



PLANNING REPORT for the TOWNSHIP OF GUELPH/ERAMOSA Report # 21/21

Prepared by the County of Wellington Planning and Development Department in our capacity as planning consultants for the Township

MEETING DATE: August 9th, 2021
TO: The Mayor and Members of Council
Township of Guelph/Eramosa
FROM: Zach Prince, Senior Planner
Meagan Ferris, Manager of Planning and Environment
County of Wellington
SUBJECT: **INFORMATION REPORT – Township Zoning By-law Housekeeping Amendment**

RECOMMENDATION

THAT the Council of the Township of Guelph/Eramosa receive Report 21/21; and

THAT the Council of the Township of Guelph/Eramosa direct Township staff to proceed with the scheduling of a Public Meeting in the fall and the issuance of the necessary Notice of Public Meeting as per Section 34 of the *Planning Act*.

INTRODUCTION

The Township adopted the current zoning By-law (40/2016) in August 2016, with a portion of Rockwood remaining under a separate by-law (By-law #34-95). The previous housekeeping amendment occurred in April 2018 which included updates for 'Accessory Second Unit' provisions, the 'Apartment' definitions and provisions Township wide. Since that time there have been consolidations of the by-law to remain up to date with site specific zoning amendments.

The purpose of this report is to inform Council that Planning staff are undertaking this housekeeping amendment/update to the Township Zoning By-law #40/2016 on behalf of the Township. This information report also outlines the high level topics that will form the basis of planning staff's review and the housekeeping amendment, while also providing an update on timing of future reports and public engagement.

This by-law update will review best practices for a series of topics based on the needs of the Township, provide the opportunity to make adjustments to the by-law that reflect modern standards and make adjustments that have been identified based on day-to-day usage of this by-law since its adoption and the last housekeeping.

PROPOSED UPDATES

Planning has been working with Township staff to identify updates necessitated based on day-to-day use of the by-law, best practices, provincial updates etc. Through this initial stage a list of issues and potential

updates, including suggested alternatives, are being drafted for additional discussion with Township staff and for future presentation to Township Council and the public. Some of the key changes that are being reviewed have been summarized below. The details for proposed changes will be outlined and reviewed in more detail as part of a future public meeting report; however, Planning staff have identified some topics to review below:

- *Corrections*
 - Updating titles
 - Typographical errors
 - Mapping errors

- *Refinements*
 - Updating accessible parking standards
 - Review of definition illustrations
 - Review of some definitions for clarity and ease of use
 - Reviewing the Uses Restricted in All Zone provisions
 - Updating the source water protection screening overlay (Schedule C)

- *Modernization*
 - A review of best practices for topics such as:
 - Legal Non-conforming provisions;
 - Shipping container provisions;
 - Permissions for accessory patios for restaurants;
 - Hobby barn provisions

The items identified above are not an exhaustive list, but provide Council with an understanding of the intended direction for the review and update of the Township By-law. It has also been identified that certain updates to the By-law will require a more robust review, such as updates with respects to additional Accessory Residential Units. As such, this specific topic is proposed to be addressed separately from this housekeeping amendment.

PUBLIC ENGAGEMENT

The amendment to the Township Zoning By-law will require a Public Meeting under the *Planning Act*. Notice will be given through standard methods (i.e. notice in the Wellington Advertiser) to the public to inform the public and to encourage participation in this process through a future public meeting. Township staff have also proposed to include notification on: (i) the Township's website (ii) the municipal eNewsletter and (iii) through social media.

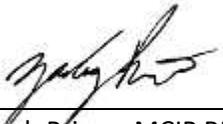
NEXT STEPS

With respects to next steps, planning staff intends to bring forward the *proposed* draft changes to the Township Zoning By-law to a public meeting in the fall of this year (September - early October) to seek comments from Council and the public.

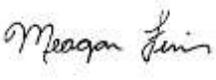
Staff will continue to engage and consult with Township staff, the public and agencies (where applicable) to ensure the proposed changes meet the needs of the Township. This report has been prepared to

provide Council with an understanding that this project has been initiated and to seek direction for a future Public Meeting.

Respectfully submitted
County of Wellington Planning and Development Department



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Reviewed by
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Ian Roger, P.Eng.
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