



## PLANNING & DEVELOPMENT

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To: Municipality of Bluewater  
From: Craig Metzger, Senior Planner  
Date: August 6, 2009

**Re: Bluewater Comprehensive Zoning By-law**

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### PURPOSE

This report is provided for the information of the Bluewater Planning Committee.

### COMMENTS

#### *Need for a New Zoning By-law*

The Municipality of Bluewater currently has five separate zoning by-laws (Bayfield, Hay, Hensall, Stanley, and Zurich) with a combined length of over 600 pages, including over 235 key maps. These by-laws were initially established pre-amalgamation, although since then there have been site specific rezonings and some general amendments (such as medium and high density residential zone provisions for the Bayfield Settlement Area and permitting small sheds on otherwise vacant cottage lots). With the passage of a new Official Plan for Bluewater, an updated Provincial Policy Statement, and other changes to Provincial and other agencies' regulations/guidelines (such as Minimum Distance Separation Formulae and Conservation Authority regulations) the need to prepare a new comprehensive Zoning By-law for the Municipality has come to the forefront.

#### *ZBL Format*

The new Zoning By-law (Bluewater ZBL) will not only be significantly shorter than the combined length of the current five Zoning By-laws but also employ a different approach to the mapping. Historically, the approach has involved the use of key maps (many, many, key maps in the case of Bluewater's former municipalities) but, with the use of GIS technology and the ability to produce large format pages covering greater areas as well as to print on demand pages for site specific inquiries, the Planning & Development Department has been moving towards an approach that results in far fewer key maps. The North Huron Zoning By-law, the newest zoning by-law produced, has only about a half dozen maps to cover the entire municipality.

#### *Internet Integration*

GIS and internet technology will also be leveraged to empower Bluewater's citizens and provide more accessible and comprehensible zoning information. The Bluewater ZBL will be developed with the intention that it will be integrated with and accessible through the County's WebGIS internet application. Using this web-based service citizens will be able to identify their property, determine the zoning for the property, and print out the relevant zoning provisions.

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*"Planning with the community for a healthy, viable and sustainable future."*



**Ontario's West Coast**

*Development Timeframe*

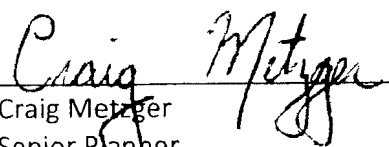
The target date for the completion of a draft of the Bluewater ZBL is summer 2010. The production of maps showing the zones is time intensive as it involves an extensive checking and cross-checking process (even though, inevitably, errors still slip through). The mapping has already commenced as GIS staff have inputted existing zone boundaries into the GIS system as a precursor to the development of a new zoning map. The broad outlines of the development timeframe are as follows:

Quarter	Text Portion	Map Portion
Fall 2009	Determine main zones (residential, commercial, industrial, agricultural, etc.) Produce and review initial draft of general provisions and definitions.	Map main zones in GIS. Error check main zones.
Winter 2010	Determine special zones (such as AG1-1, R1-5, etc.) Produce and review provisions for main zones.	Map special zones. Error check special zones.
Spring 2010	Produce and review special zones provisions.	Complete initial mapping and continue error checking.
Summer 2010	Complete error checking.	Complete error checking.
Late August 2010	Hold Open Houses for public review.	
September 2010	Follow-up and modifications in response to public review.	
October 2010	Formal public meeting.	

The schedule itself is fairly fluid and dependent upon a range of factors, including the outcome of discussions regarding provisions and workloads. An earlier rather than a later completion date is preferred and will be strived for. The production of the Bluewater ZBL will involve a coordinated effort by both the Planning Committee members for their input, questioning, and direction as well as Municipal and County staff in producing the wording and mapping.

I trust this brief, broad overview is helpful to the Committee. I will be present at the August 10<sup>th</sup> Committee meeting to speak to this report and provide further elaboration as required.

Sincerely,

  
Craig Metzger  
Senior Planner