



STAFF REPORT

TO: COUNCIL
FROM: Tracey Atkinson, Planner
MEETING DATE: July 6, 2022
SUBJECT: Housekeeping By-law

PURPOSE:

The purpose of this report is to provide Council with information regarding a proposed housekeeping by-law.

BACKGROUND & DISCUSSION:

Council held a public meeting On Wednesday September 1, 2021 in regards to a proposed housekeeping by-law. Public input was received, and a draft by-law was presented and passed on a number of provisions. Some of the provisions explored through the public process were not included in the draft by-law. These items, as well as some additional items are being proposed through a second housekeeping by-law.

Notice of an Open House and a statutory public meeting is proposed to be given on July 8 in conjunction with the tax bills, mailed to every property owner. Notice would also be given through social media and the website.

The mandate of the Ad-Hoc Planning Advisory Committee included reviewing the policy framework for matters which can be implemented through zoning. This includes on-farm diversified uses and aging in place (by removing red tape for services for older person)

There have also been some legislative changes that make it advantageous to consider amendments to the zoning by-law, to provide conformity, consistency, remove red tape and to ensure that the provisions are implementing the Official Plan.

Certain proposed amendments are also discussed in the following previous reports:

- Second Units, July 6, 2016
- Second Units, December 14, 2016
- Second Units, May 3, 2017
- Source Protection, Second Units and Housekeeping Amendments, November 3, 2016
- Second Dwelling Provisions, February 3, 2020
- Housekeeping By-law Presentation, September 1, 2021



ANALYSIS:

Accessory Buildings

An increase in recent applications for larger accessory buildings and identification of a conflict between the size of a home occupation and the size of an accessory building has resulted in a review. The proposed amendment would change the maximum size from 120m² to 140m².

In April, 2022 the Ontario Building Code changed with respect to the size of buildings requiring a building permit, increasing the minimum size from 10m² (commonly understood to be a 10'x10' or 100 sq ft building) to 15m². Changes are proposed to the regulations for accessory buildings and structures to reflect the new legislation.

Changes are proposed to apply to the Rural Residential (RR) and Rural Commercial (RC) zones to bring accessory structures on larger rural lots to be more consistent with those in the Countryside (A) zone, such as floor area, number of accessory building, height and floor areas.

The maximum number of accessory structures for Institutional, Recreation and Open Space zones are also proposed to be removed. Lands within these zones are generally owned by the Province, County and/or Municipality, or are subject to site plan control.

Signage

The citizen roundtable and Ad-Hoc Planning Advisory discussed rural character and the impact of billboards and smaller signage on rural character. The Township previously passed a housekeeping by-law to prohibit large billboard signs. The proposed provisions limit the maximum number and setbacks.

Second Dwellings

Legislative changes to the Development Charges (DC) Act have resulted in the Township further exploring the second dwelling provisions. Changes to the DC Act reduce the opportunity to collect DCs on second dwelling and also require existing tax payers to compensate (through taxes) for shortfalls in DC collection. While the intent is to promote affordable housing, the current permissions are much broader and allow for larger dwellings that are not considered "affordable" and should not be subsidized.

Proposed changes include increasing the lot area for detached additional units to 2 hectares, consistent with the minimum lot area for a Countryside (A) parcel, and restricting the maximum size of detached units. No changes or maximum sizes are proposed for attached units, and attached units would be permitted wherever a single detached dwelling is permitted.



Home Industries and Occupations

The businesses permitted accessory to a residential use were further explored in the citizen round tables and by the Ad-Hoc Planning Committee. As a result, definitions are proposed to be amended. As well, clarity is proposed to be added such that home industries (like Rural Commercial uses and On-Farm Diversified Uses) would be subject to site plan control.

Back Yard Chickens

In 2018, Council passed By-law No. 19-18 being the Backyard Chicken By-law. The proposed deletion removes duplicating provisions with the stand-alone by-law.

On-Farm Diversified Uses

The Ad-Hoc Planning Advisory Committee, in conjunction with staff have reviewed the Official Plan policies, Provincial legislation and guidelines and discussed the opportunities and threats related to non-farm uses within the Countryside. The proposed regulations echo the Provincial direction, introduce clear provisions and require site plan control.

In reviewing on-farm diversification, there was also a discussion on assembly halls and event barns, which has resulted in updated definitions and permitted uses in certain other zones.

STRATEGIC PLAN ALIGNMENT:

The proposed amendments are consistent with the strategic plan.

FINANCIAL IMPACTS:

There may be financial impacts as a result of the second dwelling provisions.

RECOMMENDATION:

THAT Council receive the report of Tracey Atkinson, Planner, Housekeeping By-law;

AND THAT a statutory public meeting be scheduled for September 7, 2022 to present the proposed amendments.

Respectfully submitted,

Tracey Atkinson

Tracey Atkinson, BES MCIP RPP



Planner