



Staff Report

Planning and Development Services – Planning Division

Report To: Special Meeting Committee of the Whole
Meeting Date: May 06, 2019
Report Number: PDS.19.54
Subject: Comprehensive Zoning By-law Housekeeping Changes
Prepared by: Shawn Postma, Senior Policy Planner

A. Recommendations

THAT Council receive Staff Report PDS.19.54, entitled “Comprehensive Zoning By-law Housekeeping Changes”;

AND THAT Council authorize Staff to schedule a Public Meeting to consider a Zoning By-law Amendment to correct a number of housekeeping items contained in the new Comprehensive Zoning By-law 2018-65.

B. Overview

The purpose of this report is to identify a number of minor updates and corrections that are required to the new Town of The Blue Mountains Comprehensive Zoning By-law 2018-65. This report also provides an overview of the housekeeping Zoning By-law Amendment process.

C. Background

In November 2018, the Town of The Blue Mountains enacted a new Comprehensive Zoning By-law (2018-65) for the entire municipality. The Blue Mountains By-law 2018-65 replaces the former Town of Thornbury Zoning By-law 10-77 and former Township of Collingwood Zoning By-law 83-40. The Blue Mountains By-law 2018-65 is not yet in full force and effect as there remains one appeal before the Local Planning Appeal Tribunal (LPAT). The appeal is scheduled for a Hearing on May 14, 2019 and as part of that Hearing, Planning Staff anticipate that a ruling will be received at (or shortly after) that all sections of The Blue Mountains Zoning By-law 2018-65 are in full force and effect save and except for those lands that are under appeal. With this ruling, the Town will be able to operate under one Zoning By-law for the Town.

Since enactment in November 2018 Town Staff have been using the new By-law in tandem with the existing By-laws in the review of development projects, Building Permits, and other forms of development regulated by the Zoning By-law. With Town Staff extensively using the new By-law on a daily basis a number of corrections, errors and areas of further clarification have been identified. Included are issues such as:

- County Road Sight Triangle setback requirements
- Clarification on retaining wall setback requirements
- Permitted locations of Apartment Buildings within downtown areas
- Continued permissions for Single Detached Dwellings along Bruce Street
- Permitted uses in the Hazard Zone to also include existing Golf Courses
- Removal of “basement” definition
- Insert shared driveway provisions (semi detached and multi residential units)
- Minor corrections to exception and footnote numbers
- General formatting and grammatical corrections

The above housekeeping changes are intended to clarify matters and do not shift the direction of the original Zoning By-law. Planning Staff are now requesting authorization to proceed with a Public Meeting to resolve the above issues with the intent to hold a Public Meeting, followed by a Staff Report and recommendations and receive a Council decision prior to summer recess.

A detailed breakdown of all the proposed changes will be included in the future Notice of Public Meeting.

It is anticipated that Housekeeping Amendments will occur on a regular (annual) basis where portions of the By-law that require updates, modernization or clarification are considered and implemented.

D. The Blue Mountains Strategic Plan

Goal #3: Support Healthy Lifestyles
Objective #3 Manage Growth and Promote Smart Growth

E. Environmental Impacts

Nil

F. Financial Impact

Nil

G. In consultation with

Nathan Westendorp, Director of Planning and Development Services

H. Public Engagement

The topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required at this time. If authorized, a Public Meeting will be scheduled in the future. Comments regarding this report should be submitted to Shawn Postma, Senior Policy Planner at planning@thebluemountains.ca

I. Attached

Nil

Respectfully submitted,

Shawn Postma
Senior Policy Planner

Nathan Westendorp
Director of Planning and Development Services

For more information, please contact:

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