



## **As REPORT PD-2018-001**

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TO: Mayor and Members of Council

FROM: Nancy Reid, Stantec Consulting Ltd.

**DATE OF INTRODUCTION:** December 6, 2017

**DATE OF CONSIDERATION:** December 20, 2017

SUBJECT: Comprehensive Zoning By-law  
Our File No. C01COM

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### **RECOMMENDATION**

**That Report PD-2018-001 regarding the Township's Comprehensive Zoning By-law be received; and**

**That Council passes a new Comprehensive Zoning By-law;**

**That as a result of public circulation of the proposed By-law and the Public Meetings on November 16 and November 29, 2017, respecting the proposed by-law, changes have been made to the By-law based on the comments received from the public, agencies, and stakeholders, and Council has determined, that in accordance with Section 34(17) of the Planning Act, no further notice need be given with respect to the new Comprehensive By-law; and**

**That upon enactment of the Township's new Comprehensive Zoning By-law by Council, site specific Zoning By-law Amendment and Minor Variance applications will continue to be received, processed, and considered by Council and the Committee of Adjustment.**

### **DISCUSSION**

#### **Purpose**

The Township's existing Zoning By-law 19/85 is more than 30 years old. Since its adoption, it has been amended more than 215 times and new legislative and policy documents have been put into place. The Township has recently completed several local Strategies and Plans, which could be implemented through zoning.

Considering the above, the Township initiated a Comprehensive Zoning By-law Review in Summer 2016. The intent of the project was to create an up-to-date and

contemporary Zoning By-law, which will protect various interests throughout the Township. It will also help the community achieve its vision for the future, in part, through the implementation of modern zoning approaches and tools.

The purpose of this report is to present the proposed new Comprehensive Zoning By-law to Council for consideration, and to provide a recommendation for approval of the same.

**Background**

The Township retained Stantec Consulting Ltd. and MLS Planning Consultants to assist with the completion of the Zoning By-law Review.

At the beginning of the process, the following Project Goals were identified, with assistance from Township staff:

1. Implement upper-tier plans and policies.
2. Implement local strategies and planning documents.
3. Maintain existing zoning regulations that already work.
4. Address local issues and opportunities.
5. Implement innovative and flexible zoning techniques.
6. Eliminate duplication, redundancy, and contradictions.
7. Improve formatting, organization, accessibility, and interpretation.
8. Identify issues that could be addressed through another process.

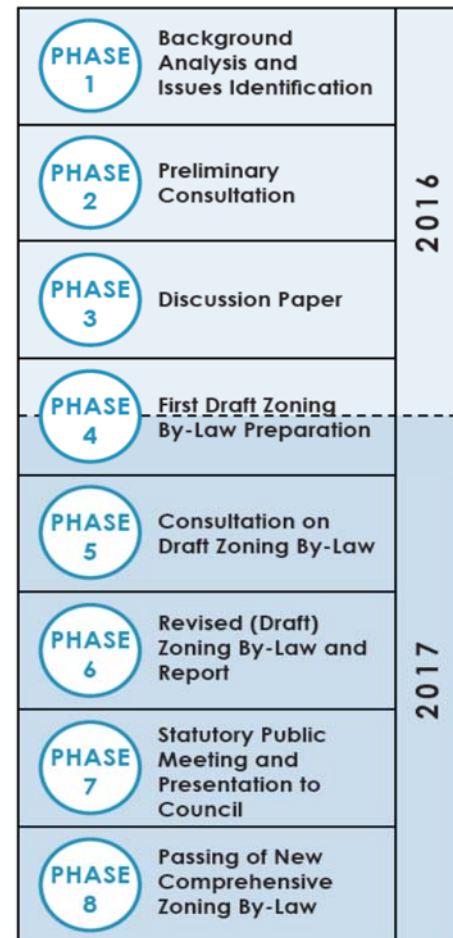
The By-law Review process was completed over 8 phases (as shown in the illustration to the right) and a 16-month period. The following is a summary of key phases and tasks:

Phases 1-3 (2016-2017) involved:

- Identifying issues with the existing by-law
- Consulting on the Issues
- Recommending new approaches to address issues
- Consulting on the recommended approaches

Phases 4-8 (2017-2018) involved:

- Developing a new Zoning By-law
- Consulting on various Draft versions
- Finalizing the By-law
- Adoption of the By-law



The new Comprehensive Zoning By-law proposed for Council adoption is provided as **Attachment A**.

### **Community, Agency, and Stakeholder Consultation**

Members of the community and local agencies/stakeholders have participated in the Zoning By-law review throughout the process, as summarized below:

- A Project Advisory Committee was assembled, including representatives from a broad range of interests:
  - Members of the public
  - Building Industry
  - Conservation Authorities
  - Ministry of Transportation
  - Wellington County
  - School Boards
  - Planning and Development Advisory Committee

The role of the Advisory Committee was to provide advice and feedback to Township staff and the consulting team staff throughout the project.

The following Advisory Committee meetings were held:

- Meeting #1: September 13, 2016
  - Meeting #2: November 8, 2016
  - Meeting #3: May 24, 2017
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- The Township has also provided many opportunities for members of the public to comment on the review process. The following meetings have been held to share information and obtain feedback at key decision making points:
    - Public Information Session: Oct. 20, 2016
    - Open House #1: Feb. 16, 2017
    - Open House #2: June 15, 2017
    - Open House #3: Sept. 28, 2017
    - Statutory Open House #4: Nov. 28, 2017
    - First Statutory Public meeting: November 16, 2017
    - Second Statutory Public meeting: November 29, 2017
  
  - The community has been kept advised and up-to-date on the status of the by-law project, through the following:
    - Notices sent by mail and email
    - Brochures and newspaper ads
    - Township website

- Interactive mapping website that allowed the public to review changes to properties and provide site specific comments.
- All comments received from the Advisory Committee and members of the public on various drafts of the By-law have been documented in a submission table, which is provided as **Appendix B** to this report. A response from the consulting team with respect to how each comment has been addressed is also included.

### Summary of Key Changes to the Zoning By-law

The following is a summary of key changes to the Township's Zoning By-law upon completion of the review:

#### A. Changes to the Organization and Format of the By-law:

1. Zones are organized and grouped together by common uses.
2. Permitted Use and Zone Regulations are organized in tables for easier reference.
3. Modernized and expanded definitions apply to all permitted uses.
4. Separate section on Parking and Loading requirements.
5. Defined terms bolded for convenience.
6. Updated and colour zone mapping Schedules was prepared.
7. Illustrations added to help clarify certain defined terms.
8. Site-specific zone exceptions reviewed, updated, and organized in a separate section.

#### B. Changes to General Provisions and Parking

- |                        |   |  |
|------------------------|---|--|
| 1. General Provisions: | Existing regulations have been updated with respect to the following uses:  | New regulations have been included with respect to the following uses:   |
|                        | <ul style="list-style-type: none"> <li>- Accessory Apartments</li> <li>- Accessory Uses</li> <li>- Garden Suites</li> <li>- Home Businesses</li> <li>- Kennels</li> </ul> | <ul style="list-style-type: none"> <li>- Home Industries</li> <li>- Shipping Containers</li> <li>- Short Term Accommodation</li> </ul> |
| 2. Parking Provisions  | Updated parking requirements for:   | New regulations have been included with respect to the following uses:   |

- Residential Uses
- Non-residential Uses
- Parking of Recreational Vehicles and Boats
- Shared Parking
- Bicycle Parking

**C. Changes to Zone Structure**

1. Summary of Zones Removed<sup>1</sup>:
  - Residential Community (RC) Zone
  - Millcreek Residential (MR) Zone
  - Mini Lakes (ML) Zone
  - Estate Residential Type 1 (ER1) Zone
  - Estate Residential Type 1 (ER1) Zone
2. Summary of New Zones Included:
  - Urban Residential 1 (UR1) Zone
  - Core Mixed Use (CMU) Zone
  - Future Development 1 (FD1) Zone
  - Future Development 2 (FD2) Zone
  - Future Development 3 (FD3) Zone
3. The following new 'Overlay' Zones have also been included, which apply to certain properties in addition to the provisions of the underlying zone.
  - Environmental Protection Overlay
  - Source Protection Vulnerable Areas Overlay
  - Floodplain Overlay
  - Industrial Design Zone Overlay

**D. Changes to Permitted Uses and Standards**

1. Summary of Changes to Permitted Uses:
  - Updated in accordance with Provincial Planning Documents and Official Plan.
  - Introduced new terms and defined uses.
  - Added a wider range of permitted uses wherever possible and appropriate
2. Summary of Changes to Zone Standards:
  - Maintained standards that are already working.
  - New minimum lot size requirement for most zones.
  - Updated other zone standards based on best practices:
    - o Reduced lot frontage, front yard, side yard, rear yard, and landscaped open space requirements
    - o Increased lot coverage
    - o Maximum building height
  - Farm Businesses
3. All site-specific zones have been reviewed based on a set of criteria and updated (i.e., maintained or eliminated).

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<sup>1</sup> Note: in some cases, zone provisions have been carried over as site-specific special provisions to recognize existing developments.

#### E. Mapping Changes

1. Implemented Official Plan mapping (NE Zone, EP Overlay, SPP Overlay)
2. Pre-zoning in the Urban Centres (CMU, FD1 and FD2, IND)
3. Overlays (Industrial Design, Flood Plain)
4. Appendix 1: Conservation Authority Regulatory Limits
5. Appendix 2: Provincial Greenbelt Plan Area

### **Update on Proposed Comprehensive Zoning By-law**

On Wednesday, January 24th, 2018, final recommended changes to the DRAFT Comprehensive Zoning By-law were presented to Council, based on input and comments from the public at the Statutory Public Meetings held in November 2017. To address the comments from the public and Council at this meeting on January 24<sup>th</sup>, the following changes have been made, which are reflected in the new proposed Comprehensive Zoning By-law:

- Changes to the proposed regulations for 'farm-related businesses' have been revised;
- A new definition for 'animal clinics – agricultural' has been included; and
- Standards and permitted uses that apply to the EXI zone have been updated in accordance with the Provincial Standards for aggregate licensing.

### **FINANCIAL IMPLICATIONS**

None

### **APPLICABLE LEGISLATION AND REQUIREMENTS**

1. Ontario Planning Act
2. Provincial Policy Statement, 2014
3. Strong Communities through Affordable Housing Act, 2011
4. Clean Water Act, 2006
5. Growth Plan for the Greater Golden Horseshoe, 2006

### **ATTACHMENTS**

**Attachment A – Proposed New Comprehensive Zoning By-law**

**Attachment B – Summary of Comments from**