



TOWNSHIP OF McNAB/BRAESIDE COMPREHENSIVE ZONING BY-LAW PROJECT 2025

1. OVERVIEW:

County of Renfrew planning staff have been requested to update the Township of McNab/Braeside's Comprehensive Zoning By-law, passed in 2010, in accordance with Section 26(9) of the Planning Act. The purpose of this project is to prepare a new zoning by-law that will reflect the 2024 Provincial Planning Statement, the 2020 County of Renfrew Official Plan, and local context.

An updated zoning by-law template is being used that is also being implemented in other municipalities within Renfrew County in order to provide consistency for property owners and developers. However, there is still opportunity within the template to incorporate local context.

To date, the following work has been completed in preparing the draft zoning by-law text and map schedules:

- Carrying forward and incorporating unique McNab/Braeside zoning provisions;
- Incorporating Township staff feedback and suggested changes to definitions, general provisions and zone provisions to provide local context and clarification in their day-to-day use of the by-law;
- County and Township staff joint review sessions of the draft by-law resulting in additional modifications, as required;
- County planning and GIS staff preparing new, updated zoning schedules that include updated property fabric, and involved the review of the existing zoning, Official Plan designations, air photography, Google streetview, Township records, and site visits.

2. COUNCIL/STAFF REVIEW

The next step for this project is the joint review of the draft zoning by-law and map schedules by Council and staff for additional feedback and changes, as required. Following this, a final draft zoning by-law will be prepared for presentation to the public. The Planning Act requires the Township to hold an open house(s) and a public meeting to gather public feedback, before finalizing and passing the proposed by-law.

As you review the draft zoning by-law, a summary of key changes from the previous zoning by-law and additional considerations can be found below.

3. KEY CHANGES

Text Changes

- Definitions have been added/updated, where necessary
- General provisions (i.e. accessory buildings, parking, minimum separation distances, etc.) have been added/updated, where necessary
- Zone updates (ex. change in zone names, zones added/removed, etc.)
 - The Residential One (R1) zone has been removed, as no municipal water or sewage services are available to support this type of zoning. Properties previously zoned Residential One (R1) are now zoned Rural Residential (RR).
 - The Hamlet Commercial (HAC) Zone has been replaced with the General Commercial (GC) Zone.
 - The Extractive Industrial (EM) and Extractive Industrial Reserve (EMR) zones have been expanded to better represent different types of aggregate. The new zones are:
 - Mineral Aggregate Pit (MP) Zone
 - Mineral Aggregate Pit – Reserve (MP-R) Zone
 - Mineral Aggregate Quarry (MQ) Zone
 - Mineral Aggregate Quarry – Reserve (MQ-R) Zone
- Exception zones which are no longer required were removed from the text and mapping
 - For example, if there was an exception zone for a reduced lot frontage related to a severance, and that parcel has been created, the exception zone was removed.
- Agriculture exceptions prohibiting residential uses related to surplus dwelling severances have been grouped under the Agriculture–Exception One (A-E1) Zone
- In some cases, only certain parts of the exception provisions were removed, as the remaining provisions are still required (ex. lot frontage requirement no longer needed, but building setback to a steep slope is)
- Exception zones that are still required were included in the new zoning by-law draft. Some exception zones may have a different exception number, but the provisions will have the same meaning.
 - For example, RU-E3 in the previous zoning by-law is now RU-E1 in the new zoning by-law

Mapping Changes

- Property parcel fabric updated to show new lots (from severances and subdivisions), lot line adjustments, road realignments, etc.
- Zoning reviewed to ensure it matches with the Official Plan, attempting where possible to reflect current uses. Some zones may have been partly or fully

changed to a new zone to match the Official Plan mapping.

- Required separation distances from aggregate zones and waste disposal facilities have been added to the map schedules to provide clarity of what lands are affected by them.
- Ontario Power Generation (OPG) lands are identified unless they are already within the Environmental Protection (EP) Zone.
- An on-line interactive version of the zoning map schedule that is searchable by address and roll number, and includes useful tools will be prepared and made available.

4. GENERAL NOTES

- When discussing and considering any changes, keep in mind the need to balance detail versus flexibility – that is, the more detailed a definition or provision is, the less flexible it becomes in applying it to different situations and scenarios. But there are circumstance under which clear, definitive language is required.
- Zoning definitions and provisions are developed such that words are cross-referenced throughout the by-law. Changing wording in a definition or provision can have broader implications throughout the document.
- Property owners cannot change their property to a new zone through this project. Requests for new changes in use must to go through the zoning by-law amendment application/review process.
 - For example, if a property owner has a property zoned Rural (RU) that they would like to be changed to Tourist Commercial (TC) in the new zoning by-law, this will not be considered as part of this project.