

STAFF REPORT:

Planning



REPORT TO: Mayor and Members of Council
MEETING DATE: March 2, 2009
REPORT NO.: PL.09.20
SUBJECT: Comprehensive Zoning By-law Review Update
PREPARED BY: Cindy Welsh, MCIP, RPP
Senior Policy Planner

A. Recommendations

THAT Council does receive Planning Staff Report #PL.09.20, “Comprehensive Zoning By-law Review” for information purposes.

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. On December 8, 2008, Council received a report indicating that Meridian Planning Consultants Inc. had been retained by the Town to undertake the work.

On January 23, 2009, an initial start-up meeting was held between Town staff and representatives of Meridian. The purpose of the meeting was to discuss the issues that need to be resolved in the context of consolidating and preparing a new Zoning By-law for the Town and to develop a work plan that was realistic and could be delivered upon (Appendix “A”).

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 – Revised Work Plan (February 11, 2009).

Submitted by:

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Town of The Blue Mountains Zoning By-law

Revised
Project
(February 11, 2009)

Task	Month	2009												January 13
		January	February	March	April	May	June	July	August	September	October	November	December	
		1	2	3	4	5	6	7	8	9	10	11	12	
PROJECT ACTIVITY														
<i>Phase One - Developing the Strategy</i>														
1	Start-Up Meeting/Workshop with Staff and the Working Groups													
2	Review Official Plan and Zoning By-laws													
3	Develop Strategy on Format, Mapping, Zone Structure and By-law Administration													
4	Meet with Planning Staff and Working Groups and Prepare Minutes													
5	Develop Strategy on Definitions, Permitted Uses and Performance													
6	Meet with Planning Staff and Working Groups and Prepare Minutes													
7	Develop Strategy on General Provisions, Rural areas and Policy Issues													
8	Meet with Planning Staff and Working Groups and Prepare Minutes													
<i>Phase Two - Consulting the Public</i>														
9	First Public Open Houses													
10	Meet with Planning Staff and Working Groups and Prepare Minutes													
11	Finalizing the Strategy/Council Presentation													
12	Presentation to Council													
13	Exceptions Rationalization Work													
<i>Phase Three - Preparing and Approving the By-law</i>														
14	Preparation of the First Draft (Text and Mapping)													
15	Meeting with Planning Staff													
16	Preparation of a Second Draft (Text and Mapping)													
17	Meeting with Planning Staff and Project Working Groups													
18	Preparation of a Third Draft (Text and Mapping)													
19	Meeting with Planning Staff, Project Working Groups and Council													
20	Second Public Open Houses													
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	2009												January 13
		January	February	March	April	May	June	July	August	September	October	November	December	
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