



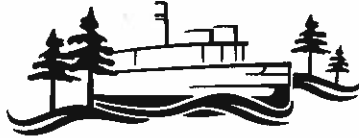
NOTE:

WE REQUIRE AGENCY

COMMENTS

ON OR BEFORE

FRIDAY, APRIL 22, 2022



GRAVENHURST

GATEWAY TO MUSKOKA
NOTICE OF PUBLIC MEETING
CONCERNING A PROPOSED AMENDMENT TO
ZONING BY-LAW 10-04 (as amended)
OF THE TOWN OF GRAVENHURST

Respecting a Housekeeping update to the Town's Comprehensive Zoning By-law to bring into conformity with Bill 108, More Homes, More Choices Act with respect to accessory dwelling units.

TAKE NOTICE THAT the Council of the Corporation of the Town of Gravenhurst will hold a Public Meeting in relation to the application on

TUESDAY, APRIL 26th, 2022 at 5:00 p.m.

THE PURPOSE of the Public Meeting will be to consider a proposed amendment to Zoning By-law 10-04 (as amended) of the Town of Gravenhurst pursuant to the provisions of Section 34 of The Planning Act, R.S.O. 1990, Chapter P.13, as amended.

The meeting will be held ELECTRONICALLY in accordance with Section 238 of the Municipal Act, and the Town's Procedural By-law.

Members of the public wishing to comment are strongly encouraged to make a **written submission** any time prior to the hearing by emailing Melissa Halford, Director of Development Services melissa.halford@gravenhurst.ca. Members of the public wishing to make **oral submissions** to Council may do so through **Zoom**. A link to the **Zoom** meetings and instructions on how to participate will be made available to the public on Thursday, April 21, 2022 at: www.gravenhurst.ca.

THE FOLLOWING INFORMATION is attached to this notice for your information and review:

- an explanation of the Purpose and Effect of the Proposed By-law; and
- a copy of the Draft By-law.

IF A PERSON OR PUBLIC BODY would otherwise have an ability to appeal the decision of the Town of Gravenhurst to the Local Planning Appeal Tribunal, but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Gravenhurst, before the Zoning By-law is passed, the person or public body is not entitled to appeal the decision.

IF A PERSON OR PUBLIC BODY does not make oral submissions at a public meeting or make written submissions to the Town of Gravenhurst, before the Zoning By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

IF YOU WISH TO BE NOTIFIED of the decision of the Town of Gravenhurst in respect of the proposed By-law, you must make a written request to Melissa Halford, Director of Development Services

ADDITIONAL INFORMATION relating to the proposed amendment to Zoning By-law 10-04, including a full-scale map, is available from the Community Growth & Development Department – Planning Division. For further information, please contact Melissa Halford, at 705-687-3412, ext. 2224 during office hours.

DATED at the Town of Gravenhurst this 5th day of April, 2022
Melissa Halford, Director of Development Services

Purpose and Effect of the Proposed Zoning By-law

Application No. ZA 10-2022
Town of Gravenhurst

Bill 108, the More Homes, More Choice Act received Royal Assent on June 6, 2019. With the enactment of this Bill came a number of changes to the Planning Act aimed to increase the amount of affordable housing being developed across Ontario.

One of the key elements of Bill 108 was the inclusion of a new Section 16(3) of the Planning Act that states that Official Plans "...shall contain policies to authorize the use of additional residential units by authorizing,

(a) the use of two residential units in a detached house, semi-detached house or rowhouse; and
(b) the use of a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse."

The Town's Comprehensive Zoning By-law, which implements the Official Plan, currently contains outdated "accessory apartments" provisions in that only one accessory dwelling unit is currently permitted per lot, and only in a limited number of zoning categories. As such, housekeeping amendments are proposed to the Town's Comprehensive Zoning By-law which would:

- Permit up to two accessory dwelling units on certain lots that are Residentially-zoned lots;
- Permit one accessory dwelling unit within a principle dwelling as well as one in an accessory structure; and
- Amend other related provisions of the By-law in order to implement this intent.

**THE CORPORATION OF THE TOWN OF GRAVENHURST
BY-LAW 2022-XXX**

Being a By-law to amend Zoning By-law 10-04
as amended (Town of Gravenhurst)

WHEREAS By-law 10-04 of the Corporation of the Town of Gravenhurst has been passed to constitute the Comprehensive Zoning By-law regulating land use in the Town of Gravenhurst;

AND WHEREAS the Council of the Municipality may amend such Zoning By-law in accordance with the provisions of Section 34 of the Planning Act, R.S.O. 1990, Chapter P.13;

AND WHEREAS the Council of the Town of Gravenhurst has received an application to amend such By-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF GRAVENHURST ENACTS AS FOLLOWS:

1. Amend Section 5.1 by deleting the words "ACCESSORY APARTMENTS" and replacing them with "ACCESSORY DWELLING UNITS".
2. Amend Subsection 5.1.1 by deleting it and replacing it with the following:

"5.1.1 Notwithstanding any other provisions of this By-law regarding the number of dwelling units on a single lot, one (1) Accessory Dwelling Unit is permitted within a single detached, semi-detached or townhouse unit **and** one (1) Accessory Dwelling Unit is permitted within an associated accessory structure to a single detached, semi-detached or townhouse dwelling unit within the Residential Zone (R-1, R-2, R-3, RM-1, RM-2, RC-4, RR-5) if the lot on which it is located meets the minimum lot area and frontage requirements for the zone . A building permit would be required."
3. Amend Subsection 5.2.2 by adding the following at the end of the first sentence:

", provided no portion is used for human habitation ie. a sleeping cabin or accessory dwelling unit."
4. Delete the definition associated with Subsection 4.54 "dwelling unit, accessory" and replace it with the following:

"Shall mean a dwelling unit that is accessory to the main use of the property and is contained within the main building or within an accessory structure and shall not consist of more than 45% of the total dwelling unit or accessory structure gross floor area. Notwithstanding the other provisions of this By-law,

the floor area of the Accessory Dwelling Unit shall be considered habitable space and included in all floor area calculations”.

5. Delete the word “Apartment” and replace it with the words “Dwelling Unit” in Subsection 6.1.3, Column 1.
6. Deleted the word “apartment” and replace it with the word “unit” in Subsection 6.1.3. Column 2.
7. Amend Subsection 5.2.3 by adding the following paragraph after the “Two-Storey Garage” paragraph:

“Maximum Height of an Accessory Structure Containing an Accessory Dwelling Unit

In the Residential Zone (R1, R2, R3, RM-1, RM-2, RC-4, RR-5), One (1) accessory structure shall be permitted to be a maximum Height of 6.0 metres where the second storey contains an Accessory Dwelling Unit.”

8. This By-law shall take effect on the date of passage and come into force in accordance with Section 34 of the Planning Act, 1990, Chapter P.13.

READ A FIRST, SECOND AND THIRD TIME and finally passed this 26th day of April, 2022.

Mayor
Paul Kelly

Clerk
Kayla Thibeault