

STAFF REPORT: **Planning**



REPORT TO: **Mayor and Members of Council**
MEETING DATE: **May 4, 2009**
REPORT NO.: **PL.09.47**
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.09.47, “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. Staff have been advising Council of this process as it moves forward.

On Monday, March 30, 2009, a second meeting was held between Town staff and representatives of Meridian. The purpose of the meeting was to discuss the preamble of the new Zoning By-law, mapping structure, the draft zone framework and options for by-law consolidation. Meridian is currently working on developing a strategy on definitions, permitted uses and performance standards. This is Task 5 in the approved work plan (see attached). The next meeting between the Town and Meridian is scheduled for May 14, 2009.

Council will receive a further report on June 1, 2009, Planning and Building Services Committee meeting. This report will be seeking Council’s direction on the first group of policy initiatives pertaining to the new Zoning By-law along with relevant background information.

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 Work Plan (Revised February 11, 2009).

Submitted by:

Cindy Welsh, MCIP, RPP
Senior Policy Planner
The Blue Mountains
26 Bridge Street E.
Box 310
Thornbury, ON N0H 2P0
Tel: (519) 599-3131, ext. 262
Toll Free: 1-888-258-6867
Fax: (519) 599-3018
E-mail: cwelsh@thebluemountains.ca

David Finbow
Director, Planning & Building
Services/CBO
The Blue Mountains
26 Bridge Street E.
Box 310
Thornbury, ON N0H 2P0
Tel: (519) 599-3131, ext. 246
Toll Free: 1-888-258-6867
Fax: (519) 599-3018
E-mail: dfinbow@thebluemountains.ca

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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