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U R B A N D E S I G N
& P L A N N I N G

Township of Assiginack

DRAFT

Zoning By-law

Wednesday March 27, 2024

Jamie Robinson, MCIP, RPP, Partner

Purpose of an Open House

An Open House is for you – the residents of the community.

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



Your feedback is important to us and can assist in refining the proposed Zoning By-law to align with community needs and values.

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.

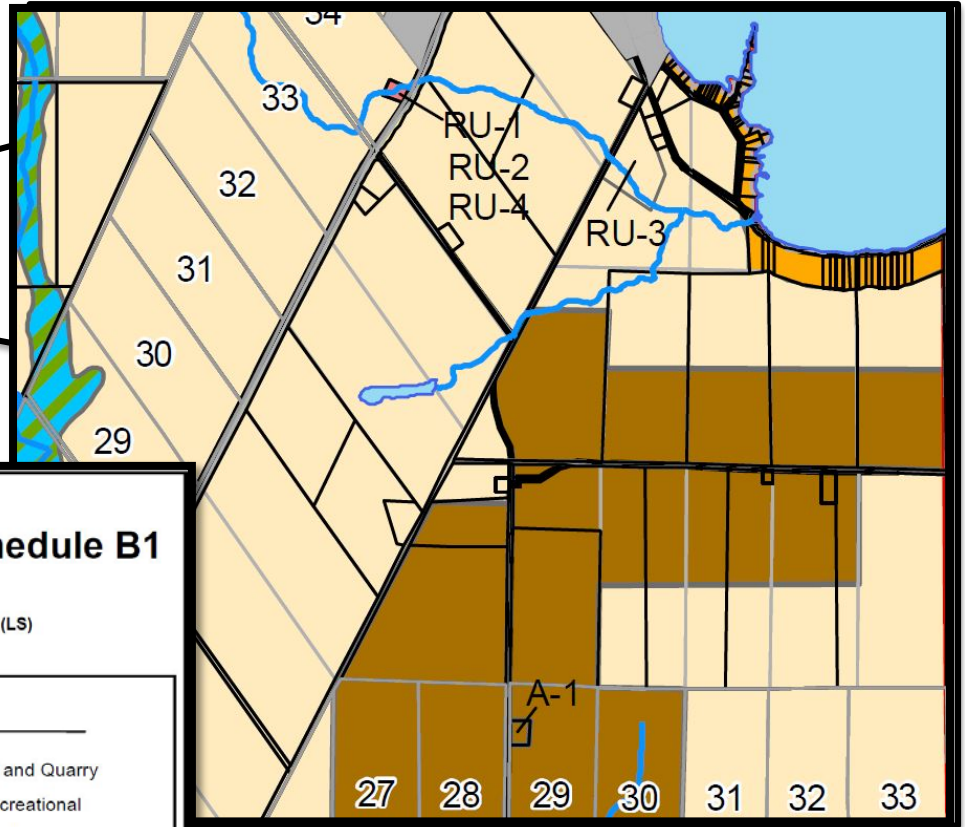
Key Elements of the New Zoning By-law

5. Section 5 - General Provisions
 - a. Section 5.1 – Contains provisions that apply to accessory buildings, structures and uses.
 - b. Sections 5.15 and 5.16 – Provides provisions that allow for home industries and home occupations.
 - c. Section 5.17 - 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.
 - d. Section 5.18 – 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 to not apply to residential shoreline areas.
 - f. Section 5.37 - 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 B1 - RURAL



Township of Assiginack Draft Zoning By-law No. 2024-XX - Schedule B1

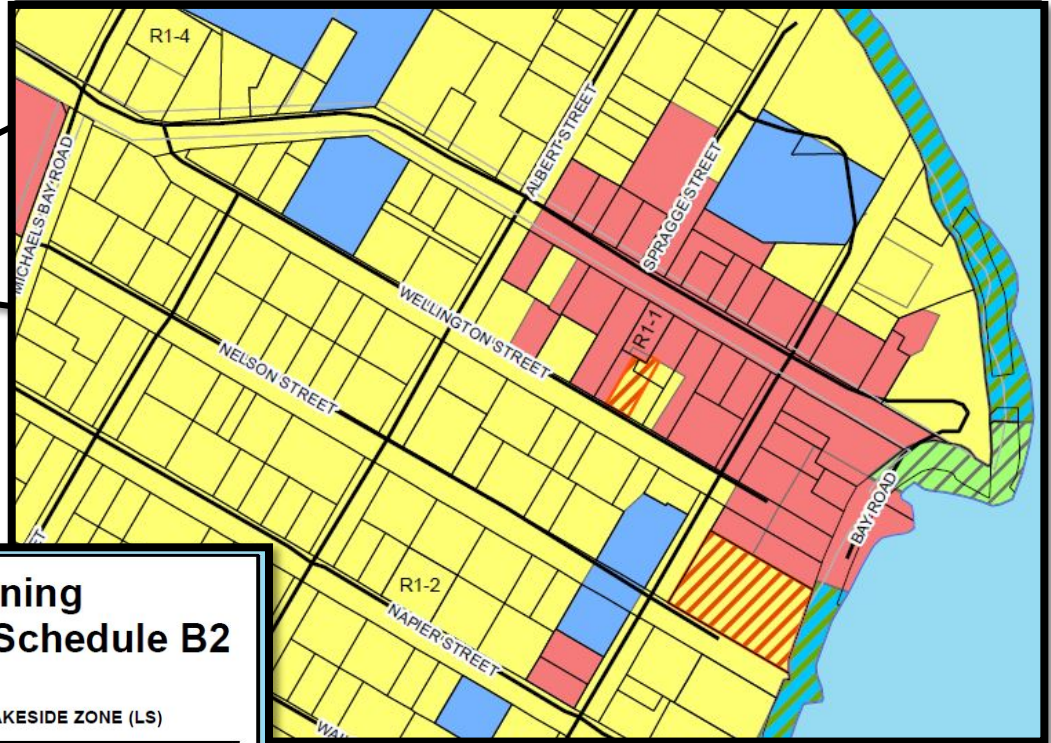
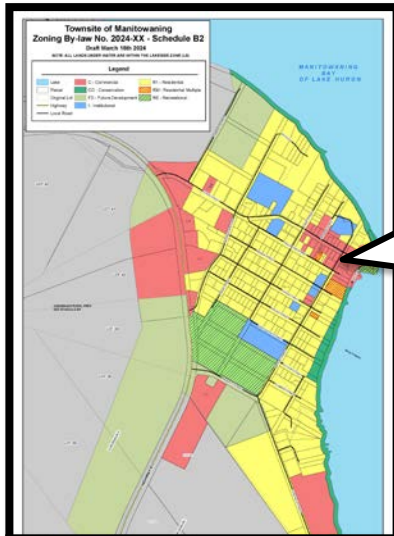
Draft March 15th 2024

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

Legend

Lake	A - Agricultural	PQ - Pit and Quarry
Parcel	C - Commercial	RE - Recreational
Original Lot	CR - Commercial Recreational	RU - Rural
Highway	CO -Conservation	SR - Shoreline Residential
Local Road	FD - Future Development	WD - Waste Disposal
Municipal Boundary		
Township Boundary		

Draft Zone Schedule B2 - Manitowaning



Townsite of Manitowaning
Zoning By-law No. 2024-XX - Schedule B2
 Draft March 15th 2024

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

Legend		
Lake	C - Commercial	R1 - Residential
Parcel	CO - Conservation	RM - Residential Multiple
Original Lot	FD - Future Development	RE - Recreational
Highway	I - Institutional	
Local Road		

Next Steps

1. Incorporate the comments from the Open House into the Second Draft of the Zoning By-law.
2. Refine the Draft Zone Schedules.
3. Prepare Illustrations (Building Types, Lot Coverage, Lot Types, Lot Lines etc.)
4. Review Second Draft of Zoning By-law with Municipal Staff.
5. Hold a Public Meeting.
6. Finalize the Zoning By-law.
7. Bring the Final Zoning By-law to Council for Enactment.



Township Of Assiginack

THANK-YOU

QUESTIONS