

Puslinch is Preparing a New Comprehensive Zoning By-Law

The Township of Puslinch is subject to Zoning By-law 19/85, which is dated and has been subject to numerous site specific amendments over the years. Therefore, in order to implement new tools and create a more contemporary regulatory document, the Township has initiated a new Comprehensive Zoning By-law Project.

A new By-law will be of benefit to Township Staff, residents and developers by: creating opportunities for economic growth and redevelopment; protecting important natural features, heritage resources and agricultural lands; and addressing unique local needs.

In fact, this initiative couldn't come at a better time. With the recent completion of the Township's Community Based Strategic Plan, as well as the "Our Corridor" Community Improvement Plan, and other recent strategic planning exercises, Council, Staff and members of the community have started to articulate their vision for the Township over the next 5 to 10 years, and beyond.

The Comprehensive Zoning By-law Project will help the community determine how to achieve this vision, in part, through the implementation of zoning approaches and tools.

What is a Zoning By-Law?

A Zoning By-law is a legal document required by the Planning Act, which is used by the Township to control the use of land. Regulations in the Zoning By-law, state precisely:

- The types of uses and buildings that may be permitted on a lot;
- Where buildings or structures may be located on a lot;
- The required size and dimensions of a lot; and
- Building heights, parking requirements, and setbacks that must be met.

The Township's Zoning By-law is intended to manage future development and to protect property owners from conflicting land uses. It can also help encourage transition and change, and help implement the goals, objectives, and policies of the Official Plan.

Puslinch Forward
will result in a contemporary zoning by-law that can help Puslinch create the kind of future it wants.

Want More Information?

Check out the following resources for more information about Zoning in Ontario, and the Township:

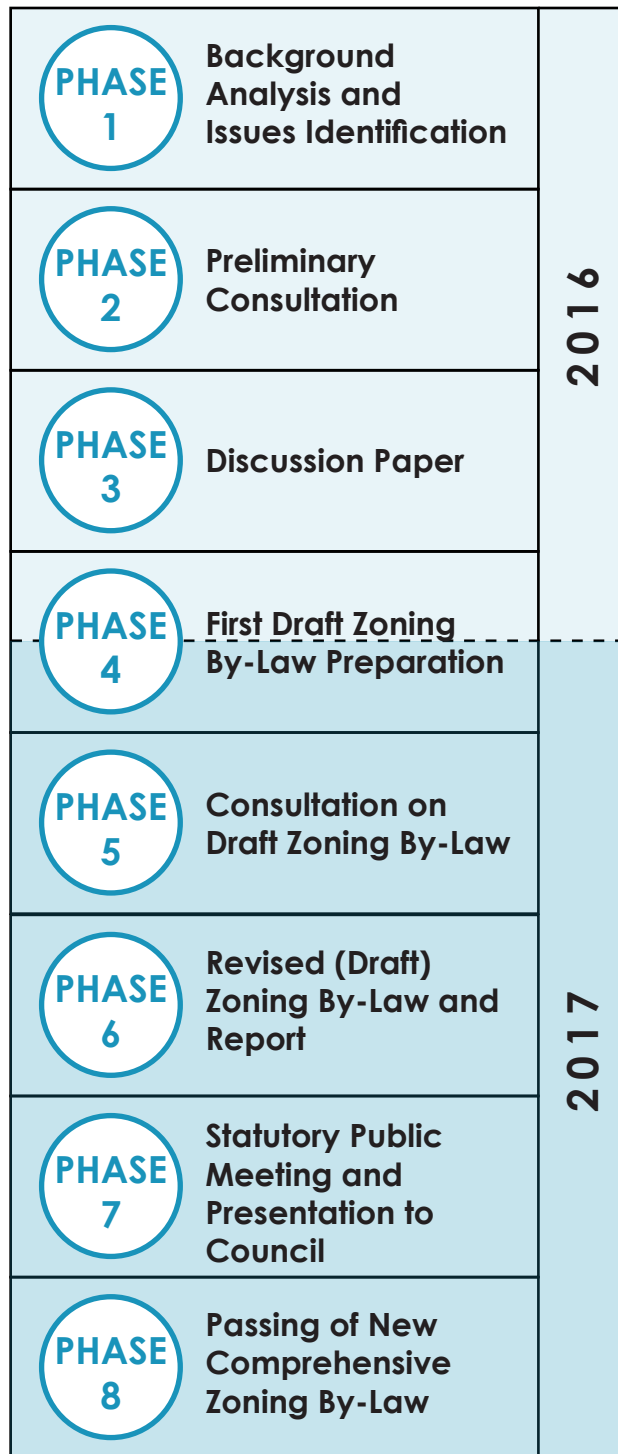
A Citizen's Guide to Zoning (prepared by the Ministry of Municipal Affairs and Housing) can be obtained here: <http://www.mah.gov.on.ca/Page1758.aspx>

The Township's existing Zoning By-law can be found here: <http://www.puslinch.ca/en/living-here/Zoning.asp>

Listen to the "Cities Alive" Podcast about Zoning (Zoning Out! Parts 1 and 2), prepared by the Ontario Professional Planners Institute (OPPI), which can be found here: <http://pdcentre.ca/citiesalive/>

The Process

The Township's new Comprehensive Zoning By-law Project involves an 8-Phase Work Plan that is anticipated to be complete by mid-2017. The following figure has been prepared to summarize key project phases, steps, and timing.



What Will the Zoning By-Law Project Address?

The Township has retained a team of consultants from Stantec Consulting Ltd., and MLS Planning Consulting. The consultants will assist Staff, Council, and members of the community create a new comprehensive Zoning By-law that:

1. Implements Provincial policies and County of Wellington Official Plan policies;
2. Implements other key planning documents, like the Township's urban design guidelines;
3. Is flexible and encourages economic growth and redevelopment;
4. Is contemporary, modern, and implements new tools and best practices;
5. Eliminates duplication and redundancy; and
6. Is user-friendly and easy to understand.



How Can You Get Involved?

Community engagement is going to be a big part of the new Zoning By-law project. We are inviting everyone to get involved in the process and learn about zoning in Puslinch and what it means for your property. **A preliminary Public Information Session is being held on October 20th, 2016 to share information and get preliminary feedback on issues that can be addressed through zoning. Please join us!**

