Housekeeping Amendments to Zoning By-Law 61-16

February 1st, 2022 Planning and Development Committee Meeting



Housekeeping Amendments

Zoning By-Law 61-16 – New Requirements

Regulation	Proposed Permissions
Temporary Tent Structures	 Tents for private functions (4 calendar days, 3.0m to any property line, and noting that a permit is required when structure exceeds 60.0m²) Tents for Temporary Sales Events (Section 4.32) Temporary carport structures (3.0m from any street, located on private property, meets accessory structure requirements, maximum size of 60 square metres Does not include temporary greenhouse structures (separate permissions)
Legal Non-Conforming Structures	 Definitions for Renovation, Repair, Restoration, and Alter are to be better aligned Specific criteria added to Section 4.28.2 to note when alterations can be undertaken without the need for approval by the Committee of Adjustment
Model Homes and Temporary Sales Trailer	 1 Temporary sales trailer would be permitted on lands with an approved draft plan of subdivision and approved access from the municipal right-of-way 8 Model homes would also be permitted on the lands upon registration of the development agreement

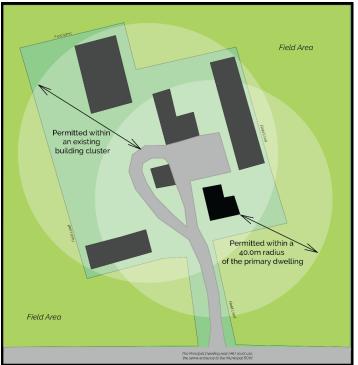


Housekeeping Amendments

Additional Residential Units – New Requirements

ARUs outside of Settlement Areas

- Limited to a **450 square metres development area** (includes septic, well, LOS, parking and additional driveway access)
- Must use the same entrance from the ROW as the primary dwelling unit
- Must be located within **40.0m of the primary dwelling** unit OR located **within** a cluster of existing buildings
- Applying a consistent **30.0m buffer requirement** from NH lands and Woodlands and Vegetation (OP 2012)





Housekeeping Amendments Shipping Containers – Public Engagement



Poll #1

Shipping container structures are becoming more popular, being used as sheds, pools, \times and tiny homes. Do you think these types of structures should be a permitted in the County of Brant?

Yes	
	70%
I would like more information before I respond	
	9%
No	
	21%
	21%

Poll #2

When thinking about shipping containers in residential areas, what is your biggest concern about these types of structures?	nt ×
Up-keep and aesthetics	
	11%
The use of the structure (eg. simply storing a container vs. creating a tiny home)	
	2%
Visibility from your property or from the street	5.07
Safety	5%
Salety	2%
Getting the appropriate permits and approvals	2.70
	6%
I have other concerns (please feel free to email them to policy@brant.ca)	0.0
	1%
I have no concerns	
	74%

Please feel free to submit further comments or questions by contacting policy@brant.ca to connect with staff.

2 online polls were hosted at <u>www.brant.ca/zoning</u>

from November 15th 2021 to January 25th 2022



Information has also been made available through the website and County's social media pages



Housekeeping Amendments Shipping Containers - New Requirements



Regulation	Temporary Permissions	Permanent Permissions
Building Permit Requirements	No	Yes
Uses Permitted	Moving / Renovations Purposes Only	Permitted uses of the property's zone category
Time Limitations	Maximum 1 month	N/A
Performance Standards	 Table 4.4.1 (Accessory structure side and rear setbacks and height) Front yard setback is a minimum 3.0m from street, must be wholly on private property, and not in any required parking space 	Applied based on property's zone category
Site Plan Control Requirements	No	For uses dictated by the Site Plan Control By-Law
Character and Upkeep	 Enforced under the Property Standards By-Law Character is not reviewed as structure is temporary in nature 	 Up-keep is enforced under the Property Standards By- Law Character is reviewed during building permit application and must be appropriate for use of structure and the area in which it will be placed.

