



Planning Advisory Committee Report

To: To the Chair and Members of the Planning Advisory Committee
From: Jessica Kitchen, Zoning By-Law Administrator
Date: November 7, 2017
Subject: PA-46-17- Proposed Housekeeping Amendment to the Comprehensive Zoning By-Law 61-16 (ZBA31/17/JK)
Purpose: For Recommendation and Approval

Recommendation

THAT, Application ZBA31/17/JK initiated by the County of Brant, to amend By-law 61-16 BE APPROVED, as per the attached By-law.

Key Strategic Priority

To undertake specific actions that elevate the effectiveness of the working relationship between Council, Staff and the customers we serve.

Financial Considerations

None, as this is a recommendation report concerning the maintenance and updating of a municipal document undertaken by the County of Brant.

Executive Summary

Staff is undertaking a housekeeping amendment to the Comprehensive Zoning By-Law 61-16 which proposes the following changes:

- General mapping and text amendments relating to errors as determined on an on-going basis;
- Amend the current definition of home occupation to remove certain requirements;
- Amend the current definition of personal service establishment to include pet grooming as a permitted use;
- Amend a site specific area within Paris and St. George to re-establish commercial uses which were previously permitted under By-Law 110-01;

This report recommends approval from Committee on the proposed Draft By-Law (Attachment 2) based on the changes outlined above and within the Proposed Amendments Chart (Attachment 1).

Background

The County of Comprehensive Zoning By-Law 61-16 was approved by the Ontario Municipal Board and took effect on January 25th, 2017. A Housekeeping Amendment

was approved this by Council this past July, 2017 to amend this newly approved document. Since this time Staff has identified items outlined within Attachment 1 and 2 which required a subsequent amendment.

Report

The County of Brant Zoning By-Law is a living document and therefore requires Housekeeping Amendments to be undertaken on an ongoing basis. Staff intends on performing Housekeeping Amendments on an annual basis in order to properly maintain the document between the mandatory five year reviews, as per Section 34 of the Planning Act.

Interdepartmental Considerations

Staff had circulated various internal departments with respects to the proposed changes but have not received any comments at this time.

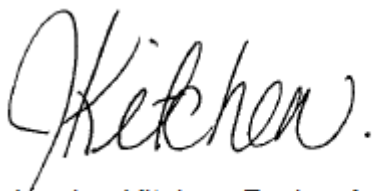
Public Considerations

Circulation of the proposed Housekeeping Amendment has been included within the necessary newspapers (Brantford Expositor, Brant News, and the Caledonia Sachem) to ensure all residents within the County were aware of the proposal and had opportunity to comment on the proposed amendments of the by-law. Staff has not received any comments at this time.

Recommendation

Staff is recommending that the Housekeeping Amendment be approved as it is consistent with the County of Brant Official Plan and corrects mapping and textual errors identified by Staff in working with the document.

Respectfully submitted,

A handwritten signature in black ink that reads "Kitchen." The signature is written in a cursive, flowing style.

Jessica Kitchen, Zoning Administrator

Jessica Kitchen
Zoning By-Law Administrator

Rob Trotter
Director of Planning

Attachments

1. Proposed Housekeeping Amendment Chart
2. Proposed Draft Amending By-Law and Schedules

Copy to

1. Mark Pomponi, General Manager of Development Services

File # ZBA31/17/JK

In adopting this report, is a bylaw or agreement required?

By-law required (Yes)

Agreement(s) or other documents to be signed by Mayor and /or Clerk (No)

Is the necessary by-law or agreement being sent concurrently to Council? (Yes)

Attachment 1

Proposed Housekeeping Amendments

Table of Contents	Amended as needed due to the proposed changes.
Section 3 Definitions is Amended	Remove the existing definition of Home Occupation and replace it with the new definition.
Section 4.16 Home Occupations Amended	To remove subsection 4.16.8, a) and b) which speak to what a home occupation shall be. This has now been included within the definition.
Section 4.16 Home Occupations Amended	Renumber subsections as required due to the proposed changes set out within this By-Law.
Section 4.16 Home Occupations Amended	Addition of subsection 4.16.8 Medical Office requirements.
Table 15.2 Temporary Zone Provisions Amended	Remove number T-18 as the kennel use has been removed from the property. The Zoning on the property will revert back to Agricultural (A).
Clean up Mapping	Remove the temporary Zoning T-18 and revert back to parent Agricultural (A) Zoning. Map 144
Table 15.2 Temporary Zone Provisions Amended	Amendment to a Site Specific Temporary Use. Change number from T-33 to T-62 for By-Law 79-16 as this was a duplicate number.
Clean up Mapping	Remove the temporary Zoning T-26 and revert back to parent Agricultural (A) Zoning. Maps 109 and 109B
Table 15.2 Temporary Zone Provisions Amended	Remove number T-1 as the garden suite use has been removed from the property. The Zoning on the property will revert back to Agricultural (A).
Table 15.2 Temporary Zone Provisions Amended	Remove number T-26 as the garden suite use has been removed from the property. The Zoning on the property will revert back to Suburban Residential (SR).
Section 4 General Provisions, subsection 4.4 b) Amended.	Subsection amended to specifically prohibit accessory structures within the required front yard and exterior side yards.
Section 10, Table 10.8 Amended	Revise the existing Site Specific to reflect what the property is entitled too through the rezoning.

Section 4 General Provisions, subsections a) and b)	Remove and replace some of the words within these subsections to make the intent more definitive. Waiting on Nancy's response.
Mapping Clean up	21 Bethel Road- Currently Zoned Recreational Facilities (OS2) within 61-16 should be Agricultural (A) as per the Township of Brantford Zoning By-Law No. 4897. This was changed within By-Law 110-01 with no justification and we have carried it over. Will be changed back to Agricultural (A) within By-Law 61-16.
Text Clean Up	Amend Special Exception Tables for R2 and RM1 Zones to permit site specific clauses to allow for additional limited commercial uses.
Mapping Clean Up	Amend the mapping within the Paris and St.George Areas as outlined within the Draft By-Law to change the Zoning to a Special Exception.
Section 3 Definitions	Amend existing definition of personal service establishment to include the use of pet grooming.
Mapping Cleanup	Amend Maps 26 and 35 to reflect a change from h-OS4 to h-OS3 as this was a typo error which occurred through the Five Year Review Process. Currently there is no category for OS4.