

**STAFF REPORT:**

**Planning and Building Services Department**



**REPORT TO:** Planning & Building Committee  
**MEETING DATE:** December 8, 2010  
**REPORT NO.:** PL.10.118  
**SUBJECT:** New Comprehensive Zoning By-law Project - Update  
**PREPARED BY:** Cindy Welsh, MCIP, RPP  
Senior Policy Planner

**A. Recommendations**

**THAT Council does hereby receive Planning Staff Report PL.10.118, New Comprehensive Zoning By-law Project - Update.**

**B. Background**

The process to develop a new comprehensive Zoning By-law for the Town began in 2007. The objective of the Zoning By-law Update and Consolidation project is to produce a single, comprehensive Zoning By-law for the Town which is easy to use and understand. Meridian Planning Consultants have been retained by the Town to undertake this work. Staff have been advising Council of this process as it moves forward.

The last update provided to Council was at the October 4, 2010, Planning and Building Committee meeting at which time Staff reported on the issue of setback buffers from two former landfill sites (Thornbury and Clarksburg). As Council will recall, the Town's Official Plan requires a 500 metre setback buffer from former landfill sites except in the instance where it can be demonstrated that lesser setbacks are appropriate. In this regard, the Town retained R.J. Burnside Consulting Engineers who subsequently recommended significantly smaller buffer zones. On October 12, 2010, the County of Grey advised that they "would not dispute the recommended Impact Zones". These reduce impact Zones will now be incorporated into the new Comprehensive Zoning By-law.

**Internal Review of Draft Zoning By-law**

A second copy of the Draft Zoning By-law was submitted to the Town by Meridian Planning Consultants on December 22, 2009. The second draft contained both the text portion and schedules. Staff of the Planning and Building Services Department, along with the Senior Management Team, had the opportunity to review the second draft of the Zoning By-law in early January 2010. On January 12, 2010, Meridian Planning Consultants attended a Senior Management Team meeting which provided an opportunity for SMT to ask questions and/or seek clarification on issues. All comments received have been provided to Meridian for review.

Staff continue to work with Meridian in finalizing the third draft prior to external agency review as per the *Planning Act*. Planning staff are in the process of reviewing Schedules and consolidating Zoning By-law exceptions. This will also be provided to Meridian for review.

### **Updated Work Plan for the Zoning By-law Project**

Given the issues regarding setback buffers from landfill sites, the project has been delayed. Given this, Town staff, in consultation with Meridian, has developed a revised Town of The Blue Mountains Zoning By-law Project Timeline dated October 26, 2010, which is attached for Council's review. Key dates are as follows:

1. Meetings with Planning Staff and Council – January/February
2. Second Public Open House – March 2011
3. Meeting with stakeholders – March/April 2011
4. Statutory Public Meeting – April, 2011
5. Final Meeting with Planning Staff – April, 2011
6. Preparation of Final By-law for Adoption – May 2011
7. Present Final By-law to Council – May/June 2011.

### **Public Engagement - Draft Zoning By-law**

Given the importance of a New Zoning By-law, and given the extent of changes that are required to implement the provisions of the Official Plan, Town Planning Staff, in consultation with the Communications and Economic Development Coordinator, will develop for Council's comments a Community Engagement Plan.

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

1. Managing growth to ensure the ongoing health and prosperity of the community.

### **D. Environmental Impacts**

In updating the new Comprehensive Zoning By-law, higher standards reflecting the Town's Official Plan and the *Provincial Policy Statement (PPS)*, 2005, will assist in improvements to the environment.

### **E. Budget Impact**

Meridian has been retained at a cost of \$88,687.50 (exclusive of GST). Funds for this project were originally approved as part of the 2008 Budget and are further reflected in the Draft 2009 Budget. It is noted that 90% of the cost of this project is to be funded by way of Development Charges.

## **F. Attachments**

1. Town of The Blue Mountains Zoning By-law Project Timeline (Revised), October 26, 2010.

Submitted by:

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# Town of The Blue Mountains Zoning By-law

## Revised Project Timeline

Updated: 26-Oct-10

| Task             | Month  | 2011     |          |         |          |             |       |     |
|------------------|--|----------|----------|---------|----------|-------------|-------|-----|
|                  |  | November | December | January | February | March       | April | May |
|                  |  | 8        | 9        | 10      | 11       | 12          | 13    | 14  |
| PROJECT ACTIVITY |  |          |          |         |          |             |       |     |
| 18A              | Preparation of a Third Draft (Text and Mapping)                | █        | █        |         |          |             |       |     |
| 18B              | Town Review - circulate to all internal departments            |          | █        | █       |          |             |       |     |
| 18C              | Town Exceptions Review (timing?)                               |          | █        | █       |          |             |       |     |
| 19A              | Meetings with Planning Staff and Council (afternoon & evening) |          |          | OMB     | █        |             |       |     |
| 19B              | Revisions to Third Draft (Text and Mapping)                    |          |          |         | █        |             |       |     |
| 20               | Second Public Open Houses                                      |          |          |         |          | Thurs & Sat |       |     |
| 21               | Preparation of a Final Draft (Text and Mapping)                |          |          |         |          | █           |       |     |
| 22               | Statutory Public Meeting (Planning Act)                        |          |          |         |          |             | █     |     |
| 23               | Final Meeting with Planning Staff                              |          |          |         |          |             | █     |     |
| 24               | Preparation of Final By-law for Adoption                       |          |          |         |          |             |       | █   |
| 25               | Present Final By-law to Council                                |          |          |         |          |             |       | █   |
| Task             | Month  | 8        | 9        | 10      | 11       | 12          | 13    | 14  |