



MHBC
P L A N N I N G
U R B A N D E S I G N
& L A N D S C A P E
A R C H I T E C T U R E

Township of Assiginack
Public Meeting
DRAFT Zoning By-law

Tuesday June 25, 2024

Jamie Robinson, MCIP, RPP, Partner



Purpose of a Public Meeting

A Public Meeting ensures transparency and public participation in the land use planning process.

This is an opportunity ask questions, express opinions and identify any concerns that you may have with the proposed Zoning By-law.



Your participation in the decision making process is important to us and can assist in ensuring that the diverse needs and perspectives of the community are considered.

Key Elements of the New Zoning By-law

1. The Table of Contents is an important component of the Zoning By-law as it provides direction to the user on where to locate specific zoning information, permitted uses, zone performance standards, general provisions and definitions.
2. Following the Table Contents is an introductory section that provides details on “How to Use the By-law”. This section provides a step-by-step guideline for users of the document on how to navigate Zoning By-law.
3. Section 3 of the Zoning By-law provides details regarding the different zones within the Zoning By-law.
4. Section 4 provides the definition of terms that are used throughout the Zoning By-law.

Key Elements of the New Zoning By-law

Section 5 - General Provisions

- a. Section 5.1 – Contains provisions that apply to accessory buildings, structures and uses.
- b. Sections 5.16 and 5.17 – Provides provisions that allow for home industries and home occupations.
- c. Section 5.18 - Provides provisions applying to legal non-complying lots, buildings and structures – these are lots buildings and structures that don't comply to the minimum standards of the new by-law. This Section provides relief from the current by-law standards for existing situations that do not comply. Historically, the term “grandfathering” has often been used for these situations.

Key Elements of the New Zoning By-law continued

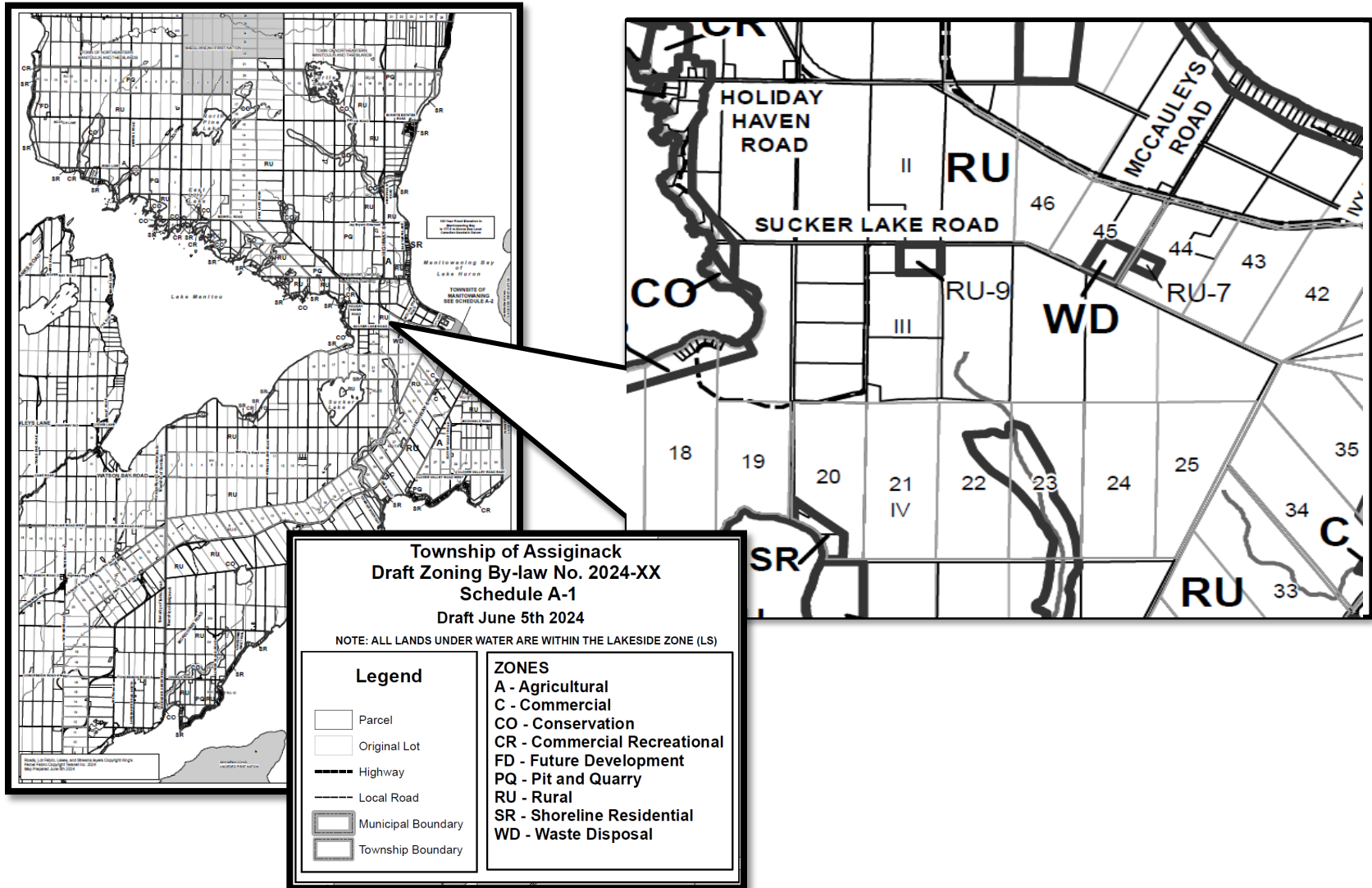
Section 5 - General Provisions

- d. Section 5.19 – Contains provisions that apply to non-conforming uses. These are uses that do not comply with current zoning permissions. For example, an existing commercial use on a residentially zoned property. This Section also provides “grandfathering” to these situations.
- e. Section 5.2 – Provisions that apply to additional dwelling units. Additional dwelling units are units that are additional to the principal residential unit on the lot. This Section permits up to two additional units on residential lots within the principal building or one additional unit in the principal dwelling and one additional unit in an accessory building. These provisions do not apply to residential shoreline areas.
- f. Section 5.41 - Provides provisions that apply to shipping containers.

Key Elements of the New Zoning By-law

6. Section 6 of the Zoning By-law provides details regarding the specific zones located within the by-law. Each zone identifies permitted uses, zone requirements and exceptions.
7. Section 7 of the Zoning By-law is the final section which provides for the enactment of the document.

Draft Zone Schedule A1 - Rural

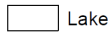

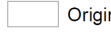

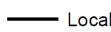


Draft Zone Schedule A2 - Manitowaning

Townsite of Manitowaning
 Zoning By-law No. 2024-XX - Schedule A-2
 Draft June 5th 2024

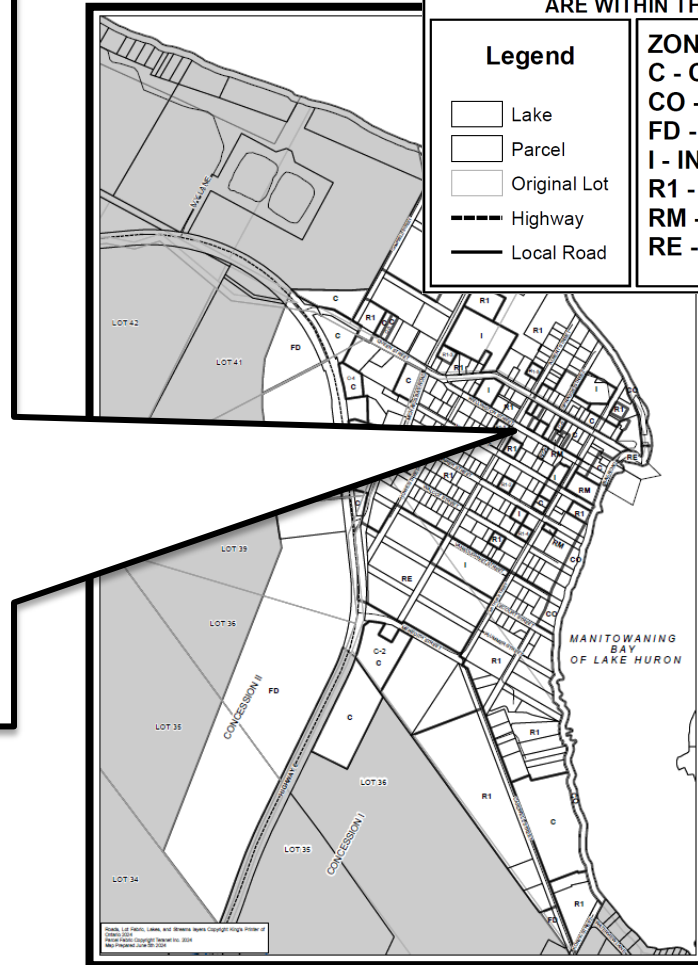
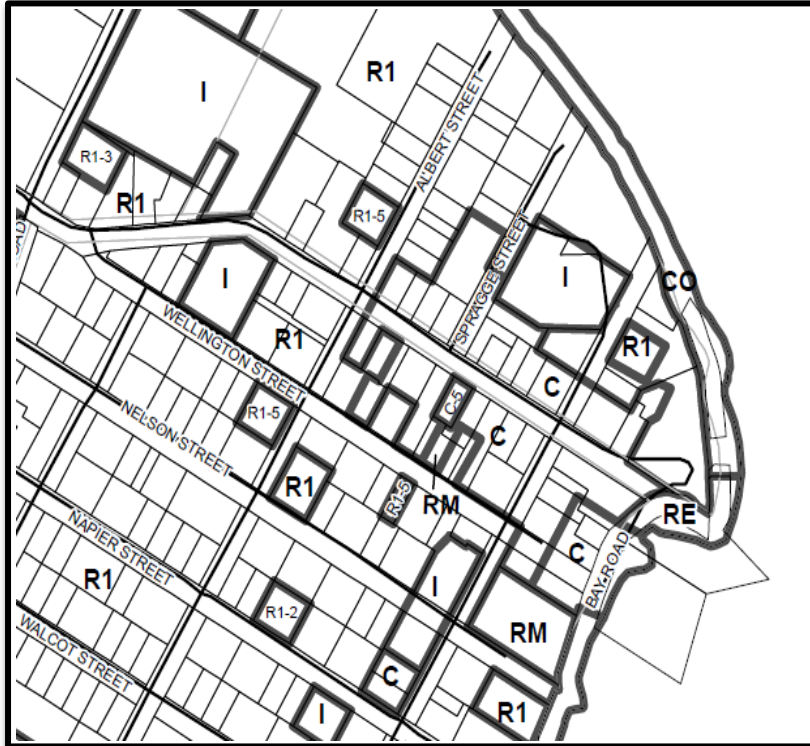
NOTE: ALL LANDS UNDER WATER
 ARE WITHIN THE LAKESIDE ZONE (LS)

Legend

-  Lake
-  Parcel
-  Original Lot
-  Highway
-  Local Road

ZONES

- C - COMMERCIAL
- CO - CONSERVATION
- FD - FUTURE DEVELOPMENT
- I - INSTITUTIONAL
- R1 - RESIDENTIAL
- RM - RESIDENTIAL MULTIPLE
- RE - RECREATIONAL



Feedback Received

- Using residentially zoned properties as short-term rental income properties;
- Reconsider zoning of McLean's Park (currently Rural);
- Properties on Wellington Street listed as commercial;

Feedback Received continued

- Restriction on waterfront buildings being limited to one storey;
- Wayside Pits and Quarries section considered vague;
- Updates to various zone exceptions;

Feedback Received continued

- Revisions to ensure conformity with Planning Board Official Plan;
- MDS exemptions for existing lots of record;
- Flood Elevation Conformity with Official Plan;

Next Steps

1. Incorporate any comments from the Public Meeting into the Final Draft of the Zoning By-law.
2. Refine the Draft Zone Schedules (if required).
3. Bring the Final Zoning By-law to Council for Enactment.



Township Of Assiginack

THANK-YOU

QUESTIONS