



ASHLEY
MEGHAN

The strategic approach to municipal success

Report to Council

Subject: Zoning By-law Update – Status Review and Next Steps

Date: March 10, 2026

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Purpose of Report

The purpose of this Report is to:

- (a) Provide Council with an overview of the current status of the Zoning By-law Update,
- (b) Summarize observations arising from a professional review of the draft document,
- (c) Outline the statutory requirements under the *Planning Act*, and
- (d) Identify the proposed next steps prior to proceeding with the open house and public meeting.

Background

The Municipality has undertaken a comprehensive Zoning By-law Update to implement the policies of the Official Plan and ensure consistency with the Provincial Planning Statement, 2024. An Open House was held in 2021, in conjunction with the Official Plan review to introduce the proposed update and obtain preliminary public input.

Since that time, a draft By-law has been prepared and has undergone substantial review by Council.

With the retirement of the Municipality's planner on retainer, I have been asked to assume carriage of the project and assist the Municipality in finalizing the Zoning By-law prior to proceeding through the remaining statutory process.

My role at this stage is to undertake a professional review of the draft By-law and apply planning expertise to identify where provisions may require clarification, refinement, or modification to ensure the document functions effectively as the Municipality's primary land

use regulatory tool. The objective is to ensure that the By-law reflects Council's intent by balancing two key principles:

- Enable appropriate development opportunities within the Municipality, and
- Protect the Municipality and its residents through clear, enforceable regulations.

This review is intended to ensure the By-law is clear, implementable and appropriately calibrated to the Municipality's rural context before it proceeds through the remaining statutory steps.

As part of a preliminary review of the document, several areas have been identified that warrant further detailed review prior to public circulation. These include:

- Contradictory and repetitive provisions within certain sections of the By-law, suggesting that amendments may have been added incrementally without a full consolidation review;
- Regulations that overlap with or are governed by other legislation, including the Ontario Building Code, Ministry guidelines, and the Conservation Authorities Act. Embedding external regulatory standards directly into a Zoning By-law can create duplication, increase administrative workload, and expose the Municipality to interpretive disputes in areas outside its jurisdiction;
- Some urban-oriented regulatory frameworks that may not reflect the predominantly rural character and development pattern observed within Papineau-Cameron;
- Limited modernization in areas where emerging land use trends are becoming more prevalent, such as agricultural diversification, on-farm diversified uses (OFDUs), and other rural economic activities.

These observations are not intended to revisit policy direction previously reviewed by Council. Rather, they reflect an opportunity to ensure that the document functions cohesively, clearly and in a manner that aligns with the Municipality's rural context before it proceeds to public consultation.

Legislative Framework

Under Section 34 of the *Planning Act*, Council is required to hold at least one open house and statutory public meeting prior to adopting a new comprehensive Zoning By-law. Notice of the meeting must be provided in accordance with the Act and Ontario Regulation 545/06.

Although an open house was previously held in 2021, the draft By-law has undergone several revisions since that time. Given the length of time that has passed and the changes made to the document, it is recommended that the Municipality host an additional open house to provide the public with an opportunity to review the most current version of the By-law prior to the statutory public meeting.

Following the open house, staff will review any feedback received and make refinements where appropriate. The statutory public meeting will then be scheduled in accordance with the Planning Act, after which final refinements will be completed and the By-law brought forward for Council's consideration and adoption.

The By-law does not require approval from the Ministry and will come into force subject to the appeal provisions of the Planning Act.

Proposed Next Steps

The next step in the process will be to undertake a more detailed review and refinement of the draft Zoning By-law to address the matters identified through the preliminary review.

This work will involve:

- Consolidating and harmonizing conflicting or repetitive provisions;
- Removing or streamlining regulations that are more appropriately addressed through other legislation;
- Ensuring development standards reflect the Municipality's rural character and development patterns; and
- Updating provisions related to emerging rural land use activities where appropriate.

It is anticipated that this detailed review can be completed within approximately 4–6 weeks.

Following completion of this review, staff will proceed with scheduling the Open House, with a target timeframe of late April or early May, at which time the updated draft Zoning By-law will be presented to the public for review and discussion. Notice for the open house will be issued in accordance with the Planning Act.