

Public Open House

Welcome to the Public Open House for the Zoning By-law Comprehensive Review! Please fill out a comment form or speak with a member of Township staff to share your comments or ask any questions.

What is a Zoning By-law?

- Regulates use, location, and construction of land, buildings, and structures.
- Divides land into zones establishing development standards, including permitted uses, property line setbacks, and other applicable requirements.
- Zones are delineated and labeled on a map schedule.
- Zoning By-law also includes general provisions applying to all zones.

What is an Official Plan?

- A long-range planning policy document managing land use, growth and development over a particular planning horizon.
- Loyalist Township's Official Plan was reviewed and updated in 2022.
- The Planning Act requires the Zoning By-law to be amended within three years of revising the Official Plan to ensure conformity.

Why is the Township reviewing the Zoning By-law?

This review undertakes a Township-wide amendment to the Zoning By-law to implement policies of the updated Loyalist Township Official Plan, reflect best practices, and address housekeeping matters.

What Stage is the Project in?

- Updated Zoning By-law first draft is ready and available for review on the project webpage.
- Hard copies are available at the Open House or the Township's Amherstview office located at 18 Manitou Crescent West.
- Updated zone mapping is available at <https://experience.arcgis.com/experience/b9bc4998539a4ee6a9709894a06b4442>
- Township staff seek feedback on the first draft to inform a second draft.

Proposed Amendments to the Zoning By-law

There are numerous amendments being made to the By-law, including but not limited to:

New Additions or Removals:

- Entire elimination of the Estate Residential Zone.
- Implement “upzoning” to permit additional medium-density housing forms in traditional low-density areas (e.g. low-rise apartment buildings).
- Introduce associated regulations for these various housing forms (background recommendation report available for review).

Permitted Uses:

- Permitting hobby farms in Rural Zones.
- Permitting urban agriculture.
- Expanding permitted uses on Industrial lands.

Zone Schedules:

- Correct existing errors in zone lines and previous consolidation errors.
- Update Environmental Protection (EP) Zoning. New EP Zoning proposed to be added, removed, or modified on numerous properties.

Parking Standards and Rates: (background recommendation report available for review).

- Update minimum parking requirements for selected uses.
- Update accessible parking provisions to comply with the *Accessibility for Ontarians with Disabilities Act*.
- Refine driveway, access, ingress, and egress provisions.
- Update sight triangle sizes.
- Update loading space requirements.
- Introduce minimum bicycle parking standards.

Definitions:

- Amend several regulations and definitions to provide consistency and improve clarity and interpretation.
- Define Farm Experience Activity, Farm Processing, Farm Processing Value-Added, and Farm Winery to broaden allowed uses and implement governing provisions.
- Define Micro-Brewery and Estate Winery and identify locations for these uses.

How to Stay Involved and Next Steps

Project Next Steps

- **Fall 2026:** Review of comments and preparation of **second draft** of the Zoning By-law Comprehensive Review and associated Official Plan Amendment
- **Late Fall 2026 – Early Winter 2027: Statutory Public Meeting** – presentation of the proposed Zoning By-law Comprehensive Review and associated Official Plan Amendment
- **Winter 2027:** Recommend **Council Adoption** of the Zoning By-law Comprehensive Review and associated Office Plan Amendment
- **Winter 2027: 20-day appeal period** following Council Adoption

Stay informed of project milestones as the Zoning By-law Comprehensive Review progresses:

Township Project Webpage:

Sign up for email notifications to be informed of any updates!

<https://engage.loyalist.ca/zoningreview>

Share your comments or questions with:

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