

PLANNING STAFF COMMENT Matrix

Project File: P3354 ARU ZBA

Public Meeting Date: March 12, 2024

Comments Received By:	Date Received:	Comments / Concerns / Questions Summary:	Staff Response:
Agency Comments			
Grey County	March 8, 2024	<ul style="list-style-type: none"> County Staff have no concerns with the proposed changes and applaud the Town for updating its zoning regulations to facilitate new housing-creation options. 	<ul style="list-style-type: none"> Noted.
Nottawasaga Valley Conservation Authority	March 11, 2024	<ul style="list-style-type: none"> It is recommended that a policy be included that mentions “ARUs shall not be permitted in natural hazards”. Even if an ARU is proposed within an existing structure that is within a natural hazard, a permit would not be obtainable from the NVCA for the change of use. It is recommended that a subsequent section be added to address this. The definition of a “bunkie” should only include sleeping facilities. Once sanitary facilities appear, it is easy to create cooking/sleeping facilities post-development. 	<ul style="list-style-type: none"> The Town’s existing Hazard zone reflects potential natural hazards and does not permit the construction of buildings or structures. As a permit would be required from the NVCA for construction within a natural hazard, Planning Staff do not recommend that this be addressed through zoning. This definition has been removed and will be considered through the upcoming Zoning By-law update project. As with any use, an individual may choose to make modifications to a building without the knowledge of the Town. The Town’s By-law department would address these situations on a case-by-case basis.
Public Comments			
Linda Wykes	March 12, 2024	<ul style="list-style-type: none"> The existing By-law refers to apartments and should still use this terminology. ARUs can come in many shapes, styles, and sizes. Using this term to define an apartment becomes confusing. I would suggest that ARUs should be the overall title, with definitions for each type (i.e. apartment, garden suite, bunkie, tiny home, etc.) Adding in garden suites and bunkies with no definitions increases questions. The definition for a bunkie is confusing. If a person chooses to cook and have a 	<ul style="list-style-type: none"> Using the term ARU is meant to align with provincial and county regulations and is being adopted by many other municipalities. This term serves as a catch-all, allowing for greater flexibility when designing and constructing an addition unit. ARUs are also distinct from other buildings/structures like garden suites, shipping containers, etc. as these are subject to different zoning provisions. The addition of other housing types like tiny homes may be considered in a future update to the Zoning By-law. A definition for a garden suite already exists in the Zoning By-law. The definition for a bunkie has been

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		<p>washroom, it seems strange that they cannot sleep in this space. It would be helpful to know the size of a bunkie compared to a tiny home.</p>	<p>removed and will be considered through the upcoming Zoning By-law update project.</p>
<p>Andrew Pascuzzo</p>	<p>March 12, 2024</p>	<ul style="list-style-type: none"> Section 4.1.3(c) proposes to limit the increase in maximum lot coverage to 5%. If 2 ARUs are proposed, each would only be permitted an additional 2.5%. I would recommend changing this section to add “per ARU” at the end. It should also be noted that the R1 maximum lot coverage provisions will need to be increased accordingly. 	<ul style="list-style-type: none"> Commentary has been included in the report on the proposed increase to lot coverage, with options presented to Council for how to proceed. Depending on the decision of Council, the maximum lot coverage provisions will be updated as necessary.
<p>Carla Crawford</p>	<p>March 18, 2024</p>	<ul style="list-style-type: none"> It seems like an ARU is only permitted on partially services properties that are 0.4ha or larger. Our property is about 0.16ha and we are partially serviced with municipal water. Will partially serviced lots under 0.4ha not be allowed to have ARUs at all? 	<ul style="list-style-type: none"> Noted. Recommended provisions have been updated to allow one ARU on properties that are partially serviced by municipal services or those that are privately serviced up to 0.8ha in size. This is in line with the current provisions of the Zoning By-law.