



Comprehensive Zoning By-law Update Township of Greater Madawaska *Public Open House* January 26, 2022

PRESENTED BY:
ECOVUE CONSULTING SERVICES INC.



Project Team

- Jessica Rae Reid, Junior Planner, EcoVue Consulting Services Inc.
- Project Team includes:
 - Kent Randall, Principal Planner, EcoVue
 - Milo Cullen, Planning Technician II, EcoVue
 - Adrienne Harrop, SHCG
- We are planners, facilitators and project managers with experience assisting small to mid-sized municipalities



What is a Zoning By-law?

- A Zoning By-law implements the Official Plan policies, goals and objectives by regulating the use of land within a community. It provides a legal way to manage land use and future growth, and helps to prevent land use conflicts.
- A Zoning By-law regulates, among other things:
 1. how land may be used;
 2. where buildings and other structures can be located;
 3. the types of buildings that are permitted and how they may be used; and
 4. the lot sizes and dimensions, parking requirements, building heights and setbacks from the street.

Why does Greater Madawaska need a new Zoning By-law?

- The update is intended to bring the Zoning By-law into conformity with current planning policy and to **modernize** the Township's approach to land use planning
- The current Zoning By-law, despite being consolidated in July of 2021, has not undergone an update since 2003
 - There have been various legislative changes, both at the Provincial and Local levels, since this time
- The new Zoning By-law will implement the policies of the County of Renfrew Official Plan which was updated in 2020

Goals of the New Zoning By-law

- Create standard and consistent provisions and regulations related to the use of land, buildings and structures across the entire Township
 - To create uniform Residential Zones across all Township lands, including zones specific to population densities;
 - Produce seamless map schedules that can be integrated with an online mapping platform;

Goals of the New Zoning By-law

- Create standard and consistent provisions and regulations related to the use of land, buildings and structures across the entire Township
 - Create modern lot standards and regulations (e.g. setbacks, lot coverage, etc.);
 - Ensuring conformity with (and implementing the policies of) the overarching County of Renfrew Official Plan; and
 - Review and develop zoning regulations for current topics brought forward through public input



Timeline

Next Steps

- In tandem with the Zoning By-law update, a Development Standards Update and Growth Readiness Action Plan are being undertaken
 - Growth Readiness Study being completed in consultation with Strexer Harrop Consulting Group (SHCG)
 - Both documents will be available on the Township website by Mid-March 2022



Next Steps

- Public Consultation to occur until mid-to-late February
 - Residents and business owners are urged to provide any comments they may have during the consultation period;
 - Please note that the Draft ZBL documents will be available for public review throughout the process; however it's best interested residents get comments in ASAP to ensure a seamless addition process





Questions/Comments?

THANKS FOR LISTENING!



Contact Information

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** If you wish to schedule a one-on-one meeting with the consulting team to discuss more site-specific questions, please feel free to contact Kent Randall**