

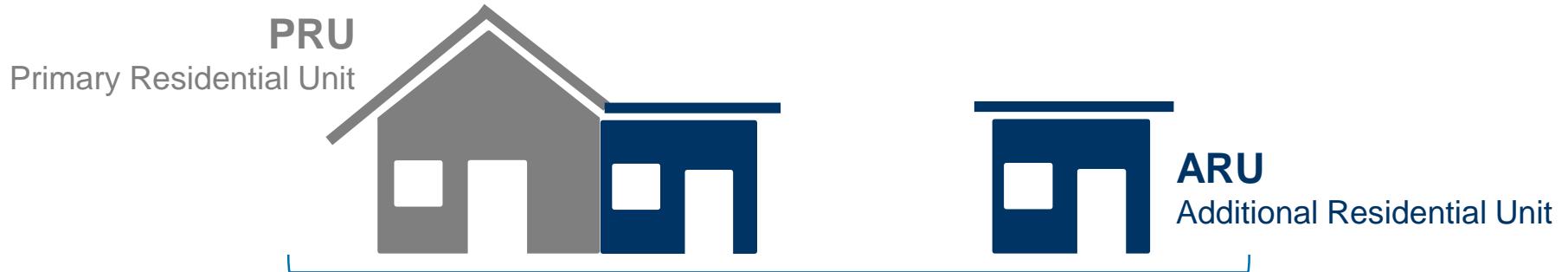
Additional Residential Units OPAs and ZBA

Planning Division
PAC
December 2, 2020



Overview

1. Nov. 4th 2020 PAC
2. Revisions
3. Proposed OPAs + ZBAs
4. Next Steps



November 4th 2020 PAC

- Bill 108 replaces 'second units' with 'ARUs'
- ARU is a self-contained unit where:
 - One ARU is in the same building as the primary residential unit (PRU); and/or
 - One ARU is in an accessory building or structure on the same lot as the PRU
- Permit ARUs as of right on eligible properties

November 4th 2020 PAC

- Recommended OPA 39 and ORM ZBA for approval
- Received comments necessitating revisions
 - Opportunity to broaden the base of eligible properties
- Removed Amendments from Council Meeting agenda
- Revisions as a result of consultation

Revisions

- **Previously:** On a lot, 1 PRU & 2 ARUs; 3 units max



= max. 3 units
(1 PRU + 2 ARU)



= max. 3 units
(1PRU + 1 ARU + 1 garden
suite)



= not eligible
(semis or towns on lots not severed
along common wall)

Revisions

- **Proposed:** For every PRU, there may be 2 ARUs



= 3 units



= combination of housing types
(i.e. ARUs and garden suites)



= permit ARUs on lots not
severed along common wall

Proposed OPAs + ZBAs

- 5 OPAs
 - CKLOP, 2012
 - Town of Lindsay OP
 - Village of Fenelon Falls OP
 - County of Victoria OP
 - Township of Ops OP
- 2 ZBAs
 - Amendment to 18 ZBLs
 - Amendment to ORM ZBL

Proposed OPAs + ZBAs

- Differences in application of OPs and ZBLs
 - Urban vs. rural (servicing policies, MDS requirements, farm dwelling uses & garden suites)
 - ORM Area
- Why one size does not fit all 18 ZBLs?
 - Terms
 - “improved public street” vs. “improved street”
 - EP vs. HL vs. OS
 - Zone provisions
 - Lindsay ZBL: max. gross floor area
 - Section numbers and titles
 - 14.1 Accessory Buildings, Structures and Uses (Carden ZBL) vs. 2.1 Accessory Uses (Ops ZBL)

Next Steps

- Recommending OPAs and ZBAs for approval
- Registration By-law to Council for approval
- Anticipated timeline:
 - December 15th Council
 - Notice of decision published in paper
 - 20 day appeal period (limited to the Minister)
 - Mid-January 2021 changes in effect
- Educational resources to be made available on Planning and Development webpage