

OFFICIAL PLAN UPDATE AND NEW ZONING BY-LAW

What is the Official Plan, what does it do and why update it?

The Official Plan sets out a vision, objectives and policy for land use to guide growth and development in Lion's Head, Tobermory and Ferndale. The Bruce County Official Plan and the Niagara Escarpment Plan provide policies for other areas of the Municipality. The Municipality is required to review its Official Plan every five (5) years. The last review occurred in 2012. Some updates are required in order to reflect recent changes to the *Planning Act* and the *Provincial Policy Statement*. Other topic areas have been identified for review and update based on discussion with staff, Council, various agencies and members of the general public.

What is the Zoning By-law, what does it do and why replace it?

The Zoning By-law implements the Bruce County Official Plan and the Municipality's Official Plan and lays out the ground rules for development in the Municipality, such as:

- where you can build (setbacks, etc.)
- what you can build (minimum size, maximum lot coverage, height, number of buildings, etc.)
- how you can use buildings and structures in different areas or zones (ie. commercial or residential)
- requirements and standards such as parking and landscaping

The Zoning By-law is the legal tool for managing land use in the Municipality. The current Zoning By-law was established in 2002. Based on changes to the Official Plan and Provincial legislation since that time, it is time to consider a new Zoning By-law. This process began in 2013 but was stopped in order to find a way to develop better mapping of Environmental Hazards to buildings and structures. The Hazard Mapping Pilot Project Steering Committee, comprised of Council and members of the general public with environmental, development and general public interests met throughout 2015 to study and ultimately, approve the criteria for mapping Environmental Hazards within the Municipality. The Grey Sauble Conservation Authority (GSCA) has been hired to map these criteria using the best data sources available. These maps will be available for public review in late March.

The new Zoning By-law will deal with more than just Environmental Hazards. Although most, if not all, of the comments that were received in 2013 were addressed through the proposed by-law, we do

not want to miss anything so we are asking that you submit (or re-submit) any comments or concerns that you may have with the Zoning By-law so that we can seek ways to address them.

What's up for discussion?

At a minimum, the 2017 Official Plan and new Zoning By-law need to address the following topics (NOTE: short papers on these topics have been posted to the Municipal website):

- public consultation
- environmental hazard mapping
- housing and other forms of accommodation
- built form and sense of place
- energy conservation, air quality and climate change
- natural heritage systems

Council understands that tourism is connected to many of these and to other topics and is interested in hearing about your concerns or suggestions to improve the Official Plan and/or Zoning By-law.

How do I get involved in the Official Plan Update/new Zoning By-law process?

Council understands the importance of public input into the Official Plan and Zoning By-law and has approved an extended public consultation strategy.

- ⇒ Read the current Plan, topic papers, background papers, proposed environmental hazard maps (available in late March), proposed policies online at www.northbrucepeninsula.ca – choose Departments, then Planning
Printed copies can be viewed during regular business hours at the following locations

Municipal Office

56 Lindsay Road 5
R. R. #2, Lion's Head
Monday to Friday
8:30-4:30 except statutory holidays
(519) 793-3522

Tobermory Library

22 Bay Street
Tuesday: 10:30-4:30
Wednesday: 10:30-4:30
Thursday: 10:30-2:30
Friday: 10:30-4:30
Saturday: 10:30-2:30
Closed Sunday and Monday
(519) 596-2446

Lion's Head Library

90 Main Street
Monday: 9:30-5
Wednesday: 11-7
Friday: 9:30-5
Saturday: 9:30-2
Closed Tuesday,
Thursday and Sunday
(519) 793-3844

- ⇒ **Forward written comments, ideas or concerns to the Bruce County Planning Department by Friday, March 31, 2017**

This commenting period is to obtain your input and ideas for general policy directions. All comments received by the Planning Department become part of the public record and will be considered in preparing Official Plan amendments and the by-law. We will also be seeking comments on proposed policies through open houses and in writing during the next stage (see below).

Bruce County Planning Department
268 Berford Street
P. O. Box 129
Warton, Ontario N0H 2T0
Email: bcplwi@brucecounty.on.ca

- ⇒ **Attend an Open House to see the proposed Plan amendments and by-law including Environmental Hazard Area Maps**

Each Open House will begin with a brief presentation and provide opportunities for informal questions and answers. Based on these Open Houses, policy and zoning proposals may be updated between the Open Houses to address comments that may be received. Current information and a summary of changes that occur through the process will be posted at the locations noted above at least twenty (20) days before each Open House. If you are concerned about the accuracy of Environmental Hazard mapping, you will be able to discuss the maps and schedule a site visit with the GSCA at no cost to you.

**Open House #1
Sunday, May 28, 2017**

2:00-4:00 p.m.
Community Centre
7420 Highway 6
Tobermory

**Open House #2
Saturday, July 8, 2017**

1:00-3:00 p.m.
Rotary Hall
59 Main Street
Lion's Head

**Open House #3
Saturday, July 8, 2017**

6:00-8:00 p.m.
Municipal Office
56 Lindsay Road 5
R. R. #2
Lion's Head

**Open House #4
Monday, September 25,
2017**

10:00 a.m.-Noon
Municipal Office
56 Lindsay Road 5
R. R. #2
Lion's Head

- ⇒ **Attend the formal Public Meeting where the proposals will be presented to Council and the public and you can make a formal, oral submission**

The Public Meeting has been tentatively scheduled for Monday, September 25, 2017 at 1:00 p.m. in the Council Chambers at the NBP Municipal Office, 56 Lindsay Road 5, R. R. #2, Lion's Head.

NOTE: No decision will be made on the Official Plan or Zoning By-law, including the Environmental Hazard mapping, until after the September Public Meeting.

Preserving your appeal rights: Your right to appeal the final plan amendment and/or Zoning By-law may be limited if you do not submit your concerns during the process by making written submissions or speaking at the public meeting. For more information on preserving your appeal rights, visit the Planning Department page on the Municipal website.

If you wish to be notified of the decision with respect to the proposed Official Plan amendment and/or new Zoning By-law, you must make a written request to:

Municipality of Northern Bruce Peninsula
56 Lindsay Road 5, R. R. #2
Lion's Head, Ontario N0H 1W0
ATTENTION: Mary Lynn Standen, Clerk
Or by email to marylynn.nbp@amtelecom.net