ASHLEY MEGHAN

The strategic approach to municipal success

Welcome

Papineau-Cameron Zoning By-Law Update Open House

October 21, 2026

Papineau-Cameron

Introductions



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Zoning By-Law Update

We’re updating the Zoning By-law to:



match the vision established in the Official Plan, and

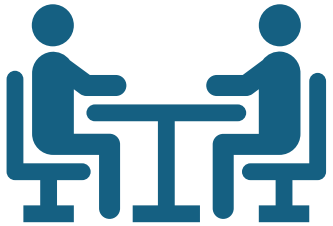


iron out some problematic areas.

How Tonight Will Work



Quick Presentation



Opportunity for one-on-one conversations afterwards

What is a Zoning By-law, Anyway?

A Zoning By-law:

- Is a tool
- Is a group of standards
- Is used to implement the Official Plan
- Divides the land into categories of uses
- Manages land uses
- Is adaptable

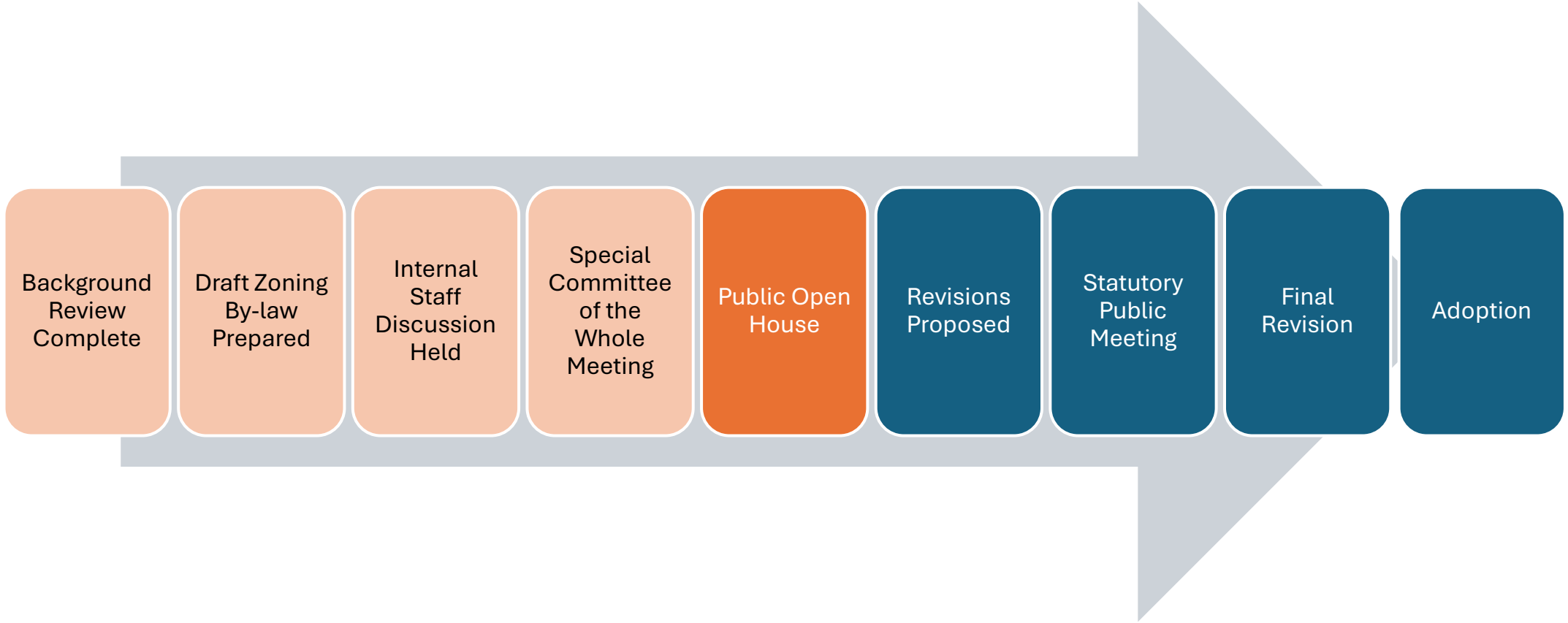
Legal Basis

- Planning used to look quite different
- Enabled in Ontario by *The Planning Act*, R.S.O. 1990, c. P.13.
- What is the point of *The Planning Act*?
- Section 5: Land Use Controls and Administration

Why Update It?

- What is the point of updating the Zoning By-law?
- Why update it now?




Background Review Complete
Draft Zoning By-law Prepared
Internal Staff Discussion Held
Special Committee of the Whole Meeting
Public Open House
Revisions Proposed
Statutory Public Meeting
Final Revision
Adoption

Where Are We?

What's new?

What's changing?



Major Changes

Details are available in the handout.

- Homes & Cottages
- On the Water
- Home Businesses and Farms
- Rural Areas
- Commercial, Industrial, and Other Zones
- Roads, Access, & Parking
- Environment and Water
- Neighbouring Uses
- Rural and LSR
- Non-Complying Uses
- Energy



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Zoning By-Law Update Open House

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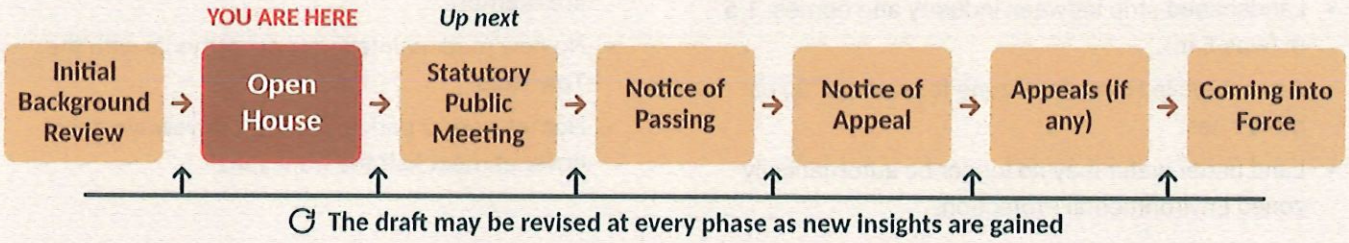
What is a Zoning By-law?

It sets the legally enforceable rules for how land can be used and built on. The Township is divided into zones (like residential or industrial), each with its own rules for uses, building size and placement, parking and more. Development that doesn't comply, won't get a building permit.

Why update it?

Papineau-Cameron's Zoning By-law dates from 2000 (consolidated in 2010), and the Province requires that it be updated within 3 years of an Official Plan update. The draft is refined at every step of the Update process, so your feedback today helps shape the final version of the By-law.

How the Process Works



Open House and Public Meeting notices are given at least 20 days ahead, and anyone attending may speak. Notice of passing is issued within 15 days; appeals may be filed with the clerk within 20 days of that notice.

What's Changing? Key Proposed Changes

More on the back →

Homes and Cottages

- One extra residential unit per lot, attached or detached.
- Homes may cover up to 20% of a lot in Rural zones (was 10%).
- Sleeping cabins up to 40 m², still with no washroom.
- In the Rural zone, a cabin can be the main use of a lot if 30 m from every lot line.
- RVs: no more 30- and 60-day limits. Lot size sets how many (1 to 5).
- Storage containers allowed in side or rear yards; not for living in.

On the Water

- Papineau Lake is at capacity: a new main use within 300 m needs planning approval.
- Buildings and septic systems on all other lakes stay 30 m from the high-water mark.
- Cannot clear no more than 25% of your shoreline frontage.
- Boathouses 5 m from the neighbouring lot line (was 3 m). No longer a height restriction.
- Docks must be floating, cantilevered or on posts.

Prepared by: ASHLEY MEGHAN info@ashleymeghan.ca

What's Changing? Key Proposed Changes (continued)

Home Businesses and Farms

- A home business may use up to 25% of the home (was 50%), run by people who live there.
- Workshops and vehicle repair become "home industry": needs a 4 ha (~10 acre) lot.
- Bed and breakfasts are capped at 4 guest rooms.
- Farms over 15 ha (~37 acres) can add on-farm diversified uses, such as farm stores or agritourism.

Rural Areas

- The Rural zone splits in two: Rural Commercial (RU1) and Rural (RU2).
- New uses allowed in RU1: cannabis growing, abattoirs, animal shelters and pet cemeteries.
- No longer allowed in RU2: mobile homes, airfields, convenience stores and nursing homes.
- Hobby livestock numbers now depend on lot size, starting at 1/2 an acre.

Commercial and Industrial

- Most commercial and industrial lots need 0.8 ha (~2 acres).
- Landscaped strip between industry and homes: 1.5 m (was 5 m).
- A new Mobile Home Park zone for parks of 20 or more sites.
- Land under water may no longer be automatically zoned Environmental Protection.

Roads, Access and Parking

- Lots need frontage on a year-round maintained road (existing private roads and water-access lots are exempt).
- No new road maintenance agreements with the Township.
- Homes need 2 parking spaces; driveways may cover at most half the front yard.

Other Changes Worth Knowing

- No new homes below set flood levels on the Mattawa River, Ottawa River and Earl's Lake.
- New homes within 1 km of a pit or quarry need a signed acknowledgement.
- Kennels must be 200 m from homes (was 100 m).
- Rooftop solar is allowed on any building; one small wind turbine per lot in rural zones.
- Rebuilding after a fire: no more 2-year deadline, but the same footprint.
- Campgrounds: up to 36 sites per hectare.

Have Your Say

Your input is important. Comments made tonight or in writing will be considered before Council decides. Written comments will be accepted up until the day the By-law is passed.

Thank you for your participation!

Questions?

Ask staff here tonight, or contact:

Jason McMartin
CAO/Clerk Treasurer
clerk@papineaucameron.ca
(705) 744-5610

What are we doing tonight?



An opportunity to hear from the residents



What works, what doesn't



Have there been issues with Zoning in the past?



Do we want more or less control in the Municipality for site specific changes?



After the presentation, we will be here to speak to individual residents about their specific issues/concerns

What Comes Next?

- Review public input and let you know what we heard
- We'll make some suggestions to the draft for Council's approval before heading to the Public Meeting
- Statutory Public Meeting
- Final revisions and refinement
- Adopt the New Zoning By-law
- Provide notice of decision
- Appeal period

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Thank You

Questions & Discussion

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