

## **SCHEDULE B**

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### **AGENCY COMMENTS**

Bell Canada – December 23, 2022

Historic Saugeen Metis – December 19, 2022

Grey County – December 19, 2022

**From:** [CA - Circulations](#)  
**To:** [Sabine Robart](#)  
**Subject:** Notice of Complete Application and Public Meeting - ZBA No. 41  
**Date:** December 23, 2022 11:50:56 AM  
**Attachments:** [image001.png](#)  
[ZBA 41 Notice of Complete Application & Public Meeting.pdf](#)

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Dear Ms. Robart,

Thank you for circulating Bell Canada on this initiative. Bell appreciates the opportunity to engage in infrastructure and policies initiatives across Ontario. While we do not have any specific comments or concerns pertaining to this initiative at this time, we would ask that Bell continue to be circulated on any future materials and/or decisions related to this matter at [CA.circulations@wsp.com](mailto:CA.circulations@wsp.com).

If you have any other specific questions, please contact [planninganddevelopment@bell.ca](mailto:planninganddevelopment@bell.ca) directly.

*Please note that this circulations email account is managed by WSP on behalf of Bell Canada. All reviews and responses are always undertaken by Bell Canada.*



[wsp.com](http://wsp.com)

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**From:** Staci Landry <[slandry@owensound.ca](mailto:slandry@owensound.ca)>  
**Sent:** December 16, 2022 8:35 AM  
**To:** Planning Act Prescribed Persons/Bodies <[planningnotices@owensound.ca](mailto:planningnotices@owensound.ca)>  
**Cc:** Development Team <[developmentteam@owensound.ca](mailto:developmentteam@owensound.ca)>  
**Subject:** Notice of Complete Application and Public Meeting - ZBA No. 41

Good morning,

Please find attached a Notice of Complete Application and Public Meeting for Zoning By-law Amendment (ZBA) No. 41

Best,

Staci Landry  
Deputy Clerk  
City of Owen Sound  
808 2<sup>nd</sup> Avenue East  
Owen Sound, ON N4K 2H4  
519-376-4440 ext. 1235

**From:** [Coordinator LRC HSM](#)  
**To:** [OS Planning](#)  
**Subject:** Request for Comments - Owen Sound (City of Owen Sound) - proposed Zoning Bi-law Amendment  
**Date:** December 19, 2022 11:20:32 AM

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## Owen Sound Municipality

### **RE: ZBA-41**

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the application to amend Comprehensive Zoning By-law 2010-078 and supports Section 5.27 (to be added) that notes “ All regulations of the zone must be complied with” which would include areas designated as Environmental Protection and Hazard Lands. HSM has no objection or opposition to the proposed Zoning Bi-law Amendment as presented.

Thank you for the opportunity to review this matter.

Regards,

Chris Hachey

Coordinator, Lands, Resources & Consultation  
Historic Saugeen Métis  
email: [hsmlrcc@bmts.com](mailto:hsmlrcc@bmts.com)  
phone: 519-483-4000  
site: [saugeenmetis.com](http://saugeenmetis.com)  
address: 204 High Street Southampton, ON

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**From:** [planning@grey.ca](mailto:planning@grey.ca)  
**To:** [Briana Bloomfield](#); [Desiree van Dijk](#); [OS Planning](#)  
**Subject:** County comments for ZBA 41 City of OS Housekeeping - ARU's  
**Date:** December 19, 2022 9:58:09 AM

## County comments for ZBA 41 City of OS Housekeeping - ARU's

Hello Owen Sound,

Please note that County staff have reviewed Zoning application ZBA 41 - City of OS Housekeeping - ARU's.

Grey County Planning staff are very pleased to see the City of Owen Sound taking progressive steps towards the implementation of legislative changes to the Planning Act (including Bill 109 and most recently, Bill 23) that mandate municipalities to permit as-of-right zoning for up to three residential units on existing lots containing a single detached dwelling, semi-detached dwelling or row house; including up to one unit in an ancillary building. Grey County staff acknowledge that these changes have the potential to create new opportunities for affordable and attainable housing, including long-term rental units, intergenerational living arrangements, additional income streams for property owners, and efficient use of existing urban infrastructure (roads, sewers, water lines, etc.).

While County staff recognize that further details of these amendments will be provided by City staff through a formal staff report, County staff would kindly raise the following points for consideration at this time:

- For ARUs in ancillary structures, the City may wish to consider adding a provision for a clear, unobstructed pathway from the street (or driveway) to the entrance of the ARU, to facilitate independent access to the unit, not through the primary dwelling;
- The City may wish to contemplate how the the proposal to permit three units within a single house would coexist with the current zoning provisions pertaining to "converted dwellings." In particular, staff would note that converted dwellings require a minimum density of 1 unit per 250 m<sup>2</sup> of property area. County staff may kindly recommend removing this density provision, provided all other provisions of the zone can be achieved, in order to reduce barriers to new unit creation.
- Given the availability of public transit systems with the City, County staff wonder if there is opportunity to reduce the 1-parking spot per-unit requirement for some areas of the City, to encourage the use of public transportation and to further reduce barriers to unit creation. Some demographics who would most benefit from ARUs (such as older adults and college students) tend to be less likely to own vehicles. Some municipalities have taken the approach of requiring one additional

parking stall only when *two* ARUs are proposed, in areas that are easily serviced by public transportation. Units without designated, on-site parking may also be more affordable on the rental market.

- To support the use of ARUs for long-term residential purposes and to alleviate housing shortfalls, County staff would recommend that the City consider developing a short-term rentals by-law, to regulate and/or limit the use of ARUs for short-term tourist accommodation, to some degree.

- To support the creation of affordable units, some municipalities (including the Municipality of Meaford) have included an Affordable Housing Loan Program within their Community Improvement Plan. This program offers funds to eligible property owners to create new residential units, with the caveat that the property owner enters into an agreement such that any constructed unit would be held as affordable for a period of not less than 10 years. In future updates to the CIP, the City may wish to contemplate implementation of a similar program. For more information, please see Page 29 of the Meaford

CIP: <https://www.meaford.ca/en/business-development/community-improvement-plan-update.aspx>

Once again, County planning staff applaud the City for taking strides to create as-of-right zoning provisions for ARUs and affordable housing creation. The proposal has also been reviewed by County housing staff, who are also in favour of these changes.

Please note, a paper copy will not be provided unless requested.

Let us know if you have any questions.

Best regards,

Becky Hillyer