REPORT HIGHLIGHTS

- Planning Committee provided authorization to bring forward specific items related to the housekeeping amendment on August 26, 2013 and the first housekeeping by-law amendment has been submitted to Council for consideration as part of the October 21, 2013 Agenda.
- Purpose of this report is to provide an account of items covered within the proposed housekeeping by-law for information purposes, which represents one of a series of by-laws to implement the amendments needed to update Comprehensive Zoning By-law 5000.
- A summary of the items being brought forward as part of the housekeeping by-law amendment are provided within the report for information purposes.

Background

Planning Committee provided authorization to bring forward specific items related to the housekeeping amendment on August 26, 2013 and the first housekeeping by-law amendment is included as part of the October 21 Council Agenda. The draft by-law being considered represents the first of a series of by-laws needed to update Comprehensive Zoning By-law 5000.

This report is being generated to provide Council with a summary of the items being brought forward as part of the housekeeping by-law amendment at this point in time. Items covered within the draft housekeeping by-law as presented include the following.

Model Homes

The proposed zoning amendment would permit the construction of model homes totaling 10% of the total unit count for the subdivision or the lesser of 10, plus one town house block containing a maximum of 8 dwelling units.

Based on the wording of the proposed by-law a developer would only be permitted to have a maximum of ten (10) single detached or semi-detached models. In the event that
townhomes are permitted within the subdivision and zoning by-law for the affected property, one additional townhouse block of eight (8) units could be constructed.

The ability to construct model homes under this provision would require a series of approvals, agreements, engineering and securities. These approvals are generally outlined below.

- Draft Plan Approval is required.
- Zoning By-law Approval is required.
- Engineering Plans for Stormwater Management Controls, Road Design/Construction and access is needed prior to approval.
- A Model Home agreement is required to set the binding terms to be followed and adhered to by the developer.
- Securities for site works and removal of model homes would be required to provide the municipality to cover the cost of the model homes if demolition is required.

Maximum Size for Accessory Buildings

The proposed by-law provides for an increase to the total square footage permitted for accessory buildings on properties typically located in the rural areas and clarifies the height restrictions for accessory structures. The revisions also ensure that accessory buildings to residential uses remain subordinate to the residential use to maintain community character.

Parking of Special Vehicles

The proposed revisions would permit the parking of special vehicles on a residential driveway during the seasons to which the vehicles were designed to be used and stored during the seasons that the special vehicles are not designed to be used provided they meet all applicable setbacks.

Kennel (K) Zone

The proposed revision to the by-law would permit the keeping of livestock on properties zoned Kennel (K) provided that property complies with a minimum lot area requirement of 35 hectares (86 acres).

Towing Operations

The proposed revisions would specifically permit towing operations in the Outside Storage/Industrial (MO) Zone and acknowledges an existing towing operation located on 2 Currie Drive.
Industrial Parking

The draft by-law being proposed recognizes that office uses require more parking spaces than warehouse uses and would permit visitor parking in the front yard on industrial properties.

Minor Textual Changes

The proposed by-law also provides for minor textual changes to make the by-law clearer with regards to provisions related accessible parking, frontage/access requirements, swimming pools, Minimum Distance Separation and other setback requirements.

Guiding Principles

The above initiative supports Council’s guiding principle of:

1. Community Development
2. Growth Management

Applicable Municipal Policy or Legislation

- Planning Act, R.S.O. 1990
- Township of Springwater Official Plan
- Township of Springwater Zoning By-law 5000

(x) By-law 5000-180 (Attached)

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Background/Relevant reports on the subject:

  - Appendix A - Public Comments & Staff Recommendations.pdf
  - Appendix B - Mapping Updates and Corrections By-Law 5000.pdf