

Options for Non-Statutory Public Notice

Process	Details	Opportunities	Constraints
Add a Holding Provision to all lands within LDR Zones.	<ul style="list-style-type: none"> Condition of removing Holding Provision being a signed affidavit that public notice of a conversion has been given to all properties within 60 metres. 	<ul style="list-style-type: none"> Establish notification criteria; and, Affidavit required confirming notice has been sent in accordance with the parameters established by the Holding Provision condition. 	<ul style="list-style-type: none"> Additional application process; Additional cost to land owner/applicant; Notice provided but no opportunity for input/consultation as the development is as-of-right; Staffing requirements to manage additional applications; Staff fielding public calls, questions and complaints for as-of-right development permissions; and, Potential Official Plan Amendment required to identify Public Notice as a possible requirement of a Holding.
Add more detailed project description to the Building Permit placard required to be posted on site.	<ul style="list-style-type: none"> Require all Building Permit placards to be updated to include additional development details. 	<ul style="list-style-type: none"> Building Permit Placard is already a requirement of the Ontario Building Code; and, Details added to the placard can provide additional information on the project for public view. 	<ul style="list-style-type: none"> Potential risk that requirement for additional details to be provided may be beyond the legislative requirements; and, Description details would be required for all Building Permits as consistency of process is required.

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Update By-law 21-207 Public Notices at Infill Construction Sites to include Public Notice requirements for conversions of existing dwellings.	<ul style="list-style-type: none"> • Amend By-law 21-207 to include conversions of existing dwellings to “Infill Housing” definition; • Provide specific notice requirements established by the City; • Details on the proposed construction description, duration of the project, contact information (owner/contractor). 	<ul style="list-style-type: none"> • Provide notice of construction and renovation details; • City process already established and being implemented for infill projects within residential neighbourhoods; • Provide general information on how to be a good neighbour. 	<ul style="list-style-type: none"> • Conversions are not considered infill development and do not have the same nuisance effects associated with construction; • Requiring Public Notice for as-of-right conversions may open the door to additional requirements for other forms of construction (i.e. decks, accessory buildings, minor additions, etc.) • Notice provided but no opportunity for input/consultation as the development is as-of-right; • Public Notice requirements will require additional staff resources for enforcement and may result in additional staffing requirements; • Large Public Notice sign focuses attention on single property development and is not an equitable requirement for similar forms of construction; • Additional language and details to be added to the existing Notice template; and, • Conversions of existing dwellings may not be seen as infill development.

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Public Education on Zoning By-law Changes without Public Notice	<ul style="list-style-type: none"> • Staff to communicate the changes to the by-law and educate neighbourhood associations, neighbourhood groups, development industry etc. on the permission for existing dwellings to convert. 	<ul style="list-style-type: none"> • Provide information on the intent of the regulations and the purpose of the conversions; • Allow for opportunities to participate in future Residential Zoning processes; and, • Builds relationships between residents and the City. 	<ul style="list-style-type: none"> • Occurs after the fact while permissions exist; • Does not assist in notifying residents who may not participate in neighbourhood outreach; and, • No method to comment on the conversion of specific residences.