

Additional Residential Units OPA and ZBA

Planning Division
PAC
November 4, 2020

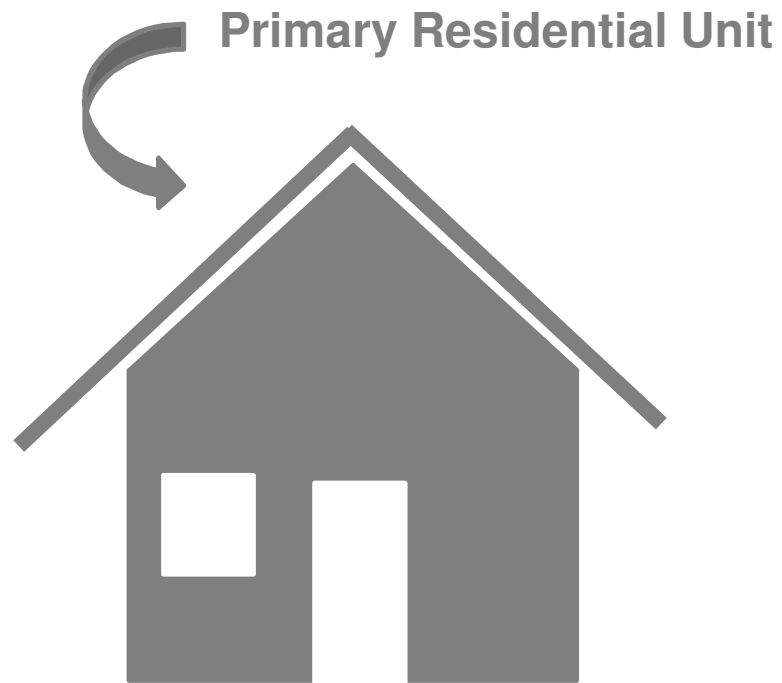


Overview

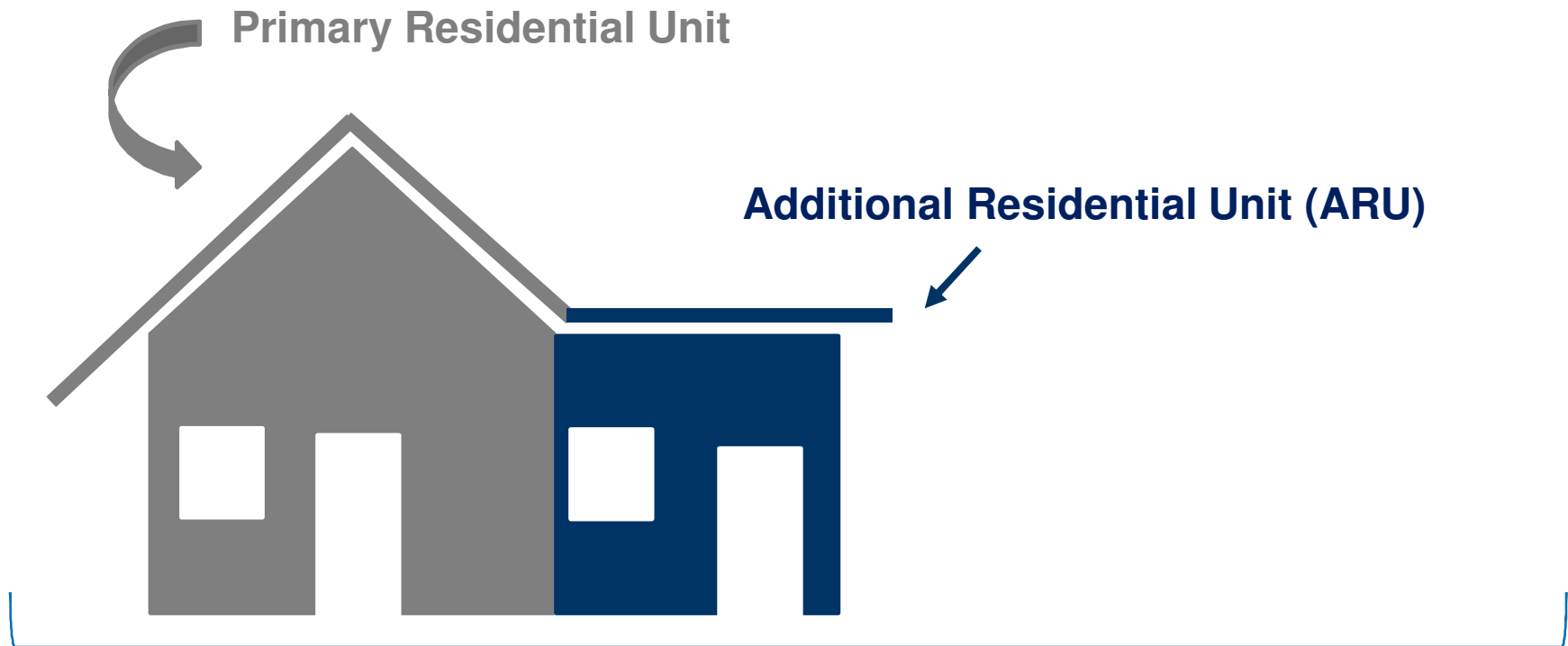
A photograph of architectural models and blueprints. In the foreground, a small white model of a house with a chimney and two square windows sits on a set of blueprints. To its left is a pair of compasses. In the background, a larger white model of a building with multiple rectangular sections is visible. The blueprints show various lines and dimensions, including '6.10' and '7.70'.

1. Background
2. Proposed OPA and ZBA
3. Eligibility
4. Next Steps

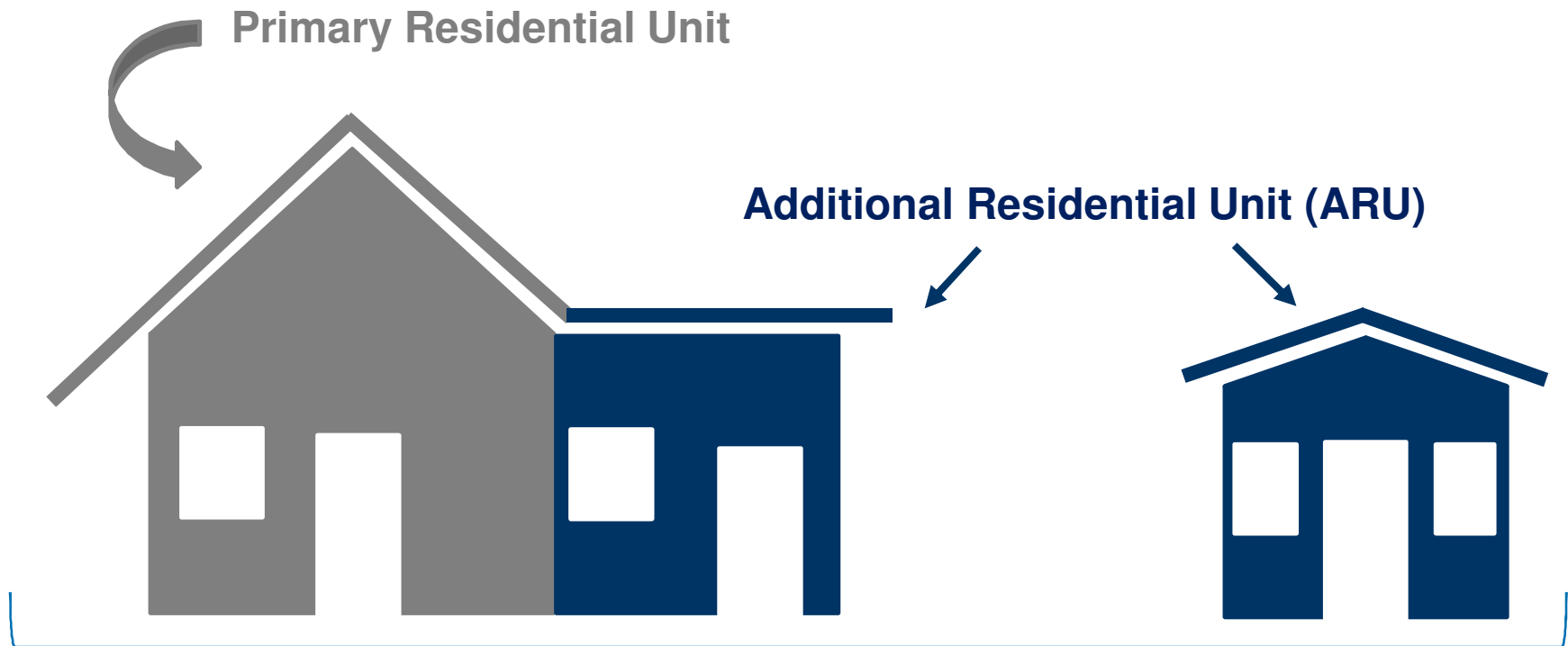
Section 1: Background



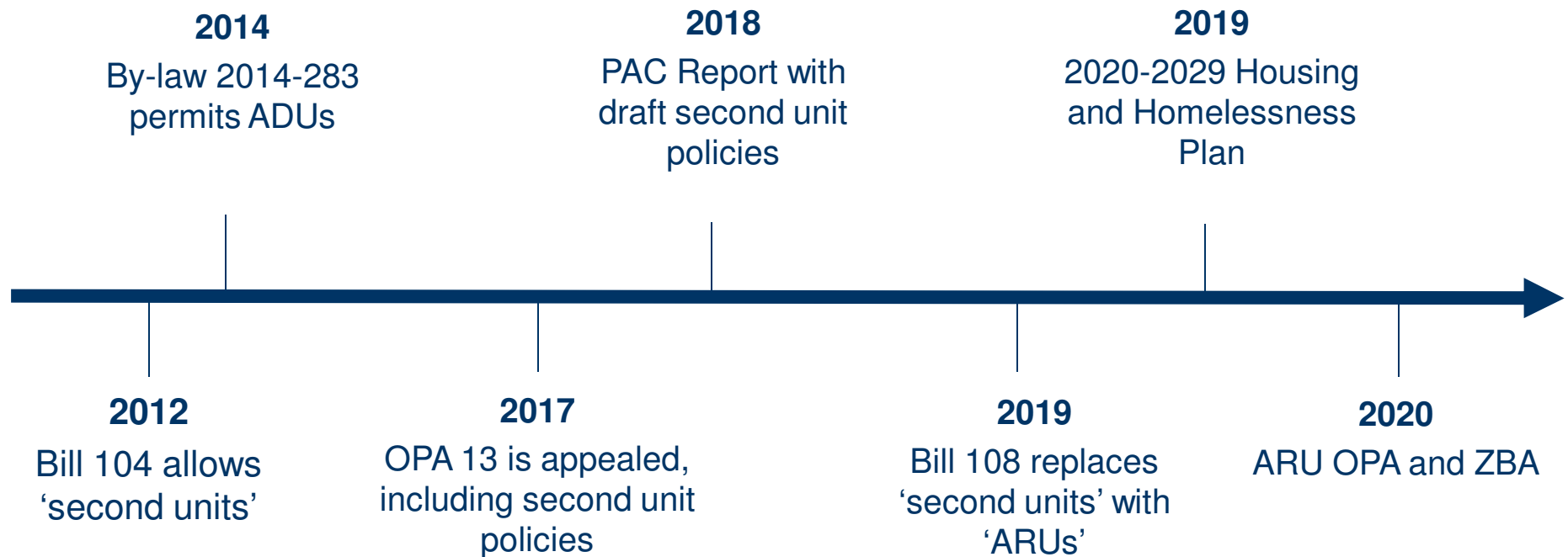
Section 1: Background



Section 1: Background



Background



Background

- Second Units **vs.** ARUs
 - Planning Act Second units



OR



= 2 units

Background

- Second Units **vs.** ARUs
 - Planning Act Second units



OR



= 2 units

- CKL By-law 2014-283



= max. 2 units in urban areas only

Background

- Second Units **vs.** ARUs
 - Planning Act Second units



OR



= 2 units

- CKL By-law 2014-283



= max. 2 units in urban areas only

- Planning Act ARUs + Proposed CKL ARUs

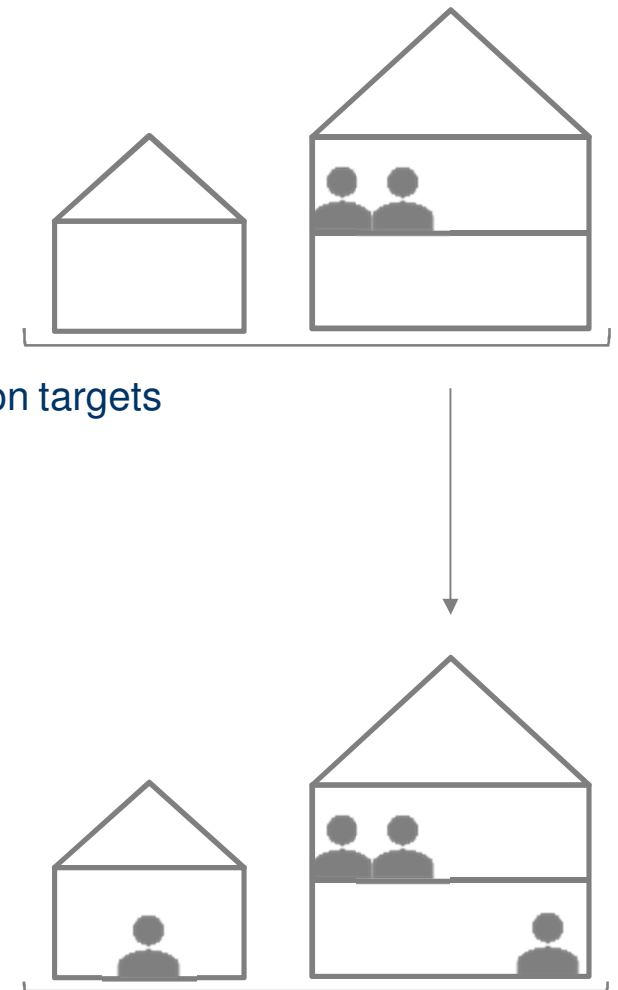


= max. 3 units CKL wide

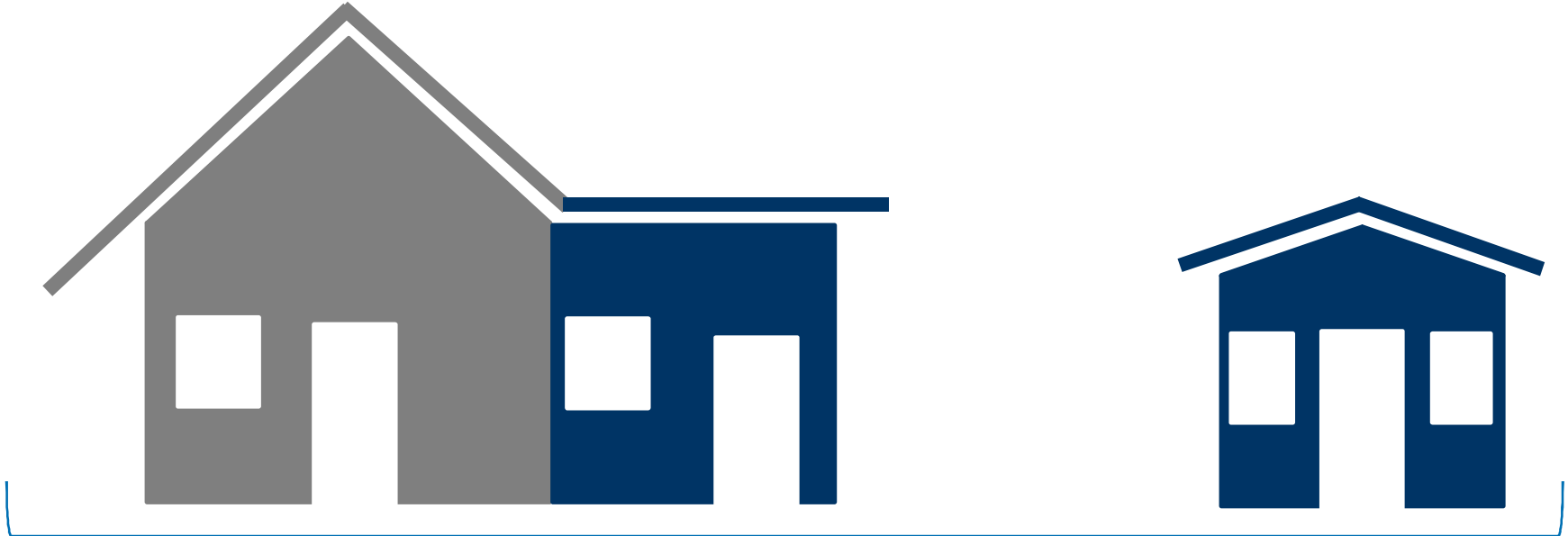
kawarthalakes.ca

Background

- Housing and Homelessness Plan:
 - Over 65% of households are 1 or 2 persons
 - Opportunity to:
 - make use of underutilized spaces / meet intensification targets
 - use existing infrastructure
 - Group aged 65+ continue to increase
 - Opportunity to:
 - create housing for to support aging in place
 - reduce social isolation for seniors
 - Housing type required – 1 & 2 bed rental units
 - Target: 164 private market units
 - Opportunity to:
 - increase rental housing stock in the City
 - have supplemental income for homeowners



Section 2: Proposed OPA and ZBA



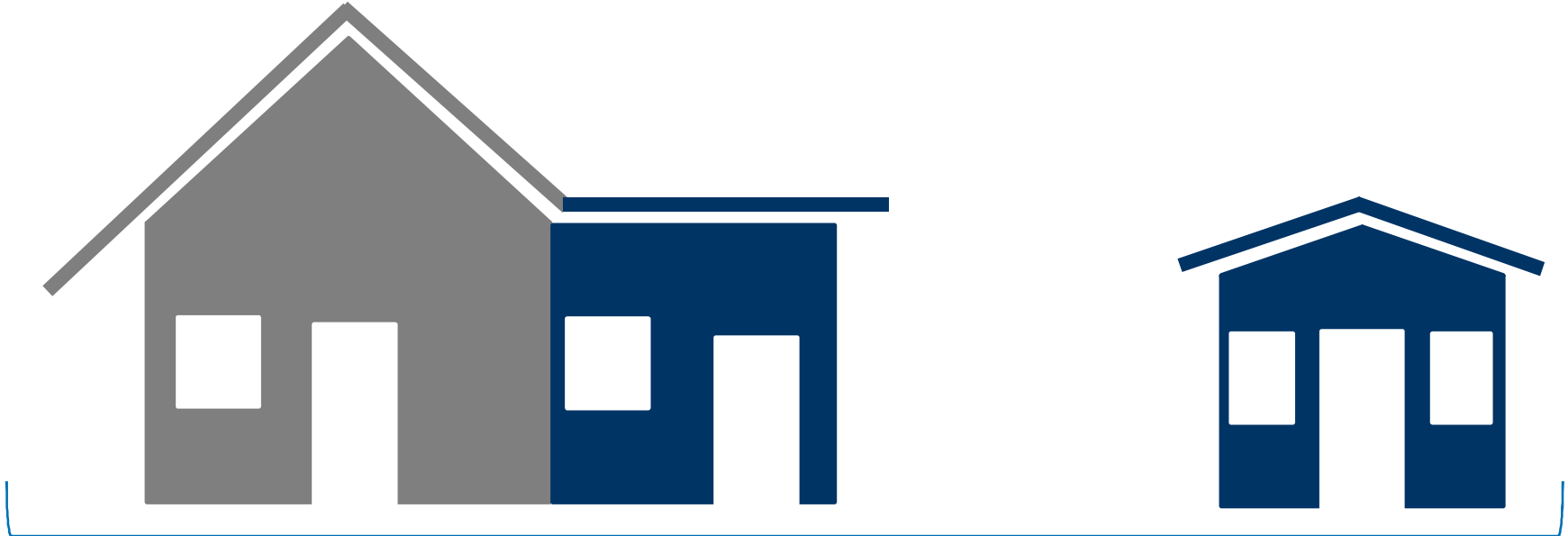
Proposed OPA and ZBA

- Planning Act and O. Reg. 299/19
- Conform with the Provincial policies
- Align with HHP objectives
- Referenced other municipalities that are in the process of approving or have already approved ARUs
- Consultation:
 - Building Division
 - Housing
 - MLE
 - Engineering
 - Public Works
 - MMAH

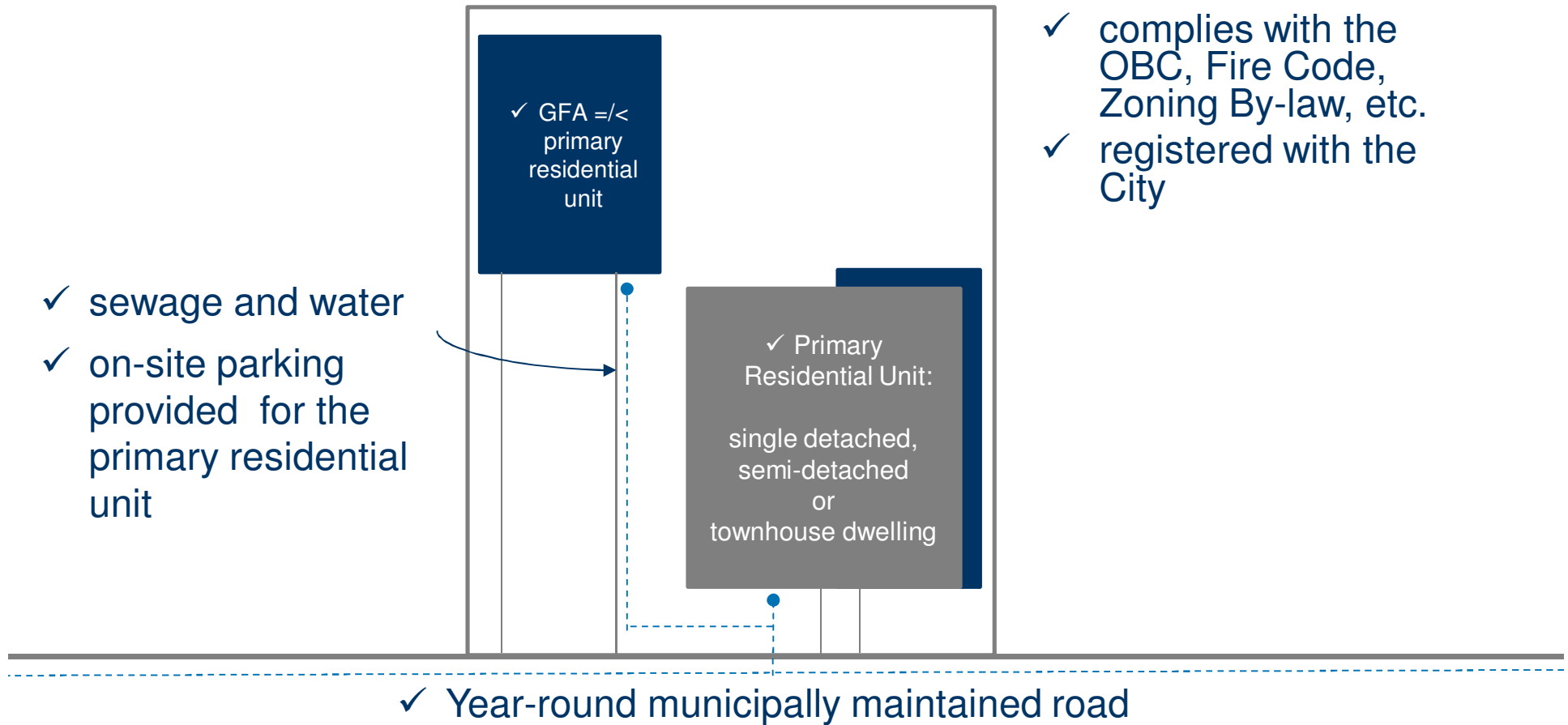
Proposed OPA and ZBA

- Revised Drafts
- OPA
 - Clarified / reworded
- ZBA
 - Removed
 - requirements for a common driveway and parking
 - home occupation restriction in ARU
 - Added
 - parking requirements where there is home occupation in an ARU
 - Clarified / reworded

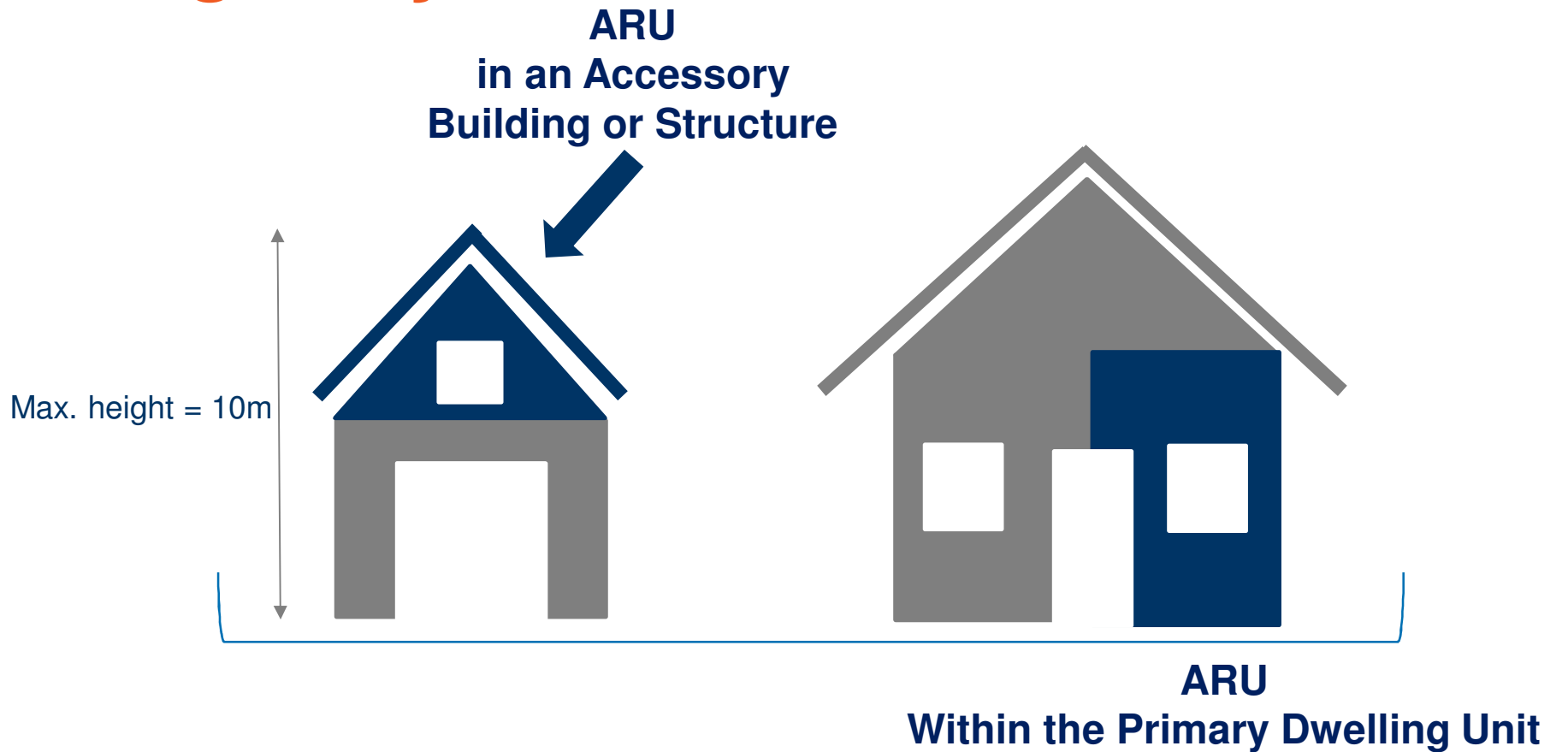
Section 3: Eligibility



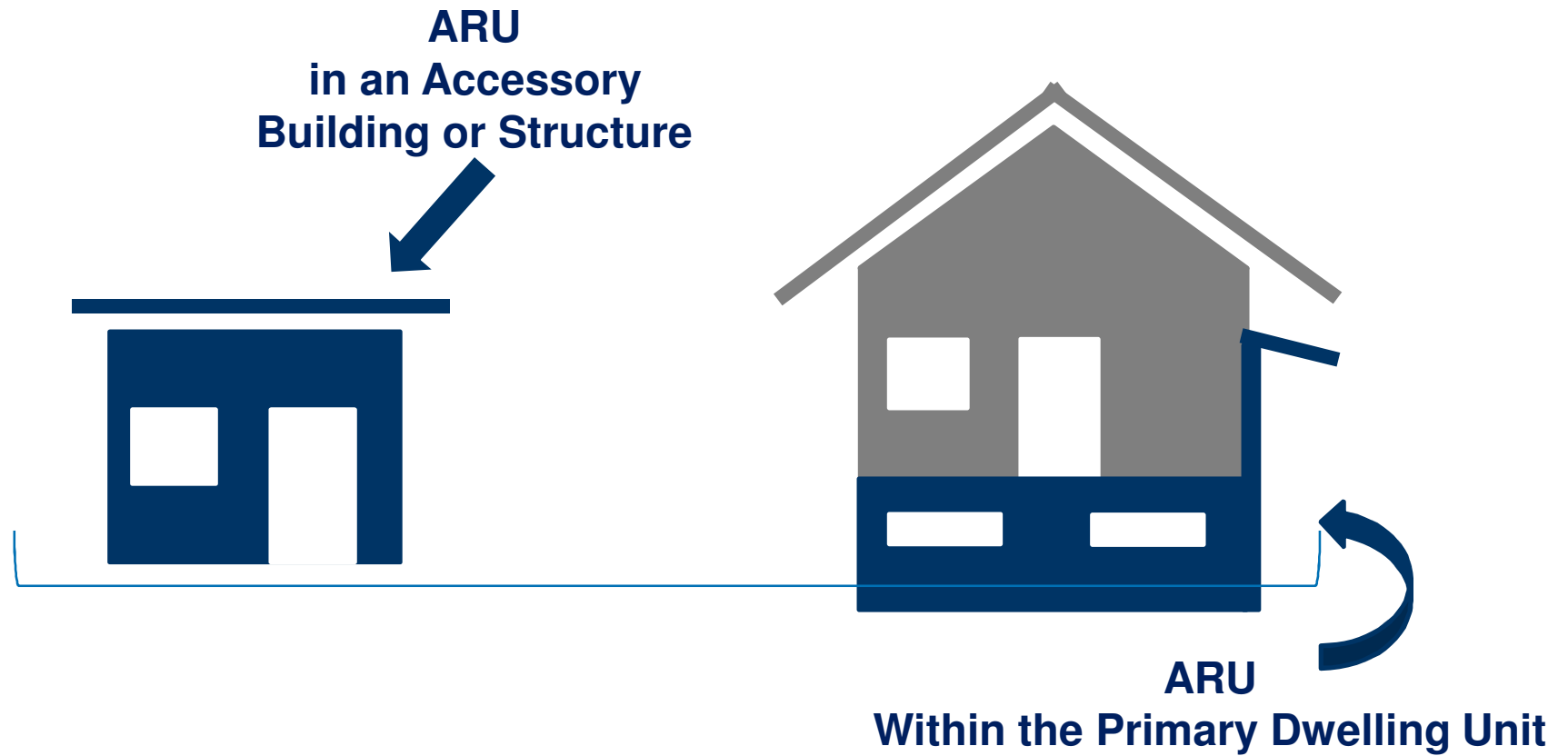
Eligibility



Eligibility



Eligibility



Eligibility

Livestock barn

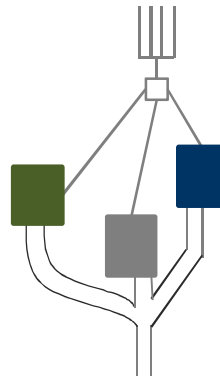


✓ MDS formulae met

- ✓ complies with the OBC, Fire Code, Zoning By-law, etc.
- ✓ registered with the City
- ✓ outside of EP, floodplain areas, water setback or other hazardous lands
- ✓ private sewage and water

- ✓ 0.4ha property on private services
- ✓ maximum of 3 units

Existing garden suite



✓ Year-round municipally maintained road

Eligibility



Eligibility



Section 4: Next Steps



Next Steps

- Affected Official Plans

- CKLOP, 2012 OPA 39 (Schedule G incl.)

- Town of Lindsay OP

- Village of Fenelon Falls OP

- County of Victoria OP

- Township of Ops OP

} Companion OPAs (forthcoming)

- Affected ZBLs

- All 19 ZBLs

- Generic ZBA as template

18 ZBAs (forthcoming)

- ORM ZBA

