

Information Report

Title: Update Draft Comprehensive Zoning By-law

Report Number: Development Services-2024-30

Director: Infrastructure & Development

Manager: Development Services

Meeting Date:
Wednesday, December 11, 2024

Executive Summary:

Staff in coordination with MHBC will be bringing back the Updated Comprehensive Zoning Bylaw to the Council on January 22, 2025. The staff report will include a report from MHBC on comments received and how they were addressed along with the updated Draft By-Law and updated proposed zoning maps. The DRAFT document has been updated to implement numerous changes that have been proposed since the initial draft document was made available, including mapping changes. Due to the complexity and nature of the comments received, staff will include a recommendation for additional public consultation as well as an additional Public Meeting in the report being brought forward on January 22, 2025

Context and Background Information:

A Public Meeting was held November 13, 2024, for the Draft Comprehensive Zoning By-law in which the Council heard comments from the public and had an opportunity to ask questions. At that meeting it was anticipated that the Draft Comprehensive Zoning By-law would return to the council for adoption consideration on December 11, 2024.

Due to the complexity and nature of the comments received from the public and agencies, staff in consultation with MHBC determined that more time is required to complete a thorough review of the comments and provide a report to council summarizing the comments and how they are being addressed.

As staff and our consultants work to formulate a comprehensive DRAFT document that incorporates all necessary changes and updates, the implementation goal in the final quarter of 2024 will not be realized. With this, the implementation and adoption of the Comprehensive Bylaw is projected into the first quarter of 2025. This in turn will result in budgetary adjustments outside of the projected considerations.

Consultation Overview:

Municipal staff and Bruce County Planning staff have worked closely with MHBC on the comprehensive Zoning Bylaw review. Public Open House Meetings were held in 2022 to collect initial feedback from the public ahead of preparing the draft By-law. The draft By-law was presented to the Council on October 23, 2024. An Open House was held October 29, 2024, and a Public Meeting was held November 13, 2024. These meetings were advertised on the Municipal Website, Municipal Social Media Accounts, local newspaper and local radio station. The public commenting period was opened October 24, 2024, to November 22, 2024.

The Municipality has met the statutory requirements within the Planning Act with the above outlined public consultation completed to date. However, with the complexity and nature of comments received on the Draft Comprehensive Zoning By-law, staff will bring forward a recommendation for further public consultation with the updated Draft Comprehensive Zoning By-law to the January 22, 2025, council meeting. The commenting form on the website is currently closed, however it will reopen when the Updated Draft Comprehensive Zoning By-law is made available for review.

Origin:

Under Section 26(20) of the Planning Act, a municipality is obligated to amend all Zoning Bylaws to ensure they conform with the official plan no later than three years after a revision to the Official Plan under subsection (1) or (8). Kincardine's updated Official Plan came into effect in January 2021. MHBC was awarded the contract to complete the Comprehensive Zoning By-law review in November of 2021.

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| Attachments: | N/A |
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