

Public Meeting
concerning a
Proposed Zoning By-Law Amendment
affecting the Municipality Of Bluewater

Take Notice that Council of the Corporation of the Municipality of Bluewater will hold a public meeting on Monday August 12th, 2024 at 6:30pm in hybrid format to consider a proposed zoning by-law amendment under Section 34 of the Planning Act.

File: Z02-2024 Housekeeping Zoning By-law Amendment

Applicant: Municipality of Bluewater

Purpose and Effect

The purpose and effect of this Zoning By-law Amendment (application #: BLU Z02-24) is to update overall Bluewater Zoning By-law including matters related to administration of the By-law, building, entrances, manufactured homes, trailers, accessory structures, defined terms and vending from a vehicle:

- Add a technical revisions provision to allow administrative changes without an amendment to this By-law.
- Delete redundant provisions that are already addressed elsewhere in the By-law.
- Add new, clarify existing and delete redundant definitions used throughout the By-law to better address questions received from the public and ensure consistent application of the By-law (add “patio”, “recreational vehicle”; amend “attached garage”, “basement”, “crawl space”, dwelling”, “existing”, “floor area”, “ground floor area”, “attached garage”, “mobile home”, “park model trailer”, “recreational vehicle sales and service”, “residential park”, “residential park home”, “settlement area”, “total floor area”, “trailer and tent park” and “travel trailer”; and remove “habitable room”).
- Permit temporary structures during construction without amendment to the By-law.
- Clarify the permitted location of accessory structures not containing an ARU in the AG4 zone.
- Remove redundant provision from AG1 related to size of agricultural parcel due to severance
- Permit plumbing in accessory structures in zones that already permit ARUs.
- Increase permitted size of detached accessory structures provided total zone coverage is still met.
- Amend additions to trailers provision in RC2 zone to limit size of enclosed structures and decks and add a set back between decks to reduce drainage issues and improve safety
- Reduce minimum distance between driveway and interior property line in Core Commercial to encourage compact development.
- Clarify number of permitted entrances in all zones

- Remove requirement for municipal permission to vend from a vehicle on private property where the use is already permitted. Hawkers, Peddlers and Buskers By-law still applies to municipal property.
- Update maps to reflect Conservation Authority changes to Source Water Protection

Additionally, two options are being considered for the additions to trailers provision (s29.5.1), one of which proposes to limit the size of additions and one of which proposes to prohibit additions, and can be reviewed in the two versions of the text attached.

This amendment affects all lands in the Municipality.
For full proposed text visit: www.municipalityofbluewater.ca

If you are an owner of any land containing seven or more residential units, you are requested to post this notice in a location that is visible to all of the residents.

Any Person may attend the public meeting and/or make written or verbal representation either in support or in opposition to the proposed zoning by-law amendment.

Members of the public do not have the right to appeal the decision; only the applicant, the property owner, the Minister of Municipal Affairs and Housing, a specified person under the Planning Act or public body that has an interest in the matter, may appeal the decision. Please refer to the County of Huron website for details about appeal rights:

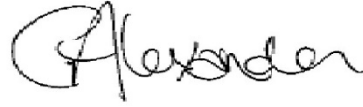
<https://www.huroncounty.ca/plandev/guides-and-resources/planning-procedures/additional-appeal-information>

If you wish to be notified of the decision of Municipality of Bluewater on the proposed zoning by-law amendment, you must make a written request to the Municipality of Bluewater (14 Mill Ave. Zurich, ON N0M 2T0, planninginfo@municipalityofbluewater.ca (519-236-4351 x 235)).

Additional Information relating to the proposed zoning by-law amendment is available for inspection here: www.municipalityofbluewater.ca or during regular office hours at the Municipal Office (**14 Mill Ave. Zurich, ON N0M 2T0, planninginfo@municipalityofbluewater.ca (519-236-4351 x 235)**) and the County of Huron Planning and Development Department (519) 524-8394 x3.

Council meetings are being held in person, with electronic attendance options. Persons wishing to participate in the planning process are strongly encouraged to send their comments, questions or concerns via email to Britt Gregg-Wallace, Planner, at bgreggwallace@huroncounty.ca (519-524-8394 ext. 3) or to Lindsay Whalen, Planning Coordinator, at planninginfo@municipalityofbluewater.ca (519-236-4351 ext. 235). Please provide comments by **July 24, 2024** to allow them to be incorporated into the staff report and agenda. For those who wish to attend (in person or electronically), please contact Lindsay Whalen (planninginfo@municipalityofbluewater.ca (519-236-4351 x 235)). The public meeting will be held at Stanley Community Centre-Council Chambers, 38594 Mill Rd, Varna, ON N0M 2R0.

Dated at the Municipality of Bluewater
This 4th day of July, 2024.



**Chandra Alexander, Clerk
Municipality of Bluewater
14 Mill Street,
Zurich, On. N0M 2T0
(519) 236-4351**