

CITY OF  
**BRANTFORD**



# New Zoning By-law Project

**7**

## Employment Zones DISCUSSION PAPER



May 2022

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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: Envision 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 New 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 a Strategic Direction Report, public engagements opportunities, and a presentation to the Committee of the Whole – Planning and Administration.

**Phase 5** will include the preparation of the first Draft New Zoning By-law, as well as public consultations, and the circulation of the Draft to City Departments and commenting agencies.

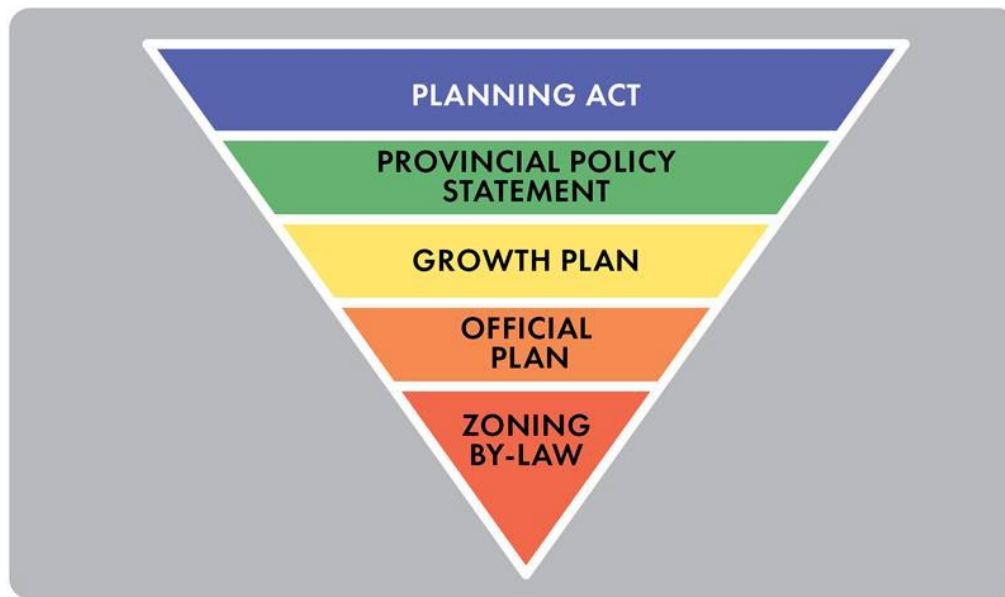
**Phase 6** will include the preparation and approval of the final new Zoning By-law, as well as public consultations, and circulation among City Departments and commenting agencies.

## **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 as minimum lot area and frontage; and
- Parking standards.

As noted above, a Zoning By-law implements the direction 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 ground 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 general blueprint for the Employment Zones in the new Zoning By-law. This Paper reviews the Employment designations of the Brantford Official Plan and the existing employment zones. It also explores built form best practices for employment zones in other municipal zoning by-law. This analysis helps inform the proposed new zone options and corresponding built form provisions that are recommended to be included in the new Zoning By-law.

## **1.4 Structure of the Paper**

The contents of this Discussion Paper are outlined below:

- Chapter 1: provides an overview of the New Zoning By-law Project, outlining what a Zoning By-law is and why it is relevant to the growth of the City and describing the purpose of the Employment Discussion Paper.
- Chapter 2: summarizes the structure of the General Employment Designation and Prestige Employment Designation within the new City of Brantford Official Plan – Envisioning Our City: 2051 and describes which zones apply within these designations and how to proceed with zoning these lands in the new Zoning By-law.
- Chapter 3: summarizes built form best practices for employment sites.
- Chapter 4: contains the conclusions and next steps.

## 2 Employment Designations and Zones



There are two employment designations in the Official Plan: the Prestige Employment Designation and the General Employment Designation. This section outlines the policies of these two designations and reviews the current zones that apply to lands within the designations. In addition, a number of employment zones apply to lands that are located outside of the Employment Designations which are also reviewed in this section. A review of each zone's permitted uses is compared with the corresponding designation to determine how to proceed with these zones in the new Zoning By-law.

### 2.1 Employment Designations

The locations of the Prestige Employment Designation and General Employment Designation in Brantford are shown in **Figure 2**, in two distinct shades of purple.

#### 2.1.1 Prestige Employment

The Prestige Employment Designation permits manufacturing, warehousing, distribution, office, and research and development uses. Limited sales of products that are manufactured, processed, or assembled on the premises is also permitted as are ancillary uses that support the Prestige Employment uses including hotels, banquet halls, convention centres, recreational facilities, financial institutions, restaurants, personal service establishments, automobile service centres and repair shops, and convenience retail. These ancillary uses are restricted to sites that have frontage on an Arterial or Collector Road. Office uses shall not exceed 4,000 square meters of gross floor area in any building.

A number of uses are also prohibited within this designation including residential dwelling units, major retail uses and major institutional uses, major office buildings, outdoor storage of any equipment, items or goods visible from Highway 403 or any other arterial or collector road, and any employment uses that are considered noxious.

#### 2.1.2 General Employment

The General Employment Designation is intended to accommodate uses that are more industrial in nature. Permitted uses include a range of industrial uses such as municipal works yards and recycling operations, manufacturing, research and development, warehousing, distribution, licensed mineral resource extraction operations and outside storage. Automobile uses such as automobile service centres and repair shops, body shops, truck service centers and rental shops, and used and/or recycled automobile dealerships are permitted. Automobile dealerships are not permitted which should be

made clearer within The Official Plan policies. Also, ancillary uses that specifically support the General Employment uses, including financial institutions, restaurants, personal service establishments, and convenience retail, are permitted. Ancillary offices and limited retail sales and display of products are permitted as long as they are processed or assembled on the premises. Outdoor storage uses adjacent to any lands containing residential uses or within the Residential Designation will require adequate buffers to visually screen the storage area from adjacent lands.

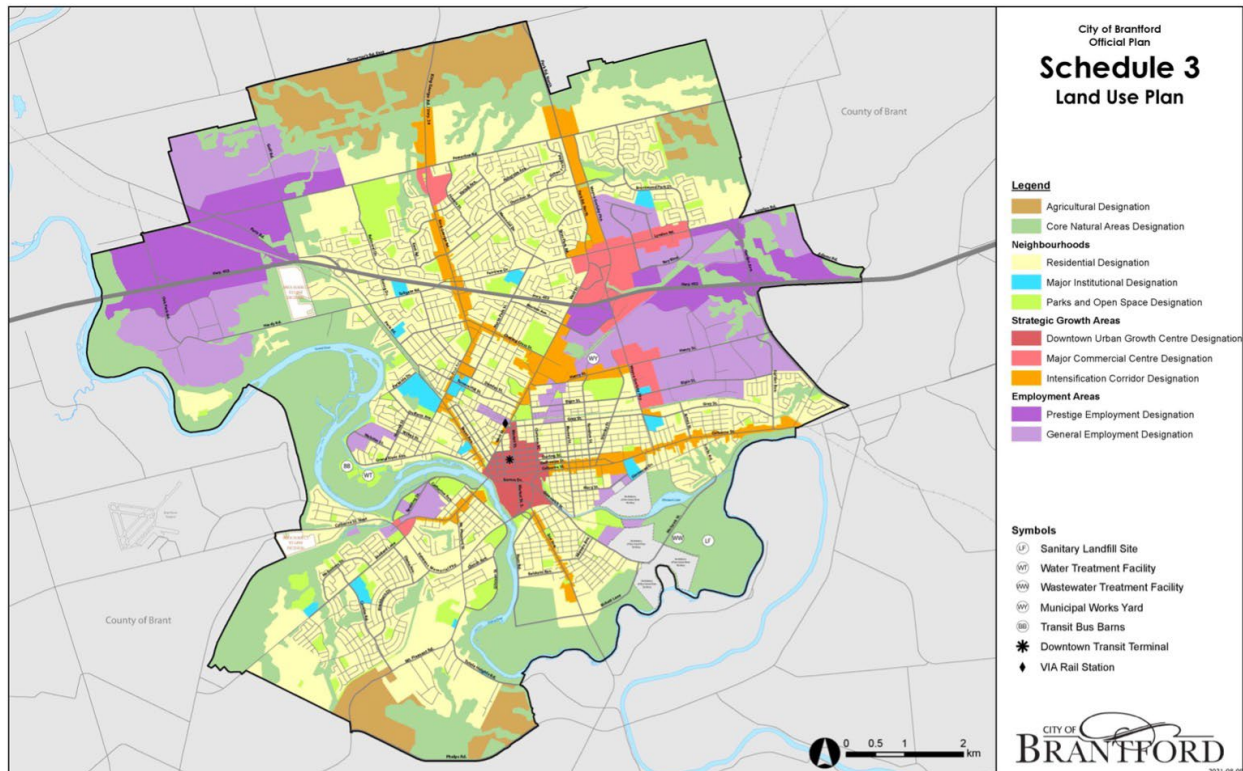


Figure 2: City of Brantford Official Plan Schedule 3: Land Use Plan

As shown in **Figure 3**, the employment zones currently regulating lands within the Prestige Employment Designation include:

- Industrial Commercial (M1) Zone;
- General Industrial (M2) Zone;
- Light Industrial (M2) (County of Brant Zoning By-law) Zone;
- Business Park Industrial (M3) Zone; and
- Heavy Industrial (M3) (County of Brant Zoning By-law) Zone.



The employment zones currently regulating lands within the General Employment Designation include:

- Industrial Commercial (M1) Zone;
- General Industrial (M2) Zone; and
- Business Park Industrial (M3) Zone.

In addition, a number of non-employment zones, as shown in **Figure 3**, also apply to lands within the Prestige Employment and General Employment Designations. The zones include:

- Agricultural (A) (County of Brant Zoning By-law) Zone;
- Open Space (OS2) (County of Brant Zoning By-law) Zone;
- Rural Residential (RR) (County of Brant Zoning By-law) Zone;
- Residential High Density (RHD) Zone; and
- Neighbourhood Centre Commercial (C9) Zone.

### **2.1.3 Non-Employment Zones in Employment Designations**

In terms of the Agricultural (A) and Rural Residential (RR) zones from the County of Brant Zoning By-law that currently apply to lands within the employment designations, the following options are available to address these properties in the new Zoning By-law:

- Option 1: Keep the Agricultural and Rural Residential zoning to permit agriculture and rural uses until the lands are developed for employment use. However, provisions should be in place to restrict livestock in these areas so as not to delay new industries due to minimum distance separation requirements.
- Option 2: Re-zone these properties to a new Development Zone until the lands are developed for employment use. This option would allow limit uses to existing uses until the lands are developed for employment uses.
- Option 3: Pre-zone the lands per the designation, which would change all the Agricultural and Rural Residential zones found in the Employment designations to either a General Employment or Prestige Employment zone. This option should also include a holding to address needs for servicing and other conditions.

Option 3 is recommended as pre-zoning the lands for employment use directly implements the Official Plan and ensures clarity with regard to the intended future use of these lands for property owners and the development community. It may also speed up the availability of the lands for employment use.

The Neighbourhood Centre Commercial (C9) Zone within the General Employment Designation is located at Oak Park Road and Wright Street as seen in **Figure 3** and is currently vacant amongst other adjacent vacant lands. In the new Zoning By-law, it is recommended that this site be rezoned to align with the General Employment Designation.

The Residential High Density (RHD) Zone within the General Employment Designation is located at the southwest corner of Usher Street and West Street and is occupied by a rail yard, a commercial use, and a vacant parcel. Despite being zoned Residential High Density, there are no residential uses built on the site and therefore it is recommended that this site be rezoned in the new Zoning By-law to align with the General Employment Designation.

#### **2.1.4 Employment Zones outside of Employment Designations**

Also identified in **Figure 3**, there are a few instances of employment zones that apply to lands located outside of the employment designations, including:

- Instances of M1, M2 and M3 (County of Brant Zoning By-law) in the Residential Designation;
- Instances of M1 and M2 in the Major Commercial Designation; and
- Instances of M2 in the Intensification Corridor Designation.

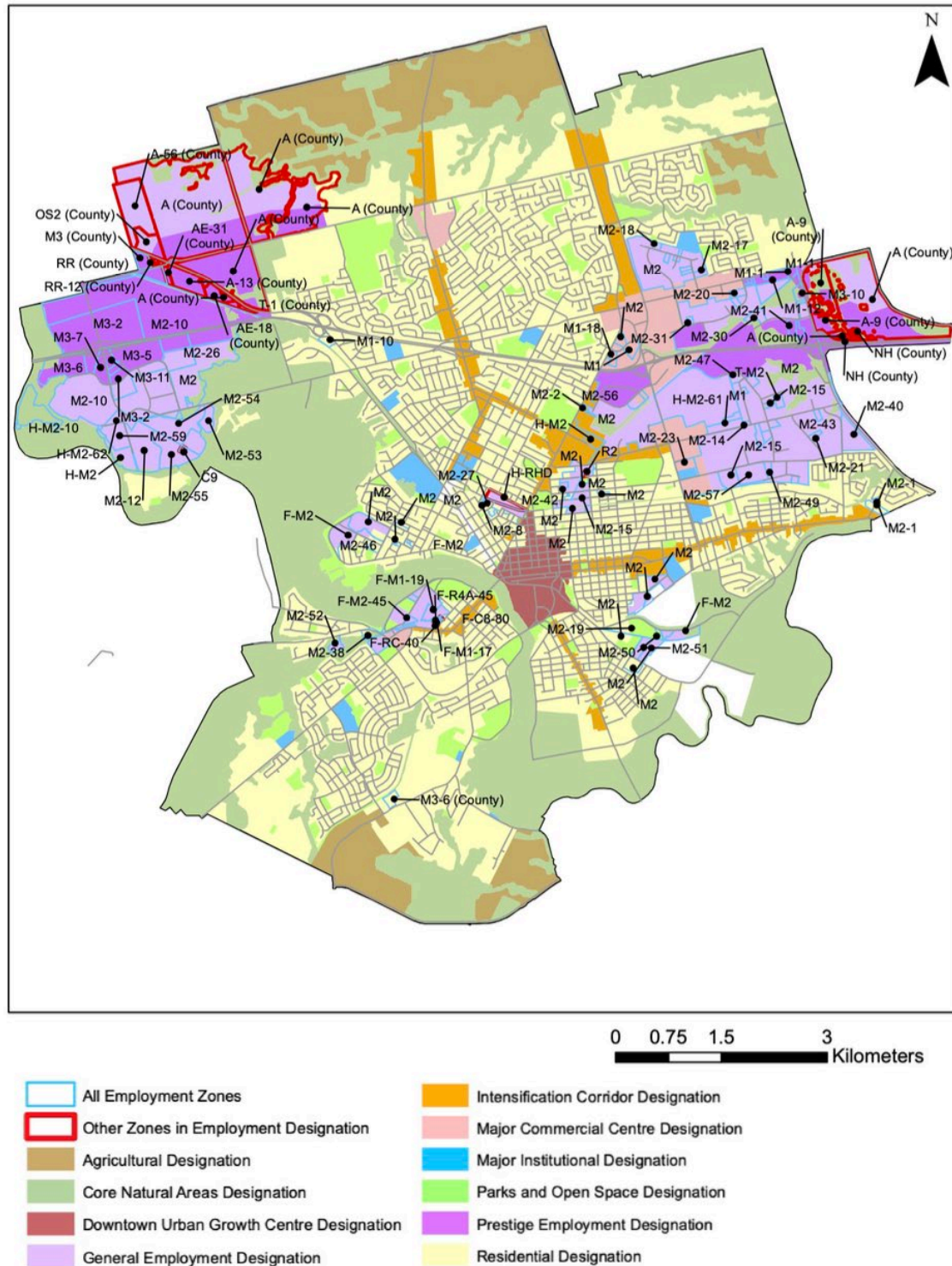
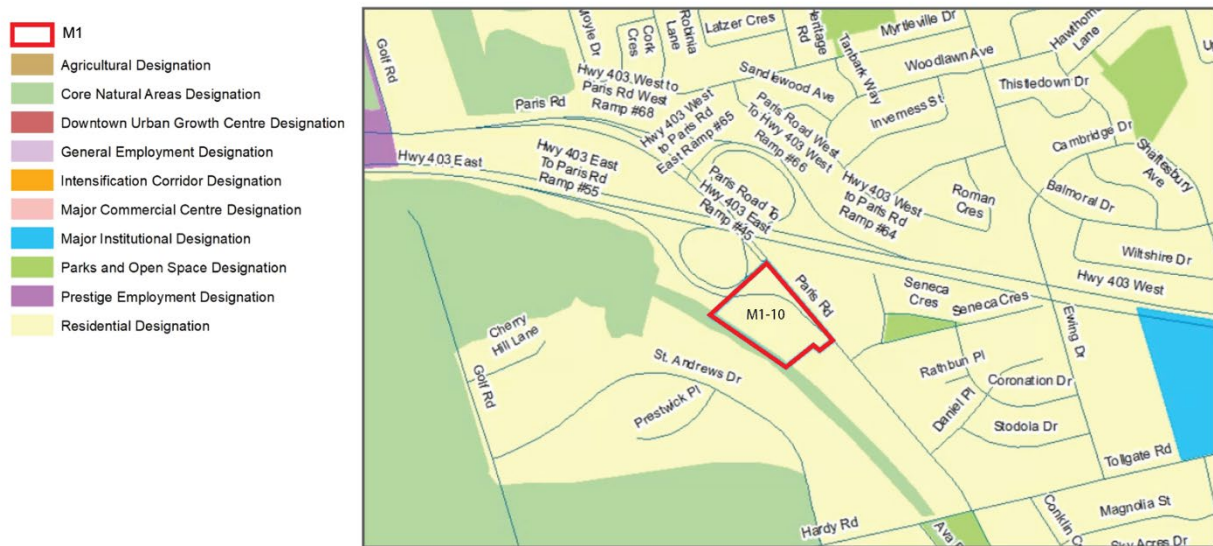


Figure 3: Land Use Designations within Current Employment Zones

These employment zones outside of the employment designations are not surprising given that the older employment area boundaries were reviewed and revised in the new Official Plan and some scattered industrial uses were not included in the employment designations. As well, the Intensification Corridors were extended through employment areas in some cases. As discussed in Discussion Paper #5 - Mixed-Use Zones, in the Major Commercial and Intensification Corridor Designations, any existing employment zoned sites should be pre-zoned to permit mixed-use development in the new Zoning By-law.

There are several instances where industrial zones are found in the Residential Designation which are described herein;

- There is a M1 Zone located near Paris Road and the East Ramp #45 at 255 Paris Road which is occupied by a construction company and open space as shown in **Figure 4**;



**Figure 4: M1 Zones in the Residential Designation**

- An M2 Zone near Johnson Road and Davidson Court which is occupied by residential homes (40 and 48 Johnson Road) to the north of Johnson Road and an autobody repair shop (35 Johnson Road) just south of Johnson Road as shown in **Figure 5**;



**Figure 5: M2 Zones in the Residential Designation**

- M2 Zones near John Street and Holme Street which are occupied by a mechanic (17 John Street), a retail store (44 Holme Street) and open storage (19 John Street, 52 Holme Street) as shown in **Figure 6**;
- M2 Zones near Leonard Street and Reade Street which are occupied by an autobody shop (14 Reade Street) and other industrial uses (20 St. Paul Avenue. There are also two residential homes at 10 and 12 Reade Street.
- An M2 Zone near Leonard and Burnwall Street which is occupied by an autobody shop (133 Morrell Street) and by several residential homes as shown in **Figure 6**;

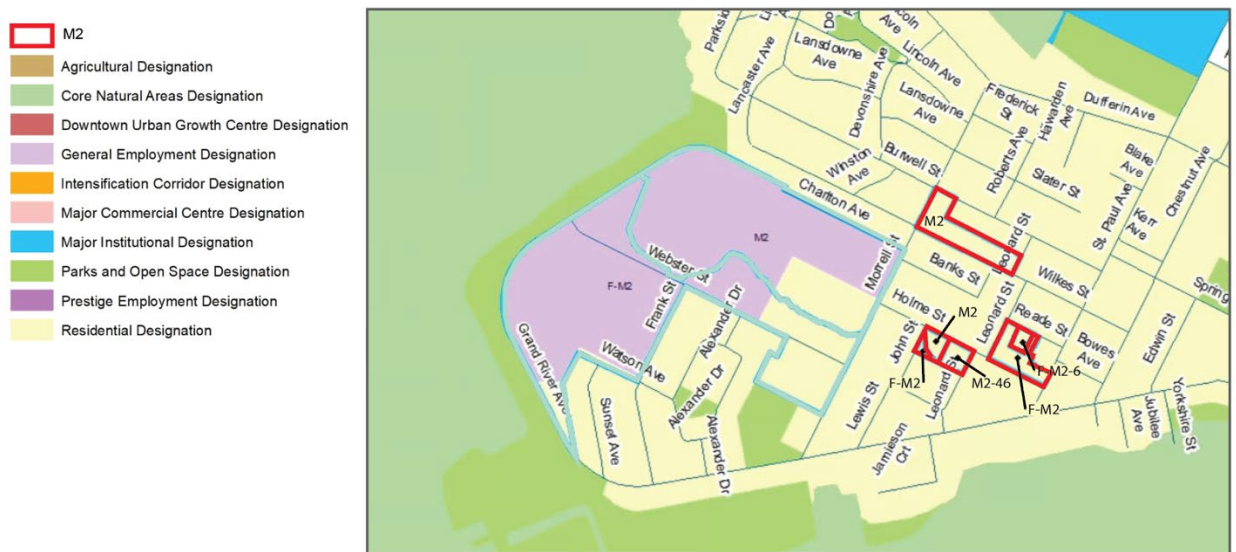


Figure 6: M2 Zones in the Residential Designation

- An M2 Zone near Mohawk Street and Harriett Street (133 Mohawk Street), as shown in Figure 7, which is occupied by a transportation services facility; and

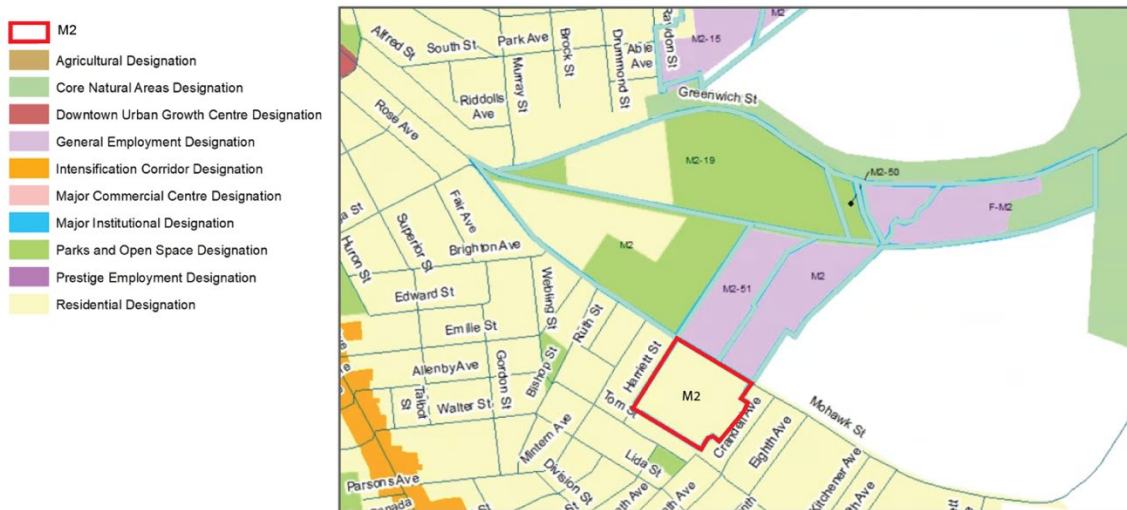


Figure 7: M2 Zones in the Residential Designation

- An M3 Zone in the County’s Zoning By-law located at Conklin and Mount Pleasant Road, as shown in Figure 8, which is occupied by a landscaping supply store (432 Mount Pleasant Road).



**Figure 8: M3 (County) Zones in the Residential Designation**

For the scattered industrial uses in the Residential Designation, two options for addressing these sites in the new Zoning By-law are available for consideration as follows:

Option 1: Pre-zone the sites to Residential and any existing industrial uses become legal non-conforming uses.

Option 2: Include the sites with existing industrial uses in the new employment zones.

The preferred option is to pre-zone to directly implement the Official Plan.

It is recommended that two separate Employment zones be created in the new Zoning By-law – a Prestige Employment (PE) Zone and a General Employment (GE) Zone. The zone provisions and permitted uses in the existing employment zones, outlined in **Tables 1** and **2** below, are reviewed in this Section to inform the recommendations for the new PE and GE Zones.

## 2.1.5 Permitted Uses

Table 1: Uses Permitted in Current and Proposed Employment Zones

Zone	M1	M2	M2	M3	M3	Prestige Employment Zone	General Employment Zone
Zoning By-law	Brantford	Brantford	County	Brantford	County		
Agricultural uses	-	Yes	-	-	-	-	-
Auction establishment	-	-	Yes	-	Yes	Yes	Yes
Autobody repair shop	-	Yes	Yes	-	Yes	-	Yes
Automobile gas bars	Yes	-	-	-	-	Yes	Yes
Automobile rental establishment	Yes	Yes	Yes	-	Yes	-	Yes
Automobile sales establishment	Yes	-	Yes	-	Yes	-	-
Automobile service station	Yes	-	-	-	-	-	Yes
Automobile supply store	Yes	-	-	-	-	-	Yes
Automobile washing facility	Yes	-	-	-	-	Yes	Yes
Banquet hall	-	-	Yes	-	-	Yes	Yes
Building supply centre	-	-	Yes	-	Yes	-	-
Bulk sales establishment	-	-	Yes	-	Yes	-	Yes
Bus garage	-	Yes	-	-	-	-	Yes
Cannabis production and processing	-	-	Yes	-	Yes	Yes	Yes
Caretaker's residence	See Note 1	See Note 1	-	See Note 1	-	-	-
Catering service	Yes	Yes	Yes	-	Yes	Yes	Yes
Chemical and pharmaceutical industry	-	-	-	-	Yes	Yes	Yes
Computer, electronic or data processing establishment	Yes	Yes	-	Yes	-	Yes	Yes
Contractor's yard	-	-	Yes	-	Yes	Yes	Yes
Day nursery	-	-	Yes	-	-	Yes	Yes
Dry cleaning establishments	-	Yes	-	-	Yes	Yes	Yes
Electrical and electronic products industry	-	-	Yes	-	Yes	Yes	Yes
Financial institution	Yes	-	-	-	-	Yes	Yes
Food processing plant	-	-	-	-	Yes	Yes	Yes
General office	Yes	See Note 1	Yes	Yes		Yes	Yes
Home furnishing store	Yes	-	-	-	-	-	-
Hotel	-	-	Yes	-	-	Yes	-
Impounding yard	-	Yes	-	-	Yes	-	Yes
Industrial mall	Yes	Yes	-	Yes	-	Yes	Yes
Industrial rental establishment	Yes	Yes	-	-	-	Yes	Yes
Industrial service office	Yes	Yes	-	Yes	-	Yes	Yes
Kennel	-	Yes	-	-	-	-	-
Laundromat	Yes	-	-	-	-	-	-
Liquid waste transfer station	-	Yes	-	-	-	-	Yes
Manufacturing uses	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Mobile refreshment cart	-	-	Yes	-	Yes	-	-
Motor vehicle sales	See Note 1	See Note 1	-	-	-	-	-
Neighbourhood convenience store	Yes	-	-	-	-	Yes	Yes
Office supply outlet	-	-	Yes	-	-	-	-



## Discussion Paper #7 – Employment Zones, Brantford New Zoning By-law Project

Zone	M1	M2	M2	M3	M3	Prestige Employment Zone	General Employment Zone
<b>Zoning By-law</b>	<b>Brantford</b>	<b>Brantford</b>	<b>County</b>	<b>Brantford</b>	<b>County</b>		
Open storage	-	-	See Note 1	-	See Note 1	-	Yes
Paper products industry	-	-	-	-	Yes	-	-
Personal service store	Yes	-	-	-	-	Yes	Yes
Postal station	Yes	Yes	-	-	-	-	-
Private park	-	Yes	-	-	-	Yes	-
Public storage warehouse	-	Yes	-	-	-	Yes	Yes
Propane storage tank	-	Yes	-	-	-	-	Yes
Public agency works yards	-	Yes	-	-	-	-	Yes
Printing establishment	Yes	Yes	-	-	-	Yes	Yes
Public garage	Yes	Yes	-	-	-	-	Yes
Recreational facilities	-	-	-	-	-	Yes	-
Research uses	Yes	Yes	-	Yes	-	Yes	Yes
Restaurant	Yes	Yes	-	-	-	Yes	Yes
Retail store	See Note 1	See Note 1	-	See Note 1	-	-	-
Retail warehouse	Yes	-	-	-	-	-	-
Service industry	Yes	Yes	-	-	-	Yes	Yes
Service or repair shop	Yes	Yes	-	-	-	Yes	Yes
Telecommunication service	Yes	Yes	-	Yes	-	Yes	Yes
Trade school	Yes	Yes	-	-	-	Yes	Yes
Transportation terminal	-	Yes	-	-	-	-	Yes
Wayside pits or wayside quarries	-	Yes	-	-	-	-	Yes
Warehouse uses	Yes	Yes	-	Yes	-	Yes	Yes
Wholesale uses	Yes	Yes	-	Yes	-	Yes	Yes
Accessory uses, buildings and structures	-	Yes	-	Yes	-	-	Yes

Note 1: Denotes accessory/ancillary/incidental use

Those uses highlighted in green in **Table 1** and generally summarized below are captured by other permitted uses and therefore they are not recommended to be specifically referenced as permitted uses in the proposed PE and GE Zones:

- Postal station and building supply centre could be removed as these uses are covered under personal service store or retail store;
- Accessory uses, wayside pits or wayside quarries, buildings and structures should be removed as the General Provisions section of the new Zoning By-law will permit these uses in all zones.

Those uses highlighted in yellow in **Table 1** and generally summarized below do not conform to the Prestige Employment Designation policies and therefore should not be included in the PE Zone:

- Agricultural uses;
- Automobile rental establishment;

- Automobile sales establishment;
- Automobile supply store;
- Automobile washing facility;
- Bus garage;
- Building supply centre;
- Bulk sales establishment;
- Caretaker's residence;
- Home furnishing store;
- Impounding yard;
- Kennel;
- Liquid waste transfer;
- Open storage
- Propane storage tank;
- Public agency work yards;
- Public garage;
- Retail sales; and
- Retail warehouse.

Those uses highlighted in orange in **Table 1** and generally summarized below do not conform to the General Employment Designation and therefore should not be included in the GE Zone:

- Agricultural uses;
- Banquet hall;
- Building supply centre;
- Caretaker's residence;
- Home furnishing store;
- Hotel;
- Kennel;
- Private park;
- Printing establishment;
- Public garage;

- Recreational facilities;
- Retail store; and
- Retail warehouse.

There are also several other uses that will not be included in the new Zoning By-law as a number of the uses will be combined and others eliminated as described in Discussion Paper #3 - Definitions.

As per **Table 1**, office uses are permitted however, the Official Plan policies seek to restrict major office. Therefore a 4,000 m<sup>2</sup> size cap for offices in the Prestige Employment zone should be included in accordance with the Official Plan policies discussed in **Section 2.1.1**. Retail sale of items manufactured on the property should also be added as a permitted use.

In the General Employment Designation, used and/or recycled automobile dealerships are permitted but new automobile dealerships are not permitted despite the fact that new and used vehicles are often sold at the same establishment. The sale of recycled auto parts related to a scrap yard is common in general employment zones, but it is unusual for used and/or recycled automobile dealerships to be permitted as these are commercial uses. It is recommended that used and/or recycled automobile dealerships be removed as a permitted use in the General Employment Designation through an amendment to the Official Plan, and therefore this use and all types of auto dealerships should not be included in the new GE Zone.

### **2.1.6 Zone Provisions**

A list of provisions within the relevant existing Employment zones is set out in **Table 2**. Generally, the provisions amongst the different Employment zones are relatively similar.

The Business Park Industrial (M3) (Brantford) Zone is the only zone that sets out a cap for office uses at 50% of maximum gross floor area. A similar provision will be needed in the new General Employment zone to reflect the Official Plan requirement for ancillary offices only.

The County of Brant Zoning By-law does not include regulations for maximum building height in the employment zones. In the City of Brantford Zoning By-law, there is a maximum height of 11 metres for the M1 Zone and 15 metres for the M2 and M3 Zones which may be low for modern industrial buildings. Setback provisions are generally the same across all zones and include a variation in setbacks for uses abutting residential zones. Maximum lot coverage is 40% in Brantford's M1 and M3 and 60% in Brantford's M2 zone and the County's M2 and M3 zones. To encourage more intense employment uses, the coverage requirement could be eliminated with only a landscape strip requirement along road frontages or a landscaped open space requirement.

The County’s Zoning By-law includes a lot frontage provision while Brantford’s Zoning By-law addresses it as lot width. The existing lot frontage requirement of 30 metres would be appropriate for a new General Employment Zone, however, the requirement for a new Prestige Employment Zone should be reviewed against the best practices in the next Chapter of this Discussion Paper.

**Table 2: Current Employment Zone Provisions**

Zone	M1	M2	M2	M3	M3
	Industrial Commercial	General Industrial	Light Industrial	Business Park Industrial	Heavy Industrial
<b>Zoning By-law</b>	Brantford	Brantford	County	Brantford	County
<b>Max. Gross Floor Area</b>	-	-	-	General Offices: 50%	-
<b>Min. Lot Area</b>	0.2ha	0.2ha	1100m2	0.4ha	1100m2
<b>Min. Lot Frontage/ Lot Width</b>	30m	30m	20m	45m	30m
<b>Max. Lot Coverage</b>	40%	60%	60%	40%	60%
<b>Max. Height</b>	11m	15m	-	15m	-
<b>Min. Front Yard</b>	15m	-	6m	15m	15m, provided that if any M3 property abuts a residential Zone, arterial and/or collector road the minimum setback from any building and/or structure from that lot line shall be a minimum of 50m
<b>Min. Rear Yard</b>	-	-	-	-	-
abutting a Residential Zone	9m	9m	10m	9m	10m
Abutting Hwy. 403 or Old Park Road				15m	-
abutting any other Zone	3m	3m	-	3m	
<b>Min. Interior Side Yard</b>	-	-	3m	9m	3m
abutting a Residential Zone	9m	9m	-	-	-
abutting any other Zone	3m	3m	-	-	-
<b>Side Yard Exterior</b>	7.5m	7.5m	-	15m	-

Zone	M1	M2	M2	M3	M3
	Industrial Commercial	General Industrial	Light Industrial	Business Park Industrial	Heavy Industrial
Exterior Yard abutting Lynden Road	15m	-	-	-	-
<b>Landscaped Open Space</b>	10%	10%	-	15%	-

## 3 Built Form



### 3.1 Brantford Urban Design Manual

The Brantford Urban Design Manual (the Manual) is a consolidated set of City-wide urban design guidelines for the City of Brantford. The Manual contains guidelines for the public realm, private realm and a diverse range of building types. The Built Form Guidelines are set out in Section 5 of the Manual and provide direction on employment buildings.

The following summarizes applicable direction from the Manual that may be considered and translated into employment zone provisions in the new Zoning By-law.

#### Employment Areas and Buildings

The Manual sets out direction for employment areas, which are to exhibit a high standard of built form and design that encourages intensification. Employment areas are intended to attract business and employees through access to transit and active transportation, infrastructure and open space areas in a neighbourhood-like setting. The Manual also outlines the following specific built form direction for employment buildings:

- Nuisance effects from adjacent buildings should be mitigated including illumination, noise and/or odour;
- A substantial portion of buildings should front the public road to create a consistent street edge;
- Office portions of a building are encouraged to be closer to the street edge than the portions used for manufacturing, warehousing and industrial uses;
- Outdoor amenity space is encouraged and should face the public streets or natural heritage features;
- Long lengths of blank walls should be avoided, where possible; and
- Sufficient area on site should be provided for loading, maneuvering and queuing of vehicles.

The elements of the built form guidance for employment buildings that could be translated into zoning by-law provisions include implementing:

- maximum front and exterior side yard setbacks to create a street edge;

- maximum lot coverage to ensure amenity space is provided on site; and
- loading space requirements.

Other elements will be implemented through the site plan control process.

## **3.2 Best Practices**

The purpose of this section is to identify uses or elements that other existing zoning by-laws in Ontario address, to help inform the New Zoning By-law. The zoning by-laws reviewed in this Study were chosen based on the following factors:

- Locale - to review zoning by-laws within southern Ontario;
- Approval date - to review more recent zoning by-laws, such as in the case of Kingston and Vaughan, neither of which are in effect yet; and
- Clarity - to consider zoning by-laws that had been noted in other planning work as being clear, concise and well organized.

The following table, **Table 3**, provides a summary of employment zone provisions from other municipal zoning by-laws that could be considered for implementation in Brantford's new Zoning By-law.

### **3.2.1 Lot Area**

With the exception of Guelph, all of the employment zones include a minimum lot area requirement. These range from 900m<sup>2</sup> in Peterborough up to 10,000 m<sup>2</sup> in London's HI4 zone. Generally, however, most range between around 1,000 and 2,000 m<sup>2</sup> which are consistent with Brantford's M1 and M2 Zone provisions but are substantially less than the M3 Zone requirement of 0.4 ha, which appears to be overly large.

### **3.2.2 Lot Frontage**

Lot frontage provisions are found in all the zoning by-laws but do not follow a consistent approach. Lot frontages range from 21m in Kingston's General Industrial Zone to 60m to 75m in London's Heavy Industrial zones. For the light industrial and prestige zones, the lot frontage is predominantly in the 20 to 30 metre range which are less than the M3 Zone provisions in the existing Brantford Zoning By-law.

### **3.2.3 Setbacks**

All of the employment zones in the different zoning by-laws have provisions for setbacks. With the exception of Kingston, Vaughan and Guelph, all of the municipalities include different setbacks for properties abutting residential zones and properties abutting any other zones, similar to Brantford. These setbacks range from 1.5m to 60m depending on the zone, type of setback and whether the lands abut residential zones or any other zones. Rear and exterior side yard setbacks are generally smaller and range from 1.5m in London to 18m in Milton. The majority of front and exterior side yards range from 3m to 18m. London is the outlier which includes a range from 15m to 90m in its various employment zones.

### 3.2.4 Building Height

Most of the employment zones between the different zoning by-laws have a maximum building height provision, which most commonly ranges from 15 metres to 24 metres. London and Oakville contain different height maximums for buildings abutting residential zones and buildings abutting any zone other than a residential zone. Building height maximums for uses abutting any zone other than residential are generally higher allowing heights up to 50m in London in these areas.

### 3.2.5 Landscape Buffer and Open Space

Almost all of the employment areas require provisions for landscaping. Milton, Oakville, London, Kingston, Vaughan and Guelph provide minimum landscaped lot percentage requirements, generally ranging from 5% to 15% of the lot. Additionally, Milton, St. Catharines, Peterborough and Guelph include a requirement for a minimum landscape buffer provided in width (metres). Landscape buffers range from 4.5 metres in Vaughan to 12 metres in Peterborough for employment uses abutting residential zones and from 1.5 metres in Peterborough to 4.5 metres in Milton for employment uses abutting any other zone or a street line.

### 3.2.6 Summary

The new Zoning By-law should incorporate provisions that implement the built form guidelines described in Brantford's Urban Design Manual for employment buildings and the built form requirements reviewed in the best practices including provisions for lot area, lot frontage, landscaping, setbacks and maximum height. The inclusion of a landscape buffer requirement in addition to the existing landscaped area requirement should also be considered in the employment zones in the new Zoning By-law. As discussed in **Section 2**, a size cap on offices should be implemented to limit major office uses, consistent with the intent of the Official Plan policies. Overall, Brantford's current provisions are consistent with the approach of the best practices and should be refined in the next Phase of this study



Table 3: Best Practices Provisions

Municipality		Min. Lot Area	Min. Lot Frontage (m)	Min. Yard Setback				Max. Height	Landscaping	Other
				Front (m)	Rear (m)	Int. Side (m)	Ext. Side (m)			
Milton	EMP Employment	8000m <sup>2</sup>	40m	Abutting residential: 9m  Abutting any other zone: 6m	Abutting residential: 9m  Abutting any other zone: 6m	Abutting residential: 9m  Abutting any other zone: 3m	Abutting residential: 9m  Abutting any other zone: 5m	15m	15%  Landscape Buffer Abutting a street line: 5m  Abutting a residential zone: 6m	<ul style="list-style-type: none"> <li>Includes provisions for landscape buffers including abutting street line, residential, greenlands, etc.</li> <li>Includes lot coverage maximum (without municipal servicing)</li> </ul>
	M1 Business Park			Abutting residential: 15m  Abutting any other zone: 12m	Abutting residential: 18m  Abutting any other zone: 12m	Abutting residential: 9m  Abutting any other zone: 3m	Abutting residential: 15m  Abutting any other zone: 9m	10%  Landscape Buffer Abutting a street line: 4.5m  Abutting a residential zone: 6m		
	M2 Industrial			Abutting residential: 18m  Abutting any other zone: 12m	Abutting residential: 18m  Abutting any other zone: 12m	Abutting residential: 9m  Abutting any other zone: 3m	Abutting residential: 18m  Abutting any other zone: 9m	5%  Landscape Buffer Abutting a street line: 4.5m  Abutting a residential zone: 6m		
St. Catharines	E1 Business Commercial	2000m <sup>2</sup>	30m	Min yard abutting residential, institutional, green space or mixed use: 15m			12m	-	Abutting residential, institutional, green space or mixed use: 7.5m  Abutting street frontage: 6m	<ul style="list-style-type: none"> <li>Includes landscape width provisions for buffers rather than %</li> </ul>
	E2 General Employment	4000m <sup>2</sup>	60m						butting residential, institutional, green space or mixed use: 7.5m  Abutting street frontage: 3m	

Oakville	E1 Office Employment	2000m <sup>2</sup>	30m	3m	Abutting a Residential, Institutional, Community Zone: 15m		Abutting a Residential, Institutional, Community Zone: 15m		3m	18.5m (2) Abutting a highway corridor: 30m (3) a) any portion of a building within 23m of a residential low, institution or community use shall be 5m	10%	-	
	E2 Business Employment				Abutting railway corridor: 7.5m		Abutting railway corridor: 7.5m			(2) Abutting a highway corridor: 30m (3) a) any portion of a building within 23m of a residential low, institution or community use shall be 5m			
	E3 Industrial				Abutting any other zone: 3m		Abutting any other zone: 3m			n/a			
	E4 Business Commercial	-								18.5m (3) a) any portion of a building within 23m of a residential low, institution or community use shall be 5m			
London	Light Industrial L11	2500m <sup>2</sup>	30m	1.5m	Abutting a residential zone: 15m	Abutting a non- residential zone: 1.2m per 3m of main building height or fraction thereof for buildings between 029.9m in height	Abutting a residential zone: 15m	Abutting a non- residential zone: 1.2m per 3m of main building height or fraction thereof for buildings between 029.9m in height	1.5m	Abutting a residential zone: 15m	10%	• Includes lot coverage: 50%, 60%, 75% • Open storage % maximum • Total GFA for Office: 2000m	
	L12	2000m <sup>2</sup>			25m		25m						Abutting any other zone: 50m
	L13	1000m <sup>2</sup>			15m		15m						
	L14	2000m <sup>2</sup>			15m		15m						
	L15	2000m <sup>2</sup>			15m		15m						
	L16	2000m <sup>2</sup>			25m		25m						
	L17	2000m <sup>2</sup>			25m		25m						
	L18	As existing			25m		25m						
	L19	2500m <sup>2</sup>			15m		15m						
	L110	1800m <sup>2</sup>			15m		15m						
General Industrial G11	2500m <sup>2</sup>	50m	1.5m	Abutting a Residential Zone: 40m	Abutting all other zones: 1.2m per 3m of	Abutting a Residential Zone: 40m	Abutting all other zones: 1.2m per 3m of main	1.5m	Abutting a residential zone: 24m	5%			

	GI2				Abutting a Residential Zone: 40m	main building height or fraction thereof, for building between 0-29.9m in height, 12m minimum for buildings 30m to 50m in height	Abutting a Residential Zone: 40m	building height or fraction thereof, for building between 0-29.9m in height, 12m minimum for buildings 30m to 50m in height		Abutting any other zone: 50m			
	GI3				Abutting a Residential Zone: 60m		Abutting a Residential Zone: 60m						
	Heavy Industrial HI1	4000m <sup>2</sup>	75m	1.5m	Abutting a residential zone: 60m	Abutting a non-residential zone: 10m	Abutting a residential zone: 60m	Abutting any other zone: 1.2m per 3m of main building height or fraction thereof, for buildings between 0-29.9m in height.	1.5m	Abutting a residential zone: 24m	Abutting a non-residential zone: 50m	5%	
	HI2				Abutting a residential zone: 40m	1.2m per 3m of main building height or fraction thereof, but in no case less than 4.5m	Abutting a residential zone: 40m			Abutting a residential zone: 12m		10%	
	HI3				Abutting a residential zone: 40m		Abutting a residential zone: 40m			Abutting a residential zone: 12m		5%	
	HI4	10,000m <sup>2</sup>			Abutting a residential zone: 90m	Abutting a non-residential zone: 30m	Abutting a residential zone: 90m	12m minimum for buildings 30m to 50m in height		Abutting a residential zone: 24m		5%	
Kingston	M1 Business Park	0m	25m	6m	7.5m		6m	6m	15m			15%	
	M2 General Industrial		21m	8m	7.5m		6m	6m					
	M3 Heavy Industrial		25m	8m	7.5m		6m	6m					
	M4 Employment Service		25m	6m	7.5m		6m	6m					
	M5 Waste Management		0m	15m	15m		15m	15m				n/a	
Peterborough	M1.1 Light Industrial	900m <sup>2</sup>	30m		Abutting residential: the greater of 12m or 8m/story, Abutting all other zones: the greater of 3m or 2m/storey,							Abutting residential: 10m Any other zone: 1.5m	<ul style="list-style-type: none"> <li>• Provisions for outdoor storage</li> <li>• Open space measured in width</li> <li>• Includes landscape widths for streets and along lot lines</li> </ul>
	M1.2 General Industrial		30m		Abutting residential: the greater of 12m or 8m/story, Abutting all other zones: the greater of 6m or 4.3m/storey,						Abutting residential: 12m Any other zone: 3m		

	<b>M2.1</b> Prestige Industrial	8000m <sup>2</sup>	30m	-	Abutting residential: The greater of 15m or 4.3m/storey	Abutting residential: The greater of 15m or 4.3m/storey			Abutting residential: 10m Any other zone: 3m	
	<b>M2.2</b> Business Park		45m	Abutting all other zones: the greater of 15m or 4.3m/storey	Abutting all other zones: the greater of 6m or 4.3m/storey					
	<b>M2.3</b> Prestige and Service Industrial	2000m <sup>2</sup>	30m	-	Abutting residential: The greater of 15m or 4.3m/storey Abutting all other zones: The greater of 15m or 4.3m/storey	Abutting residential: The greater of 15m or 4.3m/storey Abutting all other zones: The greater of 6m or 4.3m/storey				
	<b>M3.1</b> Service Industrial	1350m <sup>2</sup>	45m	-	Abutting residential: The greater of 9m or 4.3m/storey Abutting all other zones: the greater of 6m or 4.3m/storey					
	<b>M3.2</b> Enhanced Service Industrial	900m <sup>2</sup>	30m	-						
	<b>M3.3</b> Service Node	900m <sup>2</sup>	30m	-						
	<b>M3.4</b> Enhanced Service Industrial & Office	900m <sup>2</sup>	30m	-						
<b>Vaughan</b>	<b>EM1</b> Prestige Employment	1800m <sup>2</sup>	30m	4.5m	7.5m	3m	3m	15m	Abutting a street line: 3m Any interior or rear lot line abutting a residential zone: 4.5m 5%	• Includes a minimum setback of any building or outside storage to any residential or open space zone: 20m, 30m,
	<b>EM2</b> General Employment			6m	12m	6m	6m			

## 4 Conclusion and Next Steps



This Discussion Paper provides options and preliminary recommendations for the overall categorization of Brantford’s employment zones, the permitted uses as well as the provisions for the new Zoning By-law. The overall approach is to implement the intent of the Official Plan’s Prestige Employment and General Employment designations. As discussed within **Section 2** of this Discussion Paper, two employment zones are recommended, one for each employment designation in the Official Plan. The Strategic Directions Discussion Paper prepared in Phase 4 of this Project will involve consideration for the options and recommendations set out within this discussion paper before the individual employment zones and provisions for the new Zoning By-law are drafted in Phase 5.