

TECHNICAL MEMO 2



New Tiny Zoning By-law

JULY 2021

Our File: 0765AE

Table of Contents

1.0	INTRODUCTION.....	2
1.1	Council Workshop	2
1.2	Technical Memorandum #1	2
1.3	On-Line Survey.....	3
2.0	WHAT WE HEARD	4
2.1	Council Workshop	4
2.2	Technical Memorandum #1	4
2.3	On-Line Survey.....	4
2.4	Key Directions.....	7
3.0	NEXT STEPS.....	9
3.1	Preparing the first Draft of the New Tiny Zoning By-law.....	9
3.2	Schedule and Work Plan.....	9
3.3	How to submit your comments.....	10

1.0 INTRODUCTION

A Zoning By-law is the main regulatory tool of municipal planning regulating and guiding new development and the issuance of building permit applications. The **New Tiny Zoning By-law** will divide land into areas called zones (e.g. residential, commercial, industrial, agricultural, rural) and through a set of permitted uses, regulations and standards will guide and permit new buildings, structures and land uses that conform with the land use plan set out in the new Official Plan and comply with the standards and regulations of the new Zoning By-law, when it is passed and in force.

The “**New Tiny Zoning By-law**” Project is continuing to engage the community in a manner that will ensure that residents and other stakeholders are informed and aware of the preparation of the new Zoning By-law which will implement the Township’s new Official Plan. Residents and stakeholders are being provided multiple opportunities to participate and provide comments during the preparation of the new By-law so that they may understand generally how the new By-law will impact their specific properties.

The purpose of Technical Memorandum #2 is report what has been completed since the release of Technical Memorandum #1 and to describe what we have heard so far during the first round of consultation events.

1.1 Council Workshop

A Council Workshop was held on May 18, 2021 to review the major themes and issues identified in Phase 1 and to discuss the directions from the new Official Plan as it relates to the preparation of the New Tiny Zoning By-law.

1.2 Technical Memorandum #1

Technical Memorandum #1 was released for public review and comment online, through TinyConnect, and made available through the Township website and through its various social media platforms on May 28, 2021. The purpose of Technical Memorandum #1 was to outline the proposed approach and basis for preparing the new Zoning By-law, identify and review the key issues including the structure, format and mapping of the new By-law, and review a range of specific zoning issues that need to be considered and addressed in the preparation of the **New Tiny Zoning By-law**.

1.3 On-Line Survey

An Online Survey was released on the Township website and advertised broadly through many media streams including the Township website, Township Community Page (Midland Mirror), TinyConnect and Tiny's social media platforms. The survey and questionnaire was prepared following the Council Workshop and was designed to get an understanding what is important to residents and visitors in the Township and to seek comments and input on the various options and matters identified in Technical Memorandum #1. The survey was created on the Survey Monkey platform.

2.0 WHAT WE HEARD

2.1 Council Workshop

A copy of the PowerPoint presentation presented to Council during the Workshop is available on the project website at www.tiny.ca/NewTinyZoningBylaw.

The Council meeting was livestreamed through the [Township's YouTube channel](#) and remains available for viewing on YouTube.

Council provided comments, concerns and input on the full range of new zoning by-law issues and provided direction for the release of Technical Memorandum #1 and the On-line Survey.

2.2 Technical Memorandum #1

The report was organized into five sections and attachment as follows:

- Section 1.0 introduction;
- Section 2.0 described the legislative requirements that guide the preparation of the by-law;
- Section 3.0 explained how conformity with the new Official Plan will be achieved;
- Section 4.0 identified key issues to be addressed;
- Section 5.0 described what comes next in the New Tiny Zoning By-law project.
- Attachment 1 to Technical Memorandum #1 was a detailed Conformity Analysis of the new Official Plan and the implications and directions provided for the preparation of the implementing Zoning By-law.

Technical Memorandum #1 is available on the **New Tiny Zoning By-law** project website at www.tiny.ca/NewTinyZoningBylaw.

Written comments received focused on some of the key issues identified in Technical Memorandum #1 including backyard chickens, second units, cannabis, and shoreline issues.

2.3 On-Line Survey

The Township released a Public Survey on June 14, 2021 in order to obtain public feedback and input on a range of general and specific zoning issues to help inform and guide the preparation of the new Zoning By-law. The Survey sought community input regarding how Zoning information was accessed and ways to improve the service, transition issues, cannabis

A sampling of individual comments received is provided below.

"Generally, I support the individual property rights of the owner over the collective. Additionally I believe carefully crafted zoning bylaws should be diligent in allowing a broad interpretation of such rights. Zoning bylaws should seek to prescribe a plethora of acceptable uses whenever possible. I am encouraged that much of this survey discussed the expansion of property rights under the zoning bylaws."

"Shore line protection by laws are long overdue and necessary!!!!!! We have a valuable natural resource in our shore line / sandy beaches. There are best practices around the world that protect shorelines and coastal areas. These need to be implemented in Tiny!! Lake Huron Coastal Center is an excellent local resource for this information for example! Issues such as encouragement of natural vegetation,(not allowed to bulldoze dunes and remove beach grass), removal of invasive weeds on your property, no planting of "lawns" on waterfront properties, NO retaining walls, no removal of large number of trees, No paving of driveways, reexamine size, height and location of buildings, percent of area that can be built on along the shore line. all need to be considered to preserve our shores. Shorelines are unique and need to be treated as such."

"Please allow backyard chickens!!"

"I am very much against keeping livestock of any kind in residential or country residential zones."

"Excited to think that Township of Tiny is implementing permission for second dwellings"

"No second units and a limit to how many unrelated people and animals can occupy a dwelling in a residential area (eg no flophouses)"

"Cannabis grow ops and production facilities have NO place in Tiny Township. If they are permitted, they should be located on the periphery of the Township in areas like north end of Wilson Rd, Stamp Rd at Waverley, or large tracks of vacant land along Nippissing Ridge or Cedar Point Rd."

"Our zoning should reflect non commercial use of short term rentals. Our beaches are overcrowded. Full-time residents and cottage property owners are being overwhelmed by short term rental people . Do you want to be on a beach by a group of young people playing sports at this time in Covid precautions."

2.4 Key Directions

Community participation and input to the New Tiny Zoning By-law provided clear support for the directions contained in Technical Memorandum #1 and in response to the questions provided in the Questionnaire. The following summarizes the Key Directions from the community consultation and engagement:

- Support for a number of ways to make the By-law more user friendly and accessible was high, specifically the use of visuals in the document and working towards a web-based document with embedded hyperlinks to make searching and navigating the document easier.
- Key directions contained in Technical Memo #1 regarding format and structure, performance standards, definitions, general provisions, permitted uses, and mapping were supported.
- By-law should carry forward zone exceptions and the existing development permissions contained therein.
- Township should establish an expiry or lapsing clause in the new By-law of five (5) years for all existing minor variances approvals only to current Zoning By-law 06-001 as amended.
- Township should establish a regulatory framework for cannabis production operations that includes minimum setbacks from sensitive land uses (i.e. Residences, schools, places of worship), differential setbacks based on the whether the operation is indoors or outdoors in the Agricultural Zone and whether indoor operations are equipped with air filtration equipment.
- Temporary use of storage containers during construction projects or when moving household contents should be permitted, but use of storage containers as permanent structures should not be permitted on residential lots in the Township.
- Regulations for retaining walls should be included in the new By-law.
- The new By-law should establish a supportive regulatory structure for home occupations and home industries.
- Backyard chickens on residential properties, subject to specific regulations, should be permitted.
- The new By-law should include regulations regarding outdoor residential lighting such as being dark sky compliant.

- Short Term Rental Accommodations should be regulated in the new By-law.
- Additional residential unit (secondary units) regulations should include no change to the character of the dwelling, access to the side or rear of the principal dwelling, additional parking, and setting a maximum size of the second unit.
- Regulations for additional residential units in accessory structures, where permitted, should include greater side yard setbacks, located behind the main dwelling, maximum floor area standards, and maximum height.
- Bunkies should be permitted as part of another accessory structure (i.e. above a detached garage) and should be permitted to have washroom facilities.

3.0 NEXT STEPS

3.1 Preparing the first Draft of the New Tiny Zoning By-law

Based on the directions provided in Technical Memorandum #1 including the OP Conformity Analysis, the comments from Council, on-going discussions with staff, and the incredible public input and comments through the On-line Survey, the next step of the Project is to prepare the first Draft of the **New Tiny Zoning By-law**.

In addition to the text of the new By-law, all new Zoning Schedules are also being prepared. The first Draft will provide a demonstration of the overall format and structure of the By-law, will contain the draft new Zone Schedules, and will contain the proposed performance standards and regulations that will impact future construction and development projects in the Township. The fundamental purpose of the first Draft is to assist residents, property owners, designers, contractors and other stakeholders to provide informed and detailed responses on the proposed By-law and to provide comments and suggestions on how to improve the by-law prior to it being passed by Council.

The first Draft will evolve, change and improve throughout the consultation and public engagement process in response to comments received and the directions provided by Council. Subsequent drafts and the Final By-law for passing will also be posted to the Project Webpage.

3.2 Schedule and Work Plan

The next major milestones in the **New Tiny Zoning By-law** Project are as follows:

- Release of First Draft of the New Tiny Zoning By-law – Early September
- Open House – End of September (Date and format to be determined in accordance with Covid-19 Protocols and **New Tiny Zoning By-law** “Communications and Engagement Strategy”)

Figure 2 – Schedule



3.3 How to submit your comments

The Township will be posting Technical Memorandum #2 and the first Draft of the New **Tiny Zoning By-law** on the Project Webpage in accordance with the project schedule and Work Plan. You are encouraged to review the Technical Memorandum and Draft By-law and provide comments by the deadlines noted on the Project Webpage.

Any questions and/or comments regarding the **New Tiny Zoning By-law** project can be sent to: newzoningbylaw@tiny.ca

Details regarding upcoming events including the public release of the First Draft and scheduling of the Open House can be found on the **New Tiny Zoning By-law** webpage at www.tiny.ca/NewTinyZoningBylaw Meeting dates and details will also be advertised in accordance with the requirements of the *Planning Act*, posted on the Township website on the Project webpage, via TinyConnect and the Township’s social media platforms.

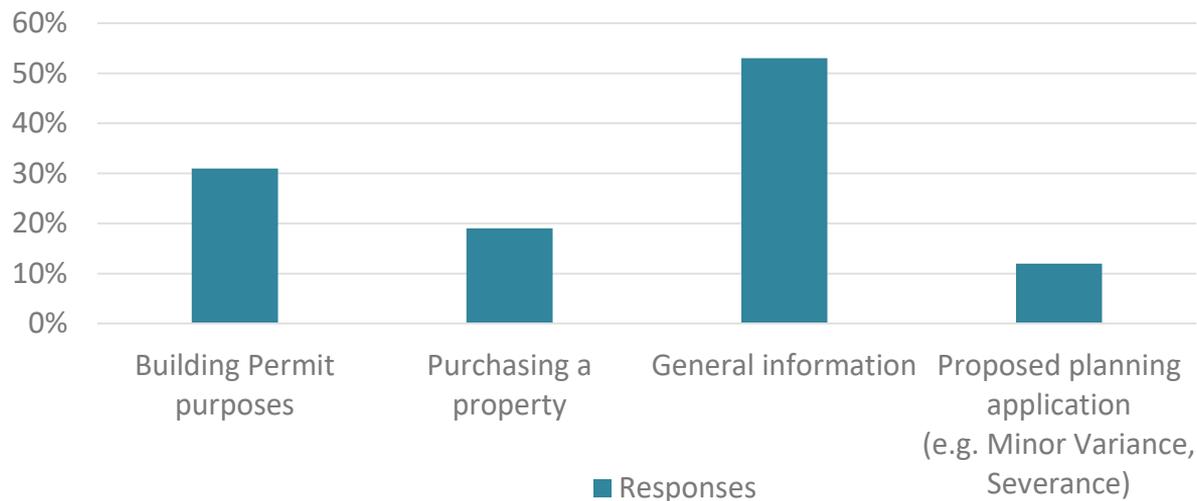
If you would like to be notified through the course of project, please register for TinyConnect at www.tiny.ca/Pages/TinyConnect and include in your preferences “**New Tiny Zoning By-law**”. If you are already registered with TinyConnect, please update your preferences to include “**New Tiny Zoning By-law**”.

Township of Tiny Zoning By-Law Survey

Tuesday, July 13, 2021

Q1: Use of Zoning by-law: What was your most recent use of the Township's Zoning By-law?

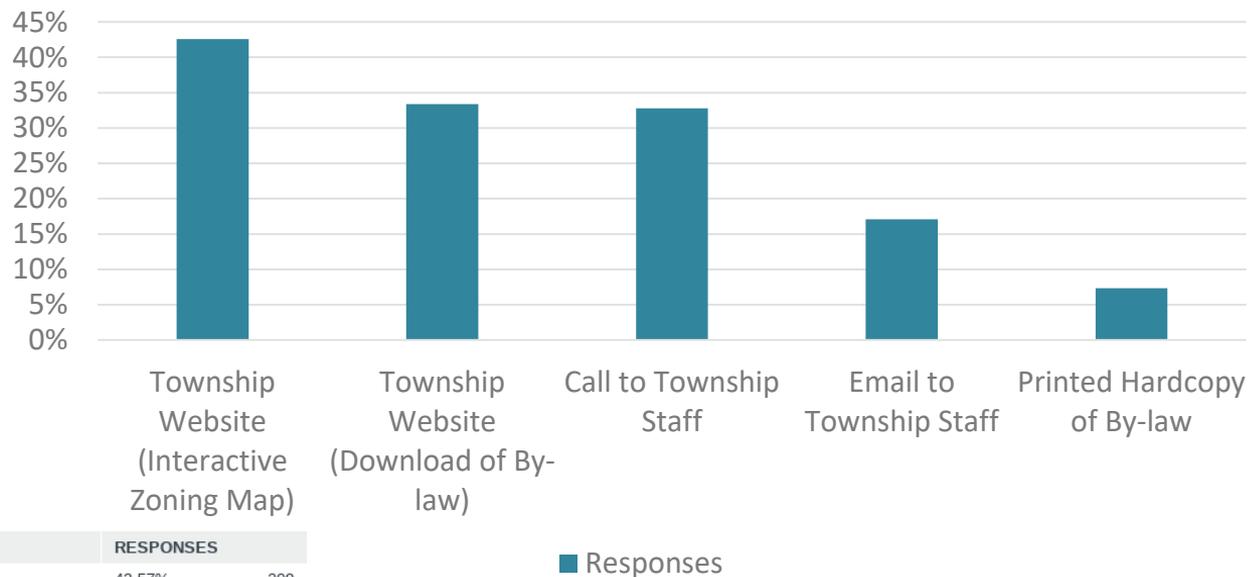
Answered: 490 Skipped: 12



ANSWER CHOICES	RESPONSES	
Building Permit purposes	30.82%	151
Purchasing a property	18.78%	92
General information	53.27%	261
Proposed planning application (e.g. Minor Variance, Severance)	12.04%	59
Total Respondents: 490		

Q2: Use of Zoning By-law: How did you get your Zoning By-law information?

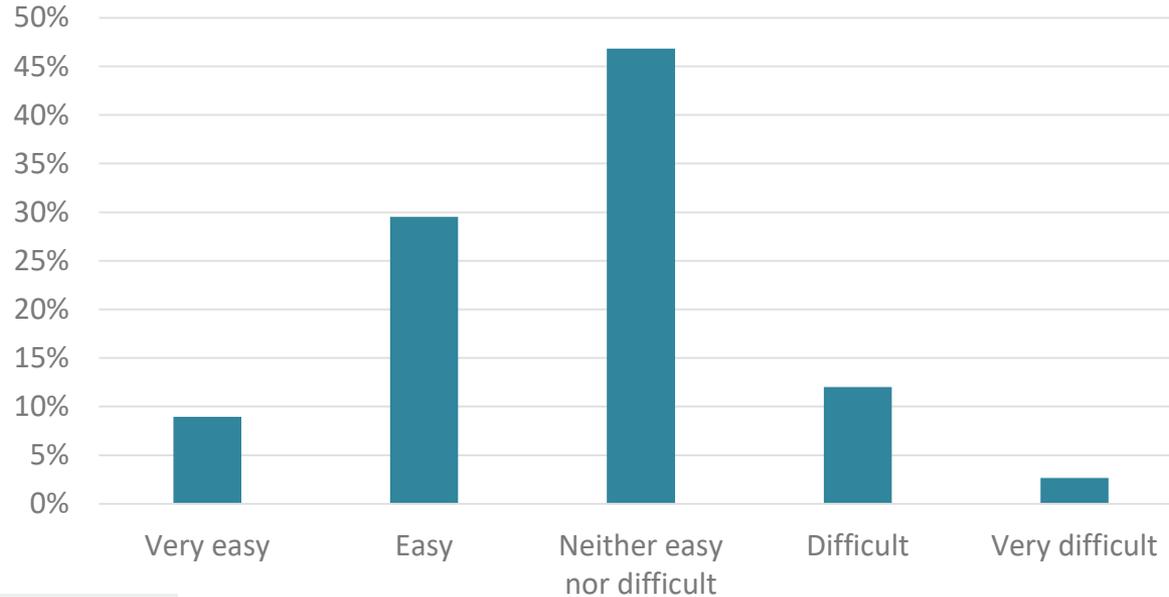
Answered: 491 Skipped: 11



ANSWER CHOICES	RESPONSES	
Township Website – Interactive Zoning Map	42.57%	209
Township Website – Download of By-law	33.40%	164
Call to Township staff	32.79%	161
Email to Township staff	17.11%	84
Printed hardcopy of By-law	7.33%	36
Total Respondents: 491		

Q3: Use of Zoning By-law: How easy was it to access the Zoning By-law information?

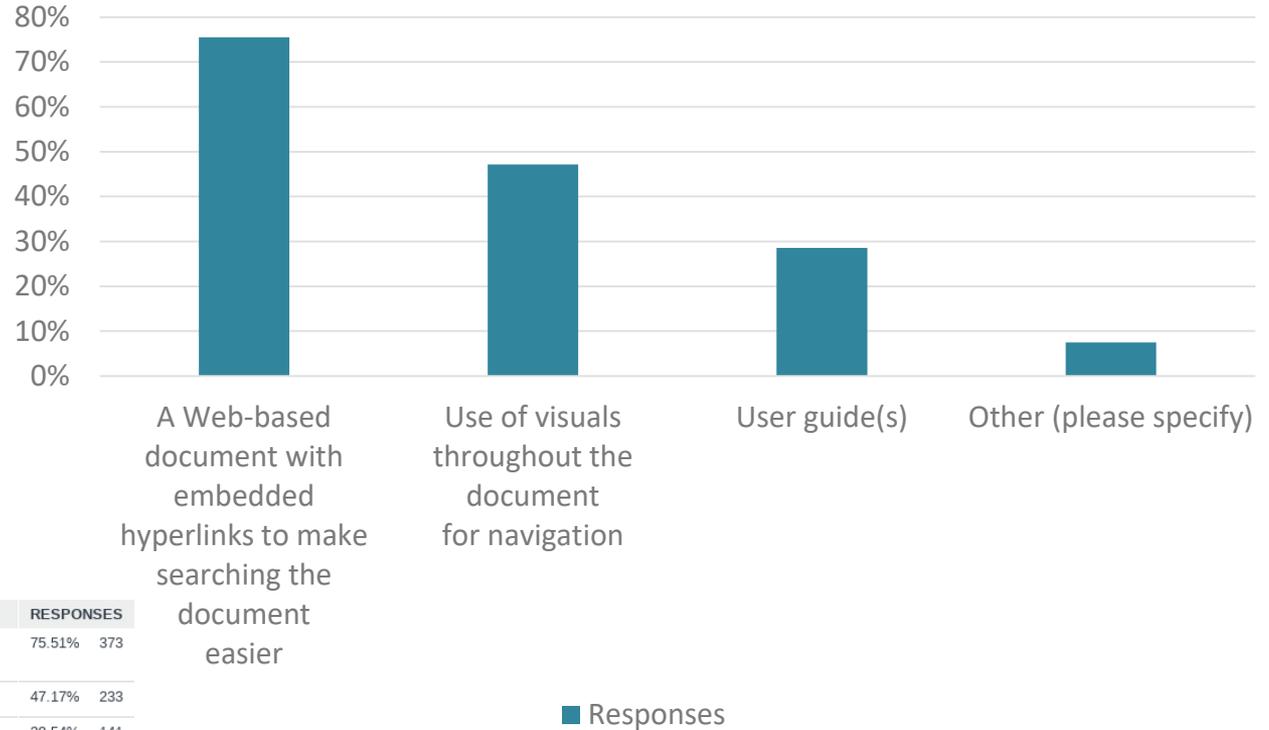
Answered: 491 Skipped: 11



ANSWER CHOICES	RESPONSES	
Very easy	8.96%	44
Easy	29.53%	145
Neither easy nor difficult	46.84%	230
Difficult	12.02%	59
Very difficult	2.65%	13
TOTAL		491

Q4: Use of Zoning By-law: The Township of Tiny is working towards a more user-friendly Zoning By-law. Please choose from the list below, some of the ways in which, the Township could provide a more user-friendly experience.

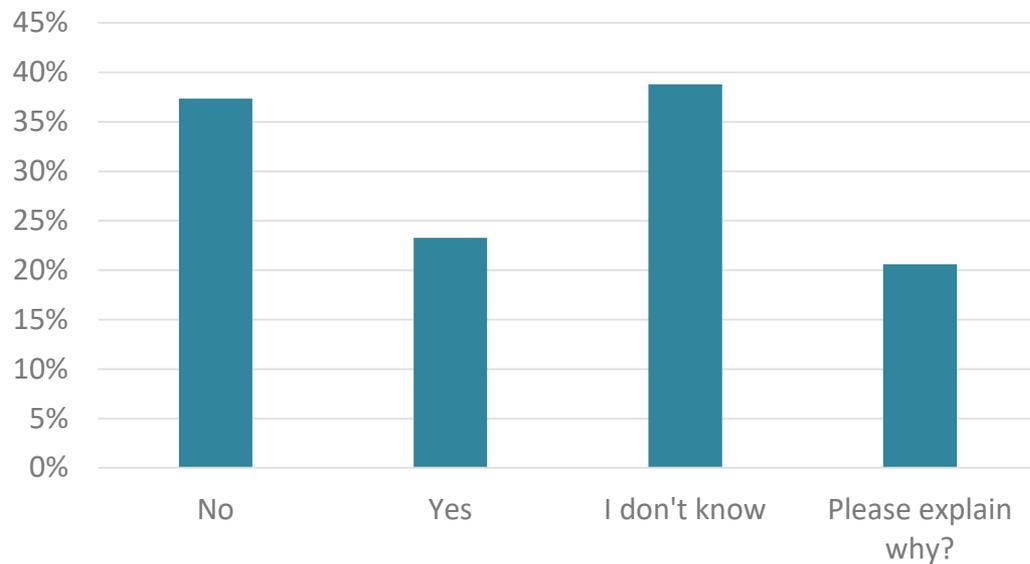
Answered: 494 Skipped: 8



ANSWER CHOICES	RESPONSES
A web-based document with embedded hyperlinks to make searching the document easier	75.51% 373
Use of visuals throughout the document for navigation	47.17% 233
User Guide(s)	28.54% 141
Other (please specify)	7.49% 37
Total Respondents: 494	

Q5: Use of Zoning By-law: Zone exceptions are site-specific zones that provide unique development permissions and/or development standards for one property usually obtained through a rezoning application. The Township is considering carrying forward all existing development rights (i.e. zone exceptions) into the new By-law. Do you have any concerns with this approach?

Answered: 490 Skipped: 12

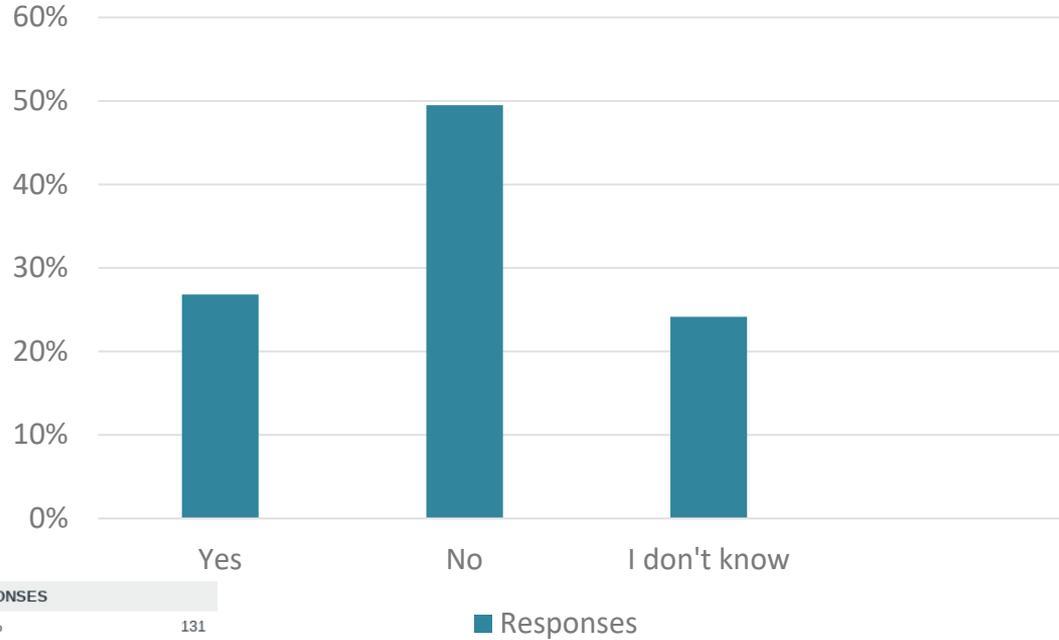


■ Responses

ANSWER CHOICES	RESPONSES	
No	37.35%	183
Yes	23.27%	114
I don't know.	38.78%	190
Please explain why?	20.61%	101
Total Respondents: 490		

Q6: Use of Zoning By-law: A Minor Variance is a property specific relief from the Zoning By-law's standards or provisions in response to a detailed development proposal. Sometimes an approved variance is not utilized through building permit issuance and can exist for many years. The existing Zoning By-law has carried forward all the variances from the 1977 By-law. The Township is considering an expiry on all existing minor variance approvals under the previous Zoning By-laws after a fixed period of time from the date of the approval of the new Tiny Zoning By-law. Do you have a concern with this?

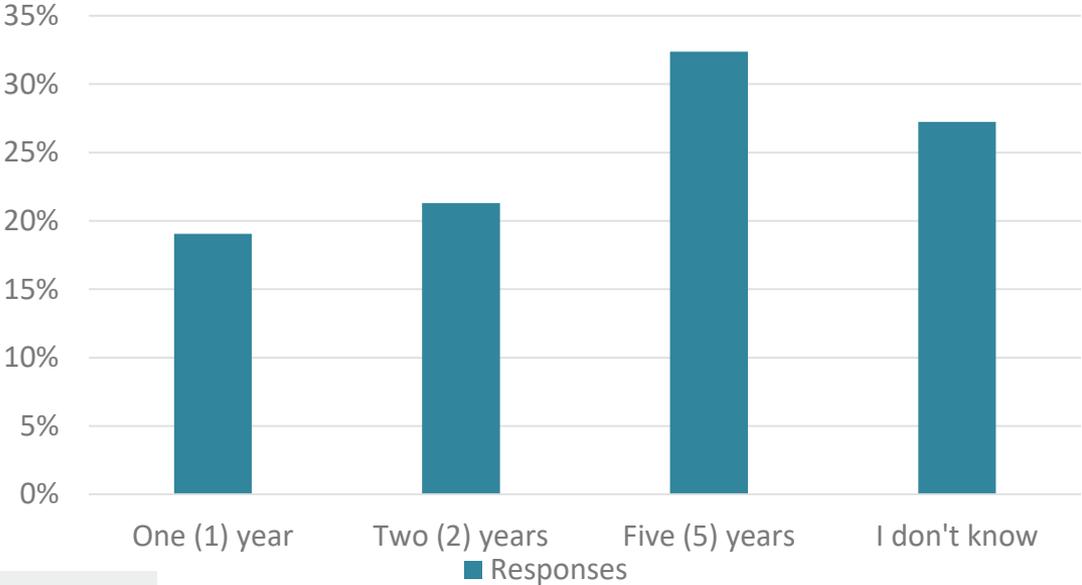
Answered: 489 Skipped: 13



ANSWER CHOICES	RESPONSES	
Yes	26.79%	131
No	49.49%	242
I don't know	24.13%	118
Total Respondents: 489		

Q7: Use of Zoning By-law: If the Township is going to establish an expiry date for approval of minor variances, what should that time frame be?

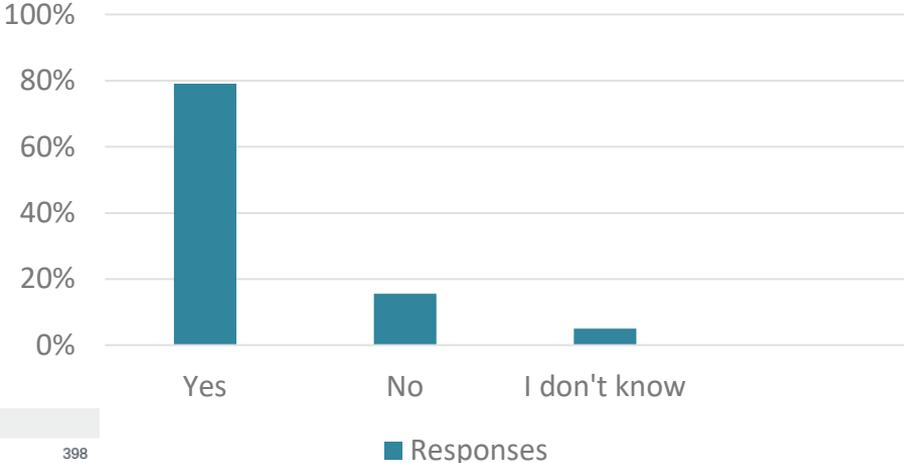
Answered: 488 Skipped: 14



ANSWER CHOICES	RESPONSES
One (1) year	19.06% 93
Two (2) years	21.31% 104
Five (5) years	32.38% 158
I don't know.	27.25% 133
TOTAL	488

Q8: Cannabis Cultivation The law and legislation around cannabis has changed by leaps and bounds in recent years, from illegal to legal, first with the Access to Cannabis for Medical Purposes Regulations in 2016 and then the Cannabis Act in 2018 which came into force in October 2019. With the establishment of a new legal industry, there are many land use and zoning implications depending on the nature and scale of the use that the Township should address in the New Tiny Zoning By-law. Municipal planning roles and responsibilities include regulations for personal cultivation, approaches to retail sales, and determining the appropriate location, scale and density of cannabis cultivation and production facilities. Major or micro cultivation and production facilities, like other growing and production operations, can create numerous impacts such as odors, traffic, water use and wastewater impacts, and energy demand requirements. Currently cannabis cultivation operations are permitted outdoors and indoors (i.e. greenhouses) in all zones that permit agricultural uses and are subject to the normal agricultural setbacks. The Township is considering new By-law regulations for the development of this cannabis cultivation and production uses and only where the appropriate and required licenses have been obtained from Health Canada. Should the Township consider setting a minimum setback from sensitive land uses (i.e. residences, schools, places of worship, etc.) from all cannabis cultivation facilities?

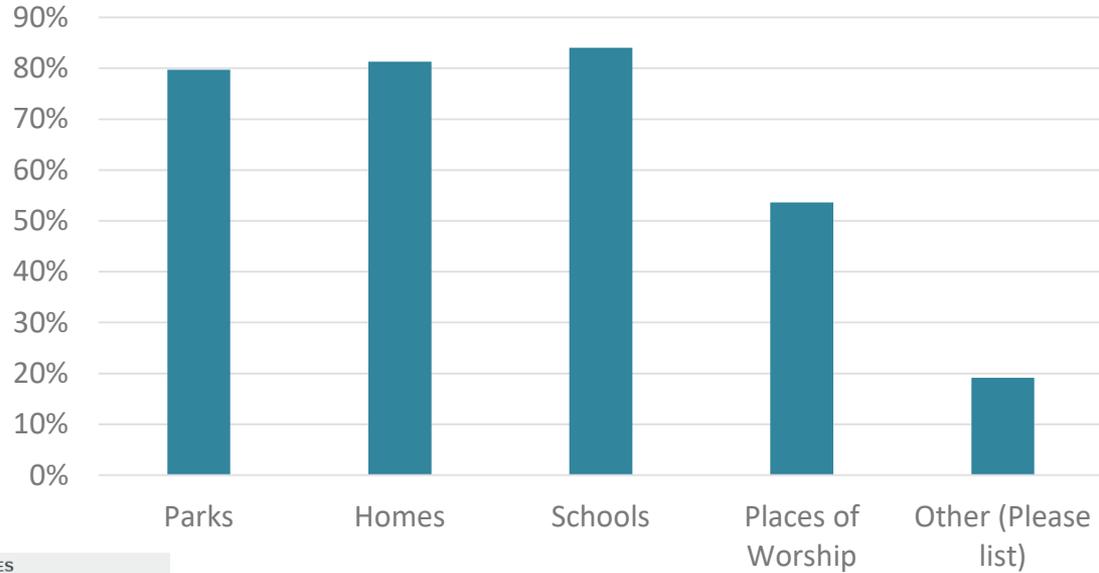
Answered: 500 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	79.60%	398
No (please skip Question 9)	15.60%	78
I don't know	5.00%	25
Total Respondents: 500		

Q9: Cannabis Cultivation: If yes, what uses should be considered:

Answered: 438 Skipped: 64

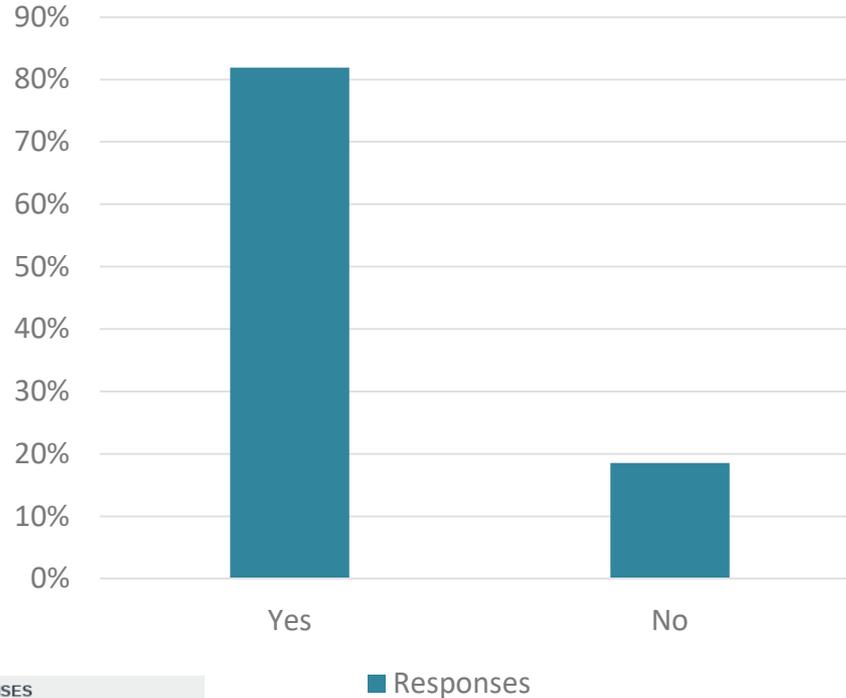


■ Responses

ANSWER CHOICES	RESPONSES	
Parks	79.68%	349
Homes	81.28%	356
Schools	84.02%	368
Places of Worship	53.65%	235
Other (Please list)	19.18%	84
Total Respondents: 438		

Q10: Cannabis Cultivation: Should the Township consider setting greater minimum setbacks (i.e. 300 metres) if the cannabis cultivation is located outdoors or is indoors but not equipped with air filtration equipment?

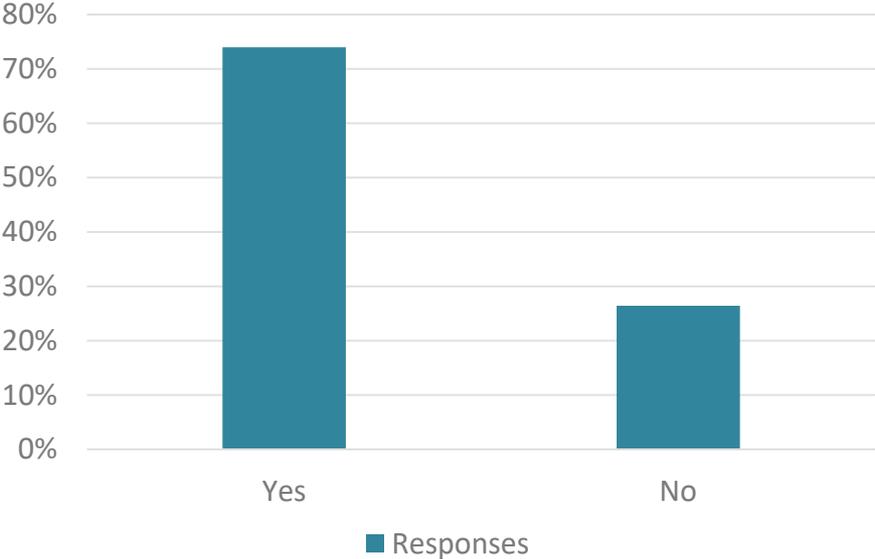
Answered: 480 Skipped: 22



ANSWER CHOICES	RESPONSES	
Yes	81.88%	393
No	18.54%	89
Total Respondents: 480		

Q11: Cannabis Cultivation: Should the Township consider setting a minimum setback of 150 metres where the cannabis cultivation facility is located indoors (i.e. in a greenhouse) and is equipped with air filtration equipment?

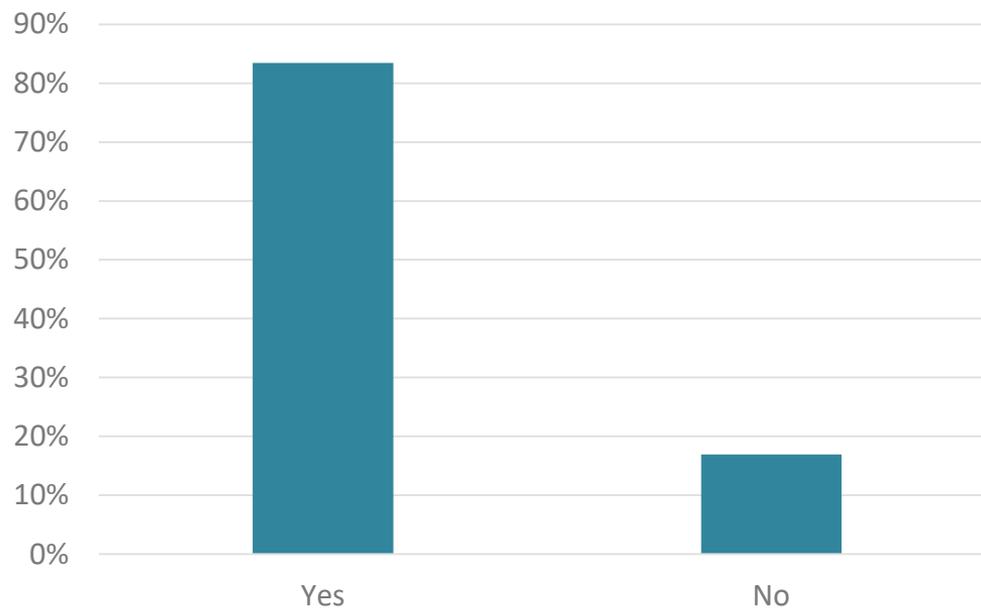
Answered: 469 Skipped: 33



ANSWER CHOICES	RESPONSES	
Yes	73.99%	347
No	26.44%	124
Total Respondents: 469		

Q12: Storage Containers Storage, cargo or shipping containers (i.e. sea cans) are currently prohibited on all properties in the Township of Tiny. With the availability of new and used shipping containers, there has been increased interest in permitting these containers for storage use. Interest ranges from temporary storage for construction projects, residential storage, and non-residential storage purposes including self-storage units. Would you support the use of storage containers for a short period of time on a driveway to allow temporary storage for the purpose of a building project/renovation or moving household contents?

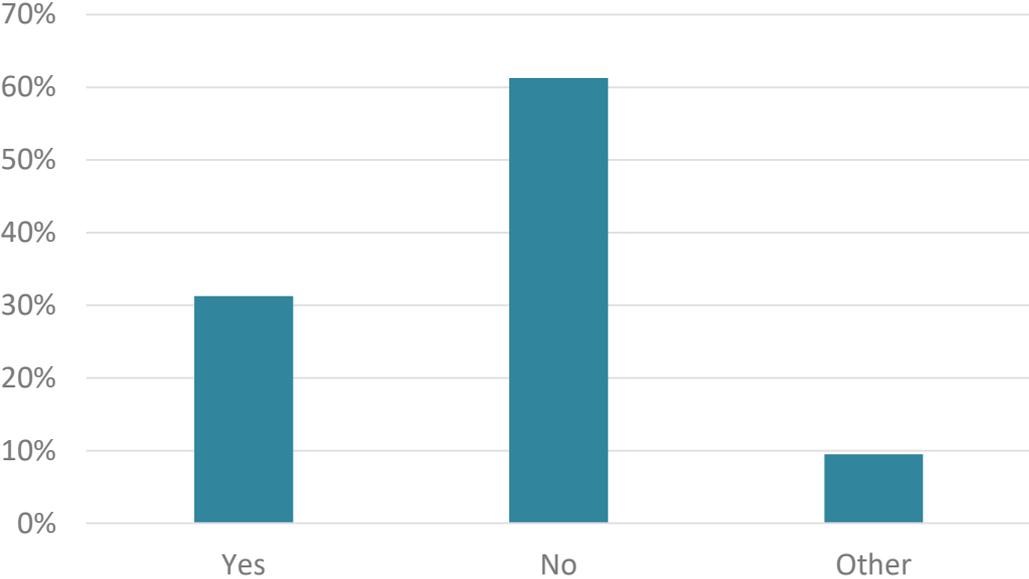
Answered: 489 Skipped: 13



ANSWER CHOICES	RESPONSES	
Yes	83.44%	408
No	16.97%	83
Total Respondents: 489		

Q13: Storage Containers: Should the Township allow storage containers on a permanent basis on every lot, including residential lots?

Answered: 496 Skipped: 6

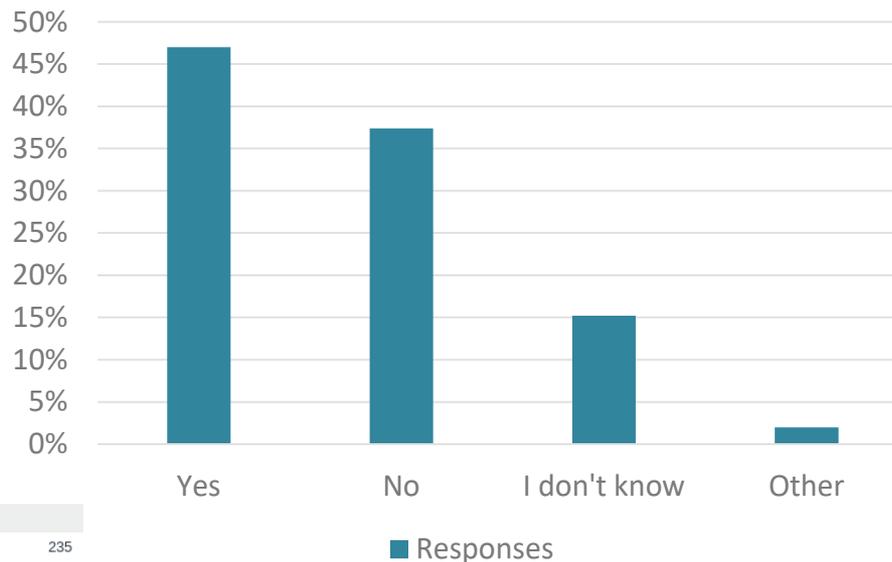


■ Responses

ANSWER CHOICES	RESPONSES	
Yes	31.25%	155
No	61.29%	304
Other (Please specify)	9.48%	47
Total Respondents: 496		

Q14: Retaining Walls Retaining walls, with some exceptions, are not considered designated structures under the Ontario Building Code (OBC) and thus not regulated under the existing Zoning By-law. The OBC regulates retaining walls when the wall is more than one metre in height and adjacent to public property, or used to provide access to a building or on private property to which the public is admitted. The OBC does not regulate other retaining walls that are built totally within private properties. This section does not pertain to shoreline protection structures. Should retaining walls be regulated by the new Zoning By-law (i.e. setbacks, maximum height, etc.)?

Answered: 500 Skipped: 2

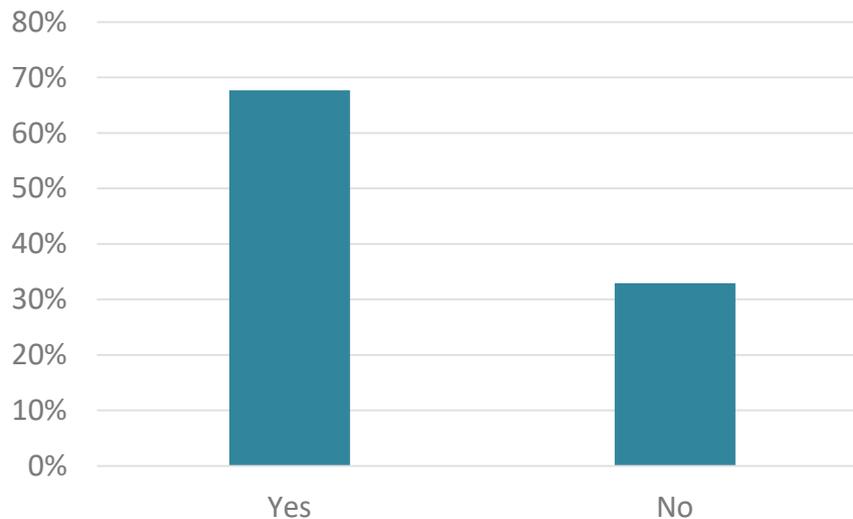


ANSWER CHOICES	RESPONSES	
Yes	47.00%	235
No	37.40%	187
I don't know.	15.20%	76
Other (Please specify)	2.00%	10
Total Respondents: 500		

Q15: Home Occupations and Home Industries Home occupations are currently permitted in all residential zones and home occupations and home industries are permitted in rural and agricultural zones subject to strict regulations in sections 4.10 and 4.11 and subject to the definitions for both terms. Should the Township consider permitting more uses and allowing more opportunities for home occupations?

Definition: Home occupations are defined as the use of part of a dwelling unit for an occupation or business activity that results in a product or service and which is clearly secondary to the principal use of the dwelling unit.

Answered: 495 Skipped: 7

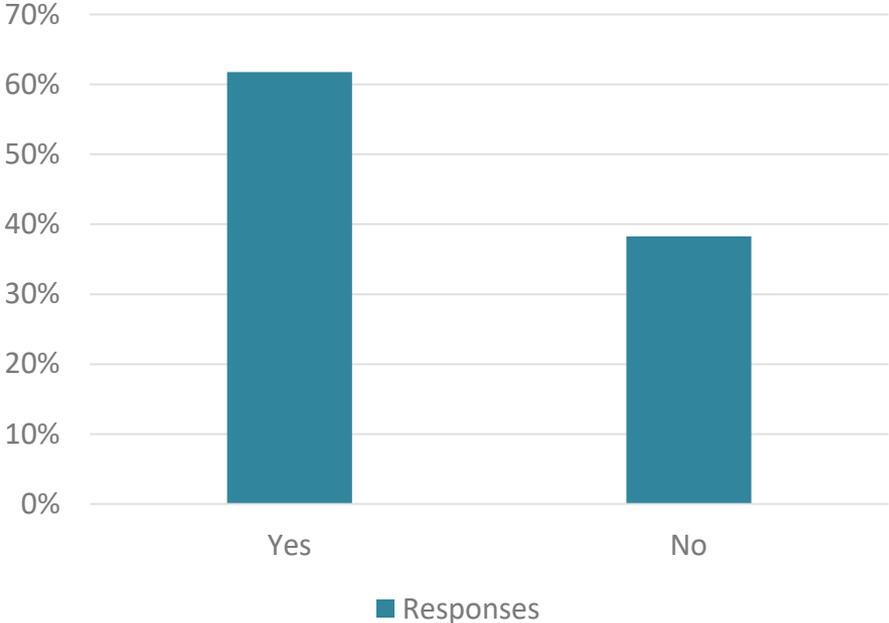


■ Responses

ANSWER CHOICES	RESPONSES	
Yes	67.68%	335
No	32.93%	163
Total Respondents: 495		

Q16: Home Occupations and Home Industries: Should the Township consider permitting more uses and allowing more opportunities for home industries? Definition: Home industries are defined as a small-scale industrial use with no show/display room, such as a carpentry shop, a metal working shop, a machine shop, a welding shop, a tool and die shop or an electrical shop that provides services or wares to the rural community and which is an accessory use to an agricultural use or a single detached dwelling. For the purpose of this By-law, the repairing of motor vehicles, mobile homes, trailers, and/or boats are not a home industry.

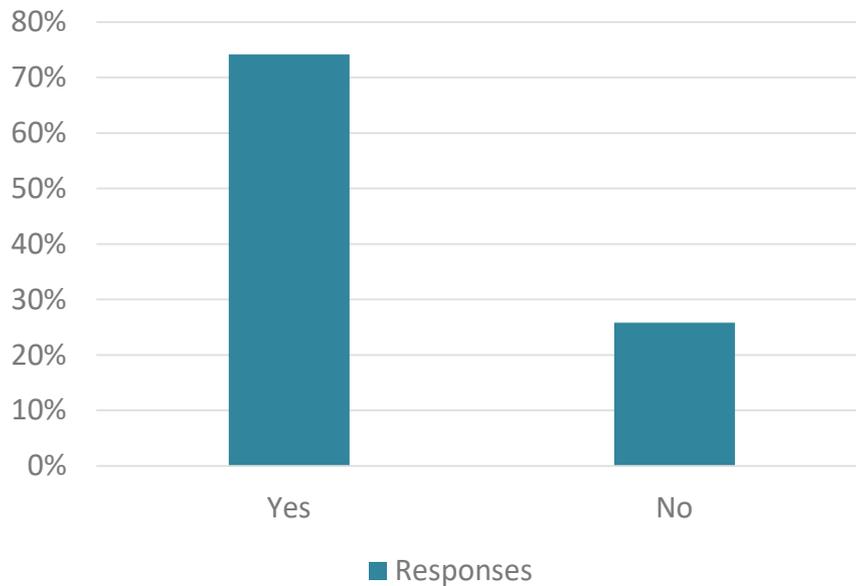
Answered: 494 Skipped: 8



ANSWER CHOICES	RESPONSES	
Yes	61.74%	305
No	38.26%	189
Total Respondents: 494		

Q17: Home Occupations and Home Industries: One approach that other municipalities have taken with home occupations is to establish a list of prohibited uses (like a gas station) and permit all other home-based businesses. This approach is used as a way of being more permissive and encouraging home-based businesses to open and grow. Should the Township consider this approach?

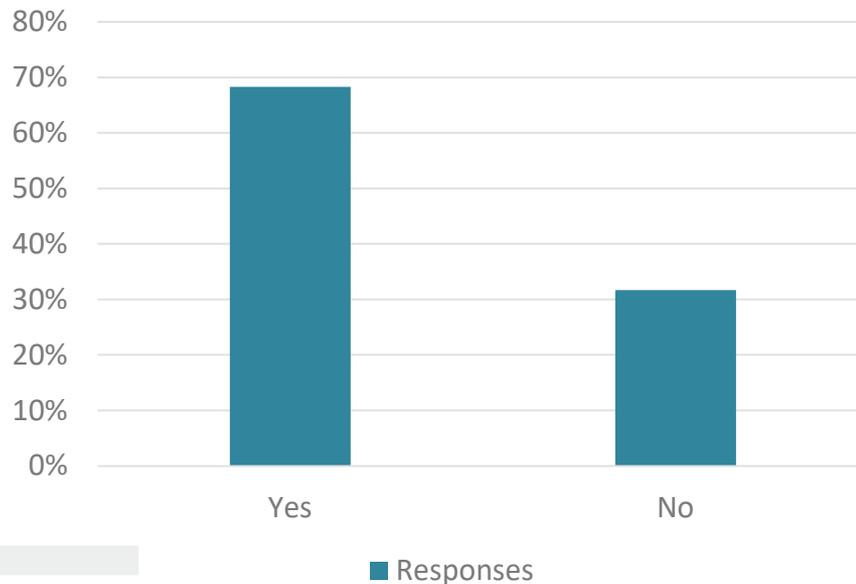
Answered: 499 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	74.15%	370
No	25.85%	129
Total Respondents: 499		

Q18: Backyard Chickens: Traditionally the keeping of livestock is restricted to rural and agricultural areas and zones where farms and farming operations occur and where large lot sizes permit separations between uses and result in more compatible land uses and less noise, odour and related conflicts. The keeping of any livestock, including chickens, is prohibited in all other zones including all residential zones. In recent years and as part of the burgeoning food security, local food and sustainable food production movements, the requests for the keeping of chickens in traditional residential or rural residential properties have increased. Many municipalities, including large urban ones (e.g. Guelph, Ottawa, Kingston, Kitchener, etc.), have permitted “backyard chickens” under strict regulation and licensing requirements. Do you support the keeping of backyard chickens on residential properties with appropriate regulations?

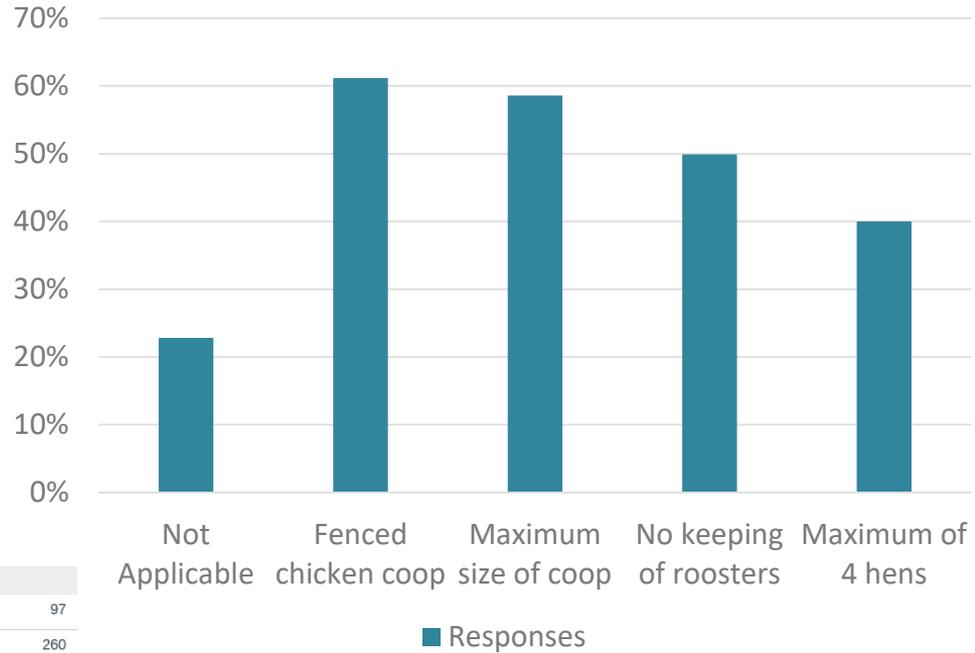
Answered: 502 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	68.33%	343
No	31.67%	159
TOTAL		502

Q19: Backyard Chickens: Please click on the regulations that you support if you answered yes to the above:

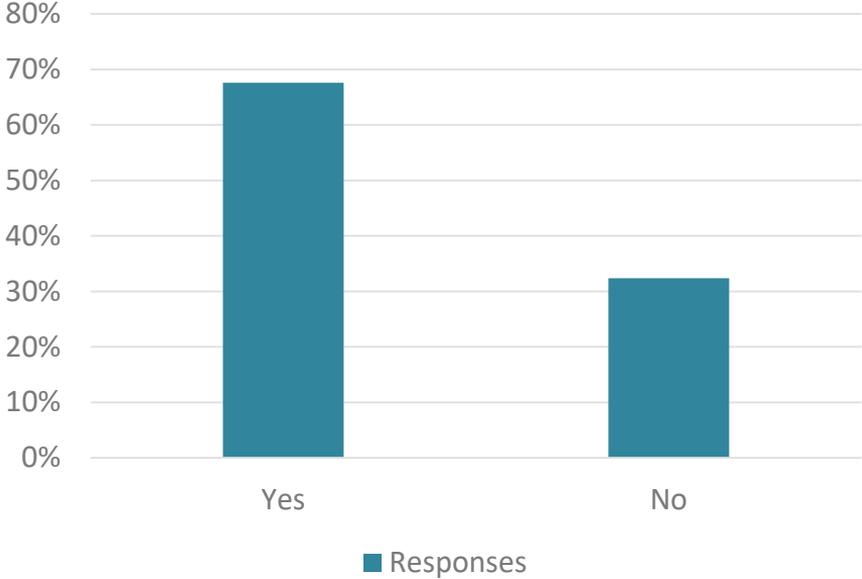
Answered: 425 Skipped: 77



ANSWER CHOICES	RESPONSES
Not applicable	22.82% 97
Fenced chicken coop	61.18% 260
Maximum size of coop	58.59% 249
No keeping of roosters	49.88% 212
Maximum of 4 hens	40.00% 170
Total Respondents: 425	

Q20: Outdoor Residential Lighting: Outdoor lighting, for security, decorative or safety purposes, is a normal occurrence for all residential developments. Done right, outdoor lighting can improve the aesthetic of buildings and structures, ensure safe night time access from driveways and parking areas to entrances, and improve security of property. Done wrong, outdoor lighting can cause conflicts between neighbors and potentially impact traffic safety on adjacent roads if too bright. Should outdoor residential lighting be regulated in the new Zoning By-law?

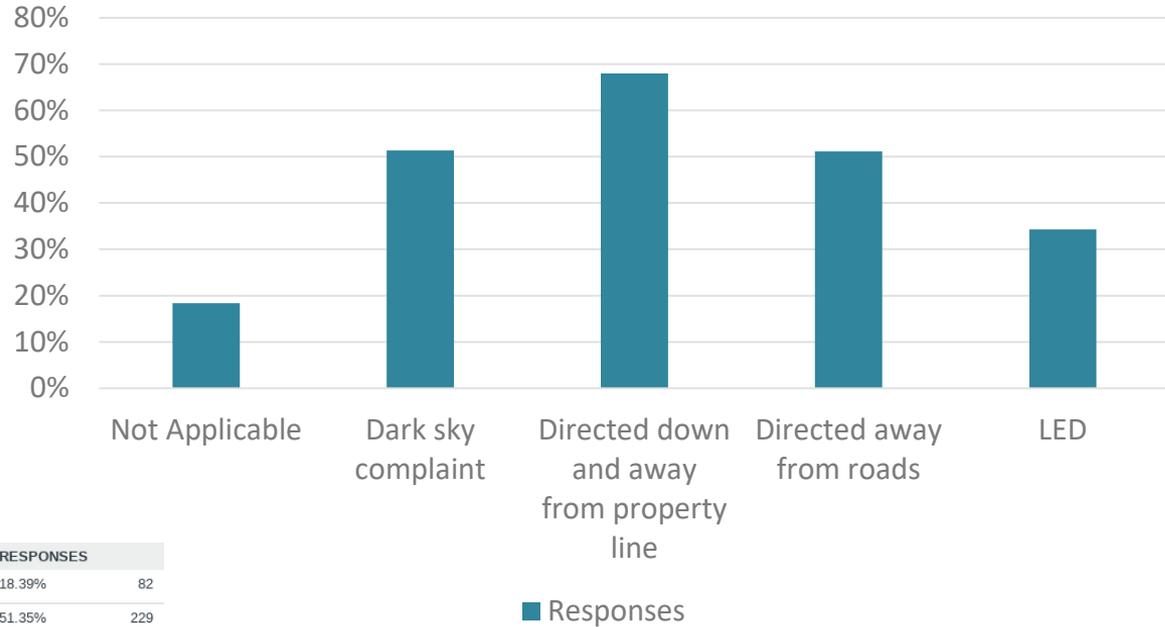
Answered: 500 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	67.60%	338
No	32.40%	162
TOTAL		500

Q21: Outdoor Residential Lighting: Please click on the regulations that you support if you clicked yes above:

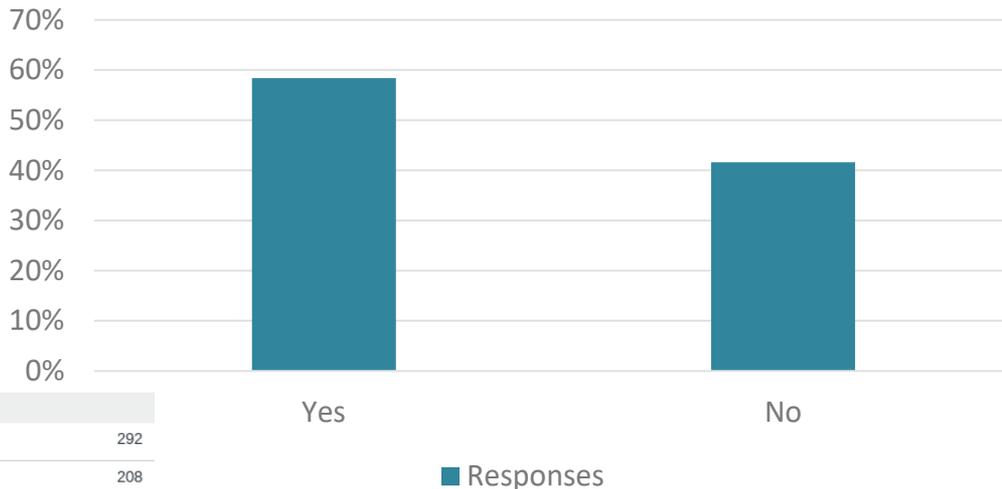
Answered: 446 Skipped: 56



ANSWER CHOICES	RESPONSES
Not applicable	18.39% 82
Dark sky compliant	51.35% 229
Directed down and away from property lines	67.94% 303
Directed away from roads	51.12% 228
LED	34.30% 153
Total Respondents: 446	

Q22: Short-term rentals: The Township of Tiny does not currently regulate and/or prohibit Short Term Rentals. Traditionally many residents seasonally rent their cottage/dwellings or lend them to family and friends during the summer months, which has been the common practice for many decades. The Zoning By-law does not prohibit the use of a Dwelling Unit for any length of rental where the rental is based on the rental of the full dwelling unit. A room rental operation would be similar to a Bed and Breakfast, Boarding House, or Motel which is only permitted on properties with the specific zoning to permit the use. Council, in early 2021, has authorized a number of actions to continue to pursue the preparation of a licensing by-law for short term rentals and a public consultation and public survey process. At this time no changes are recommended to be included in the New Tiny Zoning By-law to create additional zoning regulations or provisions regarding short term rentals. The matter of short term rentals is best dealt with under a by-law licensing regime under the Municipal Act for a number of reasons including ease of enforcement and prosecutions rather than under the Planning Act. The only exception to this is if Council chooses to only permit them in certain zones (i.e. shoreline residential), then a section of the New Tiny Zoning By-law will have to be dedicated to this topic. Some jurisdictions have prohibited them in certain zones where permanent housing dominates in an effort to protect housing and long-term rental availability. As Council continues to advance its policy and regulatory response to short term rentals, if zoning changes are required they will be considered as part of the preparation of the new By-law. Should Council consider prohibiting short term rentals in certain areas in the Township?

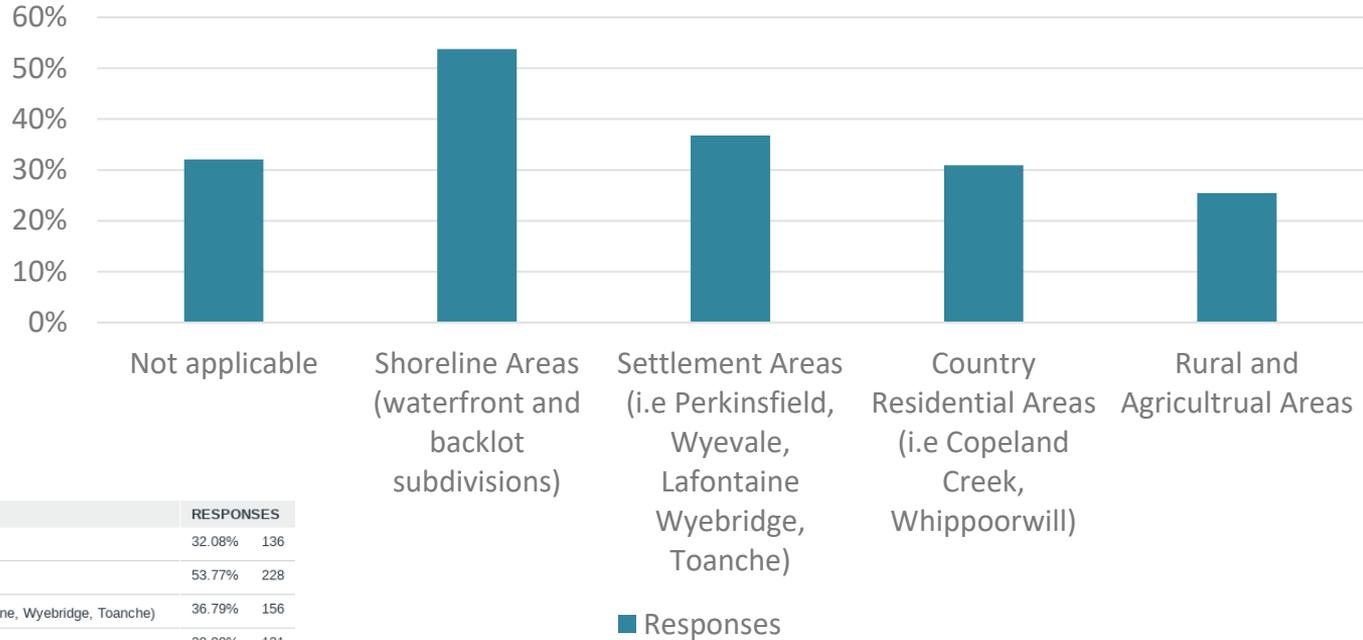
Answered: 500 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	58.40%	292
No	41.60%	208
TOTAL		500

Q23: Short-term Rentals: Please click on the areas that you support if you clicked yes to the above question.

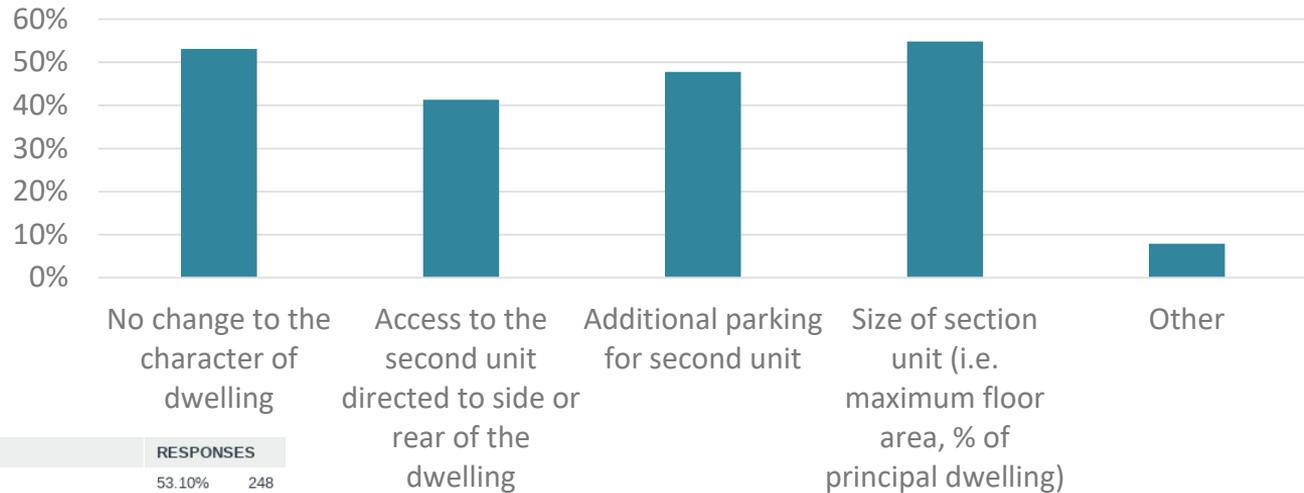
Answered: 424 Skipped: 78



ANSWER CHOICES	RESPONSES
Not applicable	32.08% 136
Shoreline Areas (waterfront and backlot subdivisions)	53.77% 228
Settlement Areas (i.e. Perkinsfield, Wyevale, Lafontaine, Wyebridge, Toanche)	36.79% 156
Country Residential Areas (i.e. Copeland Creek, Whippoorwill)	30.90% 131
Rural and Agricultural Areas	25.47% 108
Total Respondents: 424	

Q24: Second Residential Units: Section 35.1 of the Planning Act requires that Council shall ensure that the by-laws passed under section 34 give effect to the policies regarding additional residential units described in subsection 16 (3) of the Act. Section 16 (3) required that the Township contain policies in the new Official Plan that authorize the use of two residential units in detached, semi-detached and row house units and permitting a residential unit in accessory buildings to a detached, semi-detached and row house dwelling. Following a robust public consultation and engagement process and consideration of the nature and character of the various living areas in the Township, the new Official Plan permits second residential units in the Rural, Agricultural, Greenlands, Country Residential, and Settlement Area designations. Please indicate which regulations you would support for new second units within or attached to the main dwelling unit from the list below.

Answered: 467 Skipped: 35

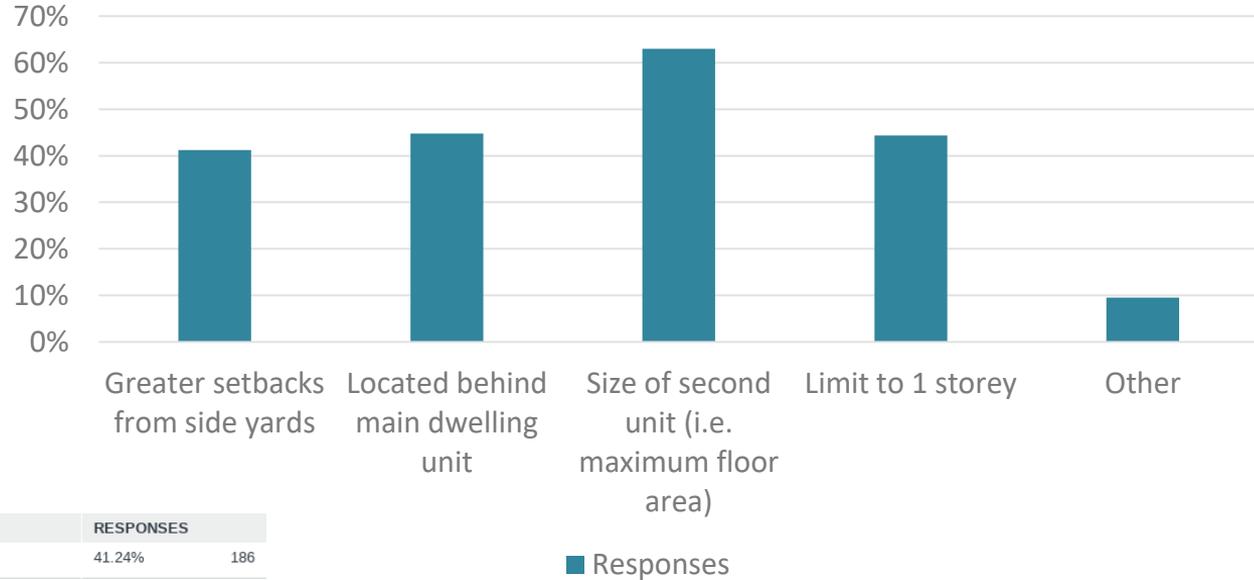


ANSWER CHOICES	RESPONSES	
No change to the character of the dwelling	53.10%	248
Access to the second unit directed to side or rear of the dwelling	41.33%	193
Additional parking for second unit	47.75%	223
Size of second unit (i.e. maximum floor area, % of principal dwelling)	54.82%	256
Other (Please specify)	7.92%	37
Total Respondents: 467		

■ Responses

Q25: Second Residential Units: The new Official Plan also permits a second unit in an accessory building. Please select the regulations you would support for second units in accessory buildings from the list below.

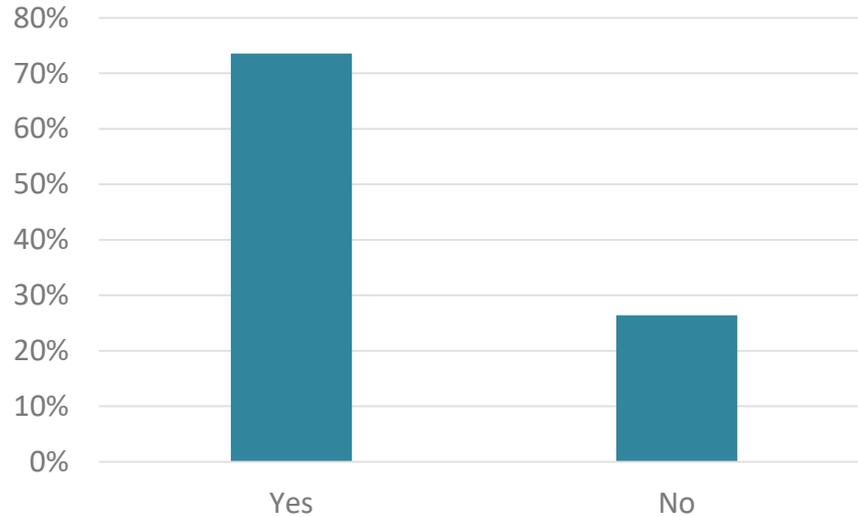
Answered: 451 Skipped: 51



ANSWER CHOICES	RESPONSES
Greater setbacks from side yards	41.24% 186
Located behind main dwelling unit	44.79% 202
Size of second unit (i.e. maximum floor area)	62.97% 284
Limit to 1 storey	44.35% 200
Other (Please specify)	9.53% 43
Total Respondents: 451	

Q26: Bunkies: A “bunkie” is an accessory building or structure that is designed to provide sleeping accommodations in shoreline areas and which does not contain any plumbing, sanitary or cooking facilities and is not to form part of any other building or structure. Should bunkies be permitted as part of another accessory structure (i.e. above a detached garage) in the shoreline area?

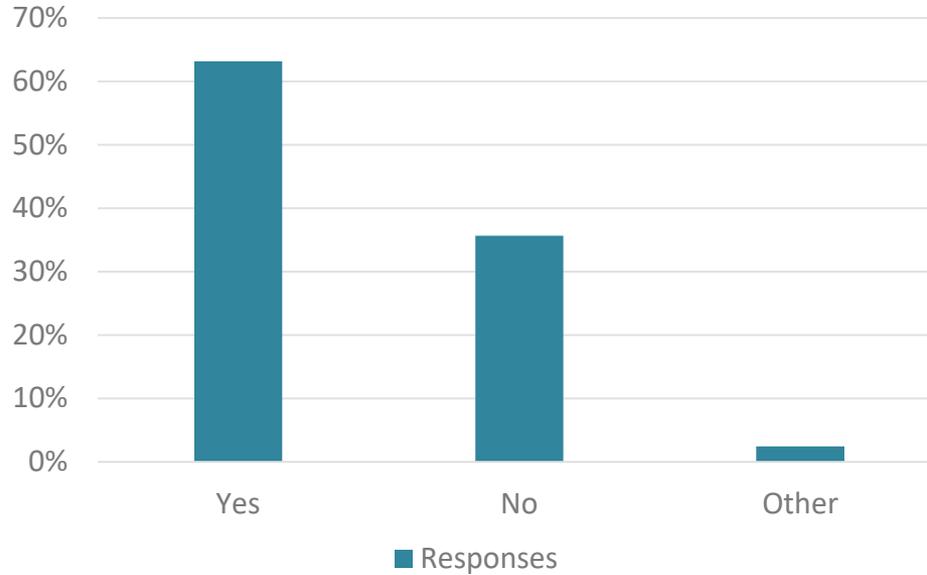
Answered: 496 Skipped: 6



ANSWER CHOICES	RESPONSES
Yes	73.59% 365
No	26.41% 131
TOTAL	496

Q27: Bunkies: Should bunkies be permitted to have plumbing for a washroom? *Please note that they will not be permitted to have a kitchen as second units are not permitted in the Shoreline designation.

Answered: 494 Skipped: 8



ANSWER CHOICES	RESPONSES	
Yes	63.16%	312
No	35.63%	176
Other (Please specify)	2.43%	12
Total Respondents: 494		