

Date: 2022-08-22

Subject: **Recommendation Report: Community Engagement Findings for a Proposed City-Initiated Zoning By-law Amendment for Enclosed Utility Trailers**

Contact: Shannon Brooks, Policy Planner III, City Planning and Design,
905-874-2061, Shannon.Brooks@brampton.ca

Report Number: Planning, Bld & Ec Dev-2022-763

Recommendations:

1. **THAT** the report titled **Recommendation Report: Community Engagement Findings for a Proposed City-Initiated Zoning By-law Amendment for Enclosed Utility Trailers** to the Planning and Development Committee Meeting of August 22, 2022 be received; and
2. **THAT** no further action be taken at this time and enforcement of trailer parking violations be resumed.

Overview:

- The Comprehensive Zoning By-law regulates the storage of trailers on residential lots, with current provisions allowing one trailer carrying recreational vehicles (e.g., boat, snowmobile, ATV) to be parked in the front yard.
- Currently, enclosed utility trailers, such as trailers used for business, goods movement or storage, may park in the interior side or rear yard, but are precluded from parking on the driveway (in the front or exterior side yard).
- On March 21, 2022, Council directed staff to report back to the Planning and Development Committee with the results from an online community survey prior to proceeding with a statutory public meeting to propose an amendment to the Comprehensive Zoning By-law for one enclosed utility trailer on the front or exterior side yard of residential lots, subject to further zoning provisions.
- Of the 2,753 respondents to the online survey to gauge community support, 91% indicated opposition to such a change. Therefore, staff recommend no further action on this matter.

Background:

The Comprehensive Zoning By-law regulates the storage of trailers on residential lots, with current permissions allowing one trailer carrying recreational vehicles in the front or exterior side yard, subject to the following:

- Permitted size requirements; and
- The trailer must not occupy any of the required minimum parking spaces (two parking spaces are required under Clause 10.9) identified for the Residential zone.

The current By-law allows a range of utility trailers (subject to size restrictions) to be parked in the interior side yard or rear yard. However, the existing provisions preclude the option for enclosed utility trailers to park on the front or exterior side yard. Enclosed utility trailers are often of a similar appearance to recreational trailers and are typically used for business, goods movement or storage.

As outlined in the [March 2022](#) report, the City has received a limited number of minor variance requests for consideration to treat enclosed utility trailers in a similar manner to trailers carrying recreational vehicles. Enforcement & By-law Services are often able to work with residents to comply with the Bylaw by parking on the side or rear yard, which leads to limited infractions on this matter. Further, the City has received 144 complaints in 2021 pertaining to utility trailers being parked in a manner that is not permitted by the Zoning By-law, usually in the front or exterior side yards.

Staff identified concern in proceeding with changes to the Comprehensive Zoning By-law in response to a concern raised by a small group who would like to have enclosed utility trailers parked on their driveways between their home and the street without any consultation. Staff expressed that the community may not support this amendment due to the potential negative visual aesthetic impacts. To assist Council, an online community survey was undertaken to collect public input on this issue.

Current Situation:

An online community survey was available to Brampton residents on the City's website between the months of April and June 2022. In response to the proposed changes to the Zoning By-law to consider permitting one enclosed utility trailer on the driveway in the front yard or exterior side yard of residential lots, 2,753 responses were received.

Summary of Survey Findings:

- 91% of respondents (2,513) disagree with the proposed amendment to expand the existing Comprehensive Zoning By-law permissions for enclosed utility trailers.
- Only 7% of respondents agree with the amendment (195) and 1% (40 respondents) were neutral.
- The majority of these respondents to the survey do not own a trailer and do not have a neighbour that owns a trailer (65%), followed by respondents who do not own a trailer but have a neighbour that has a trailer (21%). 8% of respondents own a trailer, whether permitted or not permitted to park on the front or exterior side yard of residential lots.
- The top concerns respondents identified if trailers were parked in the front driveway or exterior side yard are: impact to the overall appearance of the street (87%) and that it will be harder to see when exiting driveways (85%).

Based on the survey findings that are attached as Appendix 1, and summarized above, staff recommend that no further action be taken pertaining to this matter at this time.

Corporate Implications:

Financial Implications:

There are no financial implications associated with the survey or the proposed Zoning By-law Amendment.

Other Implications:

There are no other corporate implications at this time.

Term of Council Priorities:

Engagement with the public through an online community survey supports “A Well-run City (Good Government)” priority.

Conclusion:

Based upon the survey findings, staff recommend Council not move forward with a City-initiated amendment to the Comprehensive Zoning By-law to expand permissions for parking of enclosed utility trailers. Further evaluation of the Comprehensive Zoning By-law is being undertaken as a part of the Comprehensive Zoning By-law Review and these survey findings will help inform any revisions related to the parking of enclosed utility trailers in the future.

Authored by:

Shannon Brooks, Policy Planner III,
Official Plan and Growth
Management,
City Planning and Design
Planning, Building & Economic
Development Department

Reviewed by:

Andrew McNeill,
Acting Director, City Planning & Design,
Planning, Building & Economic
Development Department

Approved by:

Jason Schmidt-Shoukri,
Commissioner, Planning, Building and
Economic Development

Attachments:

Appendix 1 – Enclosed Utility Trailer Survey Findings