
FREQUENTLY ASKED QUESTIONS

1. What is a Zoning By-law?

A Zoning By-law is how we manage land uses and development in our community. It states exactly how land may be used and where buildings and structures can be located, helping to protect land owners from conflicting land uses. While the Official Plan sets out a vision and general policies for land use, the Zoning By-law puts the plan into effect with specific requirements that are legally enforceable.

2. Why is the Township preparing a new Zoning By-law?

The *Planning Act* requires that a municipality review and update their Zoning Bylaw within 3 years of an Official Plan review. After an extensive review, our Council adopted a new Official Plan in November, 2019 which was later approved by the United Counties of Leeds and Grenville in February 2020.

3. How does the zoning affect my property?

A Zoning By-law outlines how your property may be used, the types of buildings or structures that are allowed on your property, where they may be sited on your property and how they may be used.

4. How are the zone categories and zoning standards determined?

Zone categories and standards must be consistent with policies provided in the Provincial Policy Statement, the Counties Official Plan and the Township's Official Plan. Additional factors that are considered include;

- how compatible the permitted uses are with the adjacent land uses;
- the suitability of the land for the proposed use;
- the availability of servicing such as water, sewer and roads; and
- environmental hazards, such as flooding.

5. What mapping has changed?

We encourage every property owner to review the draft new Zoning By-law and examine any changes to their property. Like the existing By-law, the draft new By-law includes four Schedules that identify the designated zone categories for each property in the Township. Note that the names of some zone categories have been updated in the draft new By-law. These updates are reflected in the [Zone Category Comparison Chart](#) provided. In addition to reviewing the schedules, it is also important to review the associated text of the draft new By-law to understand any changes to permitted uses and/or zone provisions.

6. What has changed in the draft new Zoning By-law compared to the existing Zoning By-law?

The existing Zoning By-law was approved in 2012. It is understandable that some updates are required so that the new Zoning By-law will meet the needs of our community today and for the future. You can view a summary of the most notable changes in the [New or Revised Zone Provisions Information Sheet](#).

The format of the new draft Zoning By-law has changed compared to the Township's existing By-law including the following:

- the structure of the draft new Zoning By-law;
- updated and revised definitions;
- new zone categories and zone category provisions;
- new general provisions; and
- updated mapping.

7. What is a legal non-conforming use?

A legal non-conforming use is a use which is not currently permitted by the Zoning By-law in effect today but was legally established under the Zoning By-law in effect at the time the use commenced. The use must have continued uninterrupted and still be in operation today. A legal non-conforming use is often referred to as being “grandfathered.”

8. What opportunities are there for resident/stakeholder input?

There are a number of ways that residents or stakeholders can provide input on the draft new Zoning By-law:

- i) Attend the Open House meeting. The Open House provides a one-on-one opportunity to ask questions and seek clarification on topics in the new draft By-law that are important to you. An opportunity to submit feedback will be provided following the Open House meeting. If you have concerns or feedback to share following the Open House, be sure to follow up with formal written feedback to the Committee and Council. When the Open House is scheduled, it will be advertised on our website, in local newspapers and social media.
- ii) Submit feedback online at <https://forms.twpec.ca/Zoning-Bylaw-Feedback>.
- iii) Email your feedback to the Community Development Coordinator at wvankeulen@twpec.ca. Please clearly indicate that your email is intended feedback for Committee and Council.
- iv) Mail or drop off written feedback to the Township Office at:
PO Box 129
18 Centre Street
Spencerville ON K0E 1X0

- v) Make a delegation to the Community Development Committee. You can request a delegation by emailing the Community Development Coordinator at wvankeulen@twpec.ca
- vi) Before passing the new Zoning By-law, a public meeting will be held. Everyone in attendance at the public meeting that wishes to provide feedback will have the opportunity to do so.

All written comments will become public record and are provided to the Community Development Committee and Council for consideration in a meeting that is open to the public. Delegations to the Committee and Council are recorded as Minutes that are also public record. We recommend sharing feedback on the draft By-law early in the review process.

9. When will the new Zoning By-law be approved?

The timelines for approval will depend on the number of revisions. Following the Open House meeting, feedback will be compiled and reviewed by the Community Development Committee and Council. Another draft Zoning By-law may be prepared before a Public Meeting is held. The new Zoning By-law will not be approved until after the Public Meeting.

10. Where can I get further information?

Additional information has been provided with the draft new Zoning By-law to aid in your review. If you have questions, you can reach out to the Community Development Coordinator at wvankeulen@twpec.ca. You may also choose to register for the Open House meeting, once it is scheduled.