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**Date** June 16, 2022 **Report No.** 2022-402

**To** Chair and Members  
Planning Advisory Committee

**From** Nicole Wilmot, MCIP, RPP  
Chief Planner and Director of Planning and Development Services  
People, Legislated Services and Planning

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## 1.0 Type of Report

Consent Item ☐  
Item For Consideration ☒

## 2.0 Topic New Zoning By-law Project – Discussion Papers and Summary Report [Financial Impact – None]

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## 3.0 Recommendation

- A. THAT Report 2022-402, titled “New Zoning By-law Project – Discussion Papers and Summary Report”, BE RECEIVED;
- B. THAT all comments from the Planning Advisory Committee BE INCLUDED in Staff’s future report to the Committee of the Whole – Planning and Administration.

## 4.0 Background

The City of Brantford’s New Zoning By-law Project is a comprehensive phased approach that will establish a new Zoning By-law for the City of Brantford that is in conformity with the City’s new Official Plan – Envisioning Our City: 2051, Provincial policies and emerging best practices. The new Zoning By-law will replace the current City of Brantford Zoning By-law 160-90 and the County of Brant Zoning By-law 61-16 where it applies to the municipal boundary

adjustment lands that were annexed to the City of Brantford from the County of Brant in 2017. The new Zoning By-law will regulate all lands within the City of Brantford, including the former County lands. It will contain specific requirements for parcels of land including, for example, permitted uses, building height and setbacks, and parking requirements. It will provide this zoning direction in a clear, concise and easy to read document.

The City's current Zoning By-law, as amended, is now over 30 years old. The new Official Plan was approved by the Minister of Municipal Affairs and Housing on August 5, 2021. In accordance with the *Planning Act*, the City is required to bring its Zoning By-law into conformity with the new Official Plan within three years. The City has retained SGL Planning and Design Inc. (SGL) to assist Planning Staff in the preparation of the new Zoning By-law. The work plan for this Project consists of multiple phases (refer to Report [2021-497](#)) with the following key deliverables:

- A series of background Discussion Papers on key topics (e.g., definitions, parking and loading standards, residential zones, etc.) that will inform the format and content of the new Zoning By-law;
- A Strategic Directions Report that will utilize the Discussion Papers and findings from public consultation activities to act as a blueprint for the new Zoning By-law; and
- Drafts of the new Zoning By-law that will be refined, based on input received from City Staff, external review agencies, Council, stakeholders, and members of the public, to eventually finalize the City's new Zoning By-law for Council's consideration and approval.

The Planning Advisory Committee's mandate includes giving advice to Council on the development of a new Zoning By-law. This Report presents the background Discussion Papers and a Summary Report to the Planning Advisory Committee for review and comment. The Summary Report is provided as **Appendix A** to this Report. Comments from the Committee will be included in a future report to Committee of the Whole – Planning and Administration on July 12, 2022.

## 5.0 Analysis

To inform the format and content of the new Zoning By-law, a series of ten (10) background Discussion Papers has been prepared to consider key topics as follows:

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1. Zoning By-law Structure
  2. General Provisions
  3. Definitions
  4. Parking and Loading Standards
  5. Mixed-Use Zones
  6. Residential Zones
  7. Employment Zones
  8. Institutional Zones
  9. Agricultural Zones
  10. Other Zones

The Discussion Papers review best practices from other Ontario municipalities and the policy framework in the City's new Official Plan to identify options and preliminary recommendations for the new Zoning By-law. A Summary Report consolidating the key findings from all ten papers is attached as **Appendix A**, and the detailed Discussion Papers are available for review at [www.brantford.ca/NewZBLProject](http://www.brantford.ca/NewZBLProject). Some of the key findings are listed below:

- The primary approach that is recommended for organizing the new Zoning By-law is to align zoning categories with the land use designations and other categories in the Official Plan. This approach enables zones to include multiple building types that are permitted within the Official Plan, while minimizing duplication and reducing the total number of zone categories. For example, there are two residential zones in the current Brantford Zoning By-law that permit different mid-rise housing types. These zones are proposed to be consolidated into one new Mid-Rise Residential Zone that permits all mid-rise housing types in accordance with the Mid-Rise Residential policies in the Official Plan. This approach also creates a clear relationship in how the Official Plan policies are implemented in the Zoning By-law, allowing for a more seamless transition in reading the Official Plan and the Zoning By-law.
- Overlay zones should also be considered to help structure the new Zoning By-law. Overlays identify requirements for specific areas that apply in addition to an underlying zone. For example, the City's current Zoning By-law uses an overlay to regulate the floodplain areas. Overlays should be considered to regulate additional matters in the new Zoning By-law, such

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as intake protection zones for source water protection and building height in certain areas.

- There are opportunities to simplify the new Zoning By-law by removing some definitions for very specific uses than can be captured by a definition for another use. For example ‘florist shop’ does not need to be defined as this use is captured by the broader definition for ‘retail store’.
- Several existing parking standards (i.e., the number of parking spaces required for a specific use) are recommended to be reconsidered to better align with best practices. For example, most municipalities require two parking spaces per dwelling unit for single detached, semi-detached, and street townhouses which may include parking in a garage. Brantford’s new Zoning By-law should provide greater clarity that two spaces are required for these dwelling types, rather than the existing requirement for one space with additional provisions to regulate the location of the required space that generally result in room for parking a second vehicle.
- A simple set of bicycle parking provisions should be considered for the new Zoning By-law to support active transportation that reduces the reliance on automobiles.
- The new Zoning By-law should implement direction in the City’s Urban Design Manual for mid-rise and high-rise buildings by including built form requirements for elements such as building stepbacks and separation between building towers that will ensure high quality design and compatibility with neighbouring uses.
- A new Core Natural Zone is recommended to be included in the new Zoning By-law to protect natural heritage features and implement the Core Natural Areas land use designation in the Official Plan.

Planning Staff and the consulting team are seeking comments from the Planning Advisory Committee on the Discussion Papers as well as other key themes that may be of interest or concern to the Committee related to the current Zoning By-law. Comments from the Committee will be included in a future report to Committee of the Whole – Planning and Administration on July 12, 2022.

The Discussion Papers are the focus of the first round of engagement on the Project, which included a virtual Public Information Centre (PIC) on June 8<sup>th</sup> and will include an in-person PIC in Council Chambers on the evening of June 16<sup>th</sup> to seek input from the public and stakeholders. The Discussion Papers and Summary Report were also presented to the City’s Zoning By-law Task Force,

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and will be presented at the July meeting of the Committee of the Whole – Planning and Administration, summarizing the input received.

## 6.0 Financial Implications

There are no financial implications to the City arising from this Report.

## 7.0 Conclusion

This Report presents ten Discussion Papers and a Summary Report which review key topics and provide preliminary recommendations to inform the format and content of the new Zoning By-law. Planning Staff and the consulting team are seeking comments from the Planning Advisory Committee on the Discussion Papers for inclusion in a future report to Committee of the Whole – Planning and Administration on July 12, 2022.



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Attachments:

Appendix A – Summary Report – Discussion Papers 1 to 10

In adopting this report, is a by-law or agreement required? If so, it should be referenced in the recommendation section.

By-law required	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no
Agreement(s) or other documents to be signed by Mayor and/or City Clerk	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no
Is the necessary by-law or agreement being sent concurrently to Council?	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no