



Staff Report

Report number: BLDG2017-07-16

Prepared by: Matt Farrell, Chief Building Official

File Number: 400

Subject: Zoning By-law Background Report

Date: Jul. 10, 2017

1 Attachments:

[MHBC Zoning By-law Review Background Report](#)

Recommendation:

That Huron-Kinloss Council hereby receives for information Report Number BLDG2017-07-16 prepared by Matt Farrell, Chief Building Official.

Background:

The report highlights the policy options that may be implemented into the Township's Zoning By-law. More specific regulation will be provided as we further refine the document. We would like comments now on the direction but this does not mean it can't be changed further on in the process.

When reading the report prepared by MHBC, that Council give special attention to the following areas that are proposed new additions or major revisions to existing regulation.

Comments:

3.1.1 Secondary Farm Residences in the General Agriculture Zone.

There are different options provided that may assist farm owner on providing additional accommodations on larger land parcels. We would like you to consider what option is best for the entire Township

3.1.5 Removal of Restricted Agriculture Zone

This zone has been present in previous by-laws but duplicates the purpose of MDS. A map has been provided to show some setback requirements for various farm operation sizes. Is it the desire to have this zone removed.

4.1 Accessory Buildings

Several options have been given for building height and size.

4.2 Kennels

Some of the controls for kennels are included within our zoning by-law. This is where we

could include a setback from neighbouring dwellings if desired.

4.4 Secondary Units

This will be a new inclusion in the zoning by-law and we want to ensure Council's intent is clearly defined.

4.6 Shipping Containers

These are becoming more common on properties as a manner to provide additional storage space. They are also becoming a common area of concern from neighbors. We would like direction as to how these structures should be regulated.

Financial Impact/Budget Implications:

There is no financial impact.

Alignment to Sustainability Plan Goals and Directions:

We are a prosperous community that continues to grow in a sustainable manner by strengthening our agricultural and agri-business section.

We are a vibrant community that values our uniqueness and creativity by creating places where people want to be.

Respectfully submitted:

(original signed by)

Matt Farrell, Chief Building Official

Reviewed by:

Mary Rose Walden, Chief Administrative Officer