

MEMORANDUM

TO: Mike Pilon, Chief Administrative Officer

FROM: Samantha Willock, Municipal Planner

DATE: August 11, 2026

RE: Zoning By-law Adoption

The current Zoning By-law 2014-45 was adopted in July of 2014. Since that time, there have been numerous significant changes to provincial legislation, policy and planning priorities. These changes have been incorporated into the new Official Plan, which was adopted by Council last month, and are now being implemented through this new comprehensive Zoning By-law. In addition to implementing the new Official Plan and provincial legislation, the new By-law addresses previous inconsistencies and ambiguity by providing clear and consistent development standards to guide future growth and development.

In December 2025, Council approved the process for undertaking this comprehensive Zoning By-law update. Over the past eight months, the project has proceeded in accordance with that approved process and timeline. This included the public open house and statutory public meeting required under the *Planning Act*, and multiple special Council meetings to review and refine the draft by-law. Public participation throughout the project was significant, with strong attendance at meetings and hundreds of written comments submitted. Feedback from Councillors, stakeholders, and members of the public was carefully considered in drafting the final version of the new by-law.

All statutory requirements of the *Planning Act* have now been satisfied, and the proposed Zoning By-law is being presented for Council's consideration and adoption.

Following adoption, a Notice of Passing will be issued in accordance with the *Planning Act*. Beginning on the date the notice is given, a 20-day appeal period will occur. If no appeals are received, the By-law will come into force on the day it was passed. If one or more appeals are received, the By-law will not come into force until those appeals are resolved. During the appeal process, the Ontario Land Tribunal may, upon request, order that any portions of the By-law that are not under appeal are deemed to be in force and effect while the appealed provisions remain before the tribunal.

The adoption of the new Zoning By-law concludes the Official Plan and Zoning By-law review project which began in spring 2024, save and except any appeals and the Ministerial approval of the Official Plan.

Joie de vivre



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