

COMMUNICATION 131042

Received from Joanna Bowes, Manager of Development Services
Addressed to Committee of the Whole
Date March 10, 2020
Topic Development Permit Amendment, Housekeeping By-law, DPA-01-2020

SUMMARY

The Planning Department has seen a significant increase in development since the Town's Development Permit By-law 15-2015 came into effect. Through using the By-law, Planning staff has noted areas where further clarity can be provided as well as noting specific areas where further guidance is required for both staff and developers. Further, legislative changes from the Province require some additions to definitions and more clarity on certain aspects of development such as secondary suites.

BACKGROUND

An Open House was held March 3, 2020 for input and comment on the proposed changes.

COMMENT

It is the intention of both Council and staff that the document better reflect the vision of the community and to balance the needs of the municipality, community and developers with respect to managed and appropriate growth. As such, staff has drafted a housekeeping amendment to improve the by-law prior to undergoing a full revision within the next few years. Some required changes have not been able to be implemented in this housekeeping by-law since an Official Plan Amendment would be required. An amendment to the Official Plan is scheduled in the 2020 budget for the upcoming year.

The changes proposed through the housekeeping by-law include the following:

1. General changes including typographical errors, grammar, omissions and wording;
2. Clarify administration, interpretation, enforcement, application class, application requirements, application process and agreement/permit requirements;
3. Expand on and further detail key issues of consistent concern with shipping/sea/storage containers, parking, permitted projections, secondary suites, increasing permitted uses in designations, additional provisions in greenfield and infill development;
4. Clarification and addition to definitions.

Some key issues reviewed and included in the revisions to the by-law are:

1. The appropriate location for shipping/sea/storage containers which is only to be permitted within the Employment Designation- Industrial Campus.
2. Parking which includes:
 - a. the increased size of parking spaces located within an attached private garage in order to accommodate Ontario Building Code requirements of stairs into a dwelling;

- b. Variances from parking must be accompanied by a parking study undertaken by a traffic engineer;
 - c. Construction and buffering of parking lots and/or driveways;
 - d. Clarified guidelines for barrier free parking spaces;
 - e. Clarification of Cash-in-lieu of parking.
- 3. Changes to the Permitted Projections section which clarifies the setback requirements for decks, porches and verandahs and the addition of balcony setback requirements.
- 4. Changes to Secondary Suite policies have been made in accordance with Provincial regulation such as:
 - a. increasing the number of secondary suites on a property from one to two;
 - b. permission to have a secondary suite within an accessory structure; and
 - c. clarification with respect to the requirements for the development of a secondary suite.
- 5. Staff has reviewed and accepted the increased uses in various designations including items such as temporary farmers' market, commercial storage and home childcare, amongst others.
- 6. Changes to Greenfield and Infill development including:
 - a. the provision of restricting long continuous blocks of townhomes on both sides of the street;
 - b. the requirement for urban design briefs; and
 - c. DP3 applications as a requirement for any increased density.

STAFF RECOMMENDATION

THAT the Development Permit Housekeeping By-law be forwarded to Council for approval.