

Attachment 1

Proposed Housekeeping Amendments

Text Cleanup	General Throughout Document
Table of Contents	Amended as needed due to proposed changes throughout the document
Section 5 Parking Space Requirements for Non-Residential Uses Chart 5.5 Parking Requirements for non-residential Zones	Remove the parking requirement for a home occupation within Table 5.5 as the requirement is redundant and confusing
Section 3 Definitions and Section 4 Table 4.1	Clean up the definition of Gross Floor Area to exclude specifically the area within a principle building or structure devoted to vehicle parking.
Section 3 Definitions	Amendment to include a definition for a model home.
Section 3 Definitions	Amendment to include a definition for a temporary sales trailer
Section 5 Parking and Loading Requirements Subsection 5.13 Commercial Vehicle Requirements	Amendment to include a provision to park or store a commercial vehicle within the Agricultural Zones
Mapping Amendment- Map 56	Amendment to the current Zoning on a property being M3-9 which relates to a separate parcel which is located to the south. Parcel should be M3
Section 5 Parking and Loading Requirements Table 5.2	Amendment to include the Agricultural Zones within the chart for permitted parking requirements within all Zone Categories
Section 5 Parking and Loading Table 5.2 Parking Yard Requirements	Amendment to the Residential Section subsection a) to state a minimum setback of 3.0 metres to the street line not the lot line
Section 4 General Provisions Table 4.1 Accessory Use Regulations	Amendment to the wording within the first column, second row down of Table 4.1 by adding an "s" onto building and structure to recognize multiple structures
Section 4 General Provisions Subsection 4.9 Dwelling Units	Amendment to Subsection 4.9 to create 4.9.1 which provides the requirements for a lodging house, boarding house, and/or rooming house
Section 3 Definitions	Amendment to revise the existing definition of Lodging House/ Boarding house or Rooming House based on the aforementioned change.
Section 4 General Provisions	Amendment to subsection 4.40 d)

Subsection 4.40 Uses Permitted in all Zones	concerning services and utilities of a Public Agency to include the wording of "...but not limited to..."
Section 8 Table 8.3 Zone Provisions for Multiple Dwellings	Amendment to Table 8.3 to include the clause regarding lot coverage with an overall of 45% being permitted with an additional 5% being strictly for accessory structures
Amendment Maps 57 & 58	Amendment to switch the numbers on the properties pertaining to the current Site Specifics as these were intended to be placed on the opposite property
Amendment Maps 41 & 41B	Amendment to reflect the purchase of an unopened road allowance on Barkers Street
Amendment Map 26	Amendment to reflect the change in Regulation and Flood Plain information as submitted by the Grand River Conservation Authority
Section 8 Urban Residential Zones Table 8.3 Zone Provisions for Multiple Dwellings	Amendment to the current street setback for Triplex, Fourplex, Lodging House, Stacked Townhouse Street Rowhouse/ Rowhouse to stagger the setback based on habitable space versus a garage or carport
Section 3 Definitions	Amendment to the definition of porch or veranda to clarify the intent of the structure
Amendment Maps 83 & 84	Amendment proposes to change the exception number awarded to the property through a Site Specific Zoning By-Law Amendment as the current number was issued in duplication
Section 4 General Provisions Subsection 4.5 Second Unit	Amend the current provisions for second dwelling units to incorporate the Zone Categories of which the use is permitted within
Section 10 Subsection 10.7 Special Exceptions Neighborhood Commercial Zone	Amend the current Site Specific Zoning C1-11 to allow for a limited retail use as originally permitted within the Site Specific By-Law 89-747 which has remained unchanged
Section 10 Commercial Zones Table 10.2 Requirements for the Commercial Zones	Amend the current setbacks for the C1 Zone concerning interior side yard abutting a residential or institutional Zone, rear yard setback, and rear yard setback abutting a Residential or Institutional Zone

Section 5 Parking and Loading Subsection 5.4 Exemptions to Downtown Commercial Core	Amend the current wording of the clause to limit the parking exemption from Beverly Street East to the beginning of Victor Boulevard as set out within the County of Brant Official Plan Core Area Designation
Section 10 Commercial Zones Subsection 10.9 Special Exceptions C3 Zone	Amend the current Site Specific Zoning C3-1 where it currently states "C1" to state "C3" as per the parent Zone. This was a typo when incorporating the site specific zoning into By-Law 61-16.
Amendment-Map 105	Amend the Zoning on a portion of a property changing the current Zoning RM2 to A as this portion of the property was not subject to a Planning Act Application to change the Zoning and therefore was done in error through the Schedule A review associated with By-Law 61-16.
Amendment-Maps 105, 105B, 106B	Amend the Zoning on a property located at 103 King Street to recognize a Site Specific Zoning which was approved under the Township of Burford Zoning By-Law 87-97 which allowed for Site Specific Development Standards. These were not incorporated within By-Law 110-01 upon amalgamation and subsequently left out of By-Law 61-16.
Section 10 commercial Zones, Subsection 10.10 Special Exceptions C4 Zone	Amendment to include a Site Specific Zoning for a property which had not been carried over previously.
Section 5 Parking and Loading Subsection 5.6 a) Requirements for Accessible Parking	Amend subsection 5.6 a) to remove the wording of "visitor parking" for the determination of accessible parking and rework the clause to provide clarification on the intent of which accessible parking is to be provided
Section 11 Industrial Uses Subsection 11.6 Special Exceptions Light Industrial M2 Zone	Amend the current Site Specific Section of the By-Law to include the clause allowing for an additional use of a food processing plant which was a permitted use under By-Law 110-01.
Amendment-Maps 31 & 40B	Amend the current mapping to recognize a Site Specific Zoning on a property known as 49 Scott Avenue being M2-22 to allow for an additional use.
Section 3 Definitions	Amend the current definition of a Contractors Yard to remove the wording of

	“...occupied by a construction company or contractor and...” as this implies that the contractor or company must occupy the lot, building, or structure, as well as have storage on site.
Amendment-Maps 75, 93	Amend the current Zoning on the property located at 9 West Harris Road being A-9 to A, as there was already a dwelling established on the property previously. The current Zoning on the property only inhibits the Property Owner as the dwelling is existing and was legally established through the process of a Building Permit Application and Staff review.
Mapping Amendment- Maps 64 & 65	Amend current Zoning on the property located at 325 Highway #2 being Temporary T-15 to Agricultural (A) as the temporary use being for a festival event has since been removed and is no longer operating on the property.
Section 15.2 Temporary Zone Provisions, Table 15.2 Temporary Zone Provisions	General amendments to chart to remove any Site Specific Zoning which has expired.
Amendment Section 15 Temporary Uses	Amend Special Exception T-52 to include the date of expiry in the appropriate column of the chart.
Amendment Section 15 Temporary Uses	Amend Special Exception T-54 to include the date of expiry in the appropriate column of the chart.
Mapping Amendment-Maps 169 & 180	Amend the current Zoning on the property known as 223 Norwich Road from T-33 to T-62 to reflect the By-Law as passed on the property for the temporary use.
Amendment to Section 4.2 Accessory Uses Permitted in All Zones	Amend the wording of subsection a) of Section 4.2 with respects to the word “principle” this should be corrected to “principal”.
Amendment to Section 2.10 Subsections a), c), and d)	Amend the current wording within the subsections as identified under Section 2.10 of the By-Law 61-16 to remove and replace the wording “construed” with “interpreted” as this is the intent of the By-law.
Section 3 Definitions	Amend the current Definition of Home Occupation to correct the current spelling of “veterinary”.

Section 3 Definitions	Amend the current Definition of Livestock Facility to correct the current spelling of “digester”.
Section 4, subsection 4.1	Amend the current subsection 4.1 to include a reference statement regarding a further subsection in General Provisions which sets out all uses which are otherwise prohibited within the County of Brant.
Text Amendment-Throughout the Document	Amend the current wording of the by-Law to remove the wording of livestock units and replace with nutrient units in order to comply with the Minimum Distance Setback Guidelines.
Section 4, Subsection 4.16 Home Occupation, 4.16.3 c)	Currently the wording implies that the home occupation can be a maximum of 10% of the lot area or 300 square metres in size whichever is lesser, if contained within an accessory building. The current wording is both confusing and not in keeping with the intent which is to limit the size of home occupations when contained within an accessory structure.
Mapping Amendment	Amend map 36 reverting the property back to the parent Zone being Agricultural (A) as the temporary zoning for a garden suite has expired.
Mapping Amendment	Amend maps 5, 6, 14, &15 reverting the property back to the parent Zone being Agricultural (A) as the temporary zoning for a farm help house has expired.
Mapping Amendment	Amend map 70 reverting the property back to the parent Zone being Agricultural (A) as the temporary zoning for a garden suite has expired.
Mapping Amendment	Amend map 82 reverting the property back to the parent Zone being Agricultural (A) as the temporary zoning for a garden suite has expired.
Mapping Amendment	Amend map 183 reverting the property back to the parent Zone being Agricultural (A) as the temporary zoning for a garden suite has expired.
Mapping Amendment	Amend maps 40B & 41 reverting the property back to the parent Zone being Built and Cultural Heritage Area

	Residential Singles and Semis (HA-R2) as the temporary zoning for a garden suite has expired.
Mapping Amendment	Amend map 87 reverting the property back to the parent Zone being Agricultural (A) as the temporary zoning for a farm help house has expired.
Mapping Amendment	Amend map 89 reverting the property back to the parent Zone being Agricultural (A) as the temporary zoning for a dog boarding and training facility has expired.
Section 4 General Provisions	Include a new subsection within Section 4 General Provisions which identifies the requirements relating to the Built and Cultural Heritage Areas as identified on Schedule 'A' of the By-Law. Currently these requirements are set out within the Official Plan but there is nothing within the By-Law.
Section 4 General Provisions	Include Section 50(5) relating to Part lot Control within the clause which relates to subsequent Applications and consideration of requirements of the By-Law to all lot boundaries in an effort to eliminate redundant review and Applications.
Section 3 Definitions	Remove and replace the current definition of Condominium with a simplified meaning referencing the Condominium Act.
Section 3 Definitions	Amend the existing wording of the definition of Shopping Centre to remove the word "corporation" when referenced in conjunction with the word condominium.
Section 3 Definitions	Amend the existing definition of private street by removing the wording of "...or pedestrian..." to ensure that a sidewalk within a plan of condominium is not construed as legal frontage.
Section 3 Definitions	Remove and replace the existing definition of lot to simplify the term while maintaining the intent.
Section 4 General Provisions	Subsection 4.2 Stacking Lane Requirements needs to be amended to allow for a combined number of stacking spaces to be considered if multiple stacking lanes are provided for on site.
Section 5 Parking and Loading	Subsection 5.11 table 5.4 parking

Requirements	requirements for residential zones is amended by making Accessory Dwelling plural with adding an "s".
Section 5 Parking and Loading	Subsection 5.8 Table 5.2 Parking Yard Requirements is amended by adding "Agricultural" into the Zone column.
Section 3 Definitions	Amend the current definition of a rowhouse dwelling and street fronting rowhouse dwelling to include a maximum number of units for a block being 8.
Section 4 General Provisions	Amend Subsection 4.23 Medical Marijuana Production Facilities to remove clause g) which precludes an individual from applying for a minor Variance to request relief from the Zoning By-Law.
Section 3 Definitions	Amend the defined term of a batching plant to include the reference to wet mixing and water consumption. This is based on past case law which reference decisions made at both the Ontario Municipal Board and Judicial Court which specifically review what a batching plant should be defined as.