

CITY OF
BRANTFORD



New Zoning By-law Project

1

Structure DISCUSSION PAPER



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SGL
Planning & Design Inc.

**The Planning
Partnership**

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1. Introduction



The City of Brantford 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 Official Plan - Envisioning our City: 2051, Provincial policies and emerging best practices. It will replace the current City of Brantford Zoning By-law 160-90 and the County of Brant Zoning By-law 61-16 that applies to the municipal boundary adjustment lands. The new Zoning By-law will regulate all lands within the City of Brantford, including the former County lands, and it will provide zoning direction in a clear, concise and easy to read document.

The Zoning By-law Project will occur over approximately twenty-seven months, divided into six phases, as outlined below.

Phase 1 included background research related to development activity within the City and variances to the existing Zoning By-law. In addition, the phase included a review of the City's reports related to land use, transportation, parking, and urban design.

Phase 2 included the preparation of the Public Consultation and Communication Plan, outlining the key timelines for engagement and presentation to the project's commenting Committees. Engagement feedback will be incorporated into the Discussion Papers in the third phase and the subsequent new Zoning By-law.

Phase 3 includes the preparation of Discussion Papers, including this report, related to:

- Zoning By-law Structure;
- General Provisions;
- Definitions;
- Parking and Loading Standards;
- Residential Zones;
- Mixed-Use Zones;
- Employment Zones;
- Institutional Zones;
- Agricultural Zones; and
- Other Zones.

Phase 3 will also include public input into the Discussion Papers, as well as presentations to the Council's Zoning By-law Task Force, and the Committee of the Whole – Planning and Administration.

Phase 4 will include the preparation of Strategic Direction Report, public engagements, and a presentation to the Committee of the Whole – Planning and Administration.

Phase 5 will include the preparation of the first draft of the new Zoning By-law, as well as public consultations, and the circulation of the draft among City Departments and commenting agencies.

Phase 6 will include the preparation and approval of the final new Zoning By-law, as well as public consultations, and circulation among City Departments and commenting agencies.

1.1 What is a Zoning By-law?

A Zoning By-law implements the direction of the Official Plan and contains specific requirements for parcels of land including but not limited to:

- Permitted uses;
- Permitted building types;
- Building height;
- Where buildings and structures can be located on a lot – i.e., front, side and rear yard setbacks;
- Lot standards such minimum lot area and frontage; and
- Parking standards.

As noted above, a Zoning By-law implements the direction of the Official Plan, which is required to be consistent with and conform to the Provincial policies. Provincial land use documents in Ontario such as the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe outline the rules and direction for land use. Provincial policies typically provide more general direction for land uses whereas Official Plans provide more details for land uses. A Zoning By-law provides specific details for an individual property. Ontario's land use planning framework structure is illustrated in **Figure 1**.

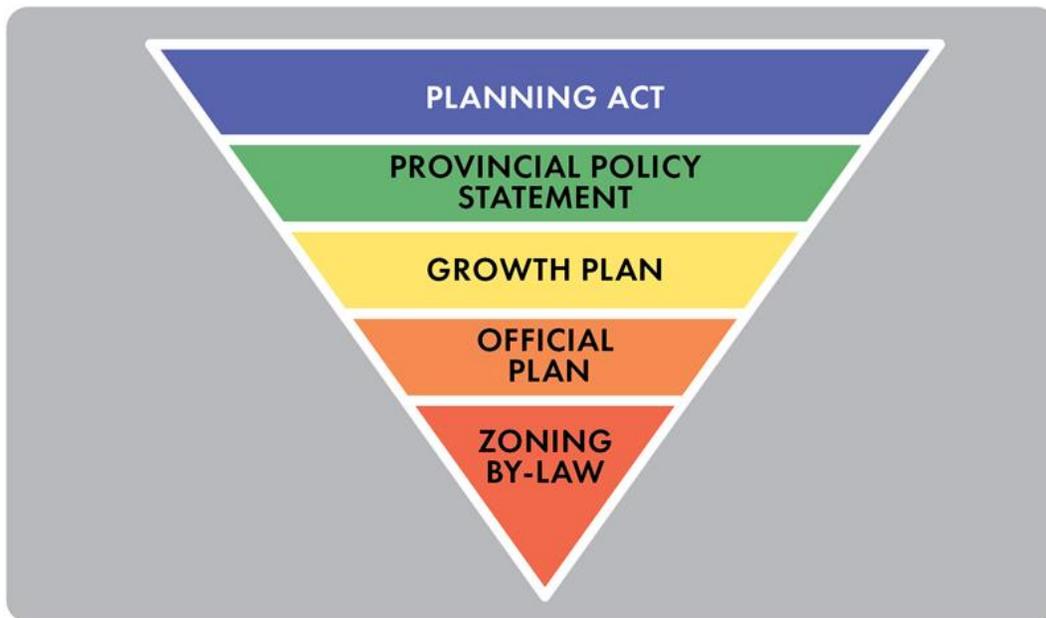


Figure 1: Ontario's Land Use Planning Framework

1.2 Why does it matter to you?

The new Zoning By-law will implement the vision of the City's new Official Plan - Envisioning our City: 2051, influencing the look and feel of the City.

As residents and stakeholders in and around the City, you have an important role to play in shaping the future of the City. As experts of your community, you can provide insights to help inform and influence a variety of aspects of the Zoning By-law such as urban design standards, provisions related to parking and park space, as well as building types and density.

1.3 Purpose of this Discussion Paper

The purpose of this Discussion Paper is to identify a preferred structure and layout for the new Zoning By-law. This Discussion Paper reviews the structure of the City's existing Zoning By-law 160-90, followed by a review of the structure and layout used in the Zoning By-laws of other Ontario municipalities. It also explores mapping and formatting options to make the new Zoning By-law an easy to read document.

1.4 Structure of the Paper

The contents of this Discussion Paper are outlined below:

- Chapter 1: provides an overview of the purpose of Discussion Paper #1 - Structure, as well outlining what a Zoning By-law is and why it is relevant to the growth of the City.
- Chapter 2: summarizes the structure of the City's existing Zoning By-law.
- Chapter 3: summarizes the various structural approaches utilized within Ontario as potential options for the structure of the City's new Zoning By-law.
- Chapter 4: summarizes layout and organization considerations, informed by Zoning By-laws in Ontario; and
- Chapter 5: outlines next steps in the New Zoning By-law Project.

2 Existing Zoning By-law

2.1 Overall Structure and Organization of Zoning By-law 160-90

The current in effect Zoning By-law 160-90 applies to all land within the City's limits, as shown on **Figure 2**, as they existed prior to the 2017 municipal boundary adjustment between the City of Brantford and the County of Brant. The municipal boundary adjustment lands continue to be regulated by the County of Brant Zoning By-law 61-16.

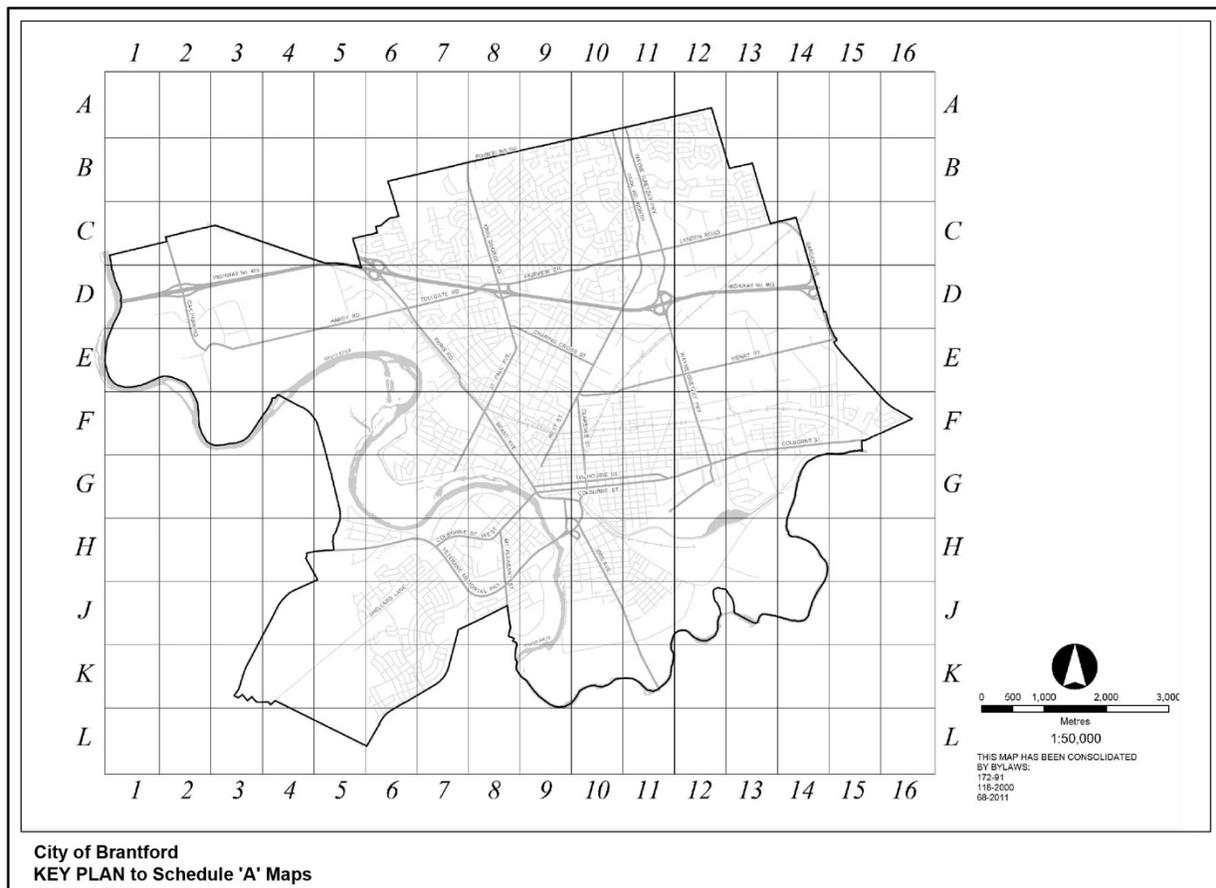


Figure 2: Zoning By-law 160-90 Schedule A

The City of Brantford Zoning By-law 160-90 includes the following sections:

- Section 1: Title and Status;
- Section 2: Definitions;
- Section 3: Application, Administration and Enforcement;
- Section 4: Zones;
- Section 5: Schedules and Interpretation;
- Section 6: General Provisions;
- Section 7: Residential Zones;
- Section 8: Institutional Zones;
- Section 9: Commercial Zones;
- Section 10: Industrial Zones;
- Section 11: Open Space Zones;
- Section 12: Development Constraint Zone; and
- Zoning By-law Schedules.

2.2 Layout and Structure of Zoning By-law 160-90

Zoning By-law 160-90 follows a common Zoning By-law layout, starting with defined terms, the area it applies to, the types of zones, a list of schedules, and general provisions that apply to all zones.

The zones are arranged in land use categories, i.e., Residential, Institutional, Commercial, Industrial, Open Space and Development Constraint. Multiple zones are then found under each land use category.

Within the land use categories, a traditional approach is used to structure zones with residential zones primarily organized by density (e.g., Residential Type 1 zones are determined by the size of the lot frontage) and commercial zones by commercial function.

Each zone is generally structured around the permitted uses followed by applicable zoning standards related to that use, such as lot requirements.

Site specific exceptions are included at the end of each zone and numbered consecutively for the zone (e.g., the first site specific in the R1B zone is R1B-1).

3.0 Structural Options



There are various approaches in how a Zoning By-law can be structured, each with its own strengths and weaknesses. The purpose of this Chapter is to outline the different structural approaches that the City of Brantford could consider in implementing the new comprehensive Zoning By-law. The primary goal is to highlight structures that fit the City's need to create an easy to read document that is well organized, seeking to address:

- Are the differences between the zones clear?
- Is there duplication within the zones?
- Is the purpose of the zone clear and easily understood?
- Is the link to Official Plan designations clear?

There is no one size fits all approach, and this Chapter will outline the benefits of each structural approach. It should be noted that these approaches are not mutually exclusive, and some zoning by-laws apply multiple approaches.

3.1 Approach 1: Traditional By-law

Traditional Zoning By-laws are generally grouped into major zone categories such as: residential, commercial, and industrial. Each different zone includes different permitted uses, densities, and lot standards that dictate the built form. A common approach within Traditional By-laws is creating multiple residential zones organized by the lot size and frontage, which can result in a large number of residential sub-zones with similar permissions. Further, multiple residential sub-zones can also result in the duplication of provisions creating lengthy zoning by-laws, while limiting housing diversity and flexibility within the zones. This approach is how the current Brantford Zoning By-law is structured.

3.2 Approach 2: Official Plan Categories

This approach aligns the Zoning By-law organization with the Official Plan's land use designations or Secondary Plan designations, ensuring that the zoning implements with the Official Plan's intent.

This approach enables zones such as residential to include multiple building types that are permitted within the Official Plan, resulting in a greater diversity in permitted uses while minimizing duplication among multiple zones.

It also creates a clear relationship in how the Official Plan policies are implemented in the Zoning By-law, allowing for a seamless transition in reading the Official Plan and the Zoning By-law and reducing confusion for readers.

3.3 Approach 3: Form Based Code

The Form Based Code approach prioritizes the design and the built form aspects of zoning permissions. This approach incorporates specific controls and zoning permissions related to the built form, shape, and features of a building, while applying a more flexible approach to permitted uses. Permitted uses are controlled through the built form permissions, where uses that are compatible with that built form are permitted, and similarly relies on the built form to discourage uses that are not compatible with that built form. This approach can be effective in reinforcing the existing character or unique attributes of special character areas. Compatibility between different zones is achieved through building design and orientation rather than separating land uses.

The approach is not common within Ontario, and is seen more commonly within the United States. It provides a unique organization structure that uses graphics and figures to illustrate zoning requirements. In particular, the use of graphics can be utilized to ensure technical provisions are easy to interpret. For example, as shown in **Figure 3**, a regulating plan is used to delineate the building types by block, similar to a zoning map, but with applicable built form and public space standards. In addition, the approach is flexible and can be used for different building types, such as townhouse buildings, apartment buildings or workplace buildings as well as different public spaces such as commercial streets, urban avenues and residential streets, also shown in **Figure 3**.

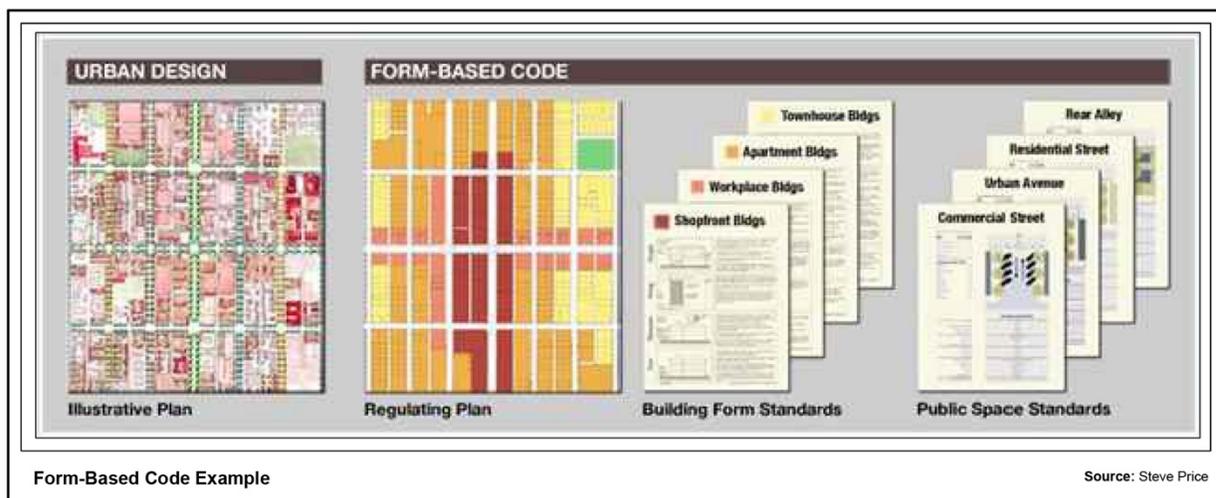


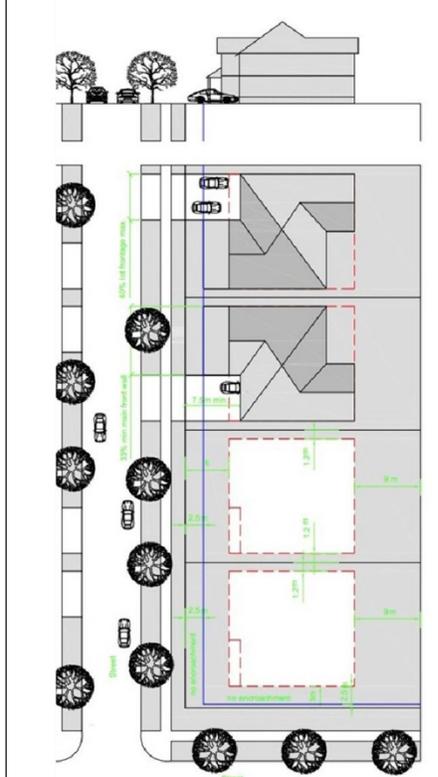
Figure 3: Form Based Code Example

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In addition to building types, the Form Based Code approach can also use visuals to demonstrate the various details such as:

- Lot sizes;
- Frontage;
- Yard requirements;
- Step backs;
- Angular plane for determining height;
- Porch encroachment; and
- Garage width.

Appendix A includes an example applied in the Bouffard & Howard Secondary Plan area in LaSalle, Ontario, a municipality located southwest of Windsor. An excerpt is shown in **Figure 4**.



Town of LaSalle - Schedule "A"

Single Detached/Semi-detached Zone

Section 28 : Single Detached Front/Side Attached Garage

TND-R1 Residential

Bouffard & Howard Planning Districts

28.1.3 Zone Provisions for a Single Detached Dwelling with an Attached Garage

- a) **Lot Size & Building Height**
The minimum lot frontage shall be 15m and the minimum lot depth shall be 32m. The maximum building height shall be 11m.
- b) **Minimum Front Yard Depth**
The main front wall of the house shall be built a minimum of 6 metres from the front lot line. A minimum of 33 percent of the main front wall of the house (excluding the garage) must be located equal to or in front of the attached garage, as measured from the front lot line
- c) **Side Yards**
The minimum interior side yard shall be 1.2 metres. For a corner lot, the exterior side yard shall be a minimum of 3 metres.
- d) **Rear Yard**
The minimum rear yard shall be 9m.
- e) **Porches and Steps**
Steps and porches may encroach to within 2.5 metres of the front lot line and the exterior side lot line. A no encroachment zone from the front and exterior lot lines of 2.5 metres is established.
- f) **Garages**
The width of the garage shall comprise a maximum of 40% of the lot frontage. Garage doors shall be set back a minimum of 7.5m from the front or exterior side lot line, depending on which lot line the garage door faces.
- g) **Landscape**
A minimum of 50m² of usable, landscaped open space shall be supplied in the rear yard.
- h) **Parking**
A minimum of 2 parking spaces are required per dwelling unit.

Excerpt from Form Based Code example from LaSalle

Source: LaSalle Zoning By-law 50-50, Schedule A (Excerpt)

Figure 4: Excerpt from Form Based Code example from LaSalle

A strong benefit of this approach is it generally pre-zones properties and areas for a specific built form and provides specific regulations to ensure the buildings are compatible with adjacent properties. However, it is a prescriptive approach to the built forms and lot standards which could result in a greater number of variances. It can also be an onerous task to determine the appropriate built form for each area and neighbourhood.

3.4 Approach 4: Land Use Categories

The Land Use Categories approach is similar to the Official Plan approach in that it uses land use categories such as a low-rise residential zone. This approach enables multiple forms of housing to be grouped within a single land use category such as low-rise residential permitting single detached, semi-detached, and townhouse dwellings. This approach is seen within the City of Pickering's Seaton Zoning By-law.

Incorporating multiple land use permissions within one category reduces overlap and duplication, while providing the flexibility for accommodating a range of housing options within one zone. However, a drawback is there could be a certain use, or only one type of housing/density that is appropriate, resulting in a zone for one built form or use. An example would be one zone for an older stable neighbourhood with large lots, where the city wishes to protect the character of large lots.

3.5 Approach 5: Overlay Zones

Overlay Zones is another approach and tool that can be used to assist in organizing zones and specific zoning regulations. Overlay layers can be utilized to regulate specific matters in combination with other zones. For example, a height overlay is often applied to a broad geographic area and prescribes specific building height regulations for that area that apply in addition to the provisions contained in the base zoning. **Figure 5** illustrates an example of a height overlay within the City of Toronto's Zoning By-law.

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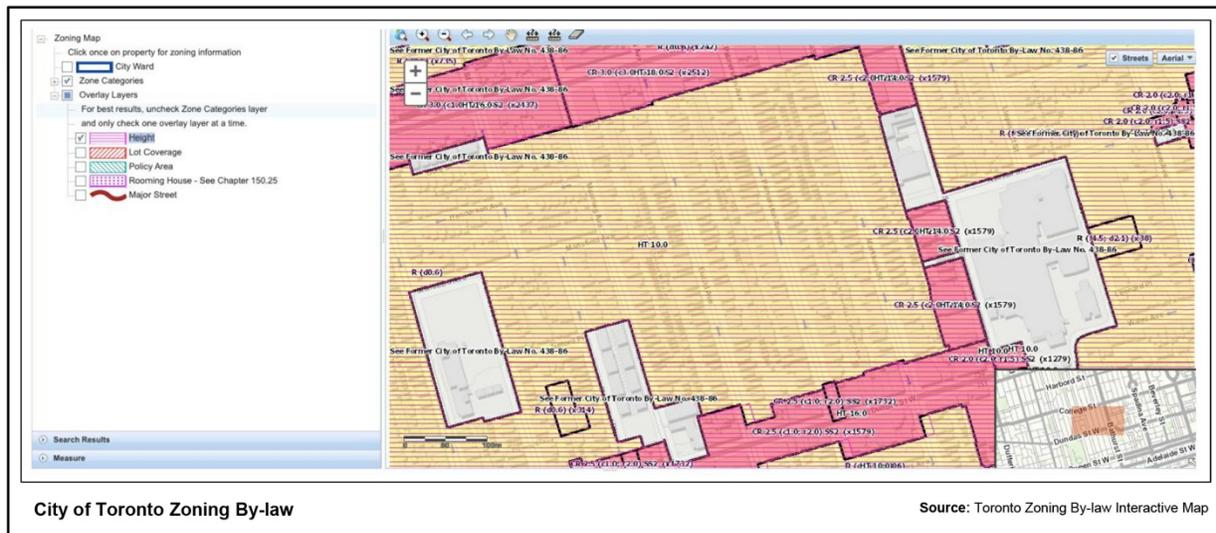


Figure 5: Excerpt from City of Toronto Zoning By-law – Height Overlay

Overlays can also be applied to address various specific or unique context area issues such as flood plains and hazard plans, Conservation Authority regulated areas, specific parking requirements, or prohibiting specific uses within an area. It reduces the number of provisions within each zone and can enable a consistent regulation to be applied over multiple zones. This is illustrated in Brantford as an “F” prefix added to zones to identify floodplains as shown in **Figure 6** near Grand River Avenue and Webster Street.

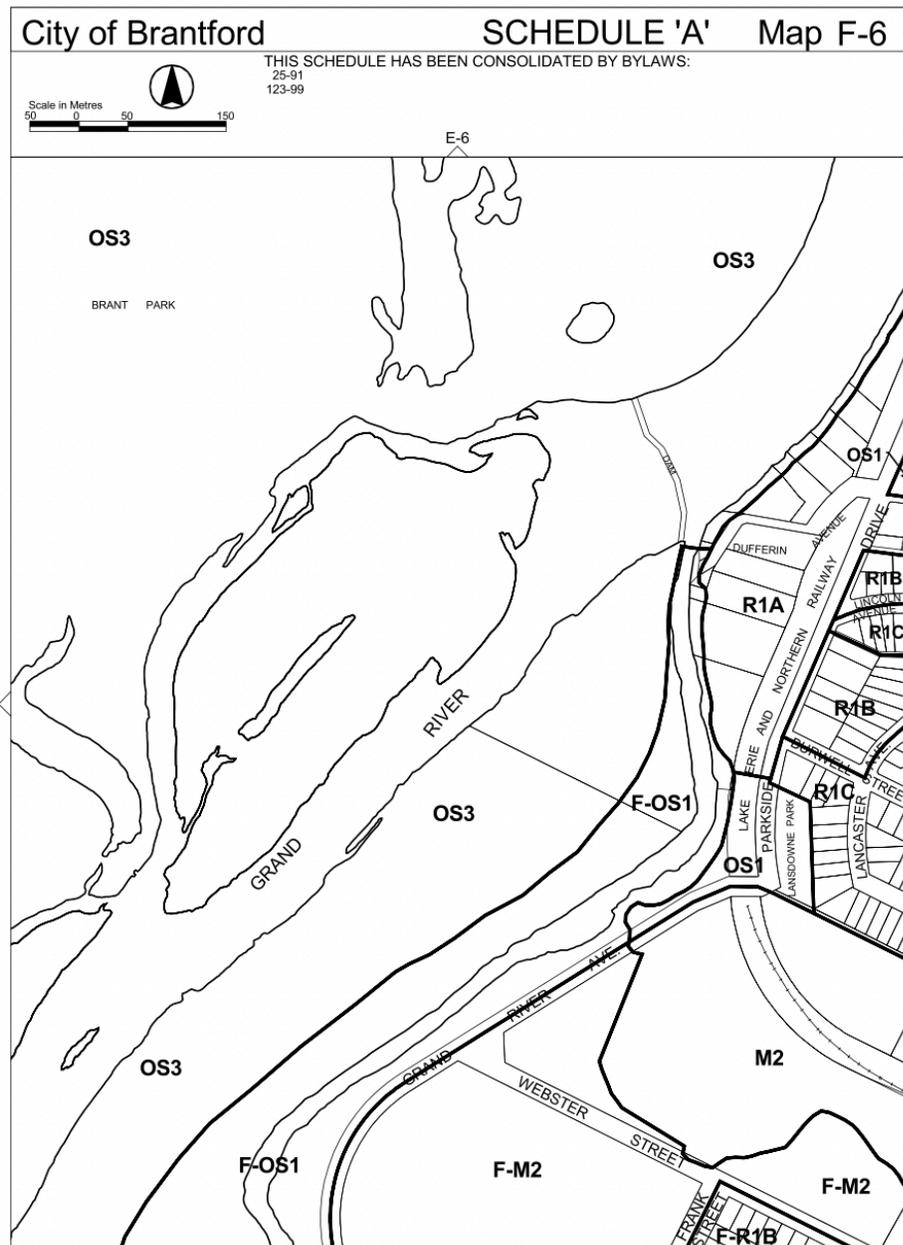


Figure 6: Excerpt from City of Brantford Zoning By-law – Flood Prefix Overlay

3.6 Approach 6: Standard Sub-Categories

This approach is similar to the overlay zone, where similar provisions can be applied across a number of zones. Sub-categories can be applied to identify different provisions that apply to different areas of a similar zone. This is illustrated within the Town of Grimsby’s By-law that sought to differentiate the different permitted lot coverages based on the existing built forms to protect the neighbourhood character. In this example, an

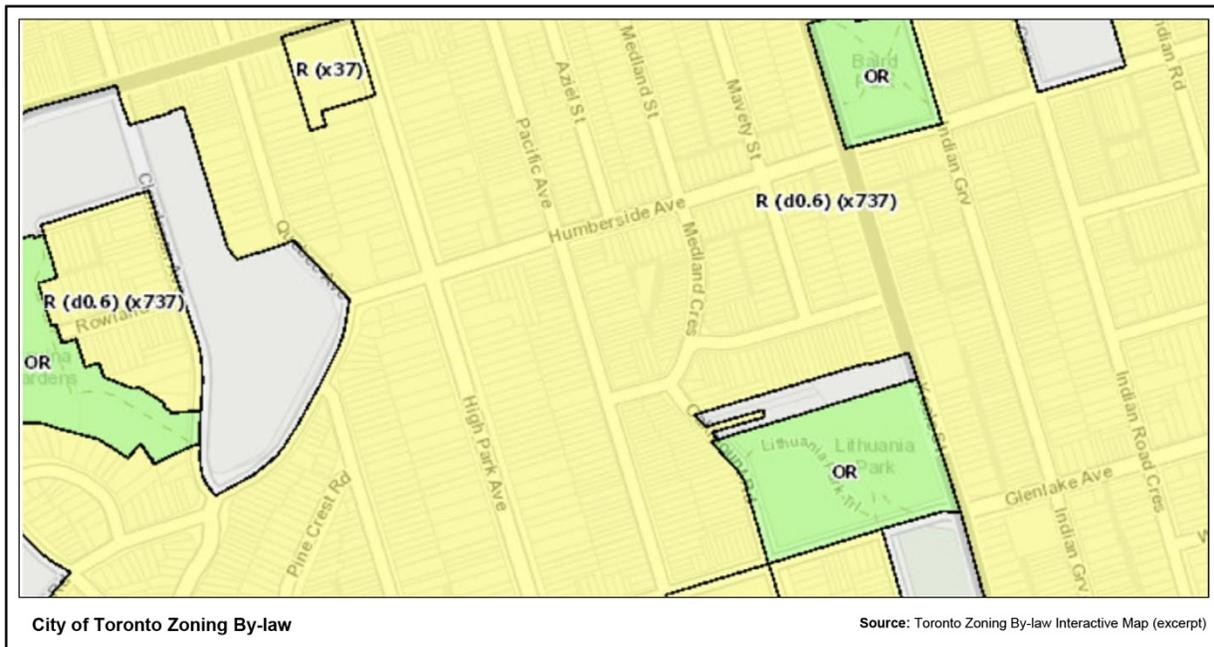


Figure 8: City of Toronto Zoning By-law (Excerpt)

This approach allows for a reduction in the number of zones, similar to the overlay and reduces duplication across multiple zones, while enabling more specific information than a general overlay. The only difference from the overlay approach is how the information is shown within the Zoning By-law schedules. A drawback is that it provides additional information that may be contained in multiple locations within the Zoning By-law leading to a more complex By-law for the reader to locate all the relevant information.

3.7 Summary

The above sub-sections outline different applicable approaches to the structure of a Zoning By-law with the benefits and constraints. This Discussion Paper is intended to assist in determining the appropriate approach for the City in developing a new comprehensive Zoning By-law.

Following discussions with the Staff Working Group, it is recommended that the Official Plan categories approach be used for the structure of the new Zoning By-law, while recognizing that overlays and sub-categories may also be used to create a simplified Zoning By-law that works in tandem with the Official Plan.

4.0 Layout and Organization



4.1 Introduction

This Chapter outlines additional options for the overall layouts and organization for the City's new Zoning By-law. It outlines the options and benefits of each layout approach. Examples from other municipalities are utilized to illustrate the implementation of the layout and organization. The examples referenced in this discussion paper were selected based on the following:

- Location – Southern Ontario;
- Size of the municipality – similar size and population as the City of Brantford;
- Approval date – recently approved;
- Clarity – by-laws noted as being clear, concise and well organized; and
- Uniqueness – by-laws that brought a unique or interesting element, such as the use of colour in the by-law in St. Catharines or illustrations in Oakville.

In some cases, examples from smaller municipalities are used where they implement a novel or interesting layout or organization.

4.2 User Guide Sections

A user guide or Zoning By-law manual is generally located at the beginning of the Zoning By-law. It typically describes how to use/read the Zoning By-law. It can also provide clarification of interpretations, as well as clarification on how to read zoning maps and symbols. It can provide the reader direction for finding a property, the applicable zones and how to interpret any symbols and applicable provisions. A user guide or manual can include a diagram to visually illustrate technical interpretations such as lot frontages, flankage yard, and setbacks, as shown in **Figure 9**.

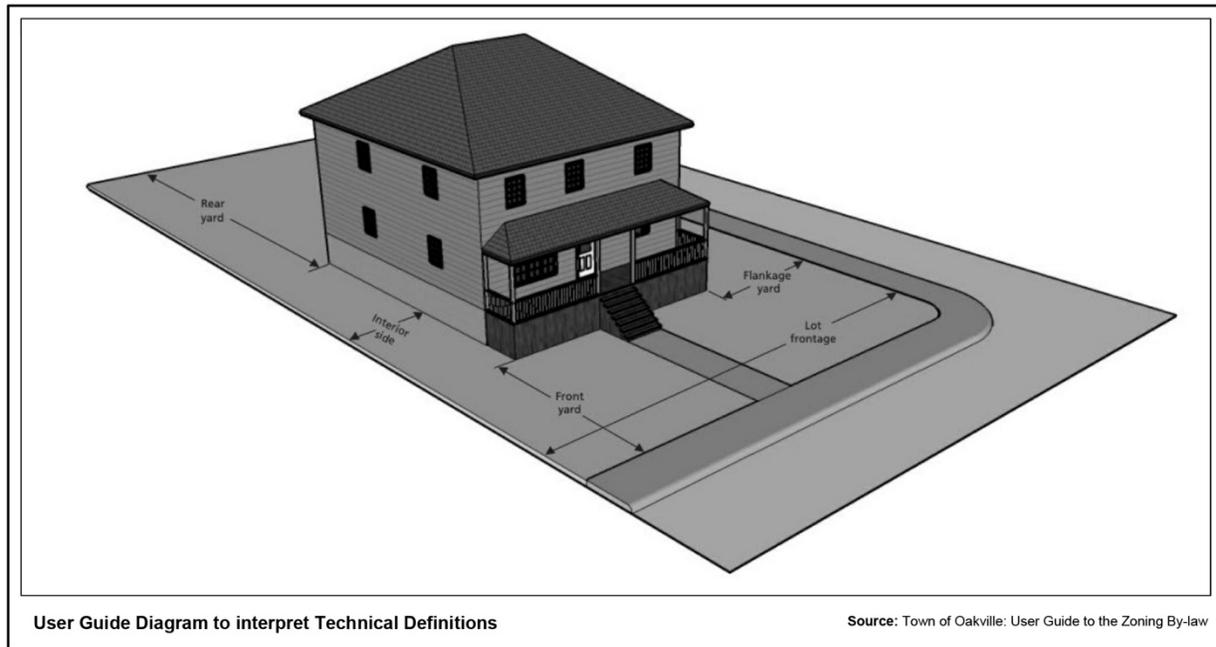


Figure 9: User Guide Diagram to Interpret Technical Definitions from the Town of Oakville Zoning By-law (Excerpt)

User Guides are not a legal part of the Zoning By-law but help make the Zoning By-law easy to read and interpret for both professionals and the general public. Recent examples include the Town of Ajax, the Town of East Gwillimbury, Town of Milton, Town of Newmarket and the Town of Oakville, refer to **Appendix B**.

The Town of Ajax Comprehensive Zoning By-law 95-2003 user guide includes the following steps, which are easy to follow and logical:

- Locate the property on a map;
- Check for any By-law amendments that could apply;
- Check permitted uses;
- Check zoning standards;
- Check General Provisions section;
- Check parking and loading standards; and
- Review the explanatory notes.

The Town of Oakville Zoning By-law's user guide is more detailed than other municipalities but follows a similar structure as above and provides various visual images such as maps and diagrams to assist the reader. The Town of Innisfil's user guide explains the interpretation of tables that are consistently used throughout the Zoning By-law.

User guides can range in the amount of detail, but typically follow a similar structure as described above. A user guide section will be developed and incorporated into the new Zoning By-law as the New Zoning By-law Project progresses.

4.3 Definitions Sections

Definitions sections are typically found at the beginning of a Zoning By-law or near the end. Similar to many other Zoning By-laws, the City of Brantford’s existing Zoning By-law includes the Definitions section near the beginning, Section 2, before Administration and Enforcement, Schedules and General Provisions

Uniquely, the City of Brantford’s existing Zoning By-law includes detailed visuals to interpret technical definitions, refer to **Figure 10** for an example.

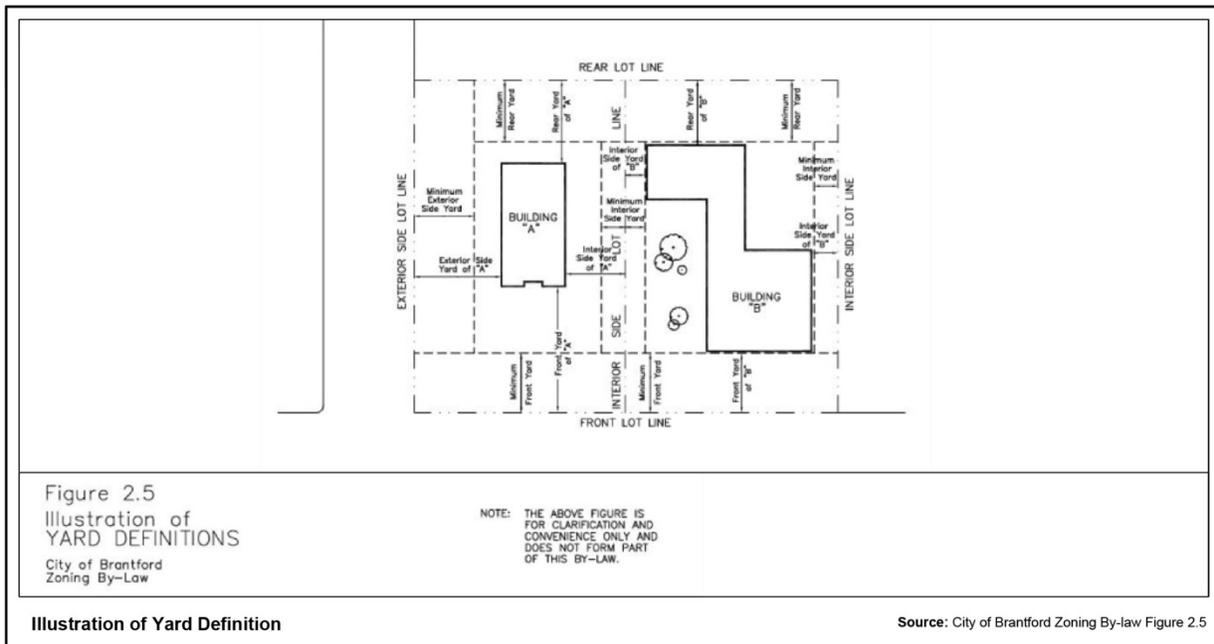


Figure 10: Illustration of Yard Definitions from the City of Brantford Zoning By-law (Excerpt)

Defined terms are often identified by being bolded, underlined or italicised, but bolded text is typically recommended for accessibility purposes.

4.4 Parking and Loading Standards

Parking and loading standards are traditionally located within the general provisions of the Zoning By-law. This is seen in the City of Brantford’s current Zoning By-law that includes parking and loading standards within Section 6 General Provisions. Newer

Zoning By-laws typically have parking and loading standards as a stand-alone section. This approach reflects the evolving nature and complexity associated with appropriate parking standards for different areas and contexts. A benefit of having parking and loading standards in a separate section is it is easy for the reader to find the information that they need.

4.5 Use of Tables

Tables are also an effective way to show zoning provisions in a clear, concise and understandable way. Tables can be used to show permitted uses, zoning standards, and other zoning requirements. Tables can also accommodate multiple zones, further reducing duplication.

The City of St. Catharines Zoning By-law is unique as it has a comprehensive table that outlines the permission for all zones within the city. Many Zoning By-laws such as those for the City of Vaughan, Town of Oakville, Town of East Gwillimbury, and Town of Milton, include smaller tables for different zone categories. Tables can contain various technical information including but not limited to: encroachments, parking requirements, accessory building requirements, and site specific exceptions. Examples are shown in **Figure 11 and Figure 12**. **Figure 11** shows Vaughan’s permitted use table for Mixed Use Zones (LMU, MMU, HMY, GMU and CMU) which denotes any permitted uses with a bullet. **Figure 12** shows built form regulations for a Residential Low Density Zone showing different regulations by building type within the zone.

	LMU	MMU	HMU	GMU	CMU
Commercial Uses					
<u>Art studio</u>		● (3)	● (3)	●	● (3)
<u>Automobile body repair</u>				E	
<u>Automobile rental</u>				E	
<u>Automobile repair</u>				E	
<u>Automobile sales</u>				E	
<u>Business service</u>	● (2)	● (3)	● (3)	●	● (2)

Permitted Use Table 8-1 Source: Vaughan draft Zoning By-law (excerpt)

Figure 11: City of Vaughan Draft Zoning By-law Permitted Use Table 8-1 (Excerpt)

Regulations	ZONES		
	RLD		
	Residential Low Density		
	Dwelling Type		
	Detached Dwelling / Duplex Dwelling	Semi-detached Dwelling	
		Corner Lot	Interior Lot
Lot Frontage (Minimum)	15.0m	11.4m / unit	10.0m / unit
Lot Depth (Minimum)	30m	30m	30m
Lot Area (Minimum)	N/A	N/A	N/A
Lot Coverage (Maximum)	See Footnote (*1)	See Footnote (*1)	See Footnote (*1)
Front Yard Setback (Minimum)	4.0m	4.0m	4.0m

Zone Standard Table 6B Source: Milton Zoning By-law 016-2014 (excerpt)

Figure 12: Town of Milton Zoning By-law 016-2014 Zone Standard Table 6B (Excerpt)

A drawback to using tables is that is difficult to connect the tables to web based applications, which is becoming more common, as well tables must be carefully structured and formatted to ensure accessibility standards are met.

4.5 Use of Illustrations

The use of visuals is a strong and effective way to illustrate key concepts; it helps the reader interpret information and is especially helpful for technical definitions. Some municipalities include illustrations for interpreting definitions such as the City of Brantford’s current Zoning By-law, refer to **Figure 10**. Technical definitions and provisions typically illustrated include the following:

- Lot frontage calculation;
- Determining building height;
- Minimum parking space size;
- How yards are measured;
- How setbacks are measured;
- Determining coverage or floor space index;
- Types of dwellings (singles vs. semi vs. duplexes, etc.); and
- Types of lots.

Figures 13 & 14 provide examples of the use of illustration in a Zoning By-law.

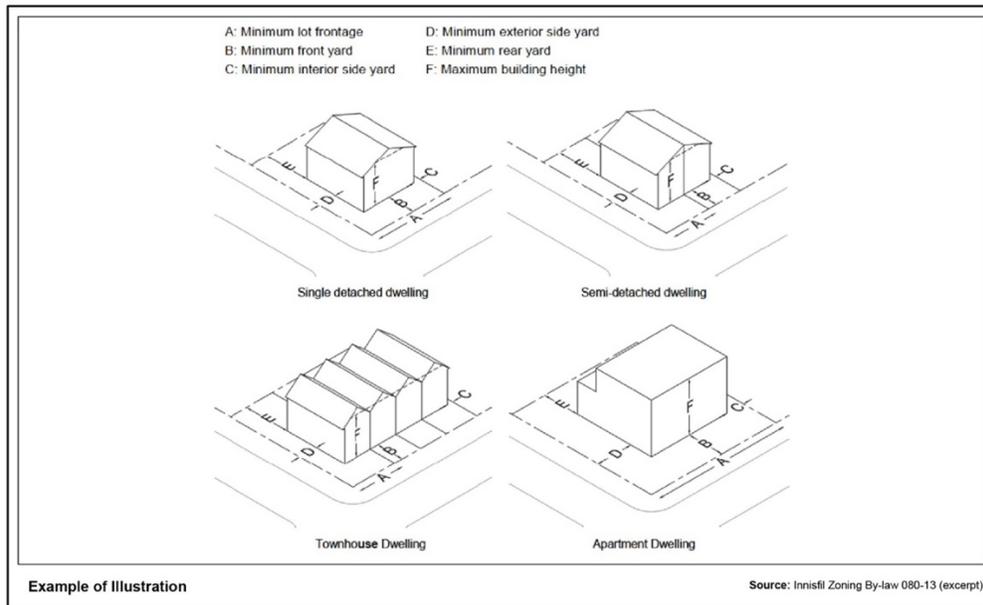


Figure 13: Example of Illustration from the Innisfil Zoning By-law 080-13 (Excerpt)

3. Shall only apply to the first 12.0 metres of building height, measured along the main wall oriented toward the front or flankage lot line.

4. The minimum yard shall be increased to 7.5 metres for that portion of a building greater than 13.5 metres in height.

5. The minimum yard shall be increased to 10.0 metres for that portion of a building greater than 13.5 metres in height.

6.

- The maximum number of storeys shall be 3 and the maximum height shall be 12.0 metres where the lot is adjacent to a lot in any Residential Low (RL) Zone.
- Notwithstanding Section 4.6.4(a), a mechanical penthouse shall not exceed 3.0 metres in height, measured from the top of the roof on which the mechanical penthouse is directly situated, where the lot is adjacent to a lot in any Residential Low (RL) Zone.

7. Any building legally existing on the effective date of this By-law not complying with this provision shall be permitted.

Table 8.3.2: Regulations for Permitted Detached, Semi-detached, and Townhouse Dwellings

	Detached dwellings	Semi-detached dwellings	Townhouse dwellings
Minimum lot area	As legally existing on the effective date of this By-law		
Minimum lot frontage	As legally existing on the effective date of this By-law less 1.0 metre (1)		
Minimum front yard A	As legally existing on the effective date of this By-law less 1.0 metre (1)		
Minimum flankage yard B	3.0 m	3.0 m	3.0 m
Minimum interior side yard C	1.2 m	1.2 m (2)	1.2 m (2)
Minimum rear yard D	7.5 m	7.5 m	7.5 m
Maximum number of storeys H	3	3	3
Maximum height H	12.0 m	12.0 m	12.0 m
Maximum lot coverage for the dwelling	35%	n/a	n/a
Regulations for accessory buildings and structures	Section 6.5 shall apply		

The black circles are letters corresponding to the applicable yard in the regulations table. The shaded area represents the potential building envelope remaining once minimum yards are removed.

Height is measured to the tallest point of the building.

Example of Illustration Source: Oakville 2012-014 (excerpt)

Figure 14: Example illustration for yard provisions from the Oakville Zoning By-law 2012-014 (Excerpt)

The Town of Oakville’s Zoning By-law shows the intention through the use of graphics that are then referenced through the table with corresponding icons as shown in **Figure 14**.

4.7 Organization of Exceptions

Site specific exceptions are special provisions set out in the text of the Zoning By-law which pertain specifically to that property. Exceptions are generally organized in two ways within the example Zoning By-laws reviewed, which include:

- Within each zone category; or
- A separate section that consolidates all the exceptions.

The City of Brantford’s current zoning by-law includes the exceptions within each zone. This approach is consistent with other municipalities such as the Town of Grimsby. Municipalities that utilize the second approach of a separate section include the Town of Newmarket and the City of St. Catharines.

Some municipalities simplify their exceptions in tables as an effective tool to consolidate the exceptions that is easy to read.

It is also important to understand and consider how exceptions are numbered, which can subsequently impact how they are mapped. In addition, it is important to consider if the numbering of exceptions within the subsection restarts or is continuous.

4.8 Organization of Holding Provisions

Holding zones or holding provisions are typically identified by adding the letter “H” before or after the zone symbol. Holding provisions prevent development until certain requirements are met which allow the holding to be removed. A holding provision is typically applied in site-specific exceptions, which enable specific holding requirements to the unique context of a site. Holding zones are found within the site specific section or in a separate holding section, typically listed chronologically (Milton) or within a table (Grimsby and East Gwillimbury). A separate section makes it easier to locate the requirements for readers. **Figure 15** illustrates an example of Holding Provision Table.

Zone	By-Law #	Address	Requirement to lift the hold provision:
A/SC		421 Park Road South (former Landfill) plus adjacent 500 m. buffer	The requirements of Section 4.6 of the Official Plan policies pertaining to waste disposal assessment areas have been met to the satisfaction of the Town.
GE	02-1	Southwest corner of Kelson Avenue Road and South Service Road	Owner entering into a site plan agreement with Town in accordance with the provisions of the Grimsby Official Plan.
GE		Southwest corner of Oakes Road North and Tops Drive	

Example Holding Table from Grimsby's zoning by-law Source: Grimsby Zoning By-law 14-45, Table 29 (excerpt)

Figure 15: Example Holding Table from Grimsby’s Zoning By-law

4.9 Coloured Zoning Schedules

Traditionally zoning schedules are black and white with symbols and text identifying zoning, which is the case for the City’s existing Zoning By-law, as shown in **Figure 16**.

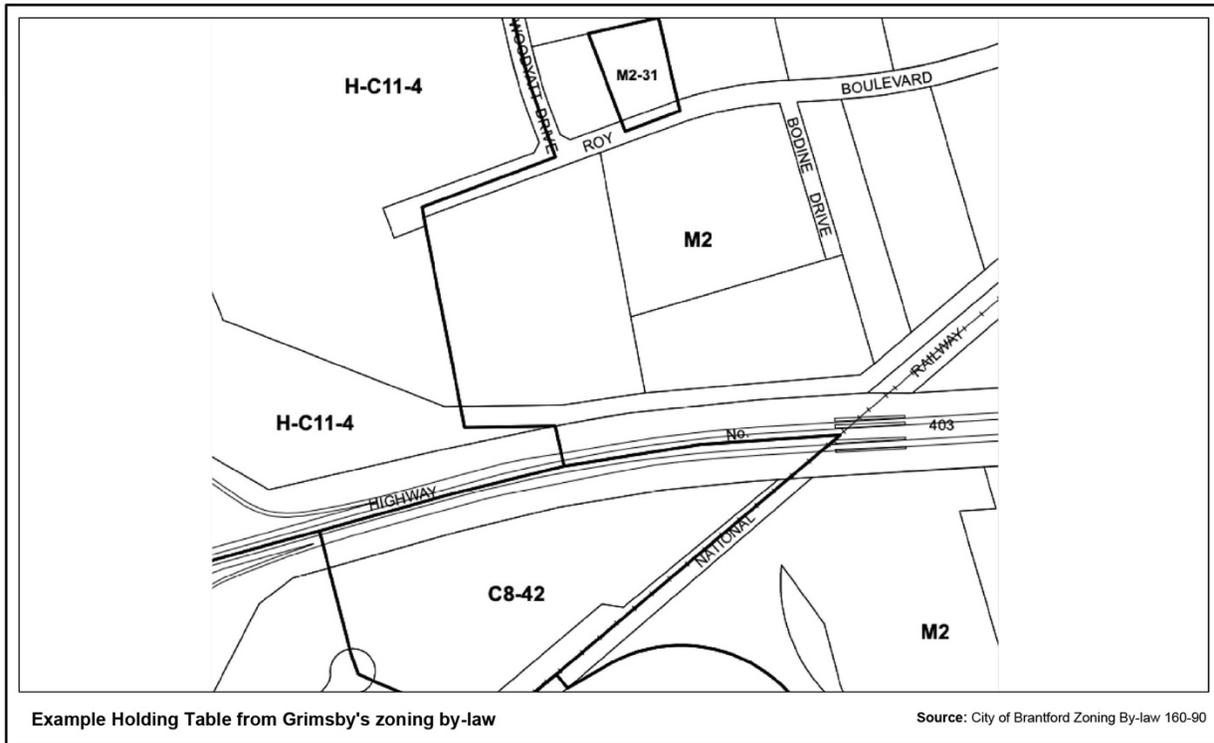
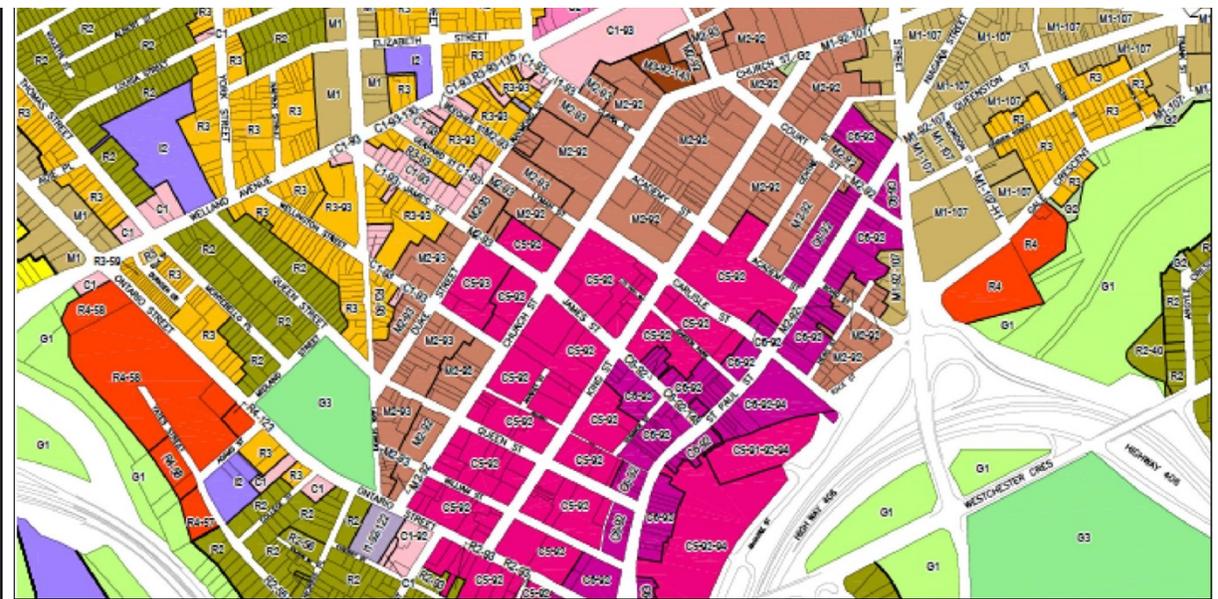


Figure 16: Example of Schedule from City of Brantford Zoning By-law

Colour schedules are becoming more common, with numerous municipalities utilizing colours for different zones. Some by-laws enable connections between maps and tables by utilizing the same colour in both, assisting the reader in identifying relevant provisions, as shown in the St. Catharines Zoning By-law in **Figures 17 and 18**.



Coloured Zoning Mapping from the St. Catharines' zoning by-law

Source: St. Catharines Zoning By-law 2013-283

Figure 17: Coloured Zoning Mapping from the St. Catharines Zoning By-law 2013-283 (Excerpt)

6.2 Permitted Uses

USES	Zones					
Animal Care Establishment	C1	C2	C3	C4	C5	C6
Apartment Building		C2 (b)		C4 (b)	C5	C6 (g)
Car Wash		C2	C3	C4		
Commercial Parking Structure		C2 (h)	C3	C4 (h)	C5 (a)	C6 (a)
Cultural Facility	C1	C2 (h)	C3	C4 (h)	C5	C6
Day Care	C1	C2	C3	C4	C5	C6

Coloured Zoning Mapping from the St. Catharines' zoning by-law

Source: St. Catharines Zoning By-law 2013-283

Figure 18: Example of zone colour integration in St. Catharines Zoning By-law text

The City of Toronto Zoning By-law also uses colours on its master Zoning Map which shows the parent zones for each zone as shown on **Figure 19**. The City of Toronto Zoning By-law also has an interactive Zoning Map that utilizes color to denote the different zones. The City of Mississauga also uses a semi-interactive zoning map that links color zones to applicable zoning schedules.

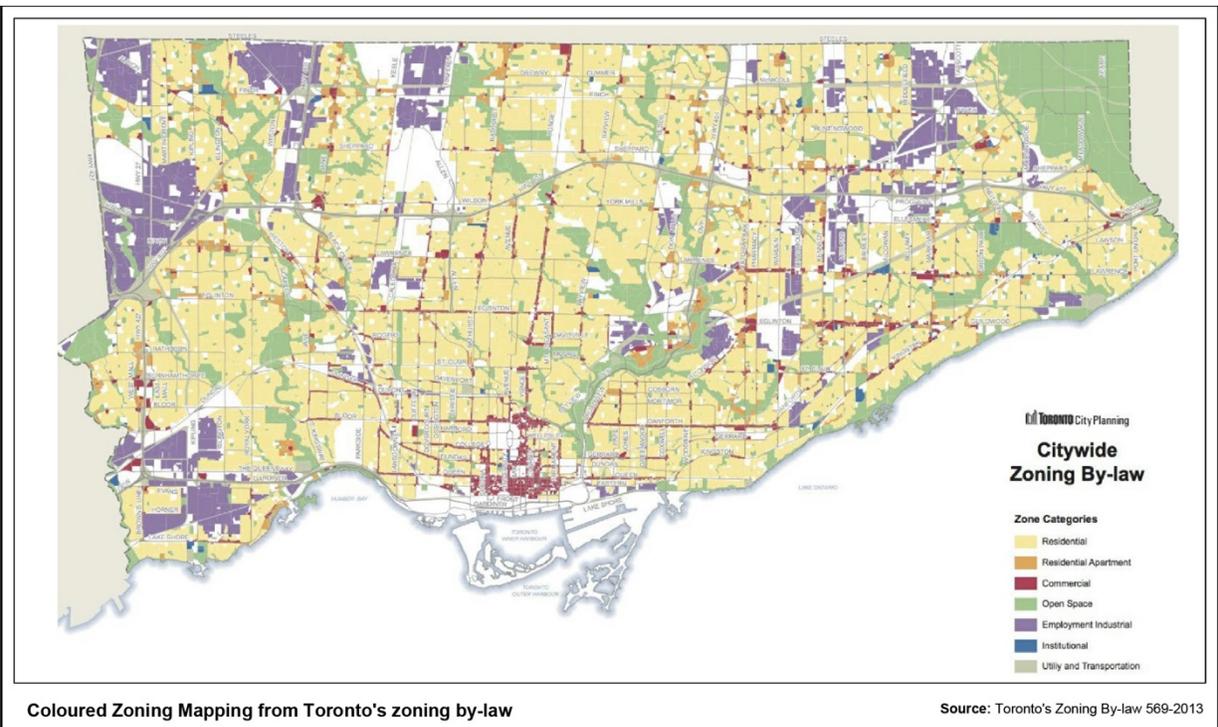


Figure 19: Coloured Zoning Mapping from Toronto's Comprehensive Zoning By-law

The use of color improves the readability but can create challenges for accessibility. Further, the use of too many similar colors can lead to confusion and result in misidentifying zones. Also, schedules cannot be photocopied well, but that can be alleviated by also including text on schedules as seen in the City of St. Catharines and Toronto Zoning By-laws.

4.10 By-law Numbering

There are a variety of numbering approaches that can be utilized within a Zoning By-law. The simpler the numbering within the By-law, the easier the document is for the reader to interpret. Long numbering should be avoided. The current Zoning By-law does a good job at minimizing the use of long numbering. In addition, the use of lettering for subsections is helpful to break up the numbering, but is only appropriate for less than 26 subsections. The use of roman numerals is not recommended, as it can become cumbersome after 10 and too long to write and read.

4.11 Summary

All of the layout concepts in this Chapter were favoured in discussions with the Staff Working Group and should be considered in the new Zoning By-law with the caveat that

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coloured schedules may have some limitations on accessibility and the use of specific colours will need to be carefully considered as the schedules are prepared.

5.0 Next Steps



This Discussion Paper identifies different approaches that could be used to structure the City's new Zoning By-law. Official Plan categories is the recommended structure to set out the zone categories in the new Zoning By-law. Other Discussion Papers prepared in this phase of the New Zoning By-law Project will consider how to apply the Official Plan category structure.