



Staff Report

Planning and Development Services

Report To: Special Committee of the Whole
Meeting Date: May 7, 2018
Report Number: PDS.18.52
Subject: Comprehensive Zoning By-law Workshop
Town of The Blue Mountains
Prepared by: Shawn Postma, Senior Policy Planner

A. Recommendations

THAT Council receive Staff Report PDS.18.52, entitled "Comprehensive Zoning By-law Workshop, Town of The Blue Mountains" for information purposes.

B. Overview

This report provides a description of the information to be provided through the Council Workshop on the new comprehensive Zoning By-law. Historical information reports and a timeline on the intended review and approvals process are also attached to this report.

C. Executive Summary

Application File Number: P2297

Location: Entire Municipality

The Town is undertaking a new comprehensive Zoning By-law review. The new Zoning By-law will replace the two existing By-laws from the former Township of Collingwood 83-40 and former Town of Thornbury 10-77. The new Zoning By-law will regulate how lands are used within the municipality.

The Council workshop will provide an opportunity for Staff to present the Draft Zoning By-law which was released to the Public for review on April 20, 2018. The workshop will provide an overview of the purpose of the Zoning By-law, the intent and direction of the Zoning By-law, and a description of what has been completed to date and what the upcoming review process will look like as we move forward to final approval.

D. Background

Planning Staff has now released a new Comprehensive Zoning By-law for Council, Agency and Public Review. The new By-law will:

- consolidate the Township of Collingwood Zoning By-law 83-40 and the Town of Thornbury Zoning By-law 10-77;
- modernize the zone provisions to current standards;
- provide a more user friendly and accessible document to area residents and stakeholders; and
- provide significant efficiencies to municipal staff and area developers that require zoning review and analysis.

After the approval of the Town of The Blue Mountains Official Plan in July 2016, staff completed a number of information reports on the new Zoning By-law that provided analysis and direction on various topics governed under a Zoning By-law. These information reports provided the basic framework as to how the Zoning By-law was prepared. The Information Reports are attached to this report.

Planning Staff has maintained a detailed list of area residents, stakeholders, agencies and developers and has shared the details of the Zoning By-law project through that email list. Notice of the Draft Zoning By-law has been provided to our email list, area agencies, paper newspaper, eblast, twitter, and posted to the Town Website.

E. Analysis

The Council Workshop will provide an opportunity for Town Staff to present the Draft Zoning By-law to Council. The workshop is intended as an information and education meeting. Staff are not seeking any direction on the new Zoning By-law at this time. Subsequent meetings have already been scheduled including the statutory Public Open House and Public Meeting. Planning Staff has also scheduled a block of meetings for area residents and developers to discuss any comments they may have with the Draft Zoning By-law prior to the Open House and Public Meetings.

The Workshop will include the following topics:

1. Purpose of the Zoning By-law
2. How the Zoning By-law is laid out and formatted
3. What happens to the old By-laws including previous Amendments and Minor Variances
4. How the new interactive mapping tool works
5. Section descriptions and summary of updates to:
 - a. Definitions
 - b. General Provisions
 - c. Parking
 - d. Zone Standards (Residential, Commercial, Industrial, Rural, Agricultural development requirements)
 - e. Exceptions, Holding '-h' Symbols, Temporary Uses
6. The Zoning By-law review and approvals process

F. The Blue Mountains Strategic Plan

The implementation of the new Comprehensive Zoning By-law is identified as a strategic action for 2017-2019 under Goal #3 - Support healthy lifestyles, Manage Growth and Promote Smart Growth

G. Environmental Impacts

Protection of environmentally sensitive lands while also allowing development to proceed in an environmentally sustainable manner.

H. Financial Impact

The Draft Zoning By-law has been completed in house by Planning Staff. \$43,000 has been approved and utilized for Consultant review and professional advice.

I. In consultation with

Planning Staff, Director of PDS, Clerk and other senior Town staff.

J. Attached

1. Zoning By-law Information Reports
2. Zoning By-law Review and Approvals Process
3. Draft Comprehensive Zoning By-law is available for viewing/download at <http://www.thebluemountains.ca/zoningbylawproject.cfm>

Respectfully Submitted,

Shawn Postma, MCIP RPP
Senior Policy Planner

Michael Benner, MCIP RPP
Director of Planning and Development Services

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Staff Report

Planning & Development Services – Planning

Report To: Committee of the Whole
Meeting Date: November 14, 2016
Report Number: PDS.16.147
Subject: Comprehensive Zoning By-law Project
Information Report #1
Town of The Blue Mountains
Prepared by: Shawn Postma, Senior Policy Planner

A. Recommendations

THAT Council receive Staff Report PDS.16.147 “Comprehensive Zoning By-law Project Information Report #1” for information purposes

B. Overview

The purpose of this report is to provide Council with an update on the current status of the new Comprehensive Zoning By-law Project and to summarize how the project will proceed through the development of future Information Reports Public Input and Final Approval.

C. Background

Planning Staff initiated the ‘Zoning By-law Project’ as a comprehensive update and consolidation of the Township of Collingwood Zoning By-law 83-40 and Town of Thornbury Zoning By-law 10-77. The Town hired Meridian Planning Consultants to complete the project and a substantial amount of work was completed including a 3rd Draft of the Zoning By-law (Text) and a 1st Draft of the Zoning By-law Schedules (Mapping). The entire project was put on hold in 2011 in order to move forward with the Official Plan 5 Year Review. It was anticipated at that time, that as soon as the new Official Plan is in place that the Zoning By-law Project work would resume.

At this time, the Town of The Blue Mountains Official Plan has been approved save and except for six appeals and one deferral. One of the main functions of the New Zoning By-law is to implement the new Official Plan. Now that the Town has confirmation that the Official Plan is in force and effect the finalization of the new By-law can begin.

Planning Staff recommend that the new Zoning By-law be completed through an open and detailed review process that includes periodic information reports to Council on the direction of the New By-law. The reports will proceed through the Committee of the Whole process and are available to the general public. Zoning options may be presented to Council seeking

direction on specific topics and sections. It is anticipated that when the last information report is presented that the Zoning By-law will be updated and circulated for Public Open House and Public Meeting in accordance with the Planning Act.

This information report will: outline the foundation principles of the New Zoning By-law; provide an overview of how the By-law will be organized; and a summary of future information paper topics.

Principles of New Zoning By-law

The New Comprehensive Zoning By-law will:

1. Be one document that merges the previous Township of Collingwood By-law 83-40 and Town of Thornbury By-law 10-77.
2. Simplify the Zone Structure including a reduction to the number of Zone categories
3. Easy to Read – additional elements are proposed including how to guides, FAQ section, introduction of illustrations and diagrams, AODA compliant, and digital in nature
4. User Friendly – self serve document, readily available
5. Improved By-law Maintenance – provision of regular updates and housekeeping changes
6. One document for all things Zoning – Tracking of Holding ‘-h’ By-laws, Temporary Use By-laws and Exceptions all contained and tracked within the new By-law.

Organization of the New Zoning By-law

1. Preamble: Purpose of the By-law, How To Users Guide
2. Part 1: Interpretation and Administration –Technical items of By-law
3. Part 2: Establishment of Zones: Zone categories, Zone Schedules, Zone Boundaries
4. Part 3: Definitions – all defined terms throughout By-law to be highlighted in italics.
5. Part 4: General Provisions: to deal with specific uses, buildings or structures
6. Part 5: Parking and Loading Standards
7. Part 6: Residential Zones
8. Part 7: Commercial and Employment Zones
9. Part 8: Agricultural, Rural, Recreational and Other Zones
10. Part 9: Exceptions
11. Part 10: Holding Provisions
12. Part 11: Temporary Uses
13. Schedule ‘A’ – Zone Mapping (Schedules)
14. Schedule ‘B’ – STA Mapping (Schedule)

Future Information Report Topics

A series of future information reports will be provided to Council on various sections of the Zoning By-law. The sections/topics will be flushed out throughout the Zoning By-law preparation process and may include general comments from Planning Staff, other Internal Staff, and from our Planning Consultant. Direction from Council may be requested on various topics so that the document can be finalized for release to Council and the Public for review.

Future information reports will be provided on: short term accommodation uses; definitions; height; non-complying and non-conforming uses; general provisions; review of all zone categories; areas of deviation from existing By-laws; and any other areas of interest raised by Staff or Council throughout this process.

D. Analysis

The New Zoning By-law will be reviewed against Provincial Policy Statement, County of Grey Official Plan, Town of The Blue Mountains Official Plan and Zoning Best Practices.

E. The Blue Mountains Strategic Plan

Goal #3: Support Healthy Lifestyles

F. Environmental Impacts

Nil

G. Financial Impact

Nil

H. In consultation with

Planning Services, Building Services, Meridian Planning Consultants

I. Attached

Nil

Respectfully submitted,

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Senior Policy Planner

Michael Benner, MCIP RPP
Director of Planning and Development Services

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Staff Report

Planning & Development Services – Planning

Report To: Committee of the Whole
Meeting Date: December 5, 2016
Report Number: PDS.16.157
Subject: Comprehensive Zoning By-law Project
Information Report #2
Town of The Blue Mountains
Prepared by: Shawn Postma, Senior Policy Planner

A. Recommendations

THAT Council receive Staff Report PDS.16.157 “Comprehensive Zoning By-law Project, Information Report #2, Town of The Blue Mountains” for information purposes.

B. Overview

The purpose of this report is to update Council on the status of the new Comprehensive Zoning By-law Project and to identify zoning topics and proposed direction being considered by Town Staff.

C. Background

Planning Staff has initiated a series of meetings with various town departments and staff. The primary purpose of these meetings is to review relevant sections to the existing 83-40 and 10-77 By-laws that are working well, not working, are out of date, or are missing. Feedback from these meetings will help guide the final draft of the By-law document.

Below is a summary of the topics and general direction discussed to date:

1. Non-conforming uses and non-complying buildings and structures

Otherwise known as ‘grandfathered’ uses, buildings and structures. By-laws 83-40 and 10-77 are drastically different when dealing with non-conforming and non-complying uses, buildings and structures. Direction is that the new By-law will simplify these sections with modern definitions and general provisions that would permit the continuation of legal non-conforming and non-complying uses, buildings and structures. In the case of non-conforming uses: buildings and structures may be reconstructed provided that there is no increase in building size. In the case of non-complying uses: buildings and structures may be reconstructed and/or enlarged in accordance with all

other provisions of the By-law and that the reconstruction/enlargement does not increase the situation of non-compliance.

Existing non-complying lots that do not meet minimum lot area or lot frontage requirements are permitted to be developed provided that the buildings/structures will comply with all other provisions of the By-law.

2. Height

By-laws 83-40 and 10-77 contain similar height provisions. Building Height calculations vary by roof type. The vast majority of new construction (single detached residential) include peaked roofs where height is measured to the mid-point between eave and peak. Consideration was given to simplify to a top of peak calculation method, however a top of peak calculation may encourage new home designs that significantly vary from existing residential character. It is recommended that the Town retain the existing height definitions and calculation methods.

3. Height Exemptions

Height exemptions are in place for those buildings and structures that due to their nature require increased height permissions. Places of worship spires/belfries, chimneys, telecommunication/transmission towers, agricultural buildings and structures including silos and grain elevators to name a few are exempt from maximum height provisions.

Also recognized are ornamental roof construction and mechanical components. There has been an increased demand from new residential dwellings that include ornamental features such as towers, widows walk, or other feature. The By-law will need to clearly define what is 'ornamental'. Towers have been proposed in the past with internal staircases, integrated studio space, and outdoor balconies. Staff support progressive architectural design, however height exemptions should not apply to features that can be accessed or be considered as habitable/conditioned space. These features would instead be required to meet the maximum height provisions of the By-law. A proposed tower, widows walk, or other similar feature taller than the maximum height requirement would therefore require an amendment or variance with supporting reasons, public notice and Council/Committee decision.

4. Garages in Front Yards

Both 83-40 and 10-77 do not permit garages (and other accessory buildings) in the front yard (except for lots on Georgian Bay in the former Collingwood Township). Garages in the front yard is likely the most sought after minor variance application in the Town, and it has been requested to reduce the number of requests where there is clearly no impact. The New By-law will contain provisions to permit garages in the front yard in the rural areas of the Town and where minimum front yard setback requirements can

be met. Garages in the front yard would also continue to be permitted on those lots with frontage on Georgian Bay. This permission will also extend into Thornbury. Garages in the front yard would not be permitted in the urban areas of the Municipality.

5. Accessory Farm Help Accommodation

Also known as seasonal farm help accommodation or a bunk house. This use was previously permitted in the General Rural 'A1' zone of By-law 83-40 and was subject to similar requirements as a single detached dwelling except that a minimum 50 metre setback from the road was also required. The new By-law proposes to establish minimum lot size requirements (10 hectares) and increased setbacks (30 metres from all lot lines) that an accessory farm help accommodation building must meet. Additional provisions may also be considered.

6. Established Building Line

An established building line is defined as the average distance from the street line of existing buildings on one side of the street. Typical in older neighbourhoods and streets, homes may have been previously constructed closer to the street than what is now normally required by the By-law. To maintain this street character the reconstruction of dwellings (or new dwellings on vacant lots) may be built closer to the street provided that they are not closer than the average front yard setback of the homes on either side. This calculation is simple and maintains a consistent streetscape.

7. Established Rear Building Line

An established rear building line is similar to that of the established building line described above, but applies to those lots located on Georgian Bay. Many of the old cottages and cabins are being replaced and they were previously constructed as close to the waters edge as possible. Reconstruction can occur closer than the minimum required rear yard setback provided that the reconstruction is supported by the Grey Sauble Conservation Authority and that the reconstruction is not closer than the average rear yard setback of the homes on either side. This new provision will eliminate a large number of minor variance requests and will maintain a fair and consistent rear yard setback along the shoreline.

8. Shoreline Zoning

The rear lot line for properties along Georgian Bay is not consistent. Lots and Subdivisions have been created with rear lot lines set at: a measured point, high water mark, waters edge at date of lot creation, existing waters edge, and other. Zoning these lands is difficult and is not consistent between By-law 83-40 and 10-77. In some instances a Hazard Zone or a Private Open Space zone has been used in an attempt to keep new uses, buildings and structures sufficiently setback from the waters edge. Determining the zone boundaries in these areas has proven to be very difficult even

when Conservation Authority Development Permits are available. Planning Staff is looking to carry forward the approach established through By-laws 2016-54 where new construction must be setback a minimum of 15 metres back from the high water mark (177.9 GSC elevation) for lots located on Georgian Bay. This setback applies to homes, accessory buildings, pools and private septic systems. Exceptions to this setback include boathouses, docks, lifts and similar uses. The By-law will recognize the elevation in the Zone Schedules for information purposes, however property owners must confirm this elevation point, the setback distance and Conservation Authority Permit requirements prior to construction.

9. Model Homes, Temporary Sales Offices and Temporary Construction Camps

New residential development projects that have received Draft Plan Approval and Zoning (but are not yet registered) the new Zoning By-law will continue to permit some limited marketing and sales opportunities including:

Model Homes will continue to be permitted under the new By-law. A maximum of 10% of the total units in a development and up to a maximum of 3 model homes will be permitted. Special provisions are also being considered to allow Model Homes to be constructed without a Holding '-h' removal By-law from the lands subject to entering into a model home agreement.

One Temporary Sales Offices is also permitted. The sales office can be located within a model home or within a temporary structure. The By-law will identify requirements for Site Plan Approval (access, parking, other special provisions, agreement on temporary use). Consideration will also be given to allow a Temporary sales Office without a Holding '-h' removal By-law subject to the above Site Plan and Agreement requirements.

Temporary Construction Camps would be permitted after a Building Permit has been issued and during active construction only. Provisions will be included to define when construction is active, complete and/or abandoned for enforcement reasons. In some instances consideration can be given to permitting a garage to be constructed prior to the main dwelling when all site issues have been approved (dwelling, access, grading)

10. Zone consolidation strategy

By-laws 83-40 and 10-77 each had were formatted in a similar fashion with sections on administration, definitions, general provisions, zone standards, exceptions and schedules. All zone categories are identified below in Table 1. The New By-law will consolidate similar zone categories between and within 83-40 and 10-77 and modernize the zone standards to meet the new Official Plan and best practices while respecting the original intended density and design of existing neighbourhoods.

Table 1: Zone Categories by By-law

Zone Category	Township of Collingwood (83-40)	Town of Thornbury (10-77)	DRAFT New By-law
Residential	R1- Single Detached R2- Single Detached R3- Single Detached R4- Semi Detached R4- Vertical Attached R5- Horizontally Attached R6- Horizontally Attached R7- Row House Unit R7- Linked Unit R8- Apartment VR- Village Single Detached RUR- Rural Single Detached ER- Estate Single Detached RR- Resort Residential STA RERa- Rural Single Detached RERb- Rural Single Detached RERc- Rural Single Detached	R1- Single Detached R2- Single Detached R3- Single Detached RM1- Multi Residential RM2- Apartment Houses RR- Resort Residential STA	R1-1 Large lot singles (Rural/Hamlet priv. services) R1-2 Large lot singles (enclave areas full services) R1-3 Average lot singles (existing lots) R1-4 med.-small lot singles R1-5 small lot singles R2 Multi Res. (semi-towns) R3 Apartments
Commercial	C1- General Commercial C2- Highway Commercial C3- Rural Commercial C4- Recreational Commercial C5- Village Core General Commercial C6- Village Core Service Commercial C7- Village Core Resort Commercial C8- Local Commercial	C1- Core Commercial C2- General Commercial C3- Local Commercial C4- Recreation Commercial	C1- Village Commercial C2- General Commercial C3- Service Commercial C4- Recreational Commercial C5- Resort Commercial C6- Rural Commercial C7- Resort Res.Commercial MU – Mixed Use CC- Commercial Corridor DA- Downtown Area MB- Marsh/Bruce St Corridor
Industrial / Employment	M1- Service Industrial M2- General Industrial M3- Rural Industrial M4- Extractive Industrial M5- Public Industrial	M1- Industrial M2- Public Industrial	M1- General Employment M2- Rural Employment M3- Extractive Industrial
Recreational	SF- Recreation Ski Facility	T1- Tourist Camp	REC- Commercial Recreation
Institutional	I- Institutional	I- Institutional	I- Institutional
Hazard	H- Hazard	H- Hazard	H- Hazard
Parks and Open Space	OS1- Public Open Space OS2- Private Open Space	OS- Open Space	OS- Open Space
Rural	A1 – General Rural A2 – Limited Rural	N/A	A- Agriculture SA- Special Agriculture RU- Rural
Future	D- Development DD- Deferred Development	D- Development	D- Development
Parking	P- Parking	N/A	P- Parking

Consideration will also be given to how the Zone Categories of Table 1 will be displayed in the By-law including an option to display in table format.

Future Information Reports will be provided to Council with direction on additional sections of the Zoning By-law, Zone Schedules, and New Zoning sections related to implementing the new Official Plan such as Wineries, Marsh Street / Bruce Street Corridor, Accessory Apartments, On Farm Diversified Uses, Agri-Tourism Uses, Updated Home Industry and Home Occupation provisions, Medical Marihuana Production Facilities, Adult Entertainment uses, Drive Through Facilities, and the use of the Holding 'h' symbol on lands adjacent to significant environmental areas or other sensitive land uses such as Wetlands, ANSI's, Sourcewater Protection Areas, Landfills (existing and abandoned), and Sewage Treatment Plants.

A future report will also be provided on Short Term Accommodation Uses addressing both the Official Plan policy level and the new implementing Zoning provisions.

D. The Blue Mountains Strategic Plan

Goal #1: Create Opportunities for Sustainability

Goal #2: Engage Our Communities & Partners

Goal #3: Support Healthy Lifestyles

Goal #4: Promote a Culture of Organizational & Operational Excellence

Goal #5: Ensure Our Infrastructure is Sustainable

E. Environmental Impacts

The new Zoning By-law will maintain or provide an added layer of environmental protection to environmental features in Town.

F. Financial Impact

The Zoning By-law project is substantially being completed in house with Meridian Planning Consultants providing expert advice and work experience in the development of the By-law. Adequate budget remains in place to continue work on the project.

G. In consultation with

Planning Staff, Building Staff, Meridian Planning Consultants

H. Attached

Nil

Respectfully submitted,

Shawn Postma, BES MCIP RPP
Senior Policy Planner

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Staff Report

Planning & Development Services – Planning

Report To: Committee of the Whole
Meeting Date: January 30, 2017
Report Number: PDS.17.15
Subject: Comprehensive Zoning By-law Project
Information Report #3 - Mapping
Town of The Blue Mountains
Prepared by: Shawn Postma, Senior Policy Planner

A. Recommendations

THAT Council receive Staff Report PDS.17.15 “Comprehensive Zoning By-law Project, Information Report #3 - Mapping, Town of The Blue Mountains” for information purposes.

B. Overview

The purpose of this report is to update Council on the status of the new Comprehensive Zoning By-law Project and to identify zoning topics and proposed direction being considered by Town Staff.

C. Background

Planning Staff has now completed a comprehensive review of the mapping. The new Zone Schedules have been created based on the Master By-laws for both the Township of Collingwood and Town of Thornbury, and then compared against previous mapping versions, actual Zoning By-law Amendments, and all other relevant documents such as previous application data, air photos, and the Towns property management system. Three days were spent with zoning Staff to ensure a comprehensive (property by property) check of Zoning information. Planning Staff are now confident that the mapping is as accurate as possible.

Additional changes are still required to bring the mapping to its final form.

Planning Staff are proposing to pre-zone some properties in Town to encourage development in accordance with the direction of the Official Plan. Currently there are a number of Residential Zoned parcels in the downtown core. This zoning would permit the construction (or re-construction) of single detached dwellings along Bruce Street North and the Highway 26 corridor. Planning Staff propose to rezone some of these properties into a commercial zone to recognize their intended use. Existing residential uses are permitted to continue as non-conforming, however redevelopment will be restricted to commercial uses only.

Planning Staff are proposing new restrictions on the Development 'D' Zone. This zone is intended as a holding type zone where existing uses are permitted to continue and some limited development such as the construction of a single detached dwelling is permitted. The intent of the Development 'D' Zone is to ensure a Zoning By-law Amendment is applied for and obtained prior to the development of the lands. Planning Staff propose to remove the permission for a single detached dwelling on future development lands in order that the lands retain the maximum amount of flexibility for the future development of the lands. Generally, this change to the By-law will apply to the Development 'D' zone within Thornbury, and Deferred Development 'DD' zone within the former Township of Collingwood.

The creation of new Rural Residential properties outside of the Settlement Areas were previously recognized through a Zoning By-law Amendment. These lots were typically created by consent and required a Zoning By-law Amendment. Planning Staff are proposing to rescind all previous Rural Residential zoning and include a special provision within the Rural zones to recognize existing undersized lots and to establish appropriate permitted uses, setbacks and other lot development requirements.

The boundaries between Niagara Escarpment Development Control and Zoning were not included in the former Township of Collingwood Zoning By-law. It is noted that the Development Control boundaries are established by meets and bounds that do not easily translate into the parcel mapping. Planning Staff will map the boundaries in consultation with the Niagara Escarpment Commission. Some areas along the base of the escarpment will require special attention.

Areas located outside of Niagara Escarpment Development Control, but inside the Escarpment designation of the Official Plan are proposed to be zoned 'Open Space' limited development can occur within the Open Space zone, and properties with multiple zones will direct development to those areas outside of the Escarpment designation. Vacant residential properties entirely designated Escarpment in the Official Plan will require a Zoning By-law Amendment supported by a site selection study to determine suitable building envelope(s) prior to construction.

Hazard boundaries have been provided to the Town by the Grey Sauble Conservation Authority and Nottawasaga Valley Conservation Authority. The boundaries are based on the most recent hazard mapping data.

Shoreline hazard mapping will now include the 177.9 GSC elevation high water mark with supporting text to ensure a 15 metre setback from the high water mark.

Active and abandoned landfill sites will now include a buffer area to limit development potential on a property until a study is completed to review potential impacts from the landfill site. A 500 metre buffer is the default distance, however the Town commissioned a study to identify a reduced buffer size based on individual site assessments. The reduced buffer size will be considered as well as development exceptions to allow limited construction/development to occur that would not otherwise be impacted by the landfill.

Additional Holding ‘-h’ provisions will also be considered around provincially significant wetlands, other wetlands, Areas of Natural and Scientific Interest (ANSI), Sewage Treatment Plants and Sourcewater Protection areas. Buffers of various sizes will be provided around these features to limit development and require further study to ensure no adverse impact on these features.

The review of all exceptions to the former Town of Thornbury and Township of Collingwood continues. The final list of exceptions will be included in the mapping.

The mapping will be available primarily in digital form and will be kept up to date through regularly scheduled office consolidations. A paper version will also be available but with longer intervals between updates.

The first draft of the mapping will be released alongside the first draft of the text.

D. The Blue Mountains Strategic Plan

Goal #3: Support Healthy Lifestyles

E. Environmental Impacts

The new Zoning By-law will maintain or provide an added layer of environmental protection to environmental features in Town.

F. Financial Impact

The Zoning By-law project is substantially being completed in house with Meridian Planning Consultants providing expert advice and work experience in the development of the By-law. Adequate budget remains in place to continue work on the project.

G. In consultation with

Planning Staff, Building Staff, Meridian Planning Consultants

H. Attached

Nil

Respectfully submitted,

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Attachment #2 PDS.18.52

Comprehensive Zoning By-law Review and Approvals Process:

Part:	Date:
Preparation of Zoning Information Reports to receive Council Direction	2016-2017
Preparation of Draft Zoning By-law and Mapping	2017-2018
Public Notice of completed Draft Zoning By-law	April 2018
Council Workshop	Now
Stakeholders, Area Residents and Developers Meetings	May 21 to May 25, 2018
Public Open House	May 28, 2018
Public Meeting	June 4, 2018
Review of all comments received and prepare an updated Draft Zoning By-law	June to August 2018
Report to Committee of the Whole of changes made and recommendation for approval	August 2018
Council Approval	September 2018
Appeal Period	October 2018
Document in full force and effect	November 2018