

June 19, 2025

Zoning By-law Review

Township of The Archipelago

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Platinum
member

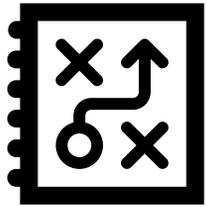


Agenda

- 01** Project Overview
- 02** Planning 101
- 03** Zoning By-law Review

- 04** Key Themes from Background Research
- 05** Next Steps
- 06** Discussion / Q&A

Project Overview



Phase 1: Project Initiation

Developing a common understanding of project goals, timelines, and expectations for project completion.

Complete



Phase 2: Background Research

Understanding the project history, public feedback to date, and best practices to reflect in recommendations to Council.

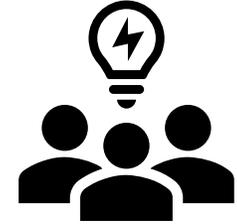
Spring 2025



Phase 3: Updating the ZBL

Preparing an updated draft of the Zoning By-law, reflecting recommendations from Phase 2 and feedback from stakeholders.

Spring/Summer 2025



Phase 4: Engaging the Community

Presenting the updated draft to the public and gathering and incorporating feedback into a final version for Council's consideration.

Summer/Fall 2025

Planning 101

How does the municipality plan for land within its boundaries?



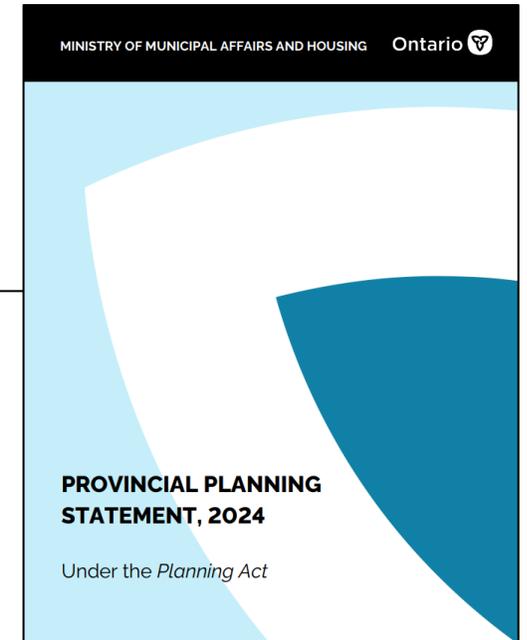
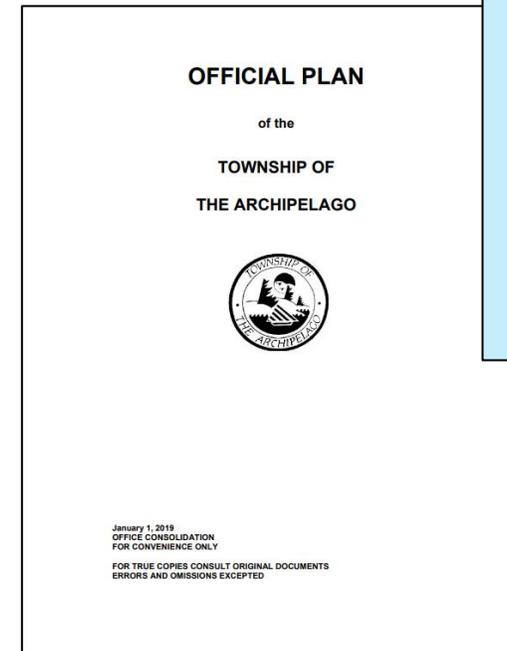
What is an Official Plan?

Establishes policies for how land should and will be used to meet the needs of your community

Adopted by Council and approved by the Ministry of Municipal Affairs and Housing (MMAH)

Addresses planning matters such as:

- Location of housing, businesses, and public services
- When, and in what order, parts of your community will grow over the 20- to 30-year planning period
- Protection of provincial interests (e.g., wetlands, natural heritage areas, floodplains, cultural heritage)



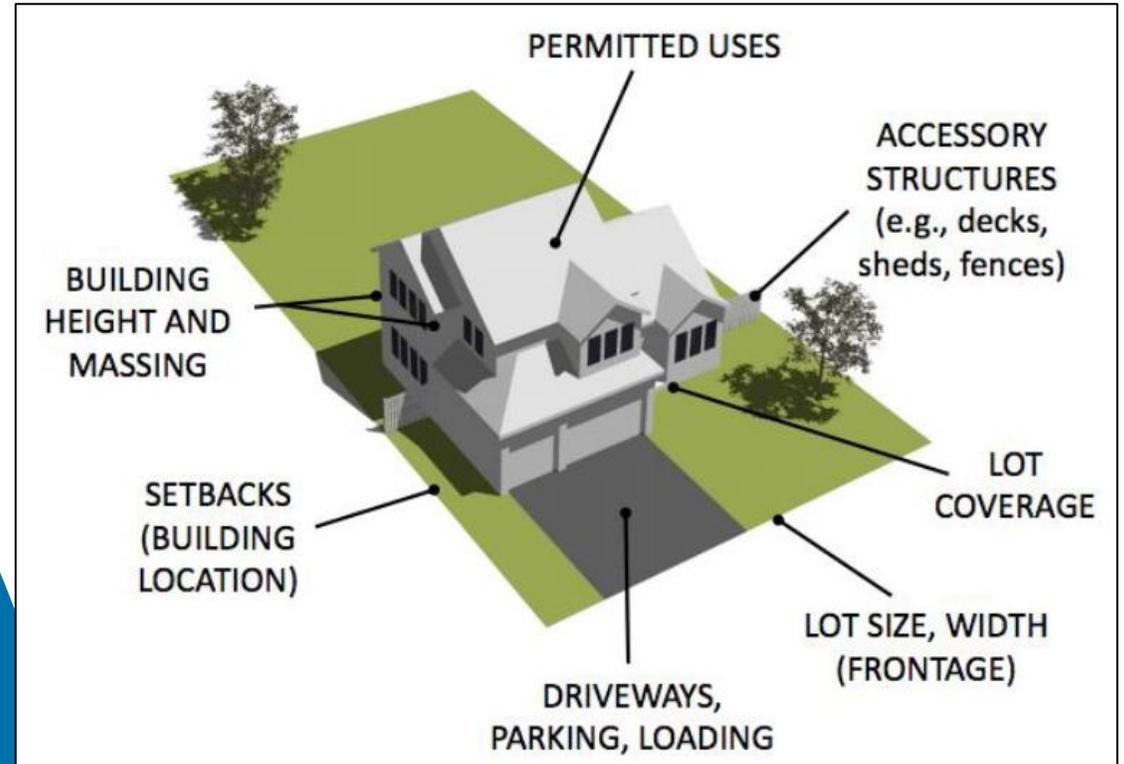
What is a Zoning By-law?

Implements the policies of the Township's Official Plan

Protects the public interest by regulating use of land and location of buildings/structures

Specifies permitted uses, required setbacks, maximum size, parking and landscaping requirements, among others

Legally enforceable requirements for new buildings/structures or use of land (i.e., building permits will not be issued if not in compliance with ZBL)



Zoning By-law Review

- Current Zoning By-law was adopted by Council on June 22, 2007, with numerous site-specific and housekeeping amendments since
- 5-Year Official Plan Review completed in 2018, as approved by Ministry in 2018
- Ongoing changes to the legislative and policy framework for land use planning in Ontario, including a new Provincial Planning Statement in 2024



Project Goals:

Ensure conformity with new and updated policies of the Official Plan

Reflect provincial policy and legislative changes since ZBL took effect

Present the ZBL in a user-friendly and accessible format

Provide development standards which reflect the needs of the community

Provide for meaningful engagement by interested stakeholders



Topics for Background Review



Additional Residential Units



Accessory Uses, Buildings, Structures



Shoreline Structures



Floating Accommodations



Backyard Hens



Parking Requirements



Setbacks from Environmental Features



Cultural Heritage and Archaeological Resources



Renewable and Alternative Energy Systems



Legal Non-Complying Lots, Buildings, Structures



Zones and Development Standards



Schedules and Appendices

Opportunities for Public Input



Feedback gathered from Public Information Sessions held in 2019 to inform the ongoing ZBL review

- August 15, 2019 – Township Office (Parry Sound)
- August 16, 2019 – Pointe au Baril Community Centre
- August 17, 2019 – Sans Souci Cottage Association
- October 5, 2019 – Deerhorn Conference

Presentations to Township Council at key milestones throughout the project for direction on next steps

Public Commenting Window on the Township's website to gather written feedback from stakeholders

Statutory Public Open House (in-person) to present a draft ZBL for public feedback planned in Summer 2025

Statutory Public Meeting (virtual) to present final ZBL for public input and consideration by Council planned for Fall 2025

A photograph of a wooden dock extending into a calm lake at dusk. The sky is a deep blue, and the water reflects the light. The dock is made of weathered wooden planks. The entire image has a blue overlay.

Key Themes from Background Research

General Provisions



Updated regulations for **accessory buildings** on residential lots (e.g., maximum total lot coverage for accessory buildings)



Establishing permissions and standards for **additional residential units (ARUs)** within a main or accessory building in select zones



Updating regulations for **shoreline structures** (e.g., boathouses, boatports, sleeping cabins, saunas, decks, docks), including enhanced setbacks from the waterfront



Establishing prohibitions for **floating accommodations** where proposed as a permanent residence

General Provisions (cont'd)



Establishing permissions and standards for **backyard chickens** to be kept on residential lots (e.g., size and locational requirements for enclosures, min. lot size, additional setbacks, etc.)



Updating **parking requirements** to reflect requirements for barrier-free accessible parking spaces in non-residential zones



Incorporating **updated natural heritage mapping** into the ES Zones and applying an overlay to protect deer wintering habitat from incompatible development



Establishing permissions and standards for **solar renewable energy systems** as accessory uses, whether ground or building mounted

Residential Zones



Establishing a **new residential zone** specific to Pointe au Baril Station with a broader range of permitted residential uses (i.e., semi-detached and rowhouse dwellings) with appropriate standards



Updating residential **zone standards** to reflect best practices from adjacent municipalities (e.g., minimum lot area/frontage and setback requirements)



Updating standards which apply to **additional residential units**, where located within the main building or within a detached accessory building

Commercial & Industrial Zones



Introducing new general provisions which apply to **accessory residential uses** to a principal commercial use in any commercial zone (i.e., to avoid duplication of similar provisions in each zone)

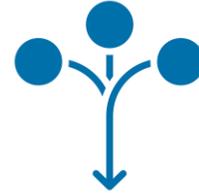


Updating commercial and industrial zone standards to include **distinct front yard setbacks** where properties front onto waterbodies and roadways



Updating the General Employment Commercial (EC) Zone to the **Industrial Commercial (IC) Zone** to better reflect intended uses and avoid confusion with protected employment areas under PPS 2024

Natural State & Environmental Zones



Consolidating the Environmentally Sensitive (ES), ES1 and ES2 Zones into a **singular zone**, the Environmental Protection (EP) Zone, which carries forward the permitted and prohibited uses of each



Delineating a **new sub-zone** (i.e., the EP-1 sub-zone) to carry forward existing prohibitions for docks, boathouses, and boatports on select EP-zoned lands



Including provisions which reference and reinforce the **required setbacks** from lands within an EP Zone as established in the general provisions



Including provisions which reference requirements specific to the **natural heritage overlays** for additional study before development occurs

Other Zones



Broaden the permitted uses of the **Community Facilities (CF) Zone** to align with the Official Plan, allowing greater flexibility of potential community amenities (e.g., places of worship, schools)



Update **development standards** applicable to the CF Zone to include required front yard setbacks where properties front onto waterbodies and roadways



No changes recommended to the provisions applicable to the **Existing Use (EU) Zone** or the **Waste Disposal (WD) Zone**



Next Steps

The Background Report summarizes key themes emerging from initial background research and public engagement activities completed in 2019.

Recommendations provided to guide future efforts to prepare an updated Zoning By-law for The Archipelago. Next steps for the project include:



Receive feedback from Township Council on the recommendations presented in the Background Report



Focus further review on any particular sections of the Zoning By-law based on feedback from Township Council



Prepare updated draft Zoning By-law for review with Township Council prior to public engagement in Summer

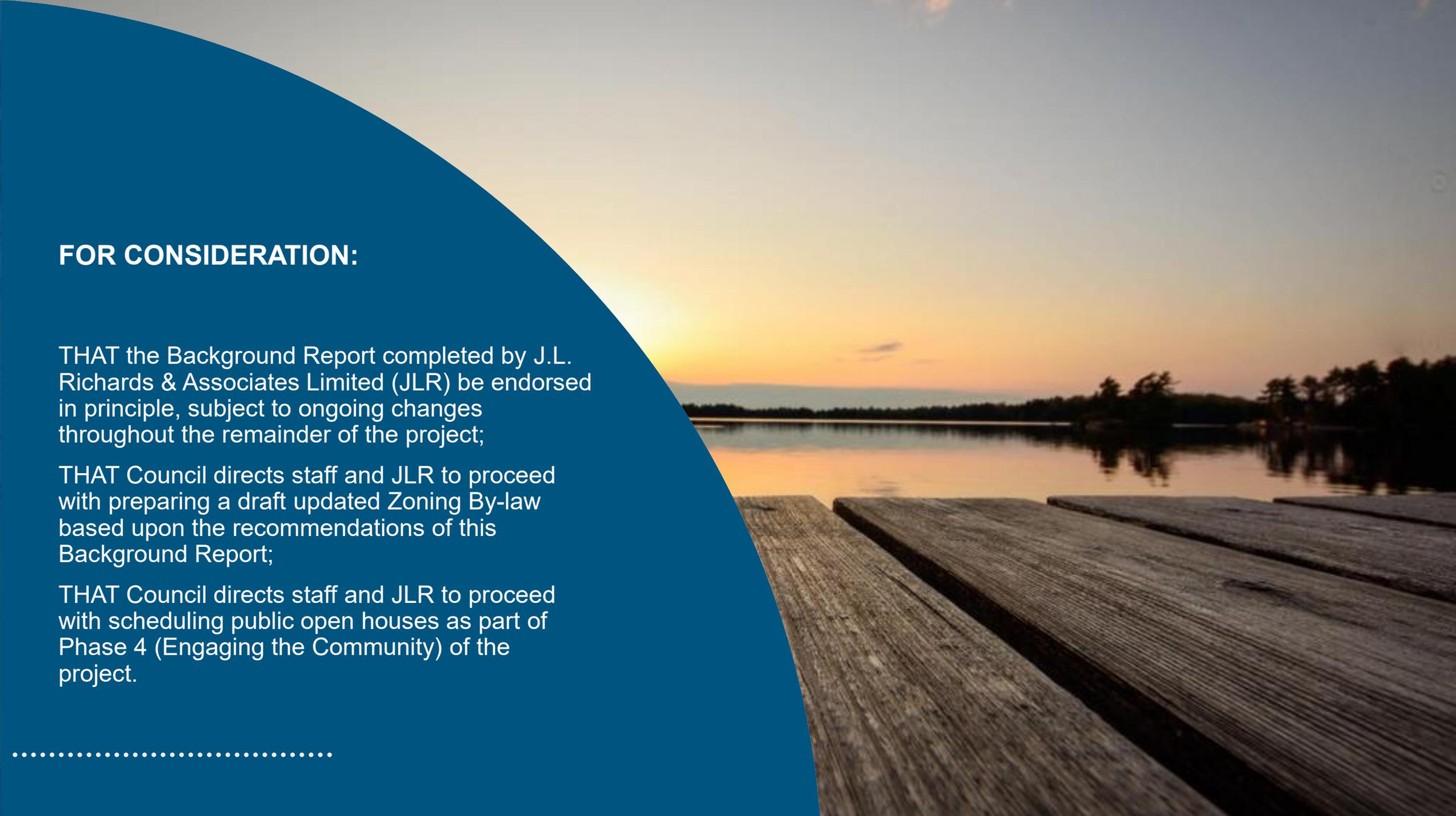
Discussion / Q&A

We want to hear from you on the recommendations put forward in the **Background Report**:



We welcome any thoughts, comments, or questions at this time!

Township staff and JLR will incorporate feedback from Council in today's session into the draft updated Zoning By-law that will be prepared and presented to community stakeholders for their review, consideration, and feedback at an in-person Open House planned for Summer 2025



FOR CONSIDERATION:

THAT the Background Report completed by J.L. Richards & Associates Limited (JLR) be endorsed in principle, subject to ongoing changes throughout the remainder of the project;

THAT Council directs staff and JLR to proceed with preparing a draft updated Zoning By-law based upon the recommendations of this Background Report;

THAT Council directs staff and JLR to proceed with scheduling public open houses as part of Phase 4 (Engaging the Community) of the project.



Thank you!



For more information, please contact:



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