

# STAFF REPORT



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**To:** Mike Pilon, Chief Administrative Officer

**From:** Samantha Willock, Municipal Planner

**Subject:** Zoning By-law Update – Key Themes

**Date:** January 22, 2026

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## **Introduction:**

The new Zoning By-law will be substantially similar to the current by-law in both structure and regulations, with the proposed changes primarily being made to:

- a) Implement provincial legislation and guidance; the Municipality has very little discretion on the regulations in these scenarios;
- b) Align the zoning regulations with the new Official Plan policies; and
- c) Amend regulations and definitions to make them more easily understandable to the public; and
- d) Address inconsistencies within the by-law and with other municipal by-laws (housekeeping issues).

Three key items have been identified which do not fall under the above-noted categories and given the considerable flexibility in the direction they could take, input is being sought from the Planning Advisory Committee and Council. These topics are:

1. Number(s) of permitted residential units
2. Shipping containers (sea-cans)
3. Camping trailers

The Planning Advisory Committee met to discuss these items on January 13, 2026; a summary of the Committee's recommendations is provided in this report. Staff are seeking Council's input on these recommendations to ensure the proposed regulations align with the Municipality's intended direction.

## **Increasing the Number of Permitted Residential Units:**

### **Current Regulations:**

The current zoning regulations allow for two (2) residential units (single detached dwelling with an attached accessory dwelling unit) in every residential zone and the Rural (RU) zone. Since 2023, provincial legislation has permitted up to three (3) residential units on all residential properties with both municipal water and sanitary services; this permission supersedes the zoning by-law.

**Question:** Should all zones which allow for a primary residential use permit up to three residential units to align with the permissions for municipally serviced properties?

### **PAC Recommendation:**

Up to three (3) residential units should be permitted on all properties where residential use is permitted, except for in the Shoreline Residential (SR) zone, where only two units should be permitted.

*Other Comments Provided:*

- In the SR zone, it does not matter if the second unit is attached to the principal dwelling or is in an accessory structure (e.g., a loft above a detached garage, a 'tiny home', etc.).
- Additional residential units would be restricted by zoning regulations such as parking requirements, sanitary servicing capacity, lot coverage, etc..
- Want to keep detached additional residential units close to the main dwelling or in rock outcroppings where severance is not feasible. Where the lot could potentially be severed, locate the unit in close proximity, in rock outcroppings, or in a location where it could be severed at a later date.
- Sleeping cabins will continue to be permitted with no bathroom or kitchen facilities. A 'sleeping cabin' with plumbing would count as an additional dwelling unit

### **Shipping Containers:**

**Current Regulations:**

No shipping containers are permitted in the R1, R2, R3 or R4 zones. One shipping container is permitted in the SR zone, provided that the property is over 4000 square metres (1 acre) and the container is situated a minimum of 18 metres back from the watercourse and 1.2 metres from the side property lines. Shipping containers are permitted in the commercial, industrial, rural, and agricultural zones. Shipping containers are subject to the accessory structure regulations (e.g., number of accessory structures, lot coverage, setbacks).

**Question:** Should the zoning regulations be expanded to permit shipping containers to be used as an accessory structure in all of the residential zones?

**PAC Recommendation:**

Permit shipping containers on properties zoned R1, R2, and R3 provided that the lot is a minimum of 4000 square metres (1 acre) in size and the shipping container is located behind the main dwelling.

### **Camping Trailers:**

**Current Regulations:**

The current zoning by-law permits the use of camping trailers in all zones, provided the use does not exceed 90 days in a year. This regulation is inadequate to address the concerns/complaints received, resulting in significant challenges for by-law enforcement. It is recommended that the new zoning by-law contain additional regulations to assist enforcement officers in addressing these issues. Staff note that this discussion pertains only to the use of the trailer; storage and parking of camping trailers is handled by separate regulations.

**Question:** Should additional regulations be added to the Zoning By-law to regulate use and occupation of camping trailers? If so:

- Which zones should permit the use and occupation of trailers?
- Should trailers be permitted on vacant property?
- How many trailers should be permitted on a lot?
- Should trailers be required to adhere to the same setback(s) as residential uses in that zone?
- Should lots on which trailers are used and occupied be required to have sanitary services?

**PAC Recommendation:**

Introduce additional regulations for trailers:

- Vacant lots:
  - A maximum of four (4) trailers permitted, up to two (2) of which can remain on the property year-round with the remainder only being permitted to be located on site for 14 consecutive days
  - Trailers which remain on a property year-round are required to have a septic system or an outhouse.
  - No trailer may be utilized for eating, living, sleeping between November 15<sup>th</sup> and May 15<sup>th</sup> of the following year
  - Trailers must be located on the site in compliance with the setbacks set out for a principal dwelling in the zone.
- On lots with a principal residential use (dwelling):
  - A maximum of two (2) trailers are permitted to be used for eating, living and/or sleeping for a maximum of 14 consecutive days
  - The trailer(s) must be located behind the dwelling and 1.5 metres from the lot lines, or in the driveway.
- Definition of a trailer park will be amended to be more than 4 camping trailers. This will further enforce the permitted number of trailers as anyone that wishes to have more than 4 camping trailers will need to rezone the property to Tourist Commercial (C3).

*Other Comments Provided:*

- The primary area of concern is large clusters of trailers on lands that are not zoned commercial and the impacts they have on commercial businesses and on the environment due to unregulated black water disposal and their proximity to watercourses.
- The Ministry of Environment identified that three camping trailers have the same sanitary flow rate as one dwelling.
- Any existing trailers which do not comply with the setback requirements will need to be relocated or obtain a minor variance to legalize the existing location.

**Other Items Identified:**

**Commercial Uses in the Residential Designation**

The new Official Plan allows for commercial uses in the residential designation. Concerns were raised that this may remove residential units from the housing supply and undermine the value of the downtown core. Staff have identified that two current avenues being considered are:

- (a) To introduce a new commercial zone with very restricted uses. A property owner would need to apply for a zoning by-law amendment to change their zoning from residential to this commercial zone, which would allow staff and PAC to review the proposal for neighbourhood compatibility, and/or,
- (b) To revise the home industry and home occupation regulations to allow commercial services in a manner that will limit competition with the downtown.

### **Private Roads**

A concern was raised that more regulations or policies need to be imposed to clarify where private roads are permitted and provide standards for minimum widths, drainage, clarification of services available, etc. The consultants will keep this concern in mind while drafting the new regulations, but the majority of this cannot be addressed through the Zoning By-law. Staff will look into the development of new standard conditions for severance and subdivision applications to address these matters.

### **Next Steps:**

In accordance with the input received from the Planning Advisory Committee and Council, staff and the consultants will prepare the draft regulations. The first version of the new Zoning By-law is expected in March. This document will have tracked changes to clearly show where changes have been made. A special Council meeting will be scheduled at a future date for both Council and members of the Planning Advisory Committee to review the draft regulations together with the project team.

### **Conclusion:**

Input on the three key items has been provided by the Planning Advisory Committee as summarized in this report. Council direction is being requested on:

1. If the project team should proceed with preparing draft regulations based on PAC's recommendations or if Council has alternative direction, and
2. If Council has any additional considerations that they would like addressed through the new Zoning By-law.

### **Prepared By:**

Samantha Willock, Municipal Planner

### **Attachments:**

None

### **Reference Material:**

Zoning By-law 2014/45