



Public Meeting

Zoning By-law Amendment No. 41

City Council

January 16, 2023

owen
sound
where you *want* to live

The proposed Housekeeping amendment is City wide and will effect all Zones where street fronting low density residential uses are permitted.



ZONING BY-LAW 2010-078

of the Corporation
of the City of
Owen Sound

The Planning Act

- Section 35.1 directs municipalities to include regulations in zoning by-laws to permit ARUs
- Municipalities are directed to permit up to two ARUs to be permitted in low-density street fronting residential building types or an accessory structure
- Appeals are not permitted on by-laws and policies related to ARUs

County of Grey Official Plan – Amendment No. 11

- Introduced the term “Additional Residential Units” and “Tiny Homes”
- Section 4.2.5 of the Official Plan permits the use of 2 ARUs per low density street fronting property, including permission for ARUs in accessory buildings.
- Section 4.2.4 of the Official Plan encourages Tiny Homes to be considered ARUs.
- Municipalities are directed to develop local policies and zoning regulations to develop appropriate standards to regulate ARUs and more compact development.

City Of Owen Sound Official Plan 2021:

- Increases permissions for ARUs and encourages the provision of affordable housing
- Section 3.1.5 supports integration of attainable housing units within the existing residential community fabric
- Section 3.1.7 provides policies to guide ARU development and defines ARUs.
- Defining Features of ARUs include:
 - A separate self contained dwelling unit, including bathroom and cooking facilities
 - Contained within a single detached, semi-detached or row house dwelling or in an associated ancillary building
 - Maximum 2 ARUs per lot
 - All Zoning, Ontario Building Code, Ontario Fire Code, and Property Standards By-law regulations must be satisfied
 - On-Site parking is required
 - Adequate services are required
 - The outward appearance of the principle dwelling must not change

Zoning:

- The zoning by-law currently permits “Accessory Apartments” in the single detached dwellings in the R1, R2, R3, R4, R5 and MR zone.
 - Only one Accessory Apartment is permitted in each dwelling.
 - Parking is required at a rate of 1 space per unit and must be independently accessible at all times.
 - A maximum total floor area is applied.
 - Units are not permitted in accessory buildings.

Proposed Zoning

- ARUs may be permitted in any Zone where a Single Detached Dwelling, Semi-detached Dwelling or Townhouse is permitted.
- Additional provisions include:
 - Maximum 2 ARUs per lot (maximum 1 permitted in an accessory building)
 - 1 parking space is required per ARU
 - A building permit is required
 - In the Agricultural zone, ARUs must be in the main building or non-agricultural accessory building within the farm cluster

Date	Step
November 23, 2022	Technical Report to Community Services Committee
January 16, 2023	Public Meeting
February, 2023	Zoning By-law Amendment Recommendation Report and Council consideration of By-law (tentative)

Thank You