



# **TOWN OF LAURENTIAN HILLS COMPREHENSIVE ZONING BY-LAW PROJECT 2025**

## **1. OVERVIEW:**

County of Renfrew planning staff have been requested to update the Town of Laurentian Hills' Comprehensive Zoning By-law, passed in 2012, in accordance with Section 26(9) of the Planning Act. The purpose of this project is to prepare a new zoning by-law that will reflect the 2024 Provincial Planning Statement, the Official Plan, and local context.

An updated zoning by-law template is being used that is also being implemented in other municipalities within Renfrew County, in order to provide consistency for property owners and developers. However, there is still opportunity within the template to incorporate local context.

To date, the following work has been completed in preparing the draft zoning by-law text and map schedules:

- Carrying forward and incorporating unique Laurentian Hills zoning provisions;
- County and Town staff joint review session of the draft by-law, resulting in suggested changes to general and zone provisions to provide local context and clarification in the day-to-day use of the by-law;
- County planning and GIS staff preparing new, updated zoning schedules that include updated property fabric, and involved the review of the existing zoning, Official Plan designations, air photography, Google streetview, and Town records.

## **2. COUNCIL/STAFF REVIEW**

The next step for this project is the joint review of the draft zoning by-law and map schedules by Council and staff for additional feedback and changes, as required. Following this, a final draft zoning by-law will be prepared for presentation to the public. The Planning Act requires the Town to hold an open house(s) and a public meeting to gather public feedback, before finalizing and passing the proposed by-law.

As you review the draft zoning by-law, a summary of key changes from the previous zoning by-law and additional considerations can be found below.

## **3. KEY CHANGES**

### Text Changes

- Definitions have been added/updated, where necessary

- General provisions (i.e. accessory buildings, parking, minimum separation distances, etc.) have been added/updated, where necessary
  - New provisions include:
    - Shoreline activity area
    - Backyard chickens and honeybees
    - Shipping containers
    - Cannabis operations
- Zone updates (ex. change in zone names, zones added/removed, etc.)
  - Properties previously zoned Residential One (R1) that are not serviced by municipal water or sewage are now zoned Rural Residential (RR)
    - Properties with only partial services (either municipal water or sewer) are zoned R1, and are shown with a special hatching on the schedules
  - The Neighbourhood Commercial (NC) and Limited Commercial (LC) zones have been replaced with the General Commercial (GC) Zone.
  - The Recreational Commercial Zone (RC) Zone has been replaced with the Tourist Commercial (TC) Zone
  - The Waste Disposal (DMW) and Salvage Yard (DMS) zones have been replaced with the Disposal Industrial (DM) Zone
  - The Mineral Aggregate Resource zones (EMP, EMQ, and EMR) have been expanded and renamed. The new zones are:
    - Mineral Aggregate Pit (MP) Zone
    - Mineral Aggregate Pit – Reserve (MP-R) Zone
    - Mineral Aggregate Quarry (MQ) Zone
    - Mineral Aggregate Quarry – Reserve (MQ-R) Zone
- Exception zones which are no longer required were removed from the text and mapping
  - For example, if there was an exception zone for a reduced lot frontage related to a severance, and that parcel has been created, the exception zone was removed.
- In some cases, only certain parts of the exception provisions were removed, as the remaining provisions are still required (ex. lot frontage requirement no longer needed, but building setback to a steep slope is)
- Exception zones that are still required were included in the new zoning by-law draft. Some exception zones may have a different exception number, but the provisions will have the same meaning.
  - For example, RU-E13 in the previous zoning by-law is now RU-E11 in the new zoning by-law

Mapping Changes

- Property parcel fabric updated to show new lots (from severances), lot line adjustments, road realignments, etc.
- Zoning reviewed to ensure it matches with the Official Plan, attempting where possible to reflect current uses. Some zones may have been partly or fully changed to a new zone to match the Official Plan mapping.
- Required separation distances from aggregate zones and waste disposal facilities have been added to the map schedules to provide clarity of what lands are affected by them.
- An on-line interactive version of the zoning map schedule that is searchable by address and roll number, and includes useful tools will be prepared and made available.

**4. GENERAL NOTES**

- When discussing and considering any changes, keep in mind the need to balance detail versus flexibility – that is, the more detailed a definition or provision is, the less flexible it becomes in applying it to different situations and scenarios. But there are circumstance under which clear, definitive language is required.
- Zoning definitions and provisions are developed such that words are cross-referenced throughout the by-law. Changing wording in a definition or provision can have broader implications throughout the document.
- Requests for changes to individual properties to a new zone to facilitate a development proposal will not be considered. Requests for new changes in use must to go through the zoning by-law amendment application/review process.
  - For example, if a property owner has a property zoned Rural (RU) that they would like to be changed to Tourist Commercial (TC) in the new zoning by-law, this will not be considered as part of this project.