

DATE: September 11, 2023

REPORT NO: PD-48-2023

SUBJECT: **Information Report – Comprehensive Zoning By-law 2017-70, as amended, Housekeeping Amendment No. 7 (File No. 1601-007-23)**

CONTACT: Brian Treble, Director of Planning & Building

OVERVIEW:

- In June of 2017 the Council of the Township of West Lincoln approved the new Comprehensive Zoning Bylaw 2017-70.
- In each of the following years the Zoning By-law has been updated through minor housekeeping amendments to keep the bylaw functioning as intended and to correct a number of site specific issues.
- Township Planning staff have again identified a number of minor issues that should be addressed through a seventh round of housekeeping amendments to the Zoning By-law. These issues include:
 - Update the definition of the term 'salvage yard'
 - Addition of a definition and permitted use for truck and transport terminal
 - Adjustments to the R2, R3, R4, RM2, RM3 and RM4 zones for back to back and stacked back to back townhouses as per review completed on our behalf as a commitment to the P. Budd Development appeal of Housekeeping No. 6, done by a consultant (GSP Group).
 - Changes to accessory dwelling provisions as per Bill 23.
- Township Planning staff propose to hold a Public Meeting at the October 10th, 2023 Planning, Building, Environmental Committee Meeting.
- Following input received from the public and agencies, planning staff recommend that a recommendation report be prepared and presented at a future committee meeting.

RECOMMENDATION:

1. That, Information Report PD-48-2023, regarding "Comprehensive Zoning By-law 2017-70, as amended, Housekeeping Amendment No. 7 (File No. 1601-007-23)", dated September 11, 2023 be received; and,
2. That, staff be authorized to commence a public meeting process for Housekeeping Amendment No. 7.

ALIGNMENT TO STRATEGIC PLAN:

Theme #1 & #2

- **Build** a safe, connected caring and active community
- **Champion** strategic and responsible growth

BACKGROUND:

Township Council in June of 2017 approved the new Comprehensive Zoning By-law 2017-70. This was the first time a new Comprehensive Zoning By-law was passed since the Township passed its first Zoning By-law in 1979.

Several minor issues have been identified since the By-law was passed, concerning both Township wide regulations and site specific zonings. Many of these issues have been addressed through previous housekeeping amendments which have taken place each year since the bylaw's adoption.

A few new issues have come to the attention of Township planning staff, and staff are proposing to address these issues through a seventh round of housekeeping amendments. As these changes would result in amending the Township Zoning By-law, in which public consultation process is required.

A number of changes are triggered by Provincial Changes through Bill 109 and Bill 23 and PPS/P2G changes, as well.

CURRENT SITUATION:

Township Planning Staff have identified a number of issues that need to be addressed, mostly on a Township wide level. A Draft By-law with these changes can be found at Attachment 1.

Included in the Draft By-law are the following:

- 1) Changes to the regulations of the R2, R3, R4, RM2, RM3 and RM4 zones.
- 2) Changes to definitions including salvage yard and truck transport terminal.
- 3) Adding truck terminal and Industrial use as a permitted use.
- 4) Minor Secondary Suite revisions.

A report from GSP group is attached to this report that recommends some of the changes.

FINANCIAL IMPLICATIONS:

There are no financial implications associated with this report as this application for Zoning Amendment is being initiated by the Township of West Lincoln. The approval timelines of Bills 109 and 23 do not apply. Under Bill 109, the *More Homes for Everyone Act, 2022*, starting on July 1st, 2023, the municipality is now required to provide fee refunds for Planning Act Applications if decisions are not made within the required Planning Act timelines.

INTER-DEPARTMENTAL COMMENTS:

Notice of the proposed changes to the Township of West Lincoln Zoning By-law will be circulated in the local newspaper. Additionally, the notice will be posted on the Township website and circulated to agencies and departments. Notice would also be mailed to property owners should there be any site specific zone changes proposed, which there are none at this time.

Prior to the public meeting staff will hope to have received comments from the public. The Township will also include any formal comments from agencies or departments.

CONCLUSION:

Staff recommend the attached draft by-law be provided to the public for information and comment. Staff will then prepare and present a recommendation report to committee for the Housekeeping round 7 Zoning Bylaw Amendment as initiated by the Township of West Lincoln at a future meeting.

ATTACHMENTS:

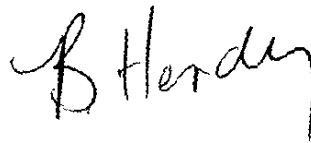
1. Draft Zoning Amendment Bylaw for Public Consideration
2. GSP Reporting letter

Prepared & Submitted by:



Brian Treble
Director of Planning & Building

Approved by:



Bev Hendry
CAO