

Schedule 4 to PLS-2019-0059: Results of Internal/External Consultation

The Background Report and draft amendments were circulated to external agencies and internal departments for review and comment over the course of the study. Additionally, meetings were held with internal staff from Development Review and the Building department to discuss draft amendment revisions. Planning staff have taken into consideration all comments provided when drafting the final proposed amendments to the Official Plan and Comprehensive Zoning By-law for accessory dwelling units.

Comment/Issue	Staff Response
<p>Expanding Permissions to Permit the Entire Basement of a Dwelling: Through consultations with Building and Development Review staff it was suggested proposed amendments include a provision to permit the entire basement of a dwelling as an accessory dwelling unit, regardless of size.</p>	<p>Planning staff supports this recommendation on the basis that it would ease the burden of developing these units and that basement units are clearly subordinate to the primary main floor units. As a result, this recommendation was incorporated into the draft amendments included with the Public Meeting Report (PLS-2019-0030). These amendments were circulated to external agencies with no objections received.</p>
<p>Accessory Dwelling Units in the Niagara Escarpment Plan Area: Over the course of this review, Town staff has consulted with Niagara Escarpment Commission (NEC) staff on policies for accessory dwelling units in the Niagara Escarpment Plan Area (NEPA). As stated in the Public Meeting Report (PLS-2019-0030), the NEC regulates where accessory dwelling units are permitted within their plan area, while the Town is responsible for receiving and approving two-unit registrations.</p> <p>Through ongoing consultation, NEC staff has generally supported the proposed amendments, with a preference for a 'hard cap' in floor area maximums for units.</p>	<p>Currently the NEC permits ADUs under the Escarpment Rural Area designation, with section 2.2.11 stating the units "shall be subordinate in size to the single dwelling". NEC staff has recently recommended this policy be amended to include a hard cap maximum for floor area.</p> <p>Town staff took this into consideration when including a maximum of 110m² (or 1,185ft²) in the revised zoning by-law amendment (attached as SCHEDULE 2).</p>