

STAFF REPORT



To: Mike Pilon, Chief Administrative Officer

From: Samantha Willock, Municipal Planner & Melanie Ducharme, Municipal Clerk

Subject: Zoning By-law Update – Version 2 Revisions

Date: April 7, 2026

Overview:

At the March 23rd Special Council meeting, Council discussed the first version of the proposed new Zoning regulations. Following this discussion, an internal staff meeting was held with all departments to review these regulations for conformity with other by-laws, policies, and practices. This report summarizes the changes that have been made in response to both of these discussions.

Three key sections of the by-law remain outstanding: camping trailers, additional residential units, and home-based businesses.

A separate report has been provided pertaining to the use and occupancy of camping trailers. If Council direction pertaining to trailers is not provided at the April 7th meeting, public consultation will proceed based on the Version 1 regulations which were recommended by the Planning Advisory Committee. Until direction is provided by Council, all references to trailers will be removed from the draft Zoning By-law. The regulations for additional residential units and home-based businesses have been reworked and are provided below. While version 1 of the by-law was written to specifically outline uses prohibited as home businesses, version 2 instead provides a specific list of the uses which are permitted. Version 1 provided separate regulations for additional residential units that occupied part of an accessory building and those that occupied the entirety of the building; version 2 has combined these for simplicity.

Staff are seeking Council’s direction on these revisions ahead of the statutory Public Open House, scheduled for April 23rd, 2026.

Revisions to Version 1:

The below table outlines all changes which were made as a result of Council direction and input from internal departments.

Version 1 Regulation:	Version 2 Regulation:
GREEN SPACE: the area on a lot predominantly used for the growth of trees, shrubs, grasses and other vegetation, and may include some accessory ground cover. Excludes areas used for driveways, loading, parking, and outdoor display areas.	GREEN SPACE: the area on a lot predominantly used for the growth of trees, shrubs, grasses and other vegetation, and may include some accessory permeable ground cover. Excludes areas used for driveways, loading, parking, and outdoor display areas.
V1 did not include a ‘patio’ definition	PATIO: a raised platform that is independent from the ground, which is less than 0.6 metres above grade and is unenclosed and open to the air above the walking surface.

Version 1 Regulation:	Version 2 Regulation:
<p>TRAILER, TRAVEL: a trailer designed to be temporarily used for living, shelter and sleeping accommodation, with or without cooking facilities, which is not permanently affixed to the ground. Includes a motorhome, camping trailer, fifth wheel, truck camper, tent trailer, and pop-up trailer, but shall not include a utility trailer, mobile home, or modular dwelling.</p>	<p>TRAILER, CAMPING TRAVEL: a trailer designed to be temporarily used for living, shelter and sleeping accommodation, with or without cooking facilities, which is not permanently affixed to the ground. Includes a motorhome, camping trailer, fifth wheel, truck camper, tent trailer, and pop-up trailer, but shall not include a utility trailer, mobile home, or modular dwelling.</p>
<p>4.1.3 Detached Additional Residential Units</p>	<p>Provided below</p>
<p>4.1.4 Additional Residential Units within Shoreline Residential Zoning A maximum of one additional residential unit shall be permitted per lot in the Shoreline Residential Zone and on all other properties which have a different zone but front onto a navigable watercourse...</p>	<p>4.1.4 Additional Residential Units within Shoreline Residential Zoning A maximum of one additional residential unit shall be permitted per lot in the Shoreline Residential Zone and on all other privately serviced properties which have a different zone but front onto a navigable watercourse...</p>
<p>4.2.5 Maximum Number: The maximum number of accessory buildings permitted on a lot in any Residential Zone shall not exceed 3 unless otherwise specifically permitted in this By-law. An outhouse, gazebo, pumphouse, sauna, boathouse, or unenclosed decks are excluded from the maximum number.</p>	<p>4.2.5 Maximum Number: The maximum number of accessory buildings permitted on a lot in any Residential Zone shall not exceed 3 unless otherwise specifically permitted in this By-law. An outhouse, gazebo, pumphouse, sauna, boathouse, ground-mounted solar panel, boatlift, launch ramp, marine railway, or unenclosed decks are excluded from the maximum number.</p>
<p>4.2.9.b) No person shall, in the Shoreline Residential (SR), Residential One (R1), Residential Two (R2), Residential Three (R3) or Rural Residential (RR) Zone, use any metal container, or similar structure of any kind, for the purpose of an accessory structure, provided that:</p>	<p>4.2.9.b) No person shall, in the Shoreline Residential (SR), Residential One (R1), Residential Two (R2), Residential Three (R3) or Rural Residential (RR) Zone, use any metal container, or similar structure of any kind, for the purpose of an accessory structure, unless provided that:</p>
<p>4.2.12 Solar Panels: No ground mounted solar panels are permitted in the residential Zones.</p>	<p>4.2.12 Solar Panels: No ground mounted solar panels are permitted in the Residential One, Residential Two, Residential Three, or Residential Four zones. Ground-mounted solar panels are permitted in the Shoreline Residential, Rural Residential, Rural, and Agricultural One zones provided that they comply with the setback requirements of a principal use in the applicable zone.</p>
<p>4.7 Decks: 4.7.1 A deck may be permitted provided that the deck: a) is attached to a building;...</p>	<p>4.7 Decks: 4.7.1 A deck may be permitted provided that the deck: a) is attached to or abutting a building or providing access to an above-ground swimming pool;...</p>
<p>4.12 Home-Based Businesses</p>	<p>Provided below</p>
<p>4.26.2 Railway Intersections: Where any public street crosses a railway at the same</p>	<p>4.26.2 Railway Intersections: Where any public street crosses a railway at the same grade, no</p>

Version 1 Regulation:	Version 2 Regulation:
grade, no building, structure, berm, fence, tree, hedge or shrub with a height exceeding 1.0 metres above the grade of the road or railway shall be erected within 6 metres of the point of intersection of the centre line of both the railway and the street.	building, structure, berm, fence, tree, hedge or shrub with a height exceeding 1.0 metres above the grade of the road or railway shall be erected within 9.6 metres of the point of intersection of the centre line of both the railway and the street.
4.28.3 Watercourses: Buildings and structures, unless specifically permitted in this By-law, shall be setback a minimum of 18.0 metres from any navigable watercourse and 10.0 metres from any other identifiable watercourse (excluding a municipal drain), with the setback to be measured from the high-water mark.	4.28.3 Watercourses: Buildings and structures, unless specifically permitted in this By-law, shall be setback a minimum of 18.0 metres from any navigable watercourse and 10.0 metres from any other identifiable watercourse (excluding a municipal drain), with the setback to be measured from the high-water mark.
4.28.5 Municipal Drains: No building or structure shall be located within 20 metres from the centreline of a municipal drain. Where the municipal drain report identifies a different setback requirement, the greater of the two applies.	4.28.5 Municipal Drains: In the absence of an Engineer's Report for the municipal drain which stipulates a minimum working corridor, no building or structure shall be located within 20 metres from the centreline of a municipal drain. Where the municipal drain report identifies a different setback requirement, the greater of the two applies.
4.30.1 Storage of Recreational Vehicles a) There shall be no maximum number of recreational vehicles stored on a lot in the Rural Residential (RR), Rural (RU) or Agricultural One (A1) zones provided that:	4.30.1 Storage of Recreational Vehicles a) There shall be no maximum number of recreational vehicles stored outdoors on a lot in the Rural Residential (RR), Rural (RU) or Agricultural One (A1) zones provided that:
5.2.6 Width of Access Ramps and Driveways c) In all Residential Zones, for a driveway providing access to a single detached dwelling unit, the maximum driveway width shall not exceed 50% of the lot frontage.	5.2.6 Width of Access Ramps and Driveways c) In all Residential Zones, for a driveway providing access to an individual single detached dwelling unit, the maximum driveway width shall not exceed 50% of the lot frontage. d) Notwithstanding c), the maximum driveway width for a semi-detached dwelling is 6 metres or 50% of the lot frontage, whichever is greater.
<p>Table 7.1 Permitted Commercial Uses</p> <ul style="list-style-type: none"> Funeral home removed from Rural Commercial (C5) zone and added to Neighbourhood Commercial (C4) zone to correct previous typo <p>Recreational establishment renamed Place of Recreation to align with definitions</p>	
<p>9.5.1 Where a residential lot having an area of Four (4) hectares or less is created by consent, the permitted uses are limited to the principal uses for a Rural Residential (RR) Zone, as noted in Table 6.1, and is subject to the lot requirements for the Rural Residential (RR) Zone, as noted in Table 6.3.</p> <p>9.5.2 Notwithstanding 9.5.1, where a residential lot having an area of four (4) hectares or less is created by consent and</p>	<p>9.5.1 Where a residential lot zoned Rural (RU) has having an area of Four (4) hectares or less is created by consent, the lot shall be subject to the provisions of the permitted uses are limited to the principal uses for a Rural Residential (RR) Zone, as noted in Table 6.1, and is subject to the lot requirements for the Rural Residential (RR) Zone, as noted in Table 6.3.</p> <p>9.5.2 Notwithstanding 9.5.1, where a residential lot zoned Rural (RU) has having an area of four (4) hectares or less is created by consent and the</p>

Version 1 Regulation:	Version 2 Regulation:
<p>the residential lot has frontage on a navigable watercourse, the permitted uses are limited to the principal uses for the Shoreline Residential (SR) Zone, as noted in Table 6.1, and is subject to the lot requirements for the Shoreline Residential (SR) Zone, as noted in Table 6.3.</p>	<p>residential lot has frontage on a navigable watercourse, the lot shall be subject to the provisions of the permitted uses are limited to the principal uses for the Shoreline Residential (SR) Zone, as noted in Table 6.1, and is subject to the lot requirements for the Shoreline Residential (SR) Zone, as noted in Table 6.3.</p>

Detached Additional Residential Units:

The regulations for detached additional residential units have been revised for clarity and consistency. The maximum height for a detached additional residential unit is now aligned with the maximum height of an accessory structure in the respective zone. A minimum building separation of 4 metres from the principal dwelling has been added to align with *Planning Act* requirements.

Version 1	Version 2
<p>A maximum of one additional residential unit is permitted in an accessory building or structure, subject to the provisions in Section 4.1.1 and the following:</p> <ul style="list-style-type: none"> a) No more than one additional residential unit is contained within the primary residential dwelling. b) A detached additional residential unit can occupy a part of, or the entirety of an accessory building or structure. c) If the additional residential unit occupies the entirety of an accessory building or structure, the following additional provisions are applicable: <ul style="list-style-type: none"> i. Shall comply with the minimum required side yard standards for the principal use on the lot; ii. Shall not be permitted in the required front yard; iii. Shall have a minimum rear yard setback of 4.0 m; and iv. Shall not exceed the maximum height standards for the principal use on the lot. d) If the additional residential unit occupies a part of an accessory building or structure, the following additional provisions are applicable: 	<p>A maximum of one additional residential unit is permitted in an accessory building or structure, subject to the provisions in Section 4.1.1 and the following:</p> <ul style="list-style-type: none"> a) No more than one additional residential unit is contained within the primary residential dwelling. b) A detached additional residential unit can occupy a part of, or the entirety of an accessory building or structure. c) An accessory building or structure which contains a detached additional dwelling unit shall: <ul style="list-style-type: none"> i. comply with the minimum required side yard setback for the principal use on the lot; ii. comply with the minimum front yard setback for the principal use on the lot; and iii. be located no closer than 4.0 metres from the principal dwelling. d) In the Rural (RU) and Agriculture One (A1) zones, an accessory structure containing a detached additional residential unit shall have a: <ul style="list-style-type: none"> i. minimum rear yard setback of 6.0 metres; and

<ul style="list-style-type: none"> i. Shall comply with the minimum required side yard standards in which the principal unit is situated; ii. shall have a minimum rear yard setback of 4.0 m or in the Agriculture and Rural zones, have a minimum rear yard setback of 6.0 m; and iii. shall not exceed 7.5 metres in height iv. notwithstanding subsection d.iii, if the additional residential unit occupies the second storey of an accessory building and is located in the Agriculture or Rural zone, the maximum building height shall not exceed 9.0 metres. 	<ul style="list-style-type: none"> ii. maximum building height of 11 metres. e) In all other zones which permit an additional residential unit, an accessory structure containing a detached additional residential unit shall have a: <ul style="list-style-type: none"> i. minimum rear yard setback of 4.0 metres; and ii. maximum building height not exceeding the height standards for an accessory structure on the lot.
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Home-Based Businesses:

The below outlines the changes from the first version of the home-based business regulations presented on March 23rd, and the proposed version 2 home-based business regulations. Regulations which have been removed are shown in red, and new regulations are shown in green.

New Definitions

Artisan studio: a workspace of an artist or craftsperson for the creation, finishing, or similar production of paintings, pottery, quilts, sculptures, photographs, and other such activities which do not ordinarily result in emissions of noise, odours, fumes, dust, and vibrations, together with the sale of such commodities, but does not include any use otherwise defined in this by-law.

Home-based personal wellness: an occupation whose purpose is to refresh the mind and body through therapy, relaxation and/or fitness activities such as a psychologist, chiropractor, naturopath, massage therapist, and personal trainer. Excludes dental, surgical, optometry, and other such health services.

4.12 Home Based Business:

4.12.1 The following uses may be permitted as a home based business:

- a) Artisan studio;
- b) Business, professional or administrative office;
- c) Home-based bakery;
- d) Home-based personal wellness;
- e) Personal service establishment;
- f) Private home daycare;

4.12.2 In addition to the uses listed in 4.12.1, the following uses may be permitted as a home-based business in an accessory structure in the Rural (RU), Rural Residential (RR) and Agriculture One (A1) zones:

- a) Carpentry and woodworking;
- b) Small engine repair;
- c) Metal working and fabricating;
- d) Repair services excluding vehicles, recreational vehicles, and heavy equipment;
- e) Welding shop;
- f) Other such similar small-scale crafts, trades or services, excluding motor vehicle repair and service

4.12.3 Where a home based business is a permitted use, the following provisions shall apply:

- a) The home based business shall only be conducted within a residential dwelling unit or an accessory building;
- b) The home based business shall clearly be secondary and accessory to the main residential use of the property and the nature or scope of the home based business shall not change the residential character of the dwelling or property, with the exception of a permitted sign;
- ~~c) The home based business shall not include an abattoir, health services establishment other than psychiatric or therapeutic treatment, hospital, laundromat or dry cleaner, motor vehicle repair washing or towing, nursing home, place of entertainment, place of recreation, restaurant, veterinary clinic, or any retail uses excluding those permitted in 4.12.1.i.~~
- d) Where a home based business is conducted within the dwelling, the use shall not occupy more than 25% of the habitable floor area of the dwelling, with the exception of home childcare;
- e) Where a home based business is conducted in an accessory building, the use shall not occupy more than 140.0 square metres of gross floor area;
- f) Where a home based business is conducted in an accessory building, such building shall be subject to the same side yard provisions as required for the principal residential use for the zone;
- g) A maximum of two (2) employees, one of whom must reside in the dwelling, may be employed on site and additional employees may be employed off-site;
- h) A maximum of three (3) customers may be serviced on-site at one time;
- i) The premises shall not be used to assemble or rally persons who are employed by or associated with the home based business for transportation to a work site;
- j) There shall be no goods, wares or merchandise offered for sale or rent from the dwelling which are not manufactured or processed on the lot with the exception of a limited number of complementary associated products;

- k) No outdoor storage of equipment, goods or materials is permitted, except for in the Rural (RU) and Agriculture One (A1) zones. Permitted outdoor storage shall be screened from view from the public street and adjacent dwellings;
- l) The home based business shall not emit noise, vibration, smoke, gas, light, odour or dust, or interfere with the television or radio reception of others in neighbouring buildings or structures, or create or become a public nuisance, in particular with regard to traffic, parking, or refuse;
- m) One non-illuminated sign which does not exceed 0.4 square metres in area is permitted, except where a lot fronts on a Provincial Highway, in which case the requirements of the Province shall be complied with;
- n) The driveway accessing the parking spaces for the home-based business must be shared with the driveway that is utilized for the principal use on the lot.
- o) Off-street parking shall be provided in accordance with Table 5.1 and is permitted to be tandem parking.

Next Steps:

The Public Open House is scheduled to take place on April 23rd at 6pm. The public will have an opportunity to review the policies, ask questions to staff, and present their comments.

Conclusion:

Staff are seeking direction on the revised draft zoning regulations provided above. The changes Council agrees with will be integrated into the second version of the draft Zoning By-law. Version 2 will be made available on the project webpage and will form the basis of the discussions at the upcoming Public Open House, scheduled for April 23rd at 6pm.

Prepared By:

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Attachments:

None

Reference Material:

Zoning By-law 2014/45