141										Proposed Revisions																																																																																																																																																																				
3.1	Table 5.2	Remove “ <i>Second Suite</i> ” and “ <i>Detached Accessory Dwelling Unit</i> ” under “Accessory Use” heading. Add “ <i>Additional Residential Unit</i> ” as a defined permitted use under “Residential Uses” in zones that permit ground-oriented development and apply notation (15) which requires this use to meet the standards in Section 5.2.9.	<table border="1"> <thead> <tr> <th rowspan="3">Uses</th> <th colspan="12">Zones</th> </tr> <tr> <th colspan="5">Single Detached</th> <th colspan="4">Multiple</th> <th colspan="3">Apartment</th> </tr> <tr> <th>RH</th> <th>R1</th> <th>R2</th> <th>R3</th> <th>R4</th> <th>RM1</th> <th>RM1-SS</th> <th>RM2</th> <th>RM2-TH</th> <th>RA1</th> <th>RA2</th> </tr> </thead> <tbody> <tr> <td>Residential Uses</td> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>Accessory Uses</td> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td><i>Detached Accessory Dwelling Unit</i> ⁽¹⁵⁾(By-law 2021-085)</td> <td></td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td></td><td></td><td></td> </tr> <tr> <td><i>Second Suite</i> ⁽¹⁵⁾(By-law 2021-085)</td> <td></td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td></td> </tr> </tbody> </table> <p>(15) See 5.2.9</p>										Uses	Zones												Single Detached					Multiple				Apartment			RH	R1	R2	R3	R4	RM1	RM1-SS	RM2	RM2-TH	RA1	RA2	Residential Uses													Accessory Uses													<i>Detached Accessory Dwelling Unit</i> ⁽¹⁵⁾ (By-law 2021-085)		X	X	X	X	X	X	X	X				<i>Second Suite</i> ⁽¹⁵⁾ (By-law 2021-085)		X	X	X	X	X	X	X	X	X	X		<table border="1"> <thead> <tr> <th rowspan="3">Uses</th> <th colspan="12">Zones</th> </tr> <tr> <th colspan="5">Single Detached</th> <th colspan="4">Multiple</th> <th colspan="3">Apartment</th> </tr> <tr> <th>RH</th> <th>R1</th> <th>R2</th> <th>R3</th> <th>R4</th> <th>RM1</th> <th>RM1-SS</th> <th>RM2</th> <th>RM2-TH</th> <th>RA1</th> <th>RA2</th> </tr> </thead> <tbody> <tr> <td>Residential Uses</td> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> <tr> <td>Additional Residential Unit⁽¹⁵⁾</td> <td></td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td>X</td><td></td><td></td><td></td> </tr> <tr> <td>Accessory Uses</td> <td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td> </tr> </tbody> </table> <p>(15) See 5.2.9</p>		Uses	Zones												Single Detached					Multiple				Apartment			RH	R1	R2	R3	R4	RM1	RM1-SS	RM2	RM2-TH	RA1	RA2	Residential Uses													Additional Residential Unit ⁽¹⁵⁾		X	X	X	X	X	X	X	X				Accessory Uses												
Uses	Zones																																																																																																																																																																																
	Single Detached					Multiple				Apartment																																																																																																																																																																							
	RH	R1	R2	R3	R4	RM1	RM1-SS	RM2	RM2-TH	RA1	RA2																																																																																																																																																																						
Residential Uses																																																																																																																																																																																	
Accessory Uses																																																																																																																																																																																	
<i>Detached Accessory Dwelling Unit</i> ⁽¹⁵⁾ (By-law 2021-085)		X	X	X	X	X	X	X	X																																																																																																																																																																								
<i>Second Suite</i> ⁽¹⁵⁾ (By-law 2021-085)		X	X	X	X	X	X	X	X	X	X																																																																																																																																																																						
Uses	Zones																																																																																																																																																																																
	Single Detached					Multiple				Apartment																																																																																																																																																																							
	RH	R1	R2	R3	R4	RM1	RM1-SS	RM2	RM2-TH	RA1	RA2																																																																																																																																																																						
Residential Uses																																																																																																																																																																																	
Additional Residential Unit ⁽¹⁵⁾		X	X	X	X	X	X	X	X																																																																																																																																																																								
Accessory Uses																																																																																																																																																																																	
3.2	5.2.1	Add Section 5.2.1.1 to clearly identify that a maximum of four (4) dwelling units are permitted per lot in the following zones: R1, R2, R3, R4, RM1, RM1-SS, RM2, and RM2-TH.											Up to a total of 4 dwelling units be permitted per lot in the following zones: R1, R2, R3, R4, RM1, RM1-SS, RM2 and RM2-TH.																																																																																																																																																																				
3.3	5.2.9	Rename Section 5.2.9 from “Second Suites and Detached Accessory Dwelling Units” to “Additional Residential Units”. Delete the current subsections 5.2.9.1, 5.2.9.2, and 5.2.9.3 in their entirety and replace them with new updated subsections 5.2.9.1, 5.2.9.2, and 5.2.9.3 to introduce provisions pertaining to additional residential units and the permittance of four (4) units as of right on lots in	<p>5.2.9 Second Suites and Detached Accessory Dwelling Units</p> <p><u>5.2.9.1 Standards for Second Suites (By-law 2021-085)</u></p> <p>a) A <i>second suite</i> is a permitted accessory use within a <i>single detached dwelling, semi-detached dwelling unit, or street townhouse dwelling unit</i> in accordance with Table 5.2</p> <p>b) A <i>second suite</i> shall be located within the <i>principal building</i> that has <i>frontage</i> on a <i>municipal street</i>.</p> <p>c) A maximum of one (1) <i>second suite</i> is permitted per <i>lot</i>.</p> <p>d) A <i>second suite</i> shall occupy a maximum of 45% of the <i>gross floor area</i> of the <i>principal building</i> it is located within, except where a <i>second suite</i> is located wholly within the <i>basement</i> of a one (1) <i>storey dwelling</i>, in which case it may occupy the whole of the <i>basement</i>.</p> <p>e) A 1.2 metre wide unobstructed path of travel shall be provided to the primary entrance of the <i>second suite</i> from the street, driveway, or parking area.</p> <p>f) Any existing <i>lot</i> or <i>principal building</i> is exempt from meeting the current residential zoning standards when incorporating a <i>second suite</i>, save and except for parking required in Section 5.2.9.2. New construction or additions to an existing building are required to comply with the development standards in Section 5.3.</p>										<p>5.2.9 Additional Residential Units</p> <p><u>5.2.9.1 Standards for Additional Residential Units</u></p> <p>a) An additional residential unit is a permitted use on a residentially zoned property in accordance with Table 5.2.</p> <p>b) An additional residential unit shall be permitted on a lot that has frontage on a municipal street.</p> <p>c) A maximum of three (3) <i>additional residential units</i> are permitted per <i>lot</i> [4 residential units permitted in total].</p> <p>d) A 1.2 metre wide unobstructed path of travel shall be provided to the primary entrance of the <i>additional residential unit</i> from the street, driveway, or parking area.</p> <p>e) Any existing <i>lot</i> or <i>principal building</i> is exempt from meeting the current residential zoning standards when incorporating an <i>additional residential unit</i>, save and except for parking required in Section 5.2.9.2. New construction or additions to an existing building are required to comply with the development standards in Section 5.3.</p> <p>f) Notwithstanding any other provision of this By-law, an <i>additional residential unit</i> shall not be located within any area subject to natural hazards such as flooding or erosion hazards.</p>																																																																																																																																																																				

	<p>accordance with Table 5.2.</p>	<p>g) Notwithstanding any other provision of this By-law, a <i>second suite</i> shall not be located within any area subject to natural hazards such as flooding or erosion hazards.</p> <p><u>5.2.9.2 Standards for Detached Accessory Dwelling Units (By-law 2021-085)</u></p> <p>a) A <i>detached accessory dwelling unit</i> is a permitted <i>accessory use</i> to a <i>single detached dwelling, duplex dwelling, semi-detached dwelling unit, or street townhouse dwelling unit</i>, in accordance with Table 5.2. An <i>accessory building or structure</i> containing a <i>detached accessory dwelling unit</i> is subject to the following development standards:</p> <table border="1" data-bbox="801 580 1737 812"> <thead> <tr> <th>Development Standard</th> <th>Requirement</th> </tr> </thead> <tbody> <tr> <td>Maximum building height</td> <td>4.5 metres or the height of the principal building, whichever is lesser</td> </tr> <tr> <td>Minimum front yard setback</td> <td>7.0 metres</td> </tr> <tr> <td>Minimum interior side yard setback</td> <td>3.0 metres</td> </tr> <tr> <td>Minimum exterior side yard setback</td> <td>3.0 metres</td> </tr> <tr> <td>Minimum rear yard setback</td> <td>7.0 metres</td> </tr> </tbody> </table> <p>b) A <i>detached accessory dwelling unit</i> shall be located on the same <i>lot</i> as a <i>principal building</i> that has <i>frontage</i> on a <i>municipal street</i>.</p> <p>c) A <i>detached accessory dwelling unit</i> may be a stand alone <i>building</i>, or located within, or attached to, an <i>accessory building or structure</i>, provided the <i>accessory building or structure</i> complies with the minimum <i>setback</i> requirements in Table 5.2.9.2.</p> <p>d) A maximum of one (1) <i>detached accessory dwelling unit</i> is permitted per <i>lot</i>.</p> <p>e) A <i>detached accessory dwelling unit</i> shall only contain one (1) <i>dwelling unit</i>.</p> <p>f) A <i>detached accessory dwelling unit</i> is not permitted to have a <i>basement</i>.</p> <p>g) A <i>detached accessory dwelling unit</i> is not permitted a <i>front yard</i>.</p> <p>h) The maximum distance between the front lot line and the primary entrance to a <i>detached accessory dwelling unit</i> shall be 40.0 metres.</p> <p>i) A 1.2 metre wide unobstructed path of travel shall be provided to the primary entrance of the <i>detached accessory dwelling unit</i> from the street, driveway, or parking area.</p> <p>j) Notwithstanding Table 5.2.9.2, where special provisions RM1 (SP-527- HC), R2 (SP-529-HC) and R3 (SP-529-HC) require additional or different standards for detached <i>accessory buildings and structures</i>, the greater restriction shall apply.</p> <p>k) A <i>detached accessory dwelling unit</i> shall be smaller than the <i>principal dwelling unit</i> and have a maximum <i>gross floor area</i> equal to 45% of the <i>gross floor area</i> of the <i>principal building</i>, up to a maximum of 75 square metres.</p> <p>l) A <i>detached accessory dwelling unit</i> shall be included when calculating the maximum 10% lot coverage for <i>accessory buildings and structures</i> as set out in Section 5.3.5.</p> <p>m) Any external stairways, landing, steps, eaves, roof overhangs, air conditioners, mechanical equipment, chimney breasts, bay windows, decks, porches, awnings, and any other similar architectural or mechanical features are permitted to encroach a maximum of 0.6 metres into the required yard setbacks in Table 5.2.9.2.</p> <p>n) Any <i>lot</i> with a <i>detached accessory dwelling unit</i> shall provide a <i>landscaped buffer area</i> a minimum width of 3.0 metres wide along the rear and interior side lot lines adjacent to the <i>detached accessory dwelling unit</i>.</p> <p>o) A <i>detached accessory dwelling unit</i> shall comply with the requirements of Sections 4.5.1, 4.5.2 and 4.5.3.</p> <p>p) Notwithstanding any other provision of this By-law, a <i>detached accessory dwelling unit</i> shall not be located within any area subject to natural hazards such as flooding or erosion hazards.</p>	Development Standard	Requirement	Maximum building height	4.5 metres or the height of the principal building, whichever is lesser	Minimum front yard setback	7.0 metres	Minimum interior side yard setback	3.0 metres	Minimum exterior side yard setback	3.0 metres	Minimum rear yard setback	7.0 metres	<p><u>5.2.9.2 Standards for Additional Residential Units Within an Accessory Building or Structure</u></p> <p>a) An <i>additional residential unit</i> located within an <i>accessory building or structure</i> is a permitted use on a residentially zoned property in accordance with Table 5.2. An <i>accessory building or structure</i> containing an <i>additional residential unit</i> is subject to the following development standards:</p> <table border="1" data-bbox="1905 469 2840 889"> <thead> <tr> <th>Development Standard</th> <th>Requirement</th> </tr> </thead> <tbody> <tr> <td>Maximum building height</td> <td>5.5 metres or the height of the principal building on site, whichever is less *Maximum building height shall not exceed the height of the principal building</td> </tr> <tr> <td>Minimum front yard setback</td> <td>7 metres</td> </tr> <tr> <td>Minimum interior side yard setback</td> <td>1.2 metres</td> </tr> <tr> <td>Minimum exterior side yard setback</td> <td>1.5 metres</td> </tr> <tr> <td>Minimum rear yard setback</td> <td>1.2 metres</td> </tr> <tr> <td>Landscape Buffer Areas</td> <td>Landscaped buffer areas must be provided between the lot line and the accessory building or structure containing an additional residential unit.</td> </tr> </tbody> </table> <p>b) An <i>additional residential unit</i> located within an <i>accessory building or structure</i> shall be located on the same <i>lot</i> as a <i>principal building</i> that has <i>frontage</i> on a <i>municipal street</i>.</p> <p>c) An <i>additional residential unit</i> may be located within or attached to an <i>accessory building or structure</i>, provided the <i>accessory building or structure</i> complies with the minimum <i>setback</i> requirements in Table 5.2.9.2.</p> <p>d) A maximum of two (2) <i>accessory buildings or structures</i> containing an <i>additional residential unit</i> may be permitted per <i>lot</i>.</p> <p>e) An <i>accessory building or structure</i> shall only contain up to two (2) <i>dwelling units</i>.</p> <p>f) An <i>accessory building or structure</i> containing an <i>additional residential unit</i> is not permitted to have a <i>basement</i>.</p> <p>g) An <i>accessory building or structure</i> containing an <i>additional residential unit</i> is not permitted in a <i>front yard</i>.</p> <p>h) The maximum distance between the <i>front lot line</i> and the primary entrance to an <i>additional residential unit</i> within an <i>accessory building or structure</i> shall be 40.0 metres.</p> <p>i) A 1.2 metre wide unobstructed path of travel shall be provided to the primary entrance of the <i>additional residential unit</i> within an <i>accessory building or structure</i> from the street, driveway, or parking area.</p> <p>j) Notwithstanding Table 5.2.9.2, where special provisions RM1 (SP-527- HC), R2 (SP-529-HC) and R3 (SP-529-HC) require additional or different standards for <i>detached accessory buildings and structures</i>, the greater restriction shall apply.</p> <p>k) An <i>accessory building or structure</i> containing an <i>additional residential unit</i> shall be included when calculating the maximum 10% <i>lot coverage</i> for <i>accessory buildings and structures</i> as set out in Section 5.3.5.</p> <p>l) Any external stairways, landing, steps, eaves, roof overhangs, air conditioners, mechanical equipment, chimney breasts, bay windows, decks, porches, awnings, and any other similar architectural or mechanical features are permitted to encroach a maximum of 0.6 metres into the required yard setbacks in Table 5.2.9.2.</p> <p>m) An <i>accessory building or structure</i> containing an <i>additional residential unit</i> shall comply with the requirements of Sections 4.5.1, 4.5.2 and 4.5.3.</p>	Development Standard	Requirement	Maximum building height	5.5 metres or the height of the principal building on site, whichever is less *Maximum building height shall not exceed the height of the principal building	Minimum front yard setback	7 metres	Minimum interior side yard setback	1.2 metres	Minimum exterior side yard setback	1.5 metres	Minimum rear yard setback	1.2 metres	Landscape Buffer Areas	Landscaped buffer areas must be provided between the lot line and the accessory building or structure containing an additional residential unit.
Development Standard	Requirement																												
Maximum building height	4.5 metres or the height of the principal building, whichever is lesser																												
Minimum front yard setback	7.0 metres																												
Minimum interior side yard setback	3.0 metres																												
Minimum exterior side yard setback	3.0 metres																												
Minimum rear yard setback	7.0 metres																												
Development Standard	Requirement																												
Maximum building height	5.5 metres or the height of the principal building on site, whichever is less *Maximum building height shall not exceed the height of the principal building																												
Minimum front yard setback	7 metres																												
Minimum interior side yard setback	1.2 metres																												
Minimum exterior side yard setback	1.5 metres																												
Minimum rear yard setback	1.2 metres																												
Landscape Buffer Areas	Landscaped buffer areas must be provided between the lot line and the accessory building or structure containing an additional residential unit.																												

			<p><u>5.2.9.3 Parking Standards (By-law 2021-085)</u></p> <p>Notwithstanding the parking requirements set out in Table 4.6 the following shall apply to a property containing a <i>second suite</i>, a <i>detached accessory dwelling unit</i>, or both:</p> <p>a) A minimum of 1 parking space per <i>dwelling unit</i> is required in the R1, R2, R3, R4, R5, RM1, RM1-SS, RM2, RM2-TH, and RM3 zones.</p> <p>b) A <i>Tandem parking space</i> is permitted.</p>	<p>n) Notwithstanding any other provision of this By-law, an <i>additional residential unit</i> located within an <i>accessory building or structure</i> shall not be located within any area subject to natural hazards such as flooding or erosion hazards.</p> <p><u>5.2.9.3 Parking Standards (By-law 2021-085)</u></p> <p>Notwithstanding the parking requirements set out in Table 4.6 the following shall apply to a property containing an <i>additional residential unit</i>:</p> <p>a) A minimum of 1 parking space per <i>dwelling unit</i> is required in the R1, R2, R3, R4, R5, RM1, RM1-SS, RM2, RM2-TH, and RM3 zones.</p> <p>b) A <i>Tandem parking space</i> is permitted.</p> <p>Notwithstanding the provisions of Section 4.6.2.5, where four (4) or less parking spaces are provided in a separate area on the same lot, a minimum driveway width of 3.7 metres shall be provided to connect the parking area to the municipal roadway. Yield to oncoming traffic signs shall be provided if two-way traffic cannot be accommodated within the driveway connection. A minimum parking aisle width of 6.4 metres is required adjacent to the parking spaces.</p>																									
3.4	5.3.5 i)	Amend this provision to remove “detached accessory dwelling units” and replace with reference to “additional residential units to align with new provisions.	i) Notwithstanding the above, an accessory building or structure containing a detached accessory dwelling unit shall be subject to the development standards in Section 5.2.9.2 (By-law 2021-085).	i) Notwithstanding the above, an accessory building or structure containing an additional residential unit shall be subject to the development standards in Section 5.2.9.2.																									
3.5	5.3.6.1 Footnote (1)	Amend this footnote to remove “second suites” and replace with “additional residential units” to align with new provisions.	(1) Front Yard Parking Coverage for a Three or More Unit Dwelling, Block/Cluster/Street/Stacked Townhouse, or Walk-Up Apartment shall be limited to 50%. All other permitted or existing housing forms, including single detached houses, semi-detached houses, units with second suites and other permitted uses in the RM2 and RM2-TH zone shall be subject to the maximum parking standards (60%) as noted in the table in 5.3.6.1(a). (By-law 2015-129)	(1) Front Yard Parking Coverage for a Three or More Unit Dwelling, Block/Cluster/Street/Stacked Townhouse, or Walk-Up Apartment shall be limited to 50%. All other permitted or existing housing forms, including single detached houses, semi-detached houses, units with additional residential units and other permitted uses in the RM2 and RM2-TH zone shall be subject to the maximum parking standards (60%) as noted in the table in 5.3.6.1(a).																									
4.4	Table 14.5.2	Remove “ <i>Second Suite</i> ” and “ <i>Detached Accessory Dwelling Unit</i> ” under “Accessory Use” heading. Add “ <i>Additional Residential Unit</i> ” as a defined permitted use under “Residential Uses” in zones that permit ground-oriented development and apply notation (15) which requires this use to meet the standards in Section 5.2.9. Amend notation (3) below the table to remove “second suites and detached accessory dwelling units” and replace with “additional dwelling units”.	<table border="1"> <thead> <tr> <th rowspan="2">Uses</th> <th colspan="2">Zones</th> </tr> <tr> <th>Neighbourhood Residential R5</th> <th>Neighbourhood Multiple Residential RM3</th> </tr> </thead> <tbody> <tr> <td colspan="3">Accessory Uses</td> </tr> <tr> <td><i>Second Suite</i>⁽³⁾</td> <td>X</td> <td>X</td> </tr> <tr> <td><i>Detached Accessory Dwelling Unit</i>⁽³⁾</td> <td>X</td> <td>X</td> </tr> </tbody> </table> <p>(3) <i>Second suites</i> and <i>detached accessory dwelling units</i> in the R5 Zone and RM3 Zone shall be permitted in accordance with the provisions and standards of Section 5.2.9. (By-law 2019-115)</p>	Uses	Zones		Neighbourhood Residential R5	Neighbourhood Multiple Residential RM3	Accessory Uses			<i>Second Suite</i> ⁽³⁾	X	X	<i>Detached Accessory Dwelling Unit</i> ⁽³⁾	X	X	<table border="1"> <thead> <tr> <th rowspan="2">Uses</th> <th colspan="2">Zones</th> </tr> <tr> <th>Neighbourhood Residential R5</th> <th>Neighbourhood Multiple Residential RM3</th> </tr> </thead> <tbody> <tr> <td colspan="3">Residential Uses</td> </tr> <tr> <td><i>Additional Residential Unit</i>⁽³⁾</td> <td>X</td> <td>X</td> </tr> </tbody> </table> <p>(3) <i>Additional Residential Units</i> and <i>Additional Residential Units</i> within an <i>accessory building or structure</i> in the R5 Zone and RM3 Zone shall be permitted in accordance with the provisions and standards of Section 5.2.9.</p>	Uses	Zones		Neighbourhood Residential R5	Neighbourhood Multiple Residential RM3	Residential Uses			<i>Additional Residential Unit</i> ⁽³⁾	X	X
Uses	Zones																												
	Neighbourhood Residential R5	Neighbourhood Multiple Residential RM3																											
Accessory Uses																													
<i>Second Suite</i> ⁽³⁾	X	X																											
<i>Detached Accessory Dwelling Unit</i> ⁽³⁾	X	X																											
Uses	Zones																												
	Neighbourhood Residential R5	Neighbourhood Multiple Residential RM3																											
Residential Uses																													
<i>Additional Residential Unit</i> ⁽³⁾	X	X																											

APPENDIX "C"

Summary of Public Consultation and Feedback

The questions and concerns expressed through the public consultation process at the Public Meeting and in the follow-up consultation are summarized below with a response from staff.

This summary of the public process is intended to demonstrate that the issues have been included and addressed in the review of this City-initiated amendment, to the greatest extent possible.

PUBLIC COMMENTS

Comments Received Against

1. Prohibit Additional Residential Units within an Accessory Building or Structure

This proposal is not contemplating the prohibition of coach houses, or what are currently referred to as "Detached Accessory Dwelling Units" (DADUs). These ARUs are already permitted, as per City Zoning By-law 2009-141, and proposed standards (i.e., new setbacks, heights, etc.) would enable these units, instead of acting to prohibit them on many existing properties. The area between an ARU within an accessory building or structure and a lot line will be required to be maintained as a landscaped buffer area. This requirement, in addition to a maximum lot coverage for these ARUs, has been proposed to regulate these units while facilitating their development.

2. Strained Municipal Infrastructure

Currently, ARUs would be serviced from the existing available municipal services. A residential property eligible for any number of ARUs is required to be connected to full municipal services (i.e., water and wastewater). Garbage would be considered like any other residential unit and would be collected at the curb. Each unit at an address receives a limit of two bags/cans every other week. There is no additional cost directly to the property owner for the increase in waste collection.

3. Lack of Parking Availability

The proposed amendment would continue the currently required one (1) parking space per ARU for all residentially zoned property under City Zoning By-law 2009-141. Tandem parking is permitted, and this proposed standard balances the need for parking with the need to increase housing supply. Requiring any additional parking spaces would act to prohibit the creation of ARUs.

4. Increased Unaffordability of Rental Units

The City Zoning By-law cannot directly control the rental price of ARUs. The as of right allowance would reduce time and costs associated with applying for and navigating planning approvals, and the addition of ARUs to the existing housing stock would increase supply, theoretically reducing 'demand' and costs. However, it is recognized that this is only one initiative and, to truly impact housing unaffordability, other steps also will need to be taken by all levels of government.

5. Impact of Additional Residential Units on Adjacent Property Values

Planning staff have no comment on the perceived impact that ARUs may have on the market value of private property as this is not a land use planning issue. Further, the Province has mandated municipalities to permit such uses as of right for up to three units. Property assessment is

undertaken by the Municipal Property Assessment Corporation, which would consider any ARUs existing on a property.

6. Increased Social Issues

Most 'social issues' as conveyed through comments cannot be directly addressed through the City Zoning By-law and reflect systemic issues which exist not only in Barrie, but in other communities across Southern Ontario. The potential increased density of the number of residents living on a property which could result from these proposed amendments would also not directly correlate to the increase in these 'social issues' that neighbourhoods currently face. ARUs are expected to be legally registered with the City, maintained to a required standard, and meet those regulations proposed through these amendments. This should not result in the need for additional policing, or by-law enforcement, as the as-of-right allowance will further incentivize property owners to register units given reduced time and costs associated with applying for and navigating planning approvals. Also, through increasing the existing housing stock, and providing more housing options, more people will have access to housing which should act to mitigate these 'social issues'.

7. Reduced Number of Single-Family Homes

The City Zoning By-law cannot zone people and, therefore, would be unable to control which homes could be used exclusively by single families. A family may wish to live in any type of accommodation, depending in their own circumstances and preferences. This may include other housing forms such as an apartment unit or shared accommodation. The proposed amendments are also one step that, in combination with others, aim to address housing unaffordability and would provide for more housing options to families, rather than limiting them.

8. Increased Student Rentals

The City Zoning By-law cannot zone people, and therefore would be unable to control which ARUs may be provided for rent to college students.

9. Reduced Number of Homeowners

The proposed amendments would aim to increase the number of rental units available, however, the number of homeowners should remain unchanged, as existing parcels of land would remain intact. Adding ARUs to a property would not require lot severing to occur or support this.

10. Increased Paving of Front Yards

While ARUs will require additional parking, Comprehensive Zoning By-law 2009-141 will continue to control the amount of a front yard which may be used for parking. Section 5.3.6.1 assigns a maximum percentage of any front yard which may include a driveway and/or parking. The remaining area is required to be maintained as landscaped open space.

11. Reduce Tree Cover

These proposed amendments would not impact street trees, as ARUs would not be located within a front yard, and street trees are generally maintained within the municipal right-of-way. Boundary trees located in rear yards may be impacted by ARUs within an accessory building or structure, however, boundary trees remain considered under the Ontario Forestry Act. The Forestry Act has requirements for all property owners who share boundary trees, including penalties relating to injury or destruction.

12. Increased Number of Illegal Units

ARUs are required to be registered within the City and would not be considered a legal unit otherwise. The as of right allowance and proposed increase from two (2) to three (3) ARUs will further incentivize property owners to register units given reduced time and costs associated with applying for and navigating planning approvals.

13. Poor Use of Land

Land values are high within the City and across Ontario. The increase in ARUs on residentially zoned property would increase housing supply, while using less land to accommodate that housing. This can be considered an efficient use of land. It should also be noted that ARUs are faster and more feasible to build than low-rise apartments or higher density housing which also would require larger parcels of land.

Comments Received in Support

14. Reduced Urban Sprawl

These proposed amendments would aim to reduce urban sprawl by allowing for more housing to be built on existing parcels of land. This reflects both an efficient use of land, and positive method of growth.

15. Increased Housing Supply

These proposed amendments would enable the creation of more ARUs, and therefore, increase the existing housing stock in the City.

16. Removes Restrictive Zoning

These proposed amendments would build from recent provincially mandated changes to permit three (3) residential units on any residentially zoned lot. While zoning would still carry certain restrictions, these proposed amendments will lessen those restrictions.

17. Increased Densities City-Wide

Increasing the number of permitted ARUs per residentially zone lots from two (2) to three (3) has the potential to increase the density of residential units City-wide.

18. General Support for the Proposed Amendments

Staff received comments indicating general support for implementing new standards for ARUs within accessory buildings, citing that current standards are restrictive and limiting to many lots within Barrie and making ARUs within an accessory building unfeasible.

DEPARTMENT AND AGENCY COMMENTS

19. Planning Staff circulated notice of the proposed Zoning By-law Amendment to internal departments and external agencies in accordance with the *Planning Act*.

20. Bell Canada provided comments stating that they had no issues or concerns at this time.

-
21. The Ministry of Transportation (MTO) provided comments stating that they had no issues or concerns at this time.
 22. Enbridge Gas provided comments stating that they had no issues or concerns at this time.
 23. The Nottawasaga Valley Conservation Authority (NVCA) noted that they have no overall concerns, however, asked that ARUs continue to be prohibited on lands subject to natural hazards.

A standard has been included to this effect.
 28. Barrie Transit noted that allowing for gentle density throughout the City could permit better transit use City-wide, and has the potential to increase ridership in currently low-density areas.

APPENDIX "D"

Conceptual Illustration of Four Residential Units

