



TOWNSHIP OF WILMOT

DEVELOPMENT SERVICES *Staff Report*

REPORT NO: DS 2019-18

TO: COUNCIL

SUBMITTED BY: Harold O’Krafka, MCIP RPP
Director of Development Services

PREPARED BY: Andrew Martin, MCIP RPP, Manager of Planning/EDO

REVIEWED BY: Grant Whittington, CAO

DATE: July 15, 2019

SUBJECT: Township Zoning By-law Review Update

RECOMMENDATION:

THAT Report DS 2019-18 be received for information.

SUMMARY:

This report provides a summary of the responses received through public consultation that has occurred to date including two online surveys and four open houses conducted during the months of April and June of this year.

The responses from both surveys are included as Attachment A and Attachment B to this report.

BACKGROUND:

In March of 2019, Development Services staff provided Report DS 2019-09 to Council outlining the status of the current Township Zoning By-law and the proposed process and time for the completion of an update to the by-law.

Since the consideration of that report, Township Official Plan Amendment 9 has been approved by the Region of Waterloo and, with the no appeals received, has come into force and effect. The Planning Act requires the Township to update the zoning by-law to conform to the Official Plan within three years of the approval of the revision/update to the Township Official Plan.

REPORT:

Survey 1 and Open Houses 1 and 2

In late March, Survey 1 was released requesting individuals to comment on what improvements and changes needed to be made to the zoning by-law. Individuals were asked to select from a predefined list of areas highlighted in Report DS 2019-09 as well as being provided an opportunity to identify additional areas of review. Two open houses were held in April to provide an additional forum for discussion of the areas of review of the by-law. A total of 61 completed survey responses were received by the end of April with 17 individuals attending the open houses. The complete summary of comments received with Survey 1 is included as Attachment A.

Of the 10 areas of review (including an “other” category), responses were somewhat evenly distributed. The largest number of responses at 36 was the consideration of backyard chickens, however other areas such as regulations for accessory structures (30 responses), parking (30 responses), and second units (26 responses) were identified with a similar level of importance. Discussions at the public meeting focused primarily around these top four areas as well.

Survey 2 and Open Houses 3 and 4

Survey 2 and Open Houses 3 and 4 were framed around the top areas identified for review in Survey 1. In late May, Survey 2 was released and was organized in three sections with respondents having the choice of completing any or all of the sections. The sections related specifically to the keeping of backyard chickens, regulations for accessory buildings, and regulations for secondary units. Although parking is touched on within these sections, staff anticipate a more effective discussion on parking after draft regulations are proposed. As such, a specific survey section was not dedicated to parking at this time.

Two open houses were held in June to provide an additional forum for discussion in addition to the online survey with a total of 12 individuals attended the open houses. 69 responses were received to Survey 2; the complete summary of survey responses is included as Attachment B.

Backyard Chickens

Of the total of 69 responses, 64 individuals chose to provide comments on backyard chickens. Of these responses 29 individuals felt that chickens should be permitted on all residential and agricultural properties regardless of size whereas 20 responses were supportive of the status quo where chickens are only permitted on agriculturally zoned properties of 1.2ha or larger.

40 responders indicated that keeping of chickens should be limited to a specific type of residential property with single detached dwellings being the form of housing selected most often at 37 times.

37 responders indicated that if backyard chickens were permitted, they should require registration with the Township.

15 responders indicated that they had specific concerns with the backyard chickens that they would like to identify with the top two concerns being noise and odour.

32 responders provided additional comments with 14 supportive of backyard chickens, 16 in opposition and 2 with general suggestions.

Accessory Buildings

Of the total of 69 responses, 47 individuals chose to provide comments on accessory building regulations.

Of the 47 responders, 80% chose options for maximum floor areas different than the current zoning by-law. No decisive indicator of what size would be appropriate is present, but the most number of responses were “25% of the ground floor area of the dwelling on the property” and “more than 20% [lot coverage with no maximum]”.

With respect to maximum height, responses were evenly distributed between the range of heights that should be permitted as well as whether or not second storeys should be permitted.

With respect to minimum setbacks for accessory structures, 16 of the 44 responses indicated that the existing 1.0m setback to a side or rear property line is appropriate. Respondents did clearly suggest that within flankage yards (side yards abutting a street) that the current setback of 6.0m for accessory structures should be reduced to coincide with the standard side yard setback for an accessory structure.

Secondary Units

Of the total of 69 responses, 50 individuals chose to provide comments on secondary units.

Less than half of the respondents (21) respondents indicated that they had concerns with the creation of a secondary unit. 14 respondents were concerned with the creation of these units in any neighbourhood whether it be new or existing.

Respondents with concerns about secondary units were asked to specify their primary concerns from a list: need for adequate parking (selected 16 times); increased density in existing neighbourhoods (selected 16 times); property values (selected 14 times); and other (selected 3 times).

32 respondents indicated that if permitted within an accessory building, secondary units should be allowed within a second storey and the maximum height should be increased to permit the second storey.

Next Steps

Staff will be working through comments received to date from both the public and agencies through the months of July and August. In line with the time frames identified out the outset of the review process, staff will continue to work towards the goal of having draft zoning regulations for review in the early fall.

ALIGNMENT WITH THE TOWNSHIP OF WILMOT STRATEGIC PLAN:

Updates to the Township zoning by-law, and the public input processes used in considering these updates, serve to ensure that all four goals of the Wilmot Township Strategic Plan are met. Those goals are that we are an engaged community; that we have a prosperous economy; that we protect our natural environment; and, that we enjoy our quality of life.

FINANCIAL CONSIDERATIONS:

The Zoning By-Law Update was included within the 2018 Capital Program with funding derived from the General Levy and Development Charges. The Junior Planner contract is funded from this capital project, and has been extended from September 2019 until December 31, 2019 with funding continued from the Capital Program. Any overage in project costs will be funded proportionately from General Levy and Development Charges.

ATTACHMENTS:

Attachment A	Summary of responses from Survey 1
Attachment B	Summary of responses from Survey 2

Survey 1 Results

Survey period: March 25 – April 30 2019

Topic: What improvements and changes should be made to the zoning by-law

Responses: 61

Questions and Responses

Survey responders were asked to select, from a list, any or all areas that they agree needed to be reviewed. They were asked to elaborate on any of these selected areas if they chose to do so.

The following is a summary of the responses.

Definitions:	
Number of responders	11
Detailed responses	Property standers .There is a property in our neighbour hood, that despite numerous visits from the bylaw officer nothing is ever done to clean up the property. If nothing is done why bother to change the bylaws. We have to look at the same mess and who knows how many rodents, skunks and other types of wild life have taken up residence in the yard and house. We would like to see some action taken.
Regulations for accessory structures (sheds, pools etc.):	
Number of responders	30
Detailed responses	My background spends good period of the year under water from neighboring runoff I disagree with the fact that some residence of Wilmot have a difficult time adding a pergola to their deck and other members of Wilmot can build an enormous shed on their property in town! The lack of consistency is ridiculous. Should be proportional to property size (i.e. size of property not occupied by the house) Should be within limits for regular residential purposes. Special permissions for large sheds (not referring to farms) on properties that may affect neighbours enjoyment of their own home.
Regulations for home based businesses:	
Number of responders	24
Detailed responses	Home-based businesses which involve a lot of traffic should not be allowed in a residential area.
Regulations for farm based businesses:	
Number of responders	12
Detailed responses	Rules are rules. Please don't make special exemptions based on religion (Mennonite) that Woolwich and Wellesley are terrible for doing.
Backyard chickens and urban agriculture:	
Number of responders	36
Detailed responses	Should be permitted within limits.

	<p>We are proud to live where we live. We are delighted to have neighbours like the Jacksons, Fiederlein and Hatching and raising chicks/chickens has long been a homeschool tradition because of the myriad of rich educational benefits. Some of the commonly-identified and well-proven areas of learning include:</p> <ul style="list-style-type: none">* Lifecycle analysis* empathy and caring* connection to natural world* schedules, chores, duties* zero carbon footprint food* healthy food chain, healthy food* safety, health, cleanliness* design, engineering, construction* active outdoor lifestyle* research, reading, learning* resilience <p>We hatched chicks indoors at 78 Meadowbrook Court, with our three young boys. They researched the conditions that would make fertile eggs hatch. They made an incubator out of styrofoam and plexiglass, and heated it with a candle warmer and lamp. They added rocks from the creek as high thermal-mass to distribute the temperatures, and measured the temperature and humidity multiple times a day. They added water with a spray bottle when needed, and turned the eggs every hour. They saw rewards by "candling" the eggs: putting lights up to them to watch the lifecycle grow. Our boys sketched the embryos as they developed, and grew resilience when one didn't make it. When hatching time came, they took time off school to watch the amazing natural process of the little chicks unzipping their shells and poking out.</p> <p>My boys raised these chicks with whole-hearted love and dedication. They learnt how to use hammers, nails and saws and hand-build the brooder and later coop for the birds. They made multiple iterations, each time improving their engineering design to optimize thermal capacity and comfort. The boys dutifully tended to daily chores around keeping the yard clean, coop clean, chickens fed and watered and happy. They "farmed" mealworms as special treats, and trained their beloved birds. The birds each had their own personality and loved following the boys and their friends, snuggling on their laps when they sat down. The boys showed the birds their first food, drink, outdoor space, how to dig, roost, etc.</p> <p>The most marvellous part was seeing the hens brood their own eggs, and subsequent chicks. The boys were fortunate enough to see their hens raise chicks of their own: softly clucking and gently disciplining the new brood.</p>
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The hens sacrificed all food to give to their chicks, kept them safe and taught them the ways of the chicken. This was amazing education for children to observe. It's a rare occurrence to study nature so closely for so long.

Lastly, there is the topic of food. Backyard chickens gave us the opportunity to teach our kids about raising their own sustainable food source right here on their own land. 78 Meadowbrook Court is often referred to as the "Jackson Chicken Coop lot". Let's go back to our roots - this village is still home to many wise residents with fond memories of living off the land - the very land we live on. The practice of raising our own food through gardens and small animals simply makes sense, and needs a revival. These carbon-free ways of living will not be part of our future if we are not allowed to educate our children about the methods.

We are proud to live where we live. We are delighted to have neighbours like the Jackson, Fiederlein, Edgerdee and Einweighter families who have living-off-the-land at their roots and support us raising children who practice sustainable living. We are grateful for their homesteading stories that our kids learn so much from. We are proud to have three passive-solar houses on our small street. We are grateful for the trees we can tap and syrup we can make on just our small property. We are grateful for the time we've spent with the pigs in the barn across the street and rejoice to hear the stories of how our street was once an important part of agriculture. We do not believe a property needs to be acres in size to support a sustainable food source. We would like the freedom to teach our kids to use the land they have. Please, Wilmot, take pride in your roots and have vision for the future by allowing the first small-step back to family homesteading: backyard chickens.

Thank you,
 Karen and Martin Kokkelink
 (Trent, Tyler and Edwin)
 New Dundee

Second units (apartments in houses and accessory buildings):

Number of responders	26
Detailed responses	Please don't allow.

Residential zoning regulations (setbacks, height, density, outdoor amenity areas etc.):

Number of responders	25
Detailed responses	Should be regulations regarding size and type of houses built as infill or teardown in existing neighbourhoods....i.e. no more monster homes in an older residential neighbourhoodany new construction should be "in keeping" with existing types of homes....size wise.

	Height and size of homes should be regulated, especially in areas where surrounding homes are significantly smaller or lower, and where large houses could impede the view of adjacent neighbours.
Parking (accessible parking, bicycle parking, parking sizes, number of required spaces):	
Number of responders	30
Detailed responses	It's never nice to see a residential driveway looking like a parking lot....should be restrictions to number of vehicles permitted.
	A reasonable number of accessible parking spaces and bicycle parking spaces must be reserved
	How some units seem to be allowed street access from their entire buildings
Restricting lands uses within source water protection areas:	
Number of responders	22
Detailed responses	Please be very strict - water is important.
	Vital to protect source water areas.....not sure what restrictions should be in place but making sure that water is protected.
	Farm run-off, industrial run-off, industrial water consumption are a risk to source water and water systems, which need stronger protections
Minimum distance separation (distances between agricultural facilities and non agricultural uses):	
Number of responders	14
Detailed responses	No particular recommendations other than safe distances depending on what type of non-ag use.
I have additional areas that I wish to identify:	
Number of responders	7
Detailed responses	On-street parking, particularly for recreational vehicles, recreational trailers, transport trucks on residential streets, and construction equipment (diggers, bulldozers, trailers)
	House # 50 George Street is an abandoned property. There is trash sitting in the driveway for the past few years. The yard does not get maintained the sidewalk does not get cleaned in the winter. A police officer had told me that there is the sound of running water in the basement. Is there a bylaw that can force the property owner to clean up the property.
	Specifically tiny homes.
	Street parking
	Preservation of character of existing neighborhoods. For example single family home areas should not have multiple residential units allowed, other than semi detached homes.
	There is a very fuzzy transition between a hobby where one happens to occasionally sell what one produces, and a "business," yet there is a very sharp boundary in how this classification affects land use and zoning
	Use of RV PARKING in residential areas

Survey 2 Results

Survey period: May 30 – June 30 2019

Topic: Accessory residential uses: should backyard chickens be permitted?, regulations for accessory buildings (sheds, detached garages etc.) and secondary suites (apartments in homes and accessory buildings).

Responses: 69

Questions and Responses

Survey responders were asked to select which part or parts of the survey they would like to complete:

- Should the keeping of backyard chickens be allowed?
- Regulations for secondary units (secondary suites / accessory apartments)?
- What regulations should be applied to accessory buildings?

The following is a summary divided by each section of the survey.

Section: Should the keeping of backyard chickens be allowed?	
Number of responders who selected this section: 64	
Which of the following statements best describes your opinion with respect to the keeping of chickens?	
<i>Choice</i>	<i>Number of yes responses</i>
Chickens should be permitted in some residential areas and on some agricultural properties less than 1.2ha in size.	12
Chickens should be permitted on all agriculturally zoned properties (which would include properties that are less than 1.2ha)	9
Chickens should be permitted to be kept on all residential and agricultural properties regardless of the size or location of the property.	29
Regulations should remain status quo - chickens are only permitted to be kept on agricultural properties of 1.2ha or larger.	20
If backyard chickens were permitted, should they be limited to laying hens only, no roosters?	
Number of yes responses	57
If backyard chickens were permitted, what is the maximum number that should be allowed?	
<i>Choice</i>	<i>Number of yes responses</i>
2	16
4	7
6	8
8	1
10	10
Number based on lot size	24
No limit	2

If backyard chickens were permitted, should there be a minimum lot area in order to keep chickens on a property?	
Number of yes responses	44
If yes, what should the minimum lot size be?	
<i>Choice</i>	<i>Number of yes responses</i>
195 square metres	5
400 square metres	7
800 square metres	5
0.2 hectares (0.5ac)	7
0.4 hectares (1.0ac)	7
0.8 hectares (2.0ac)	0
1.2 hectares (3.0ac)	11
If backyard chickens were permitted in residential zones, should the keeping of chickens be limited to the type of residential property (e.g. single detached, semi-detached etc.)?	
Number of yes responses	40
If yes, what type of residential property should the keeping of chickens be limited to? Select all that apply.	
<i>Choice</i>	<i>Number of yes responses</i>
Single detached	37
Semi-detached	7
Townhome	2
Duplex, triplex, quad	1
Other multi-residential or apartment properties	0
If permitted, should the keeping of backyard chickens require registration with the Township?	
Number of yes responses	37
If yes, what registration criteria should be required?	
<i>Choice</i>	<i>Number of yes responses</i>
One time registration fee with initial inspection to ensure conformity to regulations and animal well being	12
Annual registration fee with inspections on a complaint basis	9
Annual registration fee with inspections at time of renewal	10
Other	4
"Other" responses	No fee, but inspections on a complaint basis. Registering bees is free. Chickens should be too
	Annual registration fee, with initial inspection to ensure conformity to regulations and animal well being, with inspections on a complaint basis, or biennially.
	Annual fee with regular inspection at time of renew plus impromptu inspections throughout the year plus on a complaint
	Annual registration fee with inspections at time of renewal PLUS on a complaint basis PLUS randomly throughout the year.

If backyard chickens were permitted, should there be regulations on how they are kept on a property (e.g. location and/or size of chicken coop, distance to property lines etc.)?	
Number of yes responses	46
If yes, please select any of the following that you feel should apply.	
<i>Choice</i>	<i>Number of yes responses</i>
Requirement to provide a chicken coop and outdoor enclosure area	32
Minimum distance to property lines or neighbouring residences from the chicken coop and outdoor enclosure area	28
Minimum and/or maximum sizes of the chicken coop and outdoor enclosure area	28
Manure storage and disposal regulations	30
Secure feed storage area	23
Other	4
If selected yes to applying a regulation for the minimum and/or maximum sizes of the chicken coop and outdoor enclosure area, what should the minimum/maximum height of the chicken coop and outdoor enclosure area be?	
<i>Choice</i>	<i>Number of yes responses</i>
0 to 2.0 metres (approximately 0 to 6.5 feet)	12
2.0 to 3.0 metres (approximately 6.5 to 10.0 feet)	9
same height as any other accessory structure	6
If selected yes to applying a regulation for the minimum and/or maximum sizes of the chicken coop and outdoor enclosure area, what should the minimum/maximum combined area of the chicken coop and outdoor enclosure area be?	
<i>Choice</i>	<i>Number of yes responses</i>
0 to 10 square metres (0 to 108 square feet)	0
10 to 20 square metres (108 square feet to 215 square feet)	0
same area as any accessory structure	0
If selected yes to applying a regulation for the minimum distance to property lines or neighbouring residences from the chicken coop and outdoor enclosure area, what should the minimum distance to property lines be for the chicken coop and outdoor enclosure area?	
<i>Choice</i>	<i>Number of yes responses</i>
0 to 1 metre (approximately 3 feet)	2
1 to 2 metres (approximately 3 feet to 6.5 feet)	8
2 to 3 metres (approximately 6.5 feet to 10 feet)	3
more than 3 metres	14
If selected yes to applying a regulation for the minimum distance to property lines or neighbouring residences from the chicken coop and outdoor enclosure area, what should the minimum setback be from the chicken coop and outdoor enclosure area to a neighbouring dwelling?	
<i>Choice</i>	<i>Number of yes responses</i>
0 to 1 metre (approximately 3 feet)	0
1 to 2 metres (approximately 3 feet to 6.5 feet)	0

2 to 3 metres (approximately 6.5 feet to 10 feet)	0
more than 3 metres	0
Do you have any concerns with the keeping of backyard chickens that you would like to identify?	
Number of yes responses	15
If yes, what are your main concerns with the keeping of backyard chickens? Select all that apply	
<i>Choice</i>	<i>Number of yes responses</i>
Property value	6
Noise	12
Odour	10
Health and safety risks	5
Mistreatment / abandonment of chickens	5
Other (please specify)	4
Do you have any other comments about backyard chickens?	
Number of responders	32
Detailed responses	<p>I am not a farmer so I would not know the minimum requirements for raising chickens but would hope staff would investigate and suggest at the very least best practices within the industry. Also curious to know what other municipalities have done and how does Wilmot Townships approach compares.</p> <p>No, its a great idea and great for kids!</p> <p>I have a 3 acres property with half of it outside town boundary. People can have many large dogs why can I not have a few chicken.</p> <p>What if every property wanted to have chickens and a coop? What a disaster that would be! We are now worried about the return of the coyotes. Imagine the numbers if you allowed chickens not to mention the foxes in the hen house.</p> <p>The smell and noise of chickens can be awful to your neighbours in close knit areas.</p> <p>backyard chickens should be permitted in the rural area not in urban and rural settlement areas.</p> <p>It is really only the roosters that make the noise. Laying hens would be great.</p> <p>Will there be regulations about butchering?</p> <p>I would love to have backyard chickens. The only requirement should be that they are fenced in and can't go on neighbouring property</p> <p>I think it is a great idea to allow backyard chickens</p> <p>Don't allow it. Chickens should be harboured in agricultural property only.</p> <p>If they don't keep the pens clean, the smell is terrible and they will attract rats, plus stimulate on how they kill them and where</p> <p>If not cleaned properly they will attract rats</p> <p>Allowing backyard chickens will provide opportunity for residents to provide a secure food source for their families and educate children about food production and animal care and welfare.</p>

	<p>I left my answers fairly loose because I think someone with a town house and a few chickens should not be restricted. My neighbors dogs are much bigger and annoying than any hens I've met and it's not required to have a large lot for them. I would also say keep coops away from property lines, but only by a couple feet. I think hens would be a great way to be self sufficient, and have useful animals and teach families about food and the real world.</p>
	<p>Since Kitchener has approved the keeping of backyard chickens I think it's ridiculous that a small town in the country like Baden doesn't allow this. Our children were very involved in the 4H club. We have raised rabbits and quail and never had any complaints with our neighbours.</p>
	<p>Attracting of wild animals (racoons, foxes, etc.) which otherwise may not migrate into residential zones.</p>
	<p>I have neighbours(s) that currently have chickens. They are always noisy and their dog, as well as neighbour dog(s), are forever barking at the chickens. One of the families that own chickens are loud and noisy already. The chickens just add tot he noise. Our peaceful quiet neighborhood no longer exists and the property owners care not when confronted about the situation. We are unable to sit out and enjoy the evening or a talk with yelling children, barking dogs and chickens squawking. Life is noisy enough already and eggs are cheap to buy. Let quiet reign. As well no matter where chickens are located (residential or agricultural, if complaints about the chickens persist they should be removed.</p>
	<p>Requirements that would force people to take care and clean up after them ensuring their Odor is kept to a minimum. Biggest issue would be Odor.</p>
	<p>A residents right to peace and quiet must supersede a residents right to have chickens.</p>
	<p>I am completely against backyard chickens. Enough noise already in residential areas with barking dogs, loud music and backyard fire pits. Let's not add more noise!!!</p>
	<p>Chickens attract rodents and natural enemies in search of the chickens feed or to eat the chickens. Once a predator has found a food source, they become a problem. Complaints can become a costly burden on Municipal resources to enforce regulations and police. The majority of lots are too small to have a minimum distance separation from neighbours. Clucking hens can disturb night shift workers daytime sleep. The keeping of hens is farm related whether for the eggs or meat and should be restricted to agriculturally zoned land.</p>
	<p>We have 3 acres that are zoned residential. We could keep chickens on our property. I grew up on a farm and farmed for many years and in my current line of work (ag seed sales) am on farms 5 days per week.</p>

	<p>1. Chickens should NEVER be allowed in residential areas.</p> <p>2. Backyard chickens will ALWAYS attract rodents such as skunks, weasel, rats and mice.</p> <p>3. Anyone who has lived around out door chickens will attest to this fact.</p> <p>4. If the by-law is changed to allow any number of chickens, it will pit neighbour against neighbour because by-law enforcement will happen on a complaint basis only -- this is not what Wilmot township living is about -- pitting neighbour against neighbour!</p> <p>5. When thinking through your thoughts on this issue -- I hope each of you council members think what it might be like to see rats, weasels, skunks and mice running through your back yard from your neighbours chicken coop. Would you each want this stink and hassle in your own backyard?</p> <p>6. Please use common sense and provide leadership that walks in the footsteps of those leaders who have made the residential areas of Wilmot awesome places to live.</p>
	<p>I currently live in Kitchener but work in Wilmot township. We are actively looking to move into the township but will not move if backyard chickens are prohibited. We currently have chickens as they are allowed in Kitchener which is an even more urban setting than Wilmot township. My children are learning about where their food comes from and how to care for animals. This is important to many families.</p>
	<p>We had backyard chickens (albeit illegally) for years until the bylaw officer saw them. The kids grew up with them, learning their care, and never one complaint from neighbours.</p>
	<p>As long as adjacent property owners are ok with the chickens, they should be allowed</p>
	<p>I work in Wilmot township but live in Kitchener. We are actively looking for a property in Wilmot. Presently we have chickens in Kitchener as it is allowed, even though it is a more urban location. If chickens are not permitted in Wilmot we would decide against moving there with our family of 4.</p>
	<p>We live in town but have 3 chickens out on our family farm just outside New Hamburg. They are wonderful birds but extremely noisy. I could not imagine having them in a coop in town. It would not be fair to my neighbours. They lay eggs once a day and get even louder while laying. The thought is great but it will truly make for problems between neighbours. We live on Milton Street and Heidi Wenger lives out at the end of Shade Street that turns into Perth St and we can hear her roosters crowing about 2 kilometers away. I cant imagine if they were next door. We are farmers at heart and love everything about agriculture but for those who are not I believe will not be a good end result.</p>
	<p>Backyard chickens should NOT be kept in residential areas. If a person wants farm animals they should live on a farm. In rural areas sound</p>

	travels. We hear cows and other animals from miles away on a clear quiet weather day. We hear the activity at the ball diamonds even though they are blocks away. We do NOT want to hear or smell chickens as close as our neighbour's yard!. In addition, we already hear and see coyotes on a regular basis. We've had them on occasion at our back fence and in the winter when the snow is high in our backyard. Chickens in the city would just encourage them to come further into town and cause a safety issue for small dogs, pets and small children. Many people are not aware of the time and commitment required to keep chickens. They are not easy and they do not transfer or integrate well. Thus when people get tired of the work involved, or when the cute little chicks grow into loud and smelly chickens, these no-longer-wanted chickens will more than likely have to be put down.
	By having chickens in residential areas it encourages mice, rats and coyotes. Sound carries in the country and we don't want to hear or smell chickens and their feces. Chickens belong on a farm NOT in a residential neighbourhood.
	I think backyard chickens are wonderful. They are quiet, easy to take care of and keep clean. They provide great learning for kids about where food comes from and provide an inexpensive food source for families. Backyard chickens also make great pets- they are kind and gentle and so fun to care for and watch. Everyone should have the opportunity if they choose to have chickens to care for. The benefits of having backyard chickens are many.
	None. I would love to see the bylaw updated to allow this. Cities like Kitchener allow this, I believe Wilmot should as well.

Section: What regulations should be applied to accessory buildings?

Number of responders who selected this section: 47

How should the maximum area of an accessory building (or combination of buildings) be measured in a residential zone?

<i>Choice</i>	<i>Number of yes responses</i>
Fixed area regardless of the lot size or dwelling (status quo)	8
Percentage of lot area up to a maximum size	20
Percentage of lot area with no maximum size	16

If fixed area or percentage of lot coverage up to a maximum were selected, what should the maximum area be? Please select one or a combination of measurements?

<i>Choice</i>	<i>Number of yes responses</i>
50 to 70 square metres (approximately 538 to 753 square feet)	5
70 to 80 square metres (approximately 753 to 861 square feet)	1
80 to 90 square metres (approximately 861 to 968 square feet)	3
greater than 90 square metres	0
Up to 25% of the ground floor area of the dwelling on the property	7
Up to 50% of the ground floor area of the dwelling on the property	3

Up to 75% of the ground floor area of the dwelling on the property	1
No larger than the dwelling on the property	4
Other	3
If percentage of lot area with no maximum was selected, what should the maximum percentage of lot coverage be?	
<i>Choice</i>	<i>Number of yes responses</i>
5%	1
10%	1
15%	0
20%	5
more than 20%	9
What should the maximum height of an accessory building be?	
<i>Choice</i>	<i>Number of yes responses</i>
Less than 4.5 metres	7
4.5 metres (14.8 feet)	8
5.0 metres (16.4 feet)	8
5.5 metres (18 feet)	6
6.0 metres (19.7 feet)	10
More than 6.0 metres	5
Should accessory structures be permitted to have more than one storey?	
<i>Choice</i>	<i>Number of yes responses</i>
Yes	15
No	16
Depends on the circumstance	13
If you selected "Depends on circumstance", please explain when an accessory structure should be permitted to have more than one storey.	Perhaps if approval from immediate neighbours were obtained.
	Storage above a detached garage, so no need for a storage shed.
	For loft storage
	My personal use case is a weaving studio/loft above a woodworking workshop. It's not a separate dwelling but a totally reasonable scenario, in my opinion
	If your property is rural or in one of the small residential areas.
	In-law apartment above garage
	If the lot is large and if it's built in an area that doesn't obstruct the neighbour's views
	When it affects the surrounding view from neighbors
	Garage with room above it.
	On lots where the property backs/sides onto woods, etc and not another house.
Someone may want a studio/office space above the garage. This should be considered on a case by case basis.	

	In the case of a detached garage you should be able to permit a second storey. Also if zoned residential/commercial/agriculture (ie mixed use)
What should the minimum side and rear yard setback be for an accessory building?	
<i>Choice</i>	<i>Number of yes responses</i>
There should be no setbacks	6
0.3 metres (approximately 1 foot)	4
0.6 metres (approximately 2 feet)	4
1.0 metre (approximately 3 feet)	16
1.2 metres (approximately 4 feet)	6
more than 1.2 metres	7
Other	0
Should accessory buildings be permitted within a flankage yard that abuts a front yard on a neighbouring property?	
<i>Choice</i>	<i>Number of yes responses</i>
Yes, regulations should be the same as any other residential property	19
Yes, but only small garden sheds (100 square feet or less)	15
No, there should be no accessory buildings in a flankage yard	9
Should accessory buildings be permitted within a flankage yard that abuts a flankage yard on a neighbouring property?	
<i>Choice</i>	<i>Number of yes responses</i>
Yes, regulations should be the same as any other residential property	24
Yes, but only small garden sheds (100 square feet or less)	14
No, there should be no accessory buildings in a flankage yard	5
Should regulations for accessory buildings within residential zones also apply to small agriculturally zoned properties (rural residential lots)?	
<i>Choice</i>	<i>Number of yes responses</i>
Yes, if an agricultural zoned property is a comparable size to a residential zoned property, the same rules should apply	12
No, there should be different regulations for rural residential lots	32
Do you have any other comments on regulations for accessory buildings?	
Number of yes responses	5
Detailed responses	I have noticed an increase in the number of the canvas car port structure popping up in drive ways for the parking or storing of cars. Are these considered accessory buildings? Has a permit been approved? Has an inspection been done?

	<p>Re lot coverage, there should be a coverage limit for all buildings combined rather than a separate one for accessory buildings. When open space is concerned, the classification of the building seems to me to be irrelevant.</p> <p>Re setbacks, don't fire safety considerations also affect setbacks?</p>
	<p>accessory structure provisions should be large enough without exceeding lot coverage to permit a two car garage. this allow individuals who have a bit of larger property to store their recreational vehicles, and personal equipment indoors. Typically, those looking to construct a larger building are looking to store their 'toys' indoors. However, I'd be curious to know what the home based business by-laws are since it is also often seen that larger accessory buildings result in illegal commercial uses on properties. Rural areas should be supportive of home based businesses/industries.</p>
	<p>If you have the property to put up a large out building on a rural residential lot and still have over half the lot left, then you should be able to put up a building. The township gets the increased property tax and the homeowner is happy. Win ,win.</p>
	<p>I have no opinion on this area.</p>

Section: Regulations for secondary units (secondary suites / accessory apartments)?

Number of responders who selected this section: 50

Do you have concerns with the creation of secondary units?

Number of yes responses 21

If you have concerns, are you concerned with what neighbourhoods secondary units will be permitted in?

<i>Choice</i>	<i>Number of yes responses</i>
Yes, I'm concerned with secondary units being created in existing neighbourhoods	2
Yes, I'm concerned with secondary units being created in new neighbourhoods	2
Yes, I'm concerned with secondary units being created in existing and new neighbourhoods	14
No, I'm not concerned with the neighbourhood in which secondary units are created	4

If you have concerns, what type of secondary unit do you have concerns with? Select all that apply.

<i>Choice</i>	<i>Number of yes responses</i>
Second units within single detached dwellings	16
Second units within semi-detached dwellings	14
Second units within townhomes	12
Second units within accessory buildings	11

If you have concerns, what are your primary concerns? Select all that apply.

<i>Choice</i>	<i>Number of yes responses</i>
Need for adequate parking	16

Increased density in existing neighbourhoods		16
Impact on property values		14
Other		3
"Other" responses	Noise from units in accessory buildings close to property lines.	
	impact on drainage when these second units are built. Sheds are built by homeowners and placed to close to fence lines, drainage can become a problem when they change the level of the land.	
	Many homeowners, motivated by the prospect of additional income, create secondary residential units in their home without an awareness of Ontario Building Codes, Fire Codes, and the necessity of completing a Development Application with the Township, including applicable building permits and inspections. While infilling is great for Township, homeowners, and prospective tenants, it's important that the public be aware of what's necessary to create residential spaces in their existing homes. Perhaps easy-to-see information on the website? Even just a "so you want to make a basement apartment" line, with an invitation to visit Planning and Development to learn what's needed, would be great.	
Should a secondary unit within an accessory building be permitted to be located within a second storey?		
<i>Choice</i>		<i>Number of yes responses</i>
Yes, if necessary the maximum height of an accessory building should be increased to permit a secondary unit within a second storey.		32
No, secondary units should only be permitted on the ground floor level of an accessory building.		15
Do you have any other comments relating to secondary units?		
Number of yes responses	10	
Detailed responses	I just dont want to see 12 people in one house and cars every where	
	Increasing density is important to keep housing affordable, as well as for building a community and attracting younger people to Wilmot.	
	zone provisions should also address servicing, especially on private services. How is the water metered in on municipal services? One parking space per dwelling unit.	
	I think secondary units are becoming a necessity in order to provide/establish affordable housing for all residents. Also, this will help with facilitating more dense housing.	
	Good for intensification of land use and the lack in rental units outside the cities. Seniors would potentially benefit too.	
	Secondary units if allowed should be required to provide a buffer between neighbours i.e privacy fencing.	
	Secondary units above garages or accesory buildinds should only be allowed for	
	A: max height should only be enough to allow area to meet applicable building codes i.e. max 7' interior ceiling height	

	<p>B: a direct relative of the property owner or current tenant of primary building (up to 1st cousin, nephew, neice etc)</p>
	<p>No other opinions at this time.</p>
	<p>There should be minimum requirements for parking available if a secondary unit is allowed.</p>
	<p>I am concerned with the zone change application in the capital homes development (application 08/19).</p> <p>I recently purchased a house in this neighbourhood with the expectations that single detached homes only (without a secondary suite) would be built around me, creating a nice, calm family neighbourhood.</p> <p>This re-zoning would likely change the expected dynamic of the neighbourhood (especially if duplexes were permitted), it would increase traffic on the street and crowd roads with parked vehicles. It would also diminish the value of our home significantly, and impact the key reasons why I chose to purchase in this neighbourhood in the first place.</p>
	<p>The New Hamburg Heights neighbourhood is all single detached houses and has really become a beautiful community of proud home owners and young families. The addition of secondary dwellings would bring in an entirely different type of community feel. There would be too much traffic in the area, which is increasingly dangerous for all of the kids playing in the area, as well as a completely different demographic in the feel of the community. Turning home owners into renters typically leads to properties being less cared for. The last phases should be kept just as the entire neighbourhood has been constructed so the feel of a small family community is upheld for the years to come.</p>