

August 14, 2025

# Zoning By-law Review

## Township of The Archipelago

Rebecca Elphick, M.Pl., RPP, MCIP  
Marilyn Cameron, MA, M.Sc., RPP, MCIP



Platinum  
member



# Agenda

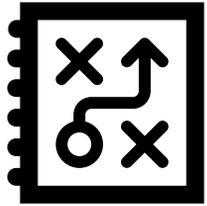
**01** Project Overview

**02** Draft Zoning By-law  
Updates

**03** Next Steps

**04** Questions

# 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.

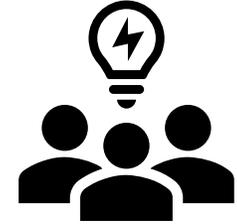
Complete



## Phase 3: Updating the ZBL

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

Complete



## 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

# Zoning By-law Review

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

## 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



# 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 - **August 26th**

Statutory Public Meeting (virtual) to present final ZBL for consideration by the public and Township Council



# Draft Zoning By-law Updates

# Residential



A new **Pointe au Baril Residential zone (PBR)** specific to PaB Station settlement area, with a range of housing from single-detached to townhouses and appropriate standards



Updated accessory buildings regulations for residential lots to include a **maximum total floor area (165 m<sup>2</sup>)**, and other clarifications



New permissions for **additional residential units (ARUs)** within a main or detached accessory building in the GR and PBR zones



Updating **standards which apply to ARUs**, related to parking, gross floor area, servicing, yard setbacks, and sleeping cabins

# Commercial & Industrial



New general provisions to standardize existing provisions for **residential uses accessory** to a commercial use and avoid duplication



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

# Shoreline Protection



Enhanced front yard setbacks:

- For **Commercial, Institutional, and Industrial Zones**, a distinct front yard setback where fronting on waterbodies
- For **residential Zones in Ward 5**, a 15 m front yard setback
- For lakes at or near capacity, a 15 m setback for **saunas**
- Restricted sizes for **decks within 5 m of the shoreline**



Updated regulations for shoreline structures:

- New maximum height (2 m) and floor area (110 m<sup>2</sup>) for **decks**
- New maximum projection (20-30 m) and reduced maximum area (50 m<sup>2</sup>) for **residential docking sites**
- Boathouses/boatports **prohibited in EP Zone** and **permitted as accessory structures** in Commercial and Institutional Zones



New prohibitions for **floating accommodations** per O. Reg. 161/17

# Sustainable Development

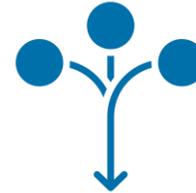


New permissions for **backyard hens** in GR and PBR Zones, accessory to a residential use, with requirements for minimum lot size, maximum enclosure size, and prohibition of free backyard roaming



New provisions for **solar renewable energy systems** in all zones which permit structures, whether ground or building mounted. Accessory structure provisions apply when ground mounted.

# Natural Heritage Protection



The former Environmentally Sensitive (ES), ES1 and ES2 Zones are consolidated into a **single Environmental Protection (EP) Zone**, continuing existing permitted and prohibited uses of each



A new **EP-1 sub-zone** carries forward existing prohibitions for docks, boathouses, and boatports on select sensitive lands



A new general provision **requires 3 m setback** from lands within an EP Zone

---

# Natural Heritage Protection (cont.)



A new **Deer Wintering Habitat Overlay** on Schedule A to protect significant wildlife habitat:

- Development requires **demonstration of no negative impact** to the habitat or its ecological function
  - Redevelopment is exempt when increasing ground floor area by <10%
  - The provisions of the **underlying zone apply**
  - More precise updates to mapping may be updated **without amendment** to the Zoning By-law
-

# Miscellaneous Changes



**Community Facilities (CF) Zone** has broader list of potential institutional amenities (e.g., places of worship, schools) and conforms with OP



Updated parking requirements to AODA requirements for **barrier-free accessible parking spaces**



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



Updated **definitions** for clarity and consistency with PPS 2024



# Next Steps

---

The Draft Zoning By-law is now available to gather input from Council, Staff, and Community Stakeholders.



Reflect feedback gathered to date from Township Council, staff, and community stakeholders

- Public Commenting window on the Township's website
- Public Open House:

**Tuesday August 26<sup>th</sup>**

**3-5 PM**

**Museum on Tower Hill**



Review feedback and prepare revisions to the Draft Zoning By-law as necessary



A revised Final Zoning By-law will be presented to Council at a Statutory Public Meeting this Fall

# Discussion / Q&A

We want to hear from you:



Which, if any, changes proposed within the draft Zoning By-law warrant **additional discussion** amongst Council in today's meeting?



Are there other **topics, areas of interest, or considerations** that you feel should be incorporated in the draft Zoning By-law?



We welcome any additional thoughts, comments, or questions regarding the draft Zoning By-law in your agenda package.



JLR, with Township staff, will incorporate feedback from today's session into the final revised updated Zoning By-law that will be presented to Council for adoption this Fall

# Thank you!



For more information, please contact:



Cale Henderson, RPP, MCIP

Director of Development and  
Environmental Services

[chenderson@thearchipelgao.ca](mailto:chenderson@thearchipelgao.ca)



Rebecca Elphick, M.Pl., RPP, MCIP

Project Manager, Planner

[relphick@jlrichards.ca](mailto:relphick@jlrichards.ca)



Marilyn Cameron, MA, MSc, RPP, MCIP

Project Planner

[mcameron@jlrichards.ca](mailto:mcameron@jlrichards.ca)



[www.jlrichards.ca](http://www.jlrichards.ca)