

COUNTY OF BRANT
COMPREHENSIVE ZONING
BY-LAW
5 YEAR REVIEW
2nd Draft



WHAT IS A ZONING BY-LAW?

A Zoning By-law :

- Regulates use and development of land
- Assists in protecting property values
- Provides predictability of development patterns
- Prevents incompatible uses from being built beside each other
- Allows for public input in the development process

A ZONING BY-LAW Continued...

Zoning By-laws regulate the use of land by:

- Establishing uses that are permitted and prohibited on lots and within buildings and structures
- Determining the location, height, bulk, size, floor area and character of buildings and structures
- Regulating the frontage and depth of a lot
- Regulating the area of a lot that may be occupied by buildings and structures
- Establishing provisions for parking and loading spaces

COMPREHENSIVE ZONING BY-LAW

5-YEAR REVIEW

- Current Zoning By-Law 110-01 was approved by Council on July 17th, 2001.
 - i. A conglomeration of many former town and township by-laws.
 - ii. A lot of contradiction and repetition – difficult to administer.
- Official Plan approved by Ministry of Municipal Affairs and Housing in 2012.
- Under Section 26 of the Planning Act, Municipalities must update the zoning by-law to conform to the policies of the Official Plan.

WHY IS THE BY-LAW BEING REVIEWED?

- Implement the policies of the Current Official Plan.
- Consistency with the Provincial Policies including the Planning Act and the Provincial Policy Statement.
- Ensure that the development is based on consistent and equitable standards.
- Create land use regulations to reflect changing development trends and patterns
- Update Mapping

OBJECTIVES WITH NEW BY-LAW

- Reduce number of zone categories (from 36 to 27)
- Simplified structure – more visuals & easier to understand.
- Zone standards to follow current trends in industry
- Clarity in General Provisions Section
- Improve regulations to encourage high quality development:
 - i. Building setbacks
 - ii. Parking and Loading
 - iii. Landscaping, buffering and screening
- Remove contradictions
- Clean up definitions



WORKPLAN

- **Stage 1:** Background research
- **Stage 2:** First Draft
- **Stage 3:** Agency/stakeholder consultation
- **Stage 4:** Open houses (January & February)
- **Stage 5:** Second Draft **WE ARE HERE**
- **Stage 6:** Formal public meeting under the Planning Act
- **Stage 7:** (if required) Appeals to Ontario Municipal Board

KEY CHANGES FROM 1st DRAFT

- Urban Residential Zone categories: removed R3 zone with 10 metre frontage and 250 square metre lot area.
- Changed the name of Natural Hazard Zone (OS1) to Natural Heritage Zone (NH) and subsequently changed the Open Space Zone (OS1), Recreational Facilities (OS2) and Recreational Trailer Park (OS3).
- Accessible Parking Requirements
- Changes to mapping based on CA's input
- MDS

MAPPING

The zoning by-law includes a map that shows the zoning of each property. Mapping has been created with:

- Up-to-date property base
- Most recent Natural Heritage information available from Conservation Authorities
- Match the Official Plan Schedules
- Consistent with the new Zone Categories
- To have as little impact as possible on existing development rights
- We did not change site specific zoning amendments on properties through this process.

RULES FOR MAPPING

- Active Railways - are not zoned - treat railways as roads
- SWM Ponds, Trails, Utilities - OS1
- Libraries - N1
- Parks - OS2
- Churches and Cemeteries - OS1
- Temporary Zones that have expired go back to original zone category
- Core area designation - all areas zoned as C4 -Burford, Paris, St George
- All Trails changed to OS1

COMMENTS REQUESTED FROM VARIOUS COMMITTEES AND GROUPS

- BEDAC
- Agricultural Advisory
- Heritage
- Accessibility Advisory Committee
- Development Liaison Committee
- Brant West Parks and Recreation Advisory Committee
- Brantford Oakland-Onondaga Parks and Recreation Advisory Committee
- Cemetery Advisory Committee

COMMENTS HAVE BEEN REQUESTED FROM VARIOUS COMMITTEES AND GROUPS

- Committee of Adjustment
- Library Board
- Paris Parks and Recreations Advisory Committee
- Police Services Board
- South Dumfries Parks and Recreation Advisory Committee
- Tourism Advisory Committee

NEXT STEPS

- Open Houses on 2nd draft

September 28 (Paris) & September 30 (St. George)

- Modifications based on 2nd draft input

September/October

- Formal Public meeting and By-Law adoption

November



QUESTIONS AND COMMENTS?