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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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