



Welcome to the Public Open House

REGARDING THE UPDATE OF THE TOWN OF KEARNEY'S OFFICIAL
PLAN AND ZONING BY-LAW

TOWN OF KEARNEY, DISTRICT OF PARRY SOUND

MAY 27, 2025

Agenda



1. Introductions
2. Overview of Official Plan and Zoning By-law Process
3. Discussion of some proposed changes to both documents
4. Two (2) Breakout Session Topics
5. Break (10 min)
6. Two (2) more Breakout Session Topics
7. Wrap-up

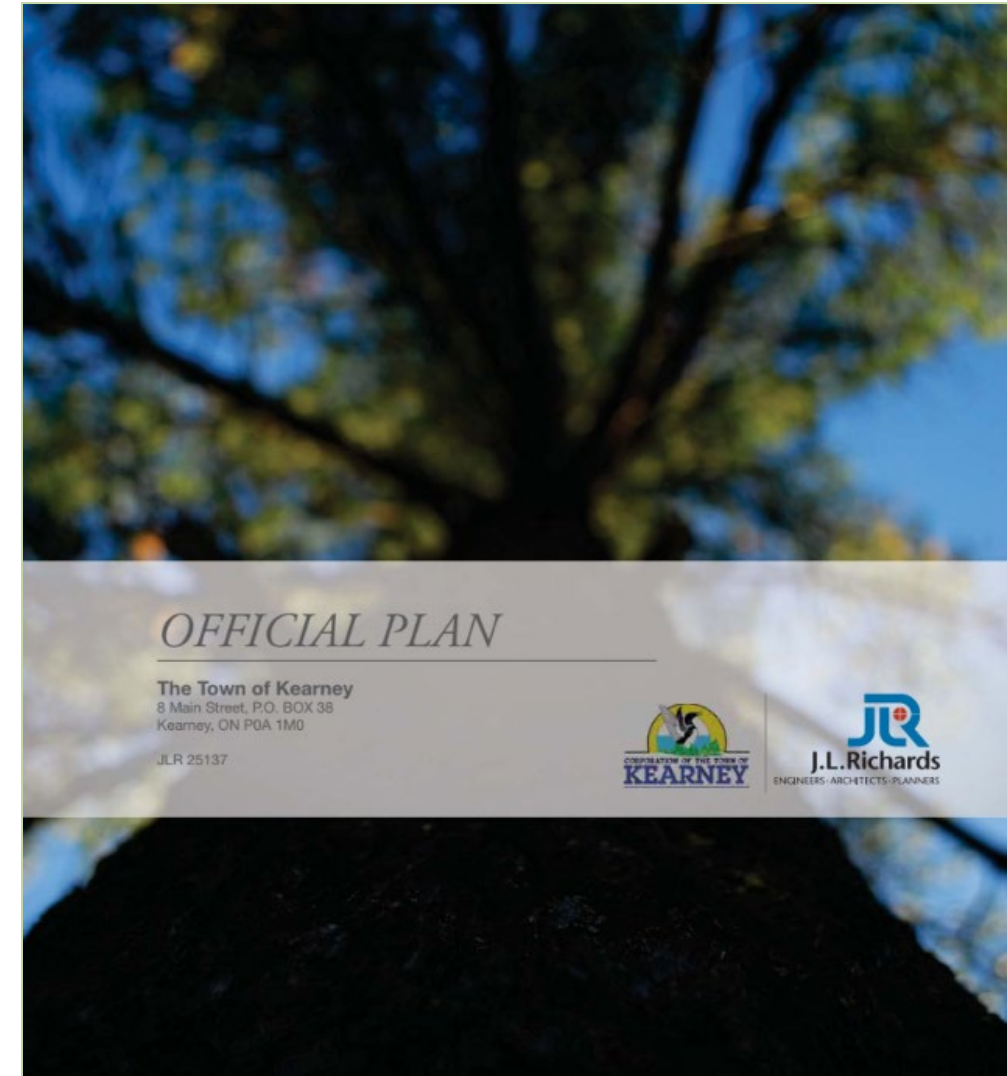


What is an Official Plan?

TOWN OF KEARNEY OFFICIAL PLAN (2016)

What is an Official Plan?

- Official Plans (OPs) provide the overall policy framework for orderly development and growth of a municipality over a ten (10) year period
- OPs focus on matters such as:
 - When and how parts of the community should grow;
 - Where new housing, industry, offices shops, etc. should generally be located;
 - What services will be needed;
 - The division of land;
 - Protection of environmentally sensitive areas; and
 - Agricultural and aggregate lands



(Some) Proposed Official Plan/Zoning Changes

High-Level Summary of **Proposed** Changes:

- Streamline Development Policies
- More flexibility re: Technical Requirements, especially with Natural Heritage
- Incorporation of policies which permit Rural Residential Subdivisions
- Introduce Tourist Commercial designation in Official Plan (separate uses from the general Rural and Shoreline designations)
- Introduce a Limited Service Residential (LSR) Zone in the Zoning By-law

(Some) Proposed Official Plan Updates

New Official Plan Designations:

- **Tourist Commercial Designation**
 - To capture existing and future Tourist Commercial uses within the Town;
 - Will be Added to the Land Use Schedules (currently Schedules 'A' and 'B')
- **Future Development Designation**
 - To identify lands within the Settlement Area of Kearney where development is encouraged
 - Policies in this Section will permit existing uses and provide policies for more intensive development within the Settlement Area
 - Will be Added to the Kearney Land Use Schedule (currently Schedule 'B')

Updated Official Plan Policy Sections:

- **Natural Heritage and Natural Hazard Policies**
 - To reflect changes to the 2024 Provincial Planning Statement;
 - To better describe situations where technical works are or are not required, and what the works would entail;
 - Natural Heritage includes wetlands, woodlands, fish habitat, species at risk, significant wildlife habitat, etc.
 - Natural Hazards include human-made and natural hazards such as floodplains, steep slopes,



What is a Zoning By-law?

TOWN OF KEARNEY COMPREHENSIVE ZONING BY-LAW NO. 2022-20

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
 - 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:
 - how land may be used;
 - where buildings and other structures can be located;
 - the types of buildings that are permitted and how they may be used; and
 - the lot sizes and dimensions*, parking requirements, building heights and setbacks from the street.;
- The Town is divided into land use 'zones'; each zone has specific permitted uses and required lot standards

*lot sizes contained within the Zoning By-law do not apply to new lot creation; minimum lot requirements for new lots are contained in the Official Plan

Town of Kearney

Comprehensive Zoning By-law

No. 2022 - 20

Prepared for:



The Corporation of the Town of Kearney
8 Main Street, P.O. Box 38
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Prepared with:



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(Some) Proposed Zoning Updates

New Zone(s):

- **Limited Service Residential**

- New Zone will identify shoreline residential properties which only accessible by private road or are water access only;
- Many of the properties which are to be changed to this Zone are currently Zoned Residential Waterfront (RWF); the LSR Zone will identify that these properties are not accessible by Fire or EMS;
- Will be Added to all Kearney Zoning Schedule (currently Schedules 'A' through 'E')

Updated Provisions:

- Housekeeping – Zoning By-law was previously updated in 2022, so minor edits are needed
- To ensure conformity with the updated Official Plan and 2024 Provincial Planning Statement



Why are we updating the Town's Official Plan and Zoning By-law?

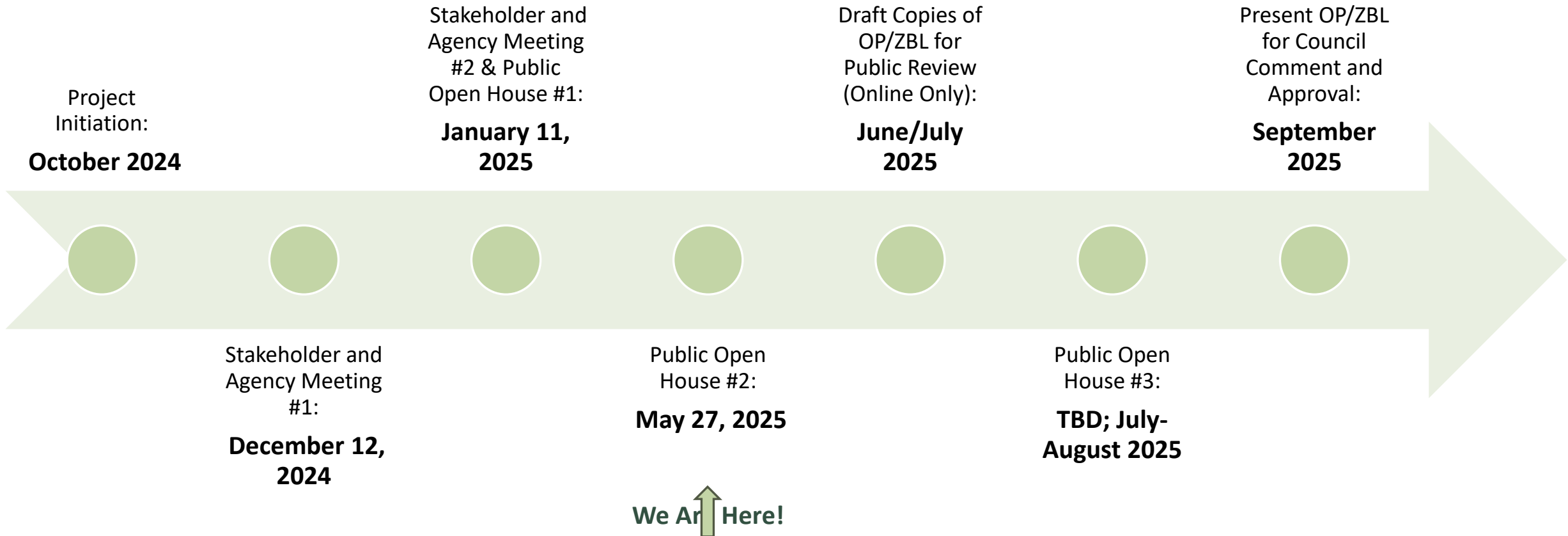
TOWN OF KEARNEY OFFICIAL PLAN (2016) AND
TOWN OF KEARNEY COMPREHENSIVE ZONING BY-LAW NO. 2022-20

Why update?

- According to Section 26 of the Planning Act, it is the responsibility of municipalities to perform an update of their Official Plan every five (5) years
- The Town of Kearney OP was approved by the Ontario Municipal Board (OMB)* in 2016
- There have been significant changes to the Provincial and municipal land use planning regime since the approval of the OP
 - This includes the very recent Provincial Planning Statement (PPS), which came into effect on October 20, 2024
- The Zoning By-law must also be updated to reflect changes made to the OP
 - The ZBL was last updated in 2022 – as such, there are minimal updates expected, aside from policy conformity with the OP and PPS

*the OMB has since become the Ontario Land Tribunal (OLT).

Project Timeline



Discussion Question #1

The Draft Official Plan will permit rural subdivisions (more than 4 lots), subject to appropriate servicing, and location in proximity to major roads

- Do you agree with this permission?
- What other parameters/requirements would you add? (i.e. location, lot sizes, etc.)

Discussion Question #2

The Draft Official Plan will introduce a Tourist Commercial designation that will provide a list of requirements for new and expanded resorts and other tourist/recreational uses.

- What sort of requirements or limitations should or should not be included for new or expanded resorts?
- Should the Town prioritize resort development?

Discussion Question #3

Natural Heritage (environmental) policies will be changed to reflect the new PPS, but also to allow flexibility in certain situations.

- Should there be some discretion at the staff or Council level to scope, or in some cases, not require an Environmental Impact Study? What situations would be appropriate?
- Are there particular areas of the environment (i.e. shoreline, wetlands, etc.) where more diligence is required?

A Limited Service Residential (LSR) Zone is proposed to be introduced to identify those lots that are not accessed directly from a municipal road.

- Should the provisions of this zone be MORE or LESS permissive than those of the Residential Waterfront (RWF) Zone?
 - Includes provisions such as lot area, lot frontage (shoreline or road), lot coverage, building setbacks, etc.

Discussion Question #4

Residential Waterfront (RWF) Zone Provisions

4.2.3 Zone Provisions for Permitted Uses

Lot Area (minimum)	0.4 ha
Lot Frontage (minimum)	60.0 m
Yard Requirements (minimum)	
Front (abutting a navigable waterway)	30.0 m
(abutting a municipally maintained road)	15.0 m
(abutting unmaintained public/private roads)	7.5 m
Rear	7.5 m
Interior Side	5.0 m
Exterior Side	10.0 m
Lot Coverage (maximum)	30%
Building Height (maximum)	9.0 m

4.2.4 Special Provisions

- Lot coverage within 60 m of the shoreline shall be based on the area of the lot within 60 m of the shoreline.
- A minimum of seventy-five (75 %) per cent of the front yard of any waterfront lot shall be maintained as a natural vegetation area and shall be used and maintained only for the maintenance and preservation of indigenous trees, shrubs and other vegetation.
- Notwithstanding the Zone requirements of this Section to the contrary, where the front lot line abuts an Original Shore Road Allowance of 20 metres or more in width, the required front yard shall be reduced by the width of the Original Shore Road Allowance above the normal original, present or existing controlled highwater mark.

Thank You!



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