



County of Brant Council Report

To: To the Mayor and Members of the Council of the County of Brant
From: Brandon Kortleve, Planner, Policy Planning
Date: May 25, 2021
Report: RPT-21-128
Subject: *Updated* - County Initiated Zoning By-Law Amendment Application ZBA1-21-BK (Zoning Housekeeping)
Purpose: For approval.

Recommendation:

Whereas application ZBA1-21-BK, initiated by the County of Brant to amend Zoning By-Law 61-16 for general housekeeping purposes was approved by Council at its meeting on April 27, 2021;

And Whereas minor adjustments have been suggested to remove provisions for driveway separations and on-street parking, which will be addressed through other planning and County policy documents;

That the amendments to application ZBA1-21-BK be adopted;

And that the by-law to implement ZBA 1-21-BK, as amended, be presented for Council's consideration.

Key Strategic Priorities

1. Sustainable and Managed Growth
2. Healthy, Safe and Engaged Citizens
3. Effective Communications

Report

Following the recommendation previously approved by the Planning and Development Committee with RPT-21-77 on April 6, 2021, Development Services staff received comments and concerns about the newly proposed zoning requirements for driveway separations. In response to these concerns, staff removed the approval of the Zoning Housekeeping project from the April 27th Council Meeting Agenda to address these issues prior to approval.

Planning Staff have worked with internal departments and concerned stakeholders to re-visit the proposed changes originally intended to coordinate lot frontage, on-street parking, and drainage functions.

After a further analysis of our current policy framework, staff are of the opinion that the Zoning By-Law will not be the best method to address current issues with on-street parking. The application of standards for on-street parking will be better addressed during the overall design phase of the plan of subdivision. On-street parking plans are commonly requested with the submission of a plan of subdivision, and further interdivisional cooperation will allow staff to create design guidelines and standards that will better address on-street parking in subdivision design. As such, staff are proposing minor changes to the previously presented amendments, removing the proposed driveway separations. These minor changes are reflected in items 10, 11 and 24 of the attached draft By-Law, applying to Sections 4.34 and 5.7 of the Zoning By-Law as further indicated below.

Zoning standards are one of the many tools that play a crucial role in subdivision design. As Zoning regulates the construction of buildings or structures at the building permit stage, including placement, the previously proposed requirements to protect prescribed drainage features will remain. No longer combined with driveway separations, these requirements are being moved to a more appropriate section of the By-Law related to drainage features (4.34.3, Setbacks – Grading and Drainage). Reference to these requirements has also been placed in Section 5 of the Zoning By-Law (Parking and Loading) to direct users accordingly.

On-street parking is an issue being considered with the new Transportation Master Plan, the new Official Plan, and an upcoming review of the County of Brant Development Engineering Standards. Staff continue to work on coordinating these policies, standards, and guidelines to improve the overall function of on-street parking. As well, staff continue to monitor and review on-street parking issues and to encourage comprehensive subdivision design that considers the requirements and setbacks of the County's Parking By-Law (By-Law 004-19) and the guidance of the County's Development Engineering Standards.

Report by: Brandon Kortleve, BA, CPT, Planner, Policy Planning

Reviewed by: Mat Vaughan, BES, MPLAN, MCIP, RPP, CMM3, Director of Development Planning, and
Jennifer Boyer, BES, M.Sc., MCIP RPP, Manager of Policy Planning

Submitted by: Pam Duesling, MAES, MCIP, RPP, Ec.D., CMM3, General Manager of Development Services

Attachments

1. Draft By-Law

Copy to

1. Heather Boyd, Manager of Council Services, Clerk

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)