

**NOTICE OF PUBLIC MEETING CONCERNING A PROPOSED
ZONING BY-LAW AMENDMENT (FILE: BLU Z03-2024)
AFFECTING THE MUNICIPALITY OF BLUEWATER**

TAKE NOTICE that the Council of the Corporation of the Municipality of Bluewater will hold a public meeting on **Monday November 18th, 2024 at 6:30p.m.** in Hybrid format, allowing for both electronic and in-person attendees to consider a proposed by-law under Section 34 of the Planning Act, R.S.O. 1990, as amended.

If you are the 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 residents.

BE ADVISED that the Municipality of Bluewater considered this application to be complete on Wednesday, October 16, 2024.

Public Meeting Procedure

Council meetings are being held through a hybrid format, allowing for both electronic and in-person attendees. Persons wishing to participate in the planning process are strongly encouraged to send their comments, questions or concerns via email, mail or telephone to Sarah Smith, Planner, at sarahsmith@huroncounty.ca (519-524-8394 ext. 3) or to Lindsay Whalen, Planning Coordinator, at planninginfo@municipalityofbluewater.ca (519-236-4351 ext. 235). Written comments are encouraged to be submitted prior to **Wednesday, October 30th** so they can be included with the materials Council will receive in consideration of the application.

If mailing comments, please address to: 14 Mill Ave. Zurich, ON N0M 2T0, Attention to Lindsay Whalen.

For those persons who wish to participate (in person or electronically) at the meeting, please contact Lindsay Whalen, at planninginfo@municipalityofbluewater.ca (519-236-4351 x 235). For those who wish to attend in person, the public meeting will be held at Stanley Community Centre-Council Chambers, 38594 Mill Rd, Varna, ON N0M 2R0.

ANY PERSON may attend the meeting (in person or electronically) and/or make written or verbal representation, either in support of or in opposition to the proposed zoning by-law amendment.

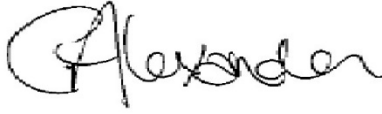
IF A PERSON OR PUBLIC BODY does not make oral submissions via electronic means or at a public meeting (in person or electronically) or make written submissions to the Corporation of the Municipality of Bluewater before the by-law is passed, the person or public body is not entitled to appeal the decision of the Corporation of the Municipality of Bluewater to the Ontario Land Tribunal.

IF A PERSON OR PUBLIC BODY does not make an oral submission via electronic means at a public meeting (in person or electronically) or make written submissions to the Corporation of the Municipality of Bluewater before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body.

IF you wish to be notified of the decision of the Corporation of the Municipality of Bluewater, on the proposed Zoning By-law Amendment, you must make a written request to the Clerk at the address listed below.

ADDITIONAL INFORMATION relating to the proposed zoning by-law amendment is available for inspection electronically by contacting the Municipality at planninginfo@municipalityofbluewater.ca.

DATED AT THE MUNICIPALITY OF BLUEWATER 22nd DAY OF October, 2024



Clerk
Municipality of Bluewater
14 Mill Street, Box 250, Zurich, Ontario
N0M 2T0 (519) 236-4351

PURPOSE AND EFFECT:

The purpose and effect of this application for Zoning By-law Amendment (application #: BLU Z03-24) is to apply -h Symbol to certain specified properties within the Bayfield Settlement Area to ensure orderly development in line with available servicing. The -h Symbol will be applied to only properties meeting the following criteria:

- the lot is vacant
- the lot has no sewer capacity allocation
- the lot is zoned residential
- not municipally owned or owned by Department of Fisheries and Oceans

The subject lands to which this By-law applies are located identified on the accompanying maps.

**THE CORPORATION OF THE
MUNICIPALITY OF BLUEWATER
DRAFT BY-LAW - 2024**

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.

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

1. This by-law shall apply to the following parcels:
 - a. PLAN 147 Lot 710 (41 Cameron Street 402023004101325);
 - b. PLAN 147 PT LOTS 766 AND 767; RP 22R5503 PART 2 (John Street 402023004100702);
 - c. STANLEY RANGE N PT LOT 5 RP; 22R5091 PART 2 (26 Cameron Street 402023004300420);
 - d. PLAN 154 LOT 11 (Tuyll Street 402023003400710);
 - e. RANGE D PT LOT 3 AS RP; 22R3475 PART 1 (David Street 402019001701440);
 - f. RANGE D PT LOT 3 AS 22R3475; PART 2 (David Street 402019001701430);
 - g. RANGE D PT LOT 3 AS RP; 22R3475 PART 3 (David Street 402019001701420);
 - h. RANGE D PT LOT 3 AS RP; 22R3475 PARTS 4 & 5 (David Street 402019001701410);
 - i. RANGE D PT LOT 2 AS RP; 22R3749 PART 2 (David Street 402023003102500);
 - j. RANGE D PT LOT 2 AS RP; 22R3749 PART 1 (David Street 402023003102600);
 - k. PLAN 152 PT LOT 2 (402023002100805);
 - l. PLAN 151 LOT 14 (41 Howard Street W 402023001701900);
 - m. PLAN 151 LOT 2 (12 Tuyll Street 402023001702300);
 - n. PLAN 153 LOT 6 (1 Jowett Lane 402023000400300);
 - o. PLAN 147 PT LOT 55 RP; 22R3525 PART 1 (Colina Street 402023000500918);
 - p. PLAN 150 LOT 52 (Dow Street 402023001902201);
 - q. PLAN 150 LANE (Dow Street 402023001902202);
 - r. AND IS COMPRISED OF SCHEDULES 1-5.
2. By-law 43-2015 is hereby amended to by changing the zone symbol from R1 (Residential Low Density) to R1-27-h (Residential Low Density - Holding) for the lands identified as 'zone change' on the attached Schedules 3, 4, and 5.
3. Section 25.6 of By-law 43-2015 is hereby amended by the addition of the following:

25.6.27 R1-27-h

Notwithstanding the provisions to the contrary, no new development of land will be permitted in the R1-27-h zone, until such time the holding symbol has been removed, subject to the availability of full municipal wastewater sewage services and full municipal wastewater sewage allocation at the Bayfield Wastewater Treatment Facility, and to the satisfaction of the Municipality.
4. Zone Map 1A, 1B and 1C, By-law 43-2025 are hereby amended as shown on the attached Schedule 2, 3, 4 and 5 of this by-law (Zone Map 1A, 1B and 1C).

5. All other provisions of By-law 43-2015 shall apply.
6. This by-law shall come into force pursuant to Section 34(21) of the Planning Act, RSO 1990, as amended.

READ A FIRST TIME ON THE	DAY OF	, 2024.
READ A SECOND TIME ON THE	DAY OF	, 2024.
READ A THIRD TIME AND PASSED THIS	DAY OF	, 2024.

Paul Klopp
Mayor

Chandra Alexander
Clerk

**SCHEDULE 1
THE CORPORATION OF THE
MUNICIPALITY OF BLUEWATER
DRAFT BY-LAW - 2024**

Draft By-law - 2024 has the following purpose and effect:

The purpose and effect of this application for Zoning By-law Amendment (application #: BLU Z03-24) is to apply -h Symbol to certain specified properties within the Bayfield Settlement Area to ensure orderly development in line with available servicing. The -h Symbol will be applied to only properties meeting the following criteria:

- the lot is vacant
- the lot has no sewer capacity allocation
- the lot is zoned residential
- not municipally owned or owned by Department of Fisheries and Oceans

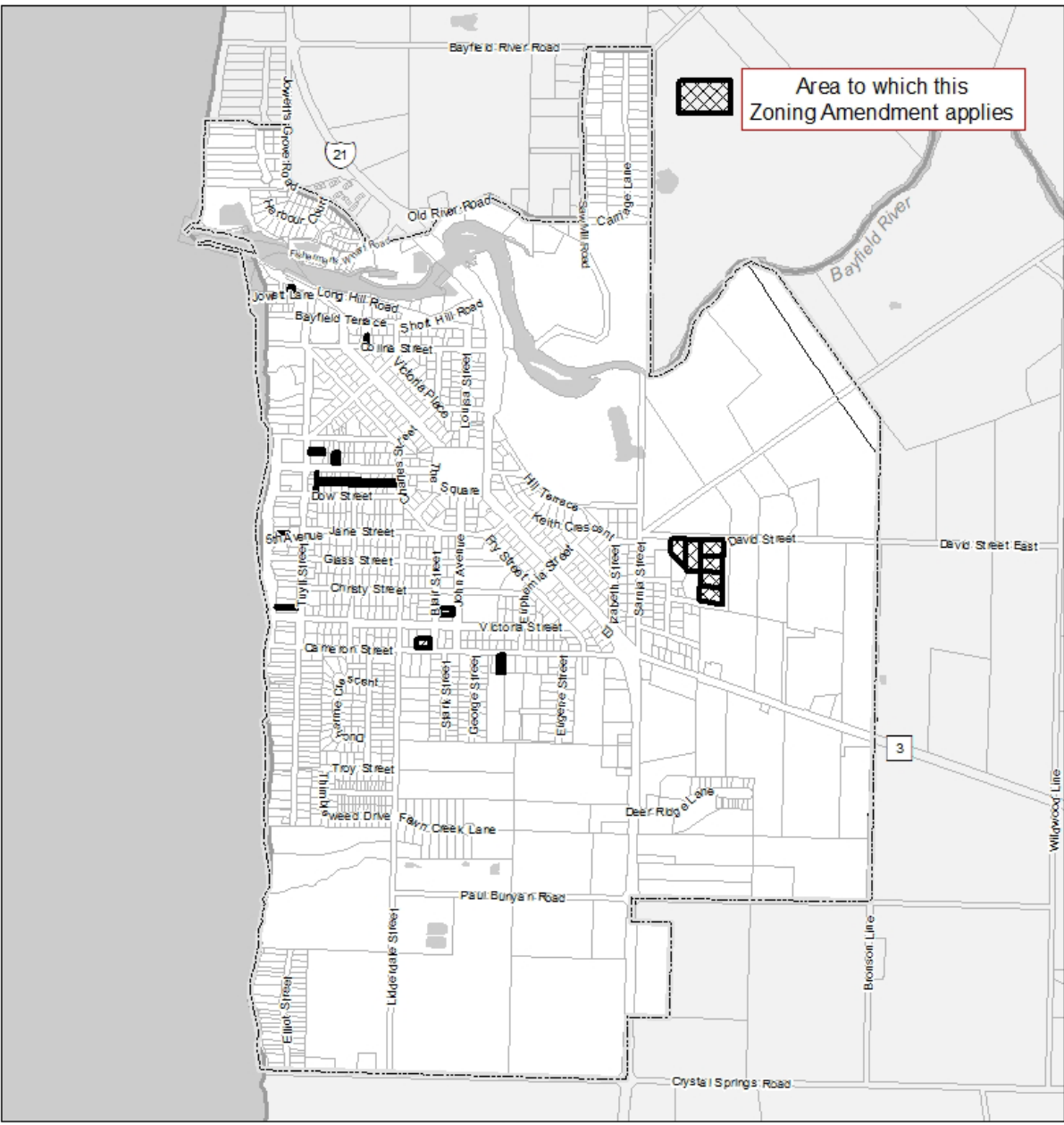
The subject lands to which this By-law applies are located identified on the accompanying maps.

The subject lands to which this By-law applies are located at:

- a. PLAN 147 Lot 710 (41 Cameron Street 402023004101325);
 - b. PLAN 147 PT LOTS 766 AND 767; RP 22R5503 PART 2 (John Street 402023004100702);
 - c. STANLEY RANGE N PT LOT 5 RP; 22R5091 PART 2 (26 Cameron Street 402023004300420);
 - d. PLAN 154 LOT 11 (Tuyll Street 402023003400710);
 - e. RANGE D PT LOT 3 AS RP; 22R3475 PART 1 (David Street 402019001701440);
 - f. RANGE D PT LOT 3 AS 22R3475; PART 2 (David Street 402019001701430);
 - g. RANGE D PT LOT 3 AS RP; 22R3475 PART 3 (David Street 402019001701420);
 - h. RANGE D PT LOT 3 AS RP; 22R3475 PARTS 4 & 5 (David Street 402019001701410);
 - i. RANGE D PT LOT 2 AS RP; 22R3749 PART 2 (David Street 402023003102500);
 - j. RANGE D PT LOT 2 AS RP; 22R3749 PART 1 (David Street 402023003102600);
 - k. PLAN 152 PT LOT 2 (402023002100805);
 - l. PLAN 151 LOT 14 (41 Howard Street W 402023001701900);
 - m. PLAN 151 LOT 2 (12 Tuyll Street, 402023001702300);
 - n. PLAN 153 LOT 6 (1 Jowett Lane, 402023000400300);
 - o. PLAN 147 PT LOT 55 RP; 22R3525 PART 1 (Colina Street 402023000500918);
 - p. PLAN 150 LOT 52 (Dow Street, 402023001902201);
 - q. PLAN 150 LANE (Dow Street, 402023001902202).
1. This by-law amends Zoning By-law 43-2015. All other zone provisions apply.
 2. A location map and zone map showing the location to which this by-law applies are found on the following pages, entitled Schedule 2, 3, 4 and 5 (Location Map, Zone Map 1A, 1B, 1C).

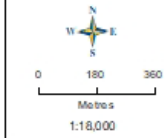
**SCHEDULE 2
THE CORPORATION OF THE
MUNICIPALITY OF BLUEWATER
DRAFT BY-LAW - 2024**

Municipality of Bluewater Village of Bayfield
Location Map



Produced by the County of Huron GIS Services with data supplied under License by Members of the Ontario Geospatial Data Exchange, MVCA, ABCA, SVCA, UTRCA and MNR&F. Orthoimagery flown in 2020. This map is illustrative only. Do not rely on it as a precise indicator of routes, feature locations, nor as a guide to navigation. Copyright © King's Printer 2024.

Last Modified 9/18/2024




**SCHEDULE 3
THE CORPORATION OF THE
MUNICIPALITY OF BLUEWATER
DRAFT BY-LAW - 2024**



**SCHEDULE 4
THE CORPORATION OF THE
MUNICIPALITY OF BLUEWATER
DRAFT BY-LAW - 2024**

Zone Map 1B	Municipality of Bluewater Zoning By-Law	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 5. Amended by By-law 109-2023	Revision Date: <u>September 18, 2024</u>	Zone Map 1B
	Zone Map 1B Bayfield			




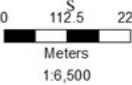
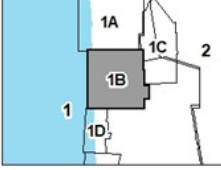










 Zone change from R1 (Residential Low Density) to R1-27-h (Residential Low Density - Holding)



See Zone Map 1D

See Zone Map 1

See Zone Map 1C

 AG1 (Unless otherwise noted)	 Waterbodies	  0 112.5 225 Meters 1:6,500	
 NE2	 Parcel Fabric		
 Flood Fringe	 NE Notification Area		
 NE3	 Wells		
 Top Of Bank	 Municipal Wellhead Protection Area		
 Watercourses	 5yr Time of Travel (Zone A, B, C)		

**SCHEDULE 5
THE CORPORATION OF THE
MUNICIPALITY OF BLUEWATER
DRAFT BY-LAW - 2024**

Zone Map 1C	Municipality of Bluewater Zoning By-Law	Amendments 1 Amended by By-law 63-2018 2 Amended by By-law 64-2021 3 Amended by By-law 100-2023	Revision Date: <u>September 18, 2024</u>	Zone Map 1C
	Zone Map 1C Bayfield			



AG1 (Unless otherwise noted)	Waterbodies
NE2	Parcel Fabric
Flood Fringe	NE Notification Area
NE3	Wells
Top Of Bank	Municipal Wellhead Protection Area
Watercourses	5yr Time of Travel (Zone A, B, C)

0 112.5 225
Meters
1:6,500