

Planning Justification

Jim and Deb Stewart
318837 Grey Road 1
Township of Georgian Bluffs
County of Grey

Proposal

To create an affordable living space for their son, within the existing accessory building on the property. The footprint of the existing accessory building will remain the same (interior upgrades window, insulation, doors etc.)

History of the Property

The existing accessory building proposed to be utilized for the secondary dwelling unit, has existed on the property from approximately the 1960's. The Building was originally used as a school house. When the school closed the property was used as a residential dwelling with a home occupation (the owner repaired boat canvas). In 2016 when the Stewart's went to build the principle residence on the property, the property was rezoned to RU-50 to allow for the accessory structure to remain and to allow for its location to be in the front yard. The residential component of the accessory structure was removed at that time.

Provincial Policy Statement

The Provincial Policy Statement (PPS) is very supportive of the creation of affordable housing. There are a number of policies that support affordable housing through the creation of second units. In support of the re-zoning application the following PPS policies demonstrate this support.

1.1 Managing and Directing land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1. Healthy, Liveable and Safe Communities are sustained by:

(b) accommodating an appropriate affordable market-based range and mix of residential types (including single detached, additional residential units, multi-unit housing, affordable housing and housing for older persons) etc.

1.1.5 Rural Lands in Municipalities

- 1.1.5.1 When directing development on *rural lands*, a planning authority shall apply the relevant policies of Section 1: Building Strong Healthy Communities, as well as the policies of Section 2: Wise Use and Management of Resources and Section 3: Protecting Public Health and Safety.

County of Grey Official Plan

The County of Grey Official Plan designates the subject property Rural. The County Official Plan in the Rural designation supports the creation of Affordable Housing through the creation of Secondary Suites. The following is a list of policies that support the provision of Secondary Suites in the Rural land use designation.

Affordable Housing Section 4.2,

Secondary Suites (i.e. accessory apartments), semi-detached, duplex, townhouse, and low-rise apartment units will provide the bulk of affordable housing opportunities and will primarily be provided within *settlement areas* with appropriate levels of servicing. The *County* also recognizes the need for affordable housing within Recreational Resort Area *land use type*, to assist housing those employed in the tourism industry. In the Rural areas, secondary suites (i.e. accessory apartments) will be the most likely means of increasing housing affordability stock in *Grey County*. The *County* supports:

- a) A range of affordable housing *development* in proximity to cultural hubs and downtown centres to increase residents' mobility and accessibility to goods and services, healthy food retailers, commercial areas, employment, medical and health facilities, *recreation*, transit, and trails;
- b) Utilization of incentive programs, Community Improvement Plans, community planning permit systems, supportive zoning by-laws, strategic reductions of *development* fees, and/or alternative site-*development* standards (either offered through the *County* or local municipalities) that reduce the cost of construction and maintenance of services for affordable housing units;
- c) *Bonus zoning* as a means to encourage developers to include the provision of affordable housing. The *County*, along with local municipalities should recommend that any residential *development* application seeking an increase in approved density or height of the site, to include a percentage of additionally approved units as affordable or the equivalent in the form of other lands or cash-in-lieu. All money received by the municipality through Section 37 agreements will be paid into a special account and spent only for community facilities, services, and other matters specified through by-law.
- d) Integration of affordable housing units within the existing community fabric;

e) Maintaining and improving existing housing stock, encouraged through local maintenance and occupancy by-laws;

f) The goal of providing housing opportunities to moderate and lower income households. The *County* would like to achieve a minimum target of 30% of new housing, or units created by conversion, to be affordable in each local municipality. Local municipalities are encouraged to have regard for the Grey *County* Housing and Homelessness Plan (2014-2024) when setting targets in their local official plan. Local municipalities will be encouraged to set a minimum target similar to the *County* for affordable units;

g) Lower tier municipalities adopting inclusionary zoning practices, as changes to the Planning Act related to inclusionary zoning and associated regulations came into effect April 12, 2018. Municipalities can tailor their inclusionary zoning program to suit local contexts and must outline their requirements for inclusionary zoning in official plan policies and implement them through zoning by-laws. An assessment report will also be required prior to implementing inclusionary zoning.

h) Broadening definitions within zoning by-laws for allowable forms of housing and increased densities within residential and mixed-use areas.

Second Units 4.2.5

Second units are also known as secondary suites, basement apartments, and accessory apartments. They are self-contained residential units with private kitchen, bathroom, and sleeping facilities within a main residence or structures additional to a *dwelling* (e.g., above garages).

Second units increase the supply and range of affordable rental accommodation while offering homeowners additional incomes. Further they provide alternative housing options for the elderly, young adults, and populations looking for smaller living quarters; increase the efficiency of the housing stock and offer affordable housing options.

The *Planning Act* requires that official plans and zoning by-laws permit second units:

- In detached, semi-detached and row houses if an accessory building or structure does not contain a second unit;
- In a building or structure accessory to those housing types, provided that the primary *dwelling* does not contain a second unit.

Municipalities shall develop local policies and zoning regulations that establish appropriate standards, which protect neighbourhood character, public health and safety, and enjoyment of abutting properties without unduly restricting the creation of such *dwelling* units. The *County* is generally permissive of *second units* provided *development* meets zoning provisions outlined by the local municipalities. In *settlement*

areas or the *countryside* without full municipal services, well water records or designated appropriate authority for sewage systems may be necessary prior to granting a building permit. In the *countryside* secondary suites shall be within the farm cluster. *Second units* shall not be permitted in the Hazard Lands *land use type*, and may be allowed in the flood fringe overlay subject to *conservation authority* review.

Rural Designation

5.4 Rural Land Use Type

The predominant land uses within the *Rural land use type* will be agriculture, aggregate extraction, *recreation*, and forestry. While this *land use type* will continue to protect the existing farming operations and maintain the visual appearance of a rural landscape, the Rural areas will permit the consideration of *resource based recreational uses* and other appropriate rural land uses so long as they do not impact agriculture, forestry, aggregate extraction, or the natural environment.

Outside of *settlement areas*, the *Rural land use type* offers flexibility for lot creation (both *agricultural* and non-agricultural), economic *development*, tourism, residential, and *recreation*. A wider range of lot sizes and accommodations are provided in the *Rural land use type*, than in other *countryside land use types*. While there is greater flexibility in the *Rural land use type*, farming and resource uses are still to be given priority for protection.

5.4.1 Uses Permitted Policies

1) The *Rural land use type* on Schedule A shall permit all uses permitted in Section 5.2.1 of this Plan (the *Agricultural land use type*).

5.2.1(6) Uses Permitted

6) Second units are permitted in the main house, or in a non-agricultural accessory structure, provided the appropriate servicing is available and it is not located within hazard lands. Second units in accessory structures are required to be in the farm cluster

Township of Georgian Bluff Zoning By-law

The subject property was subject to a zoning by-law amendment A2-119-2015 (RU-50). This zoning by-law amendment was to allow for an accessory structure to be permitted in the front yard.

The existing Zoning by-law for the Township does allow for accessory residential or secondary units to be permitted in the Rural Zone (RU) subject to location criteria. The second unit may only be permitted in the side or rear yard only(5.26,(2)b)i. The zoning By-law amendment request is to modify the RU-50 zone to permit the secondary unit in the front yard in the existing building. The proposal complies with all other provisions of the Township Zoning By-law

5.26 Secondary Dwelling Units

A secondary dwelling unit shall only be permitted within Agricultural, Shoreline Residential and Rural Zones. A Zoning By-law Amendment shall be required to permit a secondary dwelling unit in all other zones. In addition:

1. a) Where a secondary dwelling unit within the existing dwelling is a permitted use, the following provisions apply:
 1. i) Only one (1) secondary dwelling unit shall be permitted within an existing dwelling.
 2. ii) Where the secondary dwelling unit is on a lot serviced by private services, the septic system must be in compliance with the Ontario Building Code.
 3. iii) The gross floor area of a secondary dwelling unit may not exceed forty (40) % of the gross floor area of the primary dwelling unit.
 4. iv) One (1) additional dedicated parking space above the requirements of this By-law for the related zone shall be provided for the secondary dwelling unit.
 5. v) Secondary dwelling units are permitted on fully serviced lots and on partially or privately serviced lots with a minimum lot area of 0.2 hectares.
2. b) Secondary dwelling units are only permitted in ancillary buildings where the following criteria is satisfied:
 - i) The ancillary building must be located in the interior side or rear yards of the lot.
 - ii) Secondary dwelling units shall only be permitted in ancillary buildings that comply with the minimum yard requirements for the principal building of the zone in which it is located.
 - iii) In any zone where secondary dwelling units are permitted, a secondary dwelling unit shall only be permitted in an ancillary building where the lot area is at least 0.4 hectares.

RU-50 (A2-119-2015)	One accessory structure is permitted in the required front yard.
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Local Context Servicing

The property is currently serviced by municipal water and private septic systems. The principle residence has its own municipal water supply and private septic system. The proposed second unit is currently serviced my Municipal Water and private septic system there is no plan to change the provision of servicing existing.

Access

The existing access from Grey Rd 1 will remain and there will be no new access requested. The existing access will provide access to both the principle residence and the second unit.

Impact on the significant woodlands

The proposed rezoning does not propose any site modification/alteration beyond what currently exists. There is no anticipated site alteration that would pose any impact to the significant woodland

Proximity to Grey Road 1

The current location of the accessory Structure would meet all the minimum setbacks from Grey Road 1. There would be no change in the location of the building or access to Grey Road 1. The accessory building has been at its current location since the 1960's with no adverse impact on the Grey Road 1.

Previous Zoning RU-50

The property was rezoned in 2015 to RU-50 to permit the existing accessory structure in the front yard. The Zoning at the time did not allow for accessory structures in the front yard.

Summary

The proposed zoning by-law amendment is supported by the Provincial Policy Statement and the County of Grey Official Plan. Both documents support the provision of affordable housing and second unit as a way to achieve affordable housing. There will be no additional buildings constructed and no site alteration is proposed. The existing Township Zoning by-law permits second units in the Rural Zone subject to location criteria. The request to amend the by-law to allow the location criteria to recognize an existing building and allow it to be used as a second unit. In general, the proposed zoning by-law amendment support good planning and the provision of affordable housing.