

The Corporation of the Municipality of Bluewater

BY-LAW 105-2023

Being a By-Law to Amend Zoning By-Law 43-2015.

WHEREAS the Municipal Council of the Corporation of the Municipality of Bluewater considers it advisable to amend Zoning By-law 43-2015, as amended, of the Corporation of the Municipality of Bluewater and;

NOW THEREFORE, the Council of the Corporation of the Municipality of Bluewater **ENACTS** as follows:

1. This amendment shall apply to all lands within the Bayfield Settlement Area of the Municipality of Bluewater and is comprised of Schedules 1-3.
2. Zone Maps 1A, 1B and 1C of Bylaw 43-2015 are hereby deleted and replaced with the Zone Maps as shown on the attached Schedule 3 of this bylaw.
3. Section 1.23 (References to Provincial Legislation) is hereby amended by the addition of the following:

“Ministry of Transportation (MTO) review and approval is required for all properties within MTO’s Permit Control Area as defined in the *Public Transportation and Highway Improvement Act*”.

4. Section 2 is amended by the addition of the definition for “Residential Natural Environment Notification Area” as follows:

Residential Natural Environment Notification Area

This notification area is not a zone but is an overlay which may be amended without a formal amendment to this Bylaw. This notification area indicates that the subject lands contain natural features which must be considered prior to the development of the lands.

5. Section 3.21.15 (Parking Area Design Standards) is hereby amended by the addition of the following after the “Parking Area Surface and Drainage” section:
Cyclist Parking
Within the Bayfield Settlement Area, uses which require 30 or more parking spaces are required to provide 10 cyclist parking spaces.
6. Section 3.21.15 (Entrances and Exits) is hereby amended by the addition of the following after ‘9 metres’:
“except for single detached dwellings in the Bayfield Settlement Area where the maximum width shall be 6.7 metres”.
7. By-law 43-2015 is hereby amended by the addition of Section 35 ‘Heritage Residential Zone’ as follows:
Section 35 Heritage Residential Zone (HR1)
35.1 Permitted Uses
- single detached dwelling
- dwelling, converted

- dwelling with supports in a single detached dwelling

35.2 Accessory Uses:

- Additional Residential Unit(s) subject to Section 25.4.1. subject to holding

35.3. Permitted Structures

- buildings and structures for the permitted uses
- buildings and structures accessory to the permitted uses

35.4. Single Detached Dwelling, Converted Dwelling and Dwelling with Supports

Zone Area (minimum) Interior property: 450 square metres

Zone Area (minimum) Corner property: 540 square metres

Frontage (minimum): 20 metres

Front Yard (minimum): 6 metres

Front Yard (maximum): 9 metres

Interior Side Yard (minimum): 3 metres

Exterior Side Yard (minimum): 6 metres

Rear Yard (minimum): 8 metres

Zone coverage (maximum): 35%

Landscaped Open Space (minimum): 35%

Building height (maximum): 9 metres

8. Section 7.1 (Permitted Uses) is amended with the deletion of "amusement arcade".
9. Section 8.1 (Permitted Uses – Drive Through Restaurant, Commercial Storage Warehouse) are amended with the addition of "outside of the Bayfield Settlement Area".
10. Section 8.1 (Permitted Uses) is amended by the addition of the following:
 - art or cultural facility over 450 square metres within Bayfield Settlement Area
 - artisan studio within the Bayfield Settlement Area
 - brewery/distillery/winery within Bayfield Settlement Area
 - day nursery within Bayfield Settlement Area
 - day centre within Bayfield Settlement Area
 - community facility, public utility and public service facility within Bayfield Settlement Area
11. Section 8.1. 'dwelling units in combination with any permitted use...' is amended by the deletion of "outside of the Bayfield Settlement Area" and replacement with "Holding within the Bayfield Settlement Area".
12. Section 8.4.1. (Outdoor Storage) is amended by deletion and replacement of the last bullet with the following:
 - "- not more than 35% of the zone area nor exceeds:
 - twice the ground floor area of the main building on the property outside of the Bayfield Settlement Area;
 - the ground floor area of the main building on the property within the Bayfield Settlement Area"
13. Section 8.5 is amended by the addition of Section 8.5.16 as follows:

C3-16

In the area zoned C3-16, commercial storage units are a permitted use subject to the provisions of Section 8 notwithstanding the front yard setback from County Road 3 (Mill Road) shall be 20 metres.

14. Section 9.1 (Permitted Uses) is amended by the addition of the following: “community facility within the Bayfield Settlement Area”
15. Section 9.1 (Permitted Uses – dwelling units in combination..) is amended by the deletion of “outside of the Bayfield Settlement Area” and replaced with “holding within Bayfield Settlement Area”
16. Section 9.3 (C4 Interior side yard minimum) is amended by the addition of the following: “except in the Bayfield Settlement Area where the minimum is 1.5 metres”.
17. Section 9.3 (C4 Zone Provisions – Main Building Height) “Maximum height – 18 metres” is deleted and replaced with the following:
“Maximum height outside the Bayfield Settlement Area: 18 metres
Maximum height within the Bayfield Settlement Area: 12 metres”
18. Section 9.4 is amended by the addition of 9.4.4. as follows:
9.4.4. Maximum Business Size within Bayfield Settlement Area
Within the Bayfield Settlement Area, on lands zoned C4 which front Main Street North, Catherine or Charles Streets or The Square west of Highway 21, the following permitted uses have a maximum gross area of 275 square metres including all storage, mezzanine and other accessory areas:
 - Business or professional office
 - Department store
 - General store
 - Retail store
19. Section 25.1 “semi-detached” is amended by the deletion of “within the Hensall or Zurich Settlement Areas” and replaced with “holding in the Bayfield Settlement Area”.
20. Section 25.1 “duplex” is amended by the deletion of “within the Hensall or Zurich Settlement Areas” and replaced with “holding in the Bayfield Settlement Area”.
21. Section 25.1 “triplex” is amended by the deletion of “within the Hensall or Zurich Settlement Areas” and replaced with “holding in the Bayfield Settlement Area”.
22. Section 25.1 “dwelling converted” is amended by the deletion of “within the Hensall or Zurich Settlement Areas” and replaced with “holding in the Bayfield Settlement Area”.
23. Section 25.2. “bed and breakfast establishment” is amended by the deletion of “outside of the Bayfield Settlement Area” and replaced with “holding in the Bayfield Settlement Area”.
24. Section 25.2. “Additional Residential Unit(s)” is amended by the deletion of “outside of the Bayfield Settlement Area” and replaced with “holding in the Bayfield Settlement Area”.

25. Section 25.4. (Single Detached and Dwelling with Support) is hereby amended by the addition of the following:

Maximum Building Height within Bayfield Settlement Area: 9 metres

26. Section 25.4. (Single Detached, Converted Dwelling and Dwelling with Support) is amended by the addition of the following:

Attached Garages

Within the Bayfield Settlement Area, for attached garages with vehicular access parallel to the street, the maximum permitted outside width of the attached garage shall be: 55% of overall dwelling width

Dwellings fronting onto Deer Ridge Lane and the south side of Troy Street are exempt from this provision.

27. Section 25.4. (Single Detached, Converted Dwelling and Dwelling with Support – Landscaped Open Space) is hereby amended by the addition of the following:

In the Bayfield Settlement Area, a minimum of 50% of the front yard must be Landscaped Open Space.

Dwellings fronting onto Deer Ridge Lane and the south side of Troy Street are exempt from this provision.

28. Section 25.5. (Semi-Detached and Duplex Dwellings) is hereby amended by the addition of the following:

Maximum Building Height within Bayfield Settlement Area: 9 metres

29. Section 25.5. (Semi-Detached and Duplex Dwellings) is amended by the addition of the following:

Within the Bayfield Settlement Area, for attached garages with vehicular access parallel to the street, the maximum permitted outside width of the attached garage shall be: 55% of overall dwelling width

30. Section 25.6 is amended by the addition of the Section 25.6.25 (R1-25) as follows:

25.6.25. R1-25

Notwithstanding the provisions of Section 3.9 to the contrary, one single detached dwelling is permitted on the subject lands serviced via private services including private water and private septic in the area zoned R1-25.

31. Section 25.6 is amended by the addition of the Section 25.6.26 (R1-26) as follows:

25.6.26. R1-26

Notwithstanding the provisions of Section 3.9 to the contrary, one single detached dwelling is permitted on the subject lands serviced via private services including private water and private septic in the area zoned R1-26. The single detached dwelling and any accessory buildings must be a minimum of 5 metres from the east zone/property line and 15 metres from the south zone line.

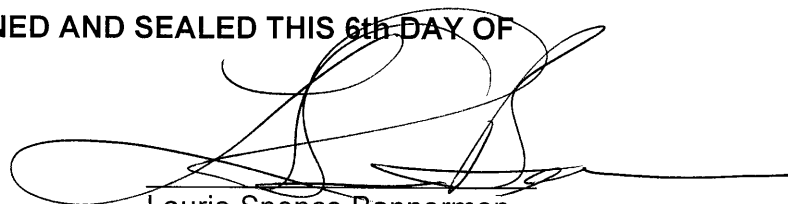
32. Section 26.1. is hereby amended by the addition of 'holding in the Bayfield Settlement Area' to the permitted uses of "dwelling, rowhouse" and "dwelling, multiple unit".

33. Section 26.2 “bed and breakfast establishment” is amended by the deletion and replacement of “outside of the Bayfield Settlement Area” with “holding in the Bayfield Settlement Area”.
34. Section 26.5 (Dwelling, Multiple Unit) is hereby amended by the addition of the following after “in the R2 zone”:
“except in the Bayfield Settlement Area where the Maximum Building Height shall be 3 storeys in the R2 zone).
35. Section 26.6. (Triplex and Quadruplex Dwellings) is hereby amended by the addition of the following:
Maximum Building Height within Bayfield Settlement Area: 13 metres
36. Section 26.8. (Rowhouse Dwelling) is hereby amended by the addition of the following:
Maximum Building Height within Bayfield Settlement Area: 13 metres
37. Section 26.8 (Dwelling Rowhouse) is hereby amended by deletion of “Projection from front of unit (maximum).
38. Section 27.6 is amended by the deletion of “Apartment Building” and replacement with “Dwelling, Multiple Unit”.
39. Section 29.6.2. (RC2-3) is amended with the addition of the following:
RC2-3-1
Notwithstanding the provisions to the contrary, in the area zoned RC2-3-1 maintenance buildings and other accessory activities are permitted accessory to the travel trailer/park model trailer park. Accessory activities do not include the assembly of travel trailers or park model trailers or similar units.

In the RC2-3-1, the following setbacks apply to the zone boundary:
Front Yard: 15 metres
East Interior Side Yard: 15 metres
West Interior Side Yard: 5 metres
Rear Yard: 5 metres
40. All other provisions of By-law 43-2015, as amended, shall apply.
41. This by-law shall come into force pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.
42. This by-law shall come into effect upon final passing, pursuant to Section 34 and 39(1) of the Planning Act, RSO, 1990.

THAT THIS BY-LAW BE ENACTED, SIGNED AND SEALED THIS 6th DAY OF NOVEMBER, 2023.


Paul Klopp, Mayor


Laurie Spence Bannerman,
Deputy Clerk

Schedule 1
The Corporation of the Municipality of Bluewater
Bylaw No 105-2023

Bylaw Number 105-2023 has the following purpose and effect:

The purpose of the amendment is to implement the direction of the Bayfield Secondary Plan within the Bayfield Settlement Area. The amendment is comprised of both text and mapping changes. A summary of the proposed changes is as follows:

1. Introduce a new Heritage Residential Zone for residential properties within the Heritage Conservation District and those adjacent along Main Street North.
2. Permit duplex, semi-detached, converted dwellings, triplexes, Additional Residential Units and bed and breakfasts in the Low Density Residential (R1) zone with a Holding Zone until such time that wastewater capacity is available.
3. Reduce maximum heights in Low Density Residential (R1) zone from 14 metres to 9 metres.
4. Introduce a maximum front yard setback in Low Density Residential (R1) zones to create more predictability in the built form.
5. Amend design direction for attached garages for single detached dwellings and rowhouses.
6. Introduce a narrower width of driveways and require increased landscaped open space in front yards for single detached dwellings to limit the degree of hardened spaces in front yards.
7. Reduce maximum heights in Medium Density Residential (R2) zone from 14 metres to 13 metres (to permit 3 storey maximum).
8. Introduce size limitations for certain businesses in the Core Commercial (C4) zone which front onto Main Street North to prevent a 'big box' type of store from establishing.
9. Permit dwelling units above or behind commercial establishments in the Core Commercial (C4) zone with a Holding Zone until such time that wastewater capacity is available.
10. Amend the permitted uses in the Highway Commercial Area (C3) to respond to the specifics of the Bayfield Settlement Area – this includes removing uses such as a drive-through restaurant and permitting new uses such as a day care and artisan studios.
11. Reduce maximum height in Core Commercial (C4).
12. Permit site specific changes on two properties in the Ranges to permit a single dwelling to be established on septic system as per the Official Plan policy.
13. Permit a maintenance building to be constructed accessory to an existing recreational trailer park.
14. Mapping changes include:
 - i. Introduction of Natural Environment Notification Area to indicate where natural features exist and must be evaluated prior to development;
 - ii. Introduction of Open Space zones on unopened road allowances to indicate long term parkland use;
 - iii. Expand Highway Commercial (C3) zone along Highway 21 and Mill Road.

The text amendment applies to all the lands within the Municipality of Bluewater. This Bylaw amends Zoning By-law 43-2015. The new zone maps are found on the following pages and are entitled Schedule 2 and Schedule 3. Schedule 4 is provided for references purposes only and does not form part of the By-law.

Schedule 3 Amended Zone Maps 1A, 1B and 1C



Zone Map
1B

Municipality of Bluewater
Zoning By-Law
Zone Map 1B Bayfield

Amendments
1 Amended by By-law 01-2018
2 Amended by By-law 18-2018
3 Amended by By-law 27-2022
4 Amended by By-law 51-2023

Revision Date: September 25, 2023

- Zone Changes
- Addition of Residential (NE Notification Area)

See Zone Map 1A

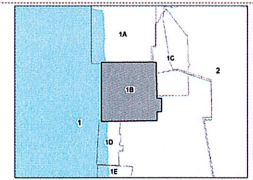
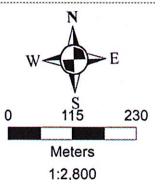


See Zone Map 1C

See Zone Map 1D

See Zone Map 1

 AG1 (Unless otherwise noted)	 Waterbodies
 NE2	 Parcel Fabric
 Flood Fringe	 Blu_ZBL_Roads <small>not other roads</small>
 NE3	 ROAD_NAME <small>BLUEWATER HIGHWAY</small>
 Top Of Bank	 Addition of Residential (NE Notification Area)
 Watercourses	 Wells
	 Municipal Withdrawal Protection Areas <small>By: Town of Bluewater (2014 A.B.C.)</small>



Zone Map
1C

Municipality of Bluewater
Zoning By-Law
Zone Map 1C Bayfield

Amendments
1 Amended by By-law 63-2018
2 Amended by By-law 04-2021

Revision Date: October 30, 2023

- Zone Changes
- Addition of Residential (NE Notification Area)

See Zone Map 1A

See Zone Map 2

See Zone Map 1B



- AG1 (Unless otherwise noted)
- NE2
- Flood Fringe
- NE3
- Top Of Bank
- Watercourses

- Waterbodies
- Parcel Fabric
- Blue_ZBL_Roads
all other vehicles
- ROAD_NAME
BLUEWATER HIGHWAY
- Addition of Residential (NE Notification Area)
- * Vehicles
- Municipal Wetland Protection Areas
- 5+ Time of Travel (Zone A, B, C)

