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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**

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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**

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Goal #3: Support Healthy Lifestyles

## **F. Environmental Impacts**

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Nil

## **G. Financial Impact**

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Nil

## **H. In consultation with**

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Planning Services, Building Services, Meridian Planning Consultants

## **I. Attached**

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Nil

Respectfully submitted,

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Shawn Postma, BES MCIP RPP  
Senior Policy Planner

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Michael Benner, MCIP RPP  
Director of Planning and Development Services

For more information, please contact:

Shawn Postma, Senior Policy Planner  
[spostma@thebluemountains.ca](mailto:spostma@thebluemountains.ca)  
519-599-3131 extension 248