

We are submitting this Planning Brief in support of a Zoning Amendment to permit a detached additional residential dwelling unit to be constructed within an existing detached accessory structure (Shop). The property is located at 643 Douglas Street (Roll No. 420528000307701) in the Municipality of West Grey. The accessory structure meets all lot setbacks and coverage.

Site Description

The subject lands are located in the Municipality of West Grey within a predominantly rural residential area. The property contains an existing single-family dwelling and a 40' x 60' accessory building. It has an approximate lot area of 4.17 acres and a frontage of 63 metres (+/-).



The subject lands are designated Rural in the County County Official Plan and designated Rural in the West Grey Official Plan and are zoned A3-Restricted Rural Zone in the Municipality of West Grey Zoning By-law.



Requested Zoning Amendment

Zoning Amendment to permit a detached additional residential dwelling unit within the A3 zone whereas the zoning by-law currently requires all ADUs to be contained within the principal dwelling in the countryside zones. The proposed ADU is to be contained within the existing detached 40' x 60' accessory shop. The existing Shop is located in the rear yard of the property. Proposed living space is 878 sq ft with 2 bedrooms and 1 bathroom. The ADU would be serviced by private Water & Sewer services. This zoning amendment would permit the building to be converted to a residential dwelling.

Section 5.2.1 of the Grey County Official Plan "Agricultural Land Use Type" permits ADUs under subsections 5) and 6)

"5) A permanent second house on a farm property for full-time farm labour purposes is also permitted, where adequate reasoning is provided (i.e. where the size and nature of the operation requires additional employment), and where it cannot be achieved through seasonal temporary means. Seasonal housing units in the form of trailers, or bunkhouses are permitted for seasonal farm labour. Additional seasonal or permanent housing for farm labour purposes shall generally be located in the farm cluster.

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

Conclusions:

In our opinion the application represents good land use planning for the following reasons:

1. The proposal will convert an existing structure into a dwelling unit which will significantly lower the cost of building and create more affordable housing.
2. The proposal aligns with the County Official plan section 5.2.1.
3. The proposal supports the Provincial goal to increase housing through expansion or the conversion of existing buildings.

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