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**STAFF REPORT: Planning & Development Services – Planning Division**



**REPORT TO:** Committee of the Whole  
**MEETING DATE:** April 4, 2016  
**REPORT NO.:** PDS.16.36  
**SUBJECT:** Zoning By-law Project Update  
 Town of The Blue Mountains  
**PREPARED BY:** Shawn Postma, Senior Policy  
 Planner

**A. Recommendations**

THAT Council receive Staff Report PDS.16.36 “Zoning By-law Project Update, Town of The Blue Mountains” for information purposes

**B. 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 has been completed to date including a 3<sup>rd</sup> Draft of the Zoning By-law (Text) and a 1<sup>st</sup> 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, a second draft of the Town of The Blue Mountains Official Plan has been completed and circulated to the public for comment. A second public meeting to highlight the updates to the Plan is scheduled for April 25, 2016. If the Public Meeting does not require any substantial policy changes, it is suggested that work on the Zoning By-law Project can resume at that time while the Town awaits final approval of the Official Plan. It is anticipated that once the Official Plan is approved, the Town will be in a better position to move forward with the Zoning By-law.

Planning Staff will continue to work with Meridian Planning Consultants to prepare a final Draft of the Zoning By-law for consideration by Council and the Public. In order to get to a final draft, the following will be required:

1. Finalize an updated work plan with Meridian Planning Consultants
2. Update the Zoning By-law (text) including changes to Provincial, County and Town of The Blue Mountains Policy direction, as well as updated best practices
3. Update the Zoning By-law (mapping) consistent with new Official Plan mapping and local mapping standards
4. Review of 300+ Zoning By-law Exceptions
5. Complete the Final Draft Zoning By-law and circulate for Council and Public review. (Public Meeting)

Most of the work to be completed includes the completion of the mapping and exceptions review. The By-law text was substantially completed just prior to the project being put on hold. Any substantial text updates will be brought forward to Council on an ongoing basis if further direction is required on various Zoning issues. It is anticipated that the Final Draft of the Zoning By-law will be brought forward later in 2016.

**C. The Blue Mountains' Strategic Plan**

The implementation of the consolidated Zoning By-law is identified as a strategic action for 2016 and 2017-2019 under Goal #3 - Support healthy lifestyles, Manage Growth and Promote Smart Growth

**D. Environmental Impacts**

Nil

**E. Financial Impact**

\$43,000 has been allocated to the 2016 approved budget to complete the project.

**F. In Consultation With**

Nil

**G. Attached**

Nil

Respectfully submitted,

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Shawn Postma, Senior Policy Planner

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Michael Benner, Director of Planning and Development Services

**For more information, please contact:**

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