



REPORT TO COUNCIL

DEVELOPMENT SERVICES DEPARTMENT



AGENDA DATE: April 20, 2021

REPORT DATE: April 14, 2021

SUBJECT: Proposed General Amendments to Zoning By-law

RECOMMENDATION

That Council direct staff to prepare a public notice to be advertised on the Township website and in Frontenac News and to be sent directly to impacted property owners of the holding of a statutory public meeting for proposed general amendments to Zoning By-law 2003-75 related to the Township's public road winter maintenance program, site-specific zone errors, provisions on minimum distance separation for livestock facilities and sensitive uses, and group homes.

BACKGROUND

The Township of South Frontenac Council passed Comprehensive Zoning By-law 2003-75 in 2003. There is a need to periodically to review the Zoning By-law to consider emerging issues and specific situations that arise through use and implementation of the by-law. Changes are then made to the Zoning By-law through an amending by-law that addresses each proposed change. When these types of amendments are initiated by the Township, they are often informally called a "housekeeping" amendment. These amendments are often general and/or technical changes made to the zoning by-law. The Zoning By-law was revised through Township-initiated amendments in 2007, 2012 and 2016.

DISCUSSION

A comprehensive staff report on proposed general amendments to Zoning By-law No. 2003-75 was discussed at the February 9, 2021 meeting of the Committee of the Whole. Please refer to this report for a detailed explanation of the proposed amendments related to zoning that reflects the Township's public road winter maintenance program, site-specific zone errors, provisions on minimum distance separation for livestock facilities and sensitive uses, and group homes (Attachment 1).

The draft by-law on these topics is Attachment 2 to this report.

Note about the Community Facility Zone

In preparing the draft by-law on the subject of group homes and the Community Facility (CF) zone, staff determined that there are four properties in the CF zone that appear to contain residential land uses. Staff will investigate the uses of these four properties. If there is a group home operating on any of these properties, the draft by-law will be revised prior to notice of a public meeting to amend the zone on the property from CF to the appropriate residential zone so that the group home does not become a non-conforming use when group homes are no longer a permitted use in the CF zone.



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Council is required to hold a statutory public meeting under the Planning Act for the proposed general amendments to the Zoning By-law. The public meeting will be advertised on the Township website and in the Frontenac News newspaper. Notices will be sent to the owners of those properties that would be rezoned as a result of the proposed amendments.

FINANCIAL/STAFFING IMPLICATIONS

Staff time to prepare background documents/reports for public meeting and Council consideration.

The Township could incur legal costs should an appeal to the rezoning be filed with the Local Planning Appeal Tribunal (LPAT).

ATTACHMENTS

1. Report to Committee of the Whole on Proposed General Amendments to Zoning By-law (February 2, 2021)
2. Draft By-law

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