

Welcome!

Town of Plympton-Wyoming Zoning By-law Review Open House

PURPOSE OF THE OPEN HOUSE

The Zoning By-law is an important document to implement the broad policy direction of the Official Plan through specific zoning standards regulating land use.

This Open House is meant to provide information about proposed changes to the Zoning By-law.

Your feedback is crucial to ensure that the Zoning By-law reflects the priorities and goals for the future.



Using sticky notes, please provide your feedback on the Draft Zoning By-law Text and Mapping changes.

What is a Zoning By-law?

A Zoning By-law is an important land-use planning tool that:

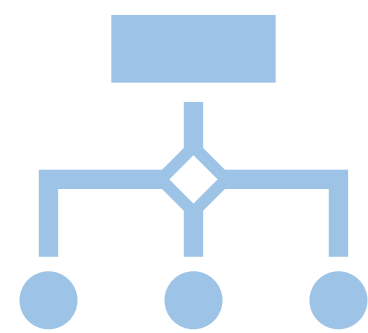


Basis for Changes to the Zoning By-law

The Zoning By-law is being updated to ensure that:



Conform with recent *Planning Act* changes and be consistent with the Provincial Planning Statement (2024)



Conforms to the recently updated Town of Plympton-Wyoming Official Plan



Address zoning issues raised by staff



Restructure and reformat the Zoning By-law Text for improved readability, navigation, and use of the Zoning By-law

Project Timeline

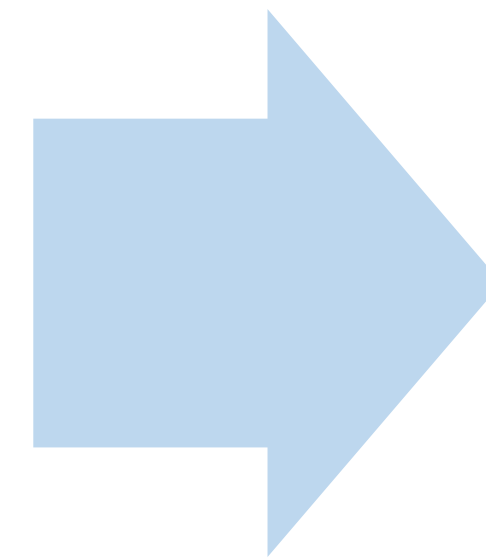
Phase 1

Discussion Papers



Preparation of Discussion Papers

- ✓ Prepare Discussion Papers to inform the updated to the Zoning By-law
- ✓ Review existing zoning provisions against the Town of Plympton-Wyoming Official Plan, the Provincial Planning Statement (2024), and address issues identified by staff



Phase 2

Zoning By-law Update



Prepare Preliminary Draft Zoning By-law

- ✓ Preparing First Draft of the Zoning By-law and mapping schedules
- ✓ **Statutory Open House**
- ✓ Statutory Public Meeting



Finalize First Draft Zoning By-law

- ✓ Finalizing draft Zoning By-law based on feedback from County and Village Staff, Council, and the public
- ✓ Council Adoption meeting

Overview of Key Changes

Formatting

- Reorganized the structure of all zones to improve readability, including renaming and consolidating zones where appropriate to reduce redundancies
- Renumbered and alphabetized General Provisions section
- Implemented consistent section numbering for all zones which includes:
 - list of zones
 - permitted uses
 - regulations
 - special provisions
 - holding zones
 - zone exceptions
- Consolidated permitted uses and zone regulations in a table for each zone section for better readability

5.3	AGRICULTURAL 1 (A1) SPECIAL PROVISIONS
5.3.1	KENNELS & SAWMILLS No Kennel or Sawmill shall be Erected closer than 250 metres from a Residential, Open Space or Institutional Use on a separate Lot.
5.3.2	MAXIMUM SETBACKS FROM ROADS FOR DWELLINGS a) The distance between the Main Wall of a Dwelling and an abutting Streetline shall not exceed 50 metres. b) Replacement of an Existing Dwelling that does not comply with Section 5.3.2 a) is Permitted provided the distance is not further increased. c) Expansion of an Existing Dwelling that does not comply with Section 5.3.2 a) is Permitted.
5.3.3	REDUCED SETBACKS The minimum Required Front Yard and Exterior Side Yard shall be 8 metres for non-Agricultural Lots in the Agriculture 1 (A1) Zone having Frontage on the following sections of Roads: i) Egremont Road - Lot 10, Concession 9 ii) Mandaumin Road – from Pulse Creek Drain at Concession 3 to Canadian National Rail Right-of-Way at Concession 2. iii) Uttoxeter Road – Lots 24 & 25, South ½ Concession 9
5.3.4	Notwithstanding Section 5.2a), the minimum Required Setback from the Existing Livestock Facility to the southeast for the Non-Farm Dwelling and Lot created on Concession 7, Part Lot 24 by consent application B-17/05, granted by the Plympton-Wyoming Committee of Adjustment, shall be the existing Setback. (B/L 60/2006)
5.3.5	Reduction in Calculated MDS (By-law 67/2013) The calculated MDS, applicable between livestock facilities at 3976 London Line and the property at 5783 Camlachie Road, shall be reduced by 30 metres.
5.3.6	Reduction in Lot Size (By-law 67/2013) The agricultural parcel located at Concession 4, West Part Lot 10 except Part 1 of RP 25R6372 (Lot immediately south of 5783 Camlachie Road) shall be permitted to have a lot size of 18.4 hectares (45.4 acres).
5.3.7	Reduction in Lot Size (By-law 23/2019) The agricultural parcel located at Concession 9, West Part Lot 12 shall be permitted to have a lot size of 32 hectares (80.0 acres).
5.4	AGRICULTURAL 1 (A1) ZONE EXCEPTIONS The following Zones apply to unique or Existing situations and are not the standard A1 Zones. If a regulation or Use is not specified the list of Permitted Uses in Section 5.1 and/or the regulations of Table A shall apply.
5.4.1	AGRICULTURAL 1(1) A1(1) ZONE Permitted Uses a) Any Use Permitted in the A1 Zone b) Existing insulation business c) Buildings, Structures and Uses Accessory to a Permitted Use

Current Zoning By-law

Town of Plympton-Wyoming Comprehensive Zoning By-law

SECTION 6 – AGRICULTURAL ZONES

6.1 LIST OF AGRICULTURAL ZONES

For convenience, Table 6-1 lists the Agricultural Zones established in Section 5 of this By-law.

Table 6-1: List of Agricultural Zones

Zone Name	Zone Symbol
Agricultural 1	A1
No Dwelling Agricultural	ND-A
Agricultural 2	A2
Agricultural 3	A3
Agricultural 4	A4

6.2 PERMITTED USES

No land, Building, or Structure shall be used or Erected in any Agricultural Zones except for one or more of the following Uses:

Table 6-2: Permitted Uses in Agricultural Zones

Permitted Uses	Zone				
	A1	ND-A (3)	A2	A3	A4
AGRICULTURE AND AGRICULTURE-RELATED USES					
Agriculture	√ (1)		√ (2)		√
<u>Agricultural Processing Establishment</u>	√	√	√		
Animal Hospital	√	√	√		
Cemetery	√ (4)	√ (4)	√ (4)		
Commercial Greenhouse	√	√	√		
Conservation	√	√	√		
Day Care Centre (5)	√		√	√	√
<u>Feed Mills</u>	√	√	√		
<u>Garden Centre And Nursery (6)</u>	√	√	√		
<u>Grain Dryer</u>	√	√	√		
<u>Grain Elevator</u>	√	√	√		√
Livestock Facility (7)	√	√	√ (4)		
<u>Manure Storage (7)</u>	√	√	√ (4)(11)		√
Forestry	√	√	√		

Agricultural Zones

6-1

Draft Zoning By-law

Overview of Key Changes

Existing Zones

SECTION	ZONE NAME
Agricultural Zones	A1 - Agricultural 1
	ND-A - No Dwelling Agricultural
	A2 - Agricultural 2
	A3 - Agricultural 3
	A4 - Agricultural 4
Residential	R1 - Residential 1
	R2 - Residential 2
	R3 - Residential 3
	R4 - Residential 4
	R5 - Residential 5
	R6 - Residential 6
	R7 - Residential 7
	MHP/CG - Mobile Home Park/Campground
Commercial Zones	C1 - Central Commercial
	C2 - Highway Commercial
	C3 - Rural Commercial
	C4 - Service Centre Commercial
Industrial Zones	CM - Mixed Commercial Industrial
	M1 - Industrial
	M2 - Light Industrial
	M4 - Extractive Industrial
Institutional Zones	I1 - Institutional 1
	I2 - Institutional 2
Open Space Zones	OS1 - Open Space 1
	OS2 - Open Space 2
	OS3 - Open Space 3
Environmental Protection Zones	EP-WET - Environmental Protection – Wetland
	EP-WD - Environmental Protection – Woodlot
	EP-H - Environmental Protection – Hazard
	EP-L - Environmental Protection – Lakeshore
	SNA - Significant Natural Area



Proposed Zones

SECTION	ZONE NAME
Agricultural Zones	A1 - Agricultural 1
	ND-A - No Dwelling Agricultural
	A2 - Agricultural 2
	A3 - Agricultural 3
	A4 - Agricultural 4
Residential	R1 - Residential 1
	R2 - Residential 2
	R3 - Residential 3
	R4 - Residential 4
	R5 - Residential 5
	R6 - Residential 6
	R7 - Residential 7
	MHP/CG - Mobile Home Park/Campground
Commercial Zones	C1 - Central Commercial
	C2 - Highway Commercial
	C3 - Rural Commercial
	C4 - Service Centre Commercial
Industrial Zones	CM - Mixed Commercial Industrial
	M1 - Industrial
	M2 - Light Industrial
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Institutional Zones	I1 - Institutional 1
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Open Space Zones	OS1 - Open Space 1
	OS2 - Open Space 2
	OS3 - Open Space 3
Environmental Protection Zones	EP-WET - Environmental Protection – Wetland
	EP-WD - Environmental Protection – Woodlot
	EP-H - Environmental Protection – Hazard
	EP-L - Environmental Protection – Lakeshore

Overview of Key Changes

- **Various Updates to Administrative Matters**

- Transition provisions to provide guidance for *Planning Act* applications in progress when the new Zoning By-law is approved

- **Various Updates to Definitions**

- **Various Updates to General Provisions**

- Requiring apartment or mixed use buildings with 25 units or more to provide amenity area for each unit
- Requiring waste storage areas to be screened by a fence or wall from the street
- Requiring stacking spaces for drive-through facilities for different types of uses

- **Increasing Use Permissions Where Appropriate**

- Permitting “Triplex” and “Fourplex” dwellings in the R3 Zone
- Permitting “Open Storage” and “Outdoor Display” as accessory uses in the C2 Zone

Various Updates to Zone Regulations Where Appropriate

- Introducing zone regulations for “Triplex” and “Fourplex” dwellings

Bed and Breakfast Establishments (B&Bs)

- Permitted only in a single-detached dwelling
- Maximum of three (3) guest rooms
- Must be operated by the principal resident or residents of the single-detached dwelling
- No minimum duration of stay
- 1 parking space required per guest room (plus what is required for the single-detached dwelling)

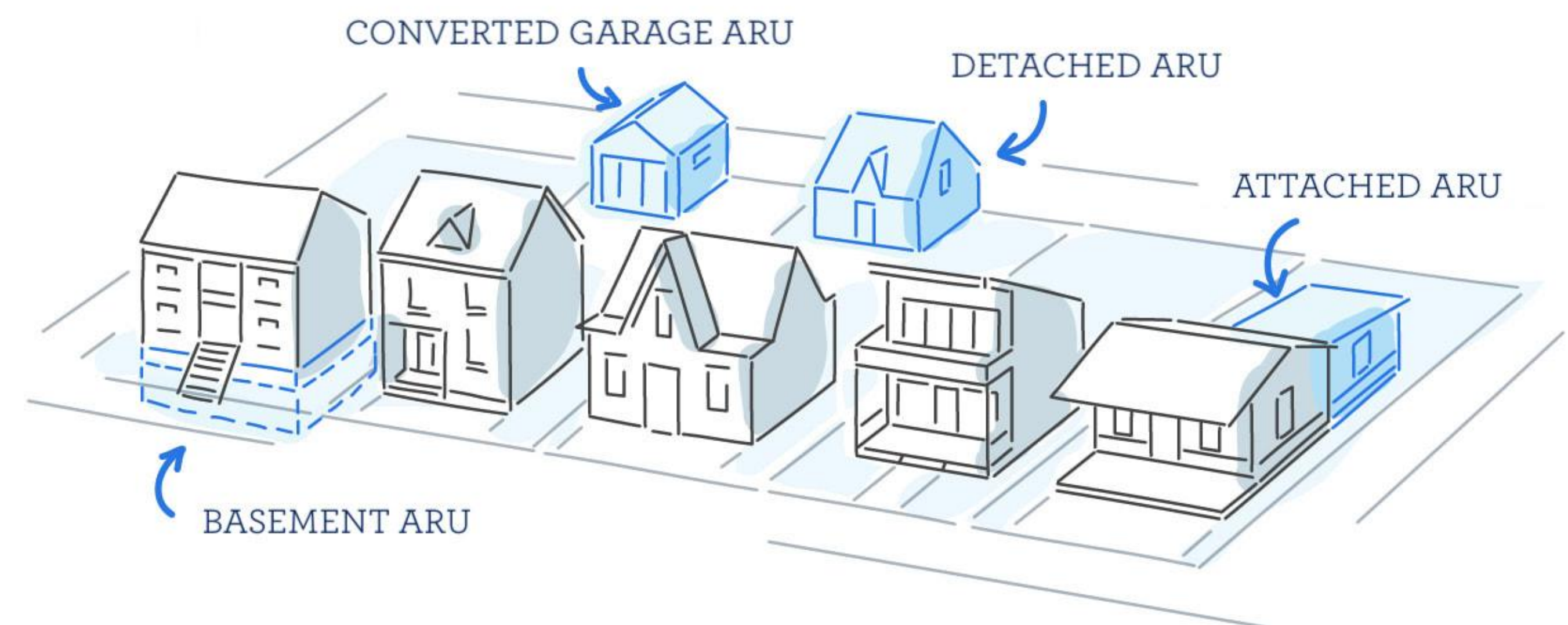


Additional Residential Units (ARUs)

- An Additional Residential Unit (ARU) is a dwelling unit that is ancillary to the primary dwelling unit on a property (example: basement suite)
- The term “**Converted Dwelling**” has been replaced with the term “**Additional Residential Unit**” for compliance with the *Planning Act*.
- One (1) parking space is required for an ARU with tandem parking permitted
- Lot coverage for a property containing ARUs can be increased to 45%, unless the relevant zone permits a greater lot coverage
- A maximum of **two (2) ARUs** are permitted on a lot and can consist of:
 - One (1) within the main dwelling, and one (1) within an accessory building on the same lot; or,
 - Two (2) within the main dwelling
- ARUs cannot be used for any Short-Term Vacation Rental accommodation

What Does an ARU Look Like?

ARUs can be located in a single-detached, semi detached, street townhouse, townhouse, or an accessory building (example: above a garage). They can take various forms and configurations.



Source: Bruce County

Parking and Loading Regulations

Improved Structuring and Formatting

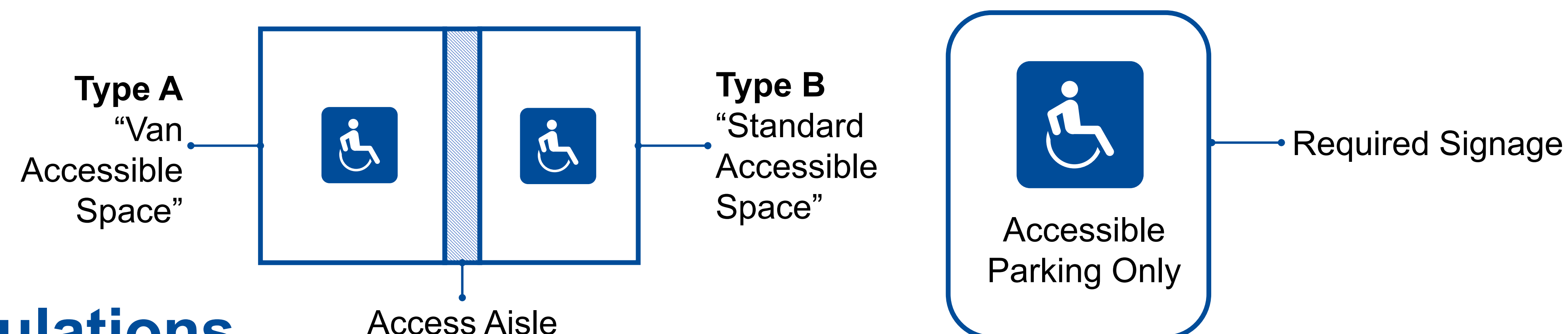
- Parking and Loading regulations were moved from the General Provisions section into its own separate section (new Section 5)

Parking Requirements for New Uses

- Parking requirements were added for new residential uses and commercial uses such as:
 - **Mixed Use Building** – 1 space per Dwelling Unit in addition to the requirements for other uses in the Development
 - **Farmer's Market** – 1 space per 30 m² of Gross Floor Area
 - **On-farm diversified** – 1 space per 55 m² of Gross Floor Area

Updated Accessible Parking Regulations

- Meet standards per the ***Accessibility for Ontarians with Disabilities Act, 2005, S.O. 2005, c. 11 – Integrated Accessibility Standards (O. Reg. 191/11)*** which include requirements for:



Note: Illustrations not to scale.

New Parking Regulations

- New bike and shared parking regulations for mixed use buildings and buildings in the central commercial area to promote sustainable and efficient standards

Overview of Key Changes

New Name and Structure

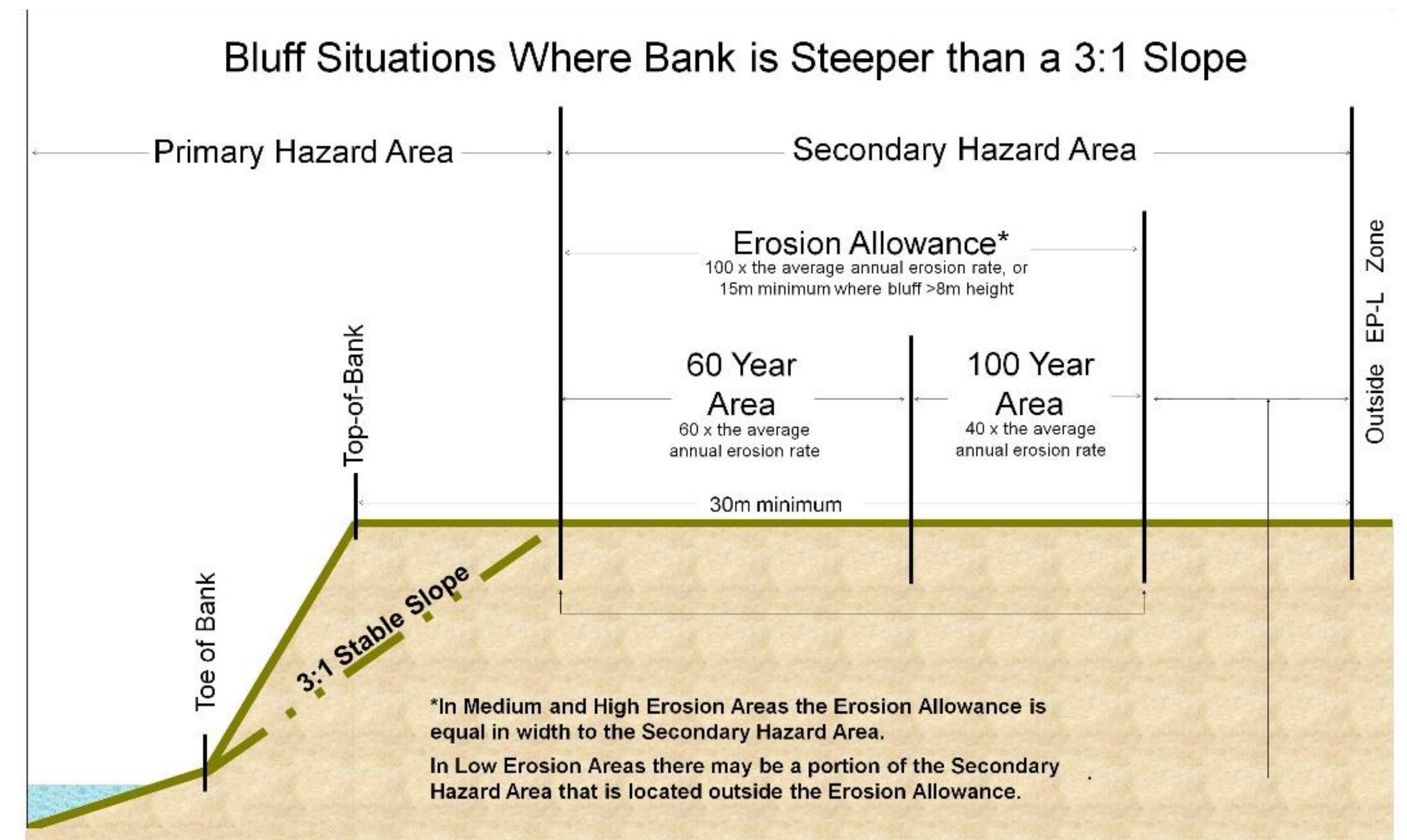
- “Lake Huron Shoreline Overlay”
- Removes split residential zoning in favour of an overlay

Updated Erosion Hazard Limit Distances

- St. Clair Region Conservation Authority’s 2011 Shoreline Management Plan provides updated erosion characteristics
- Previous distances were from 1996
- Primary/Secondary Hazard Areas are generally reduced across the entire Town (but are still big)

No More “Table B”

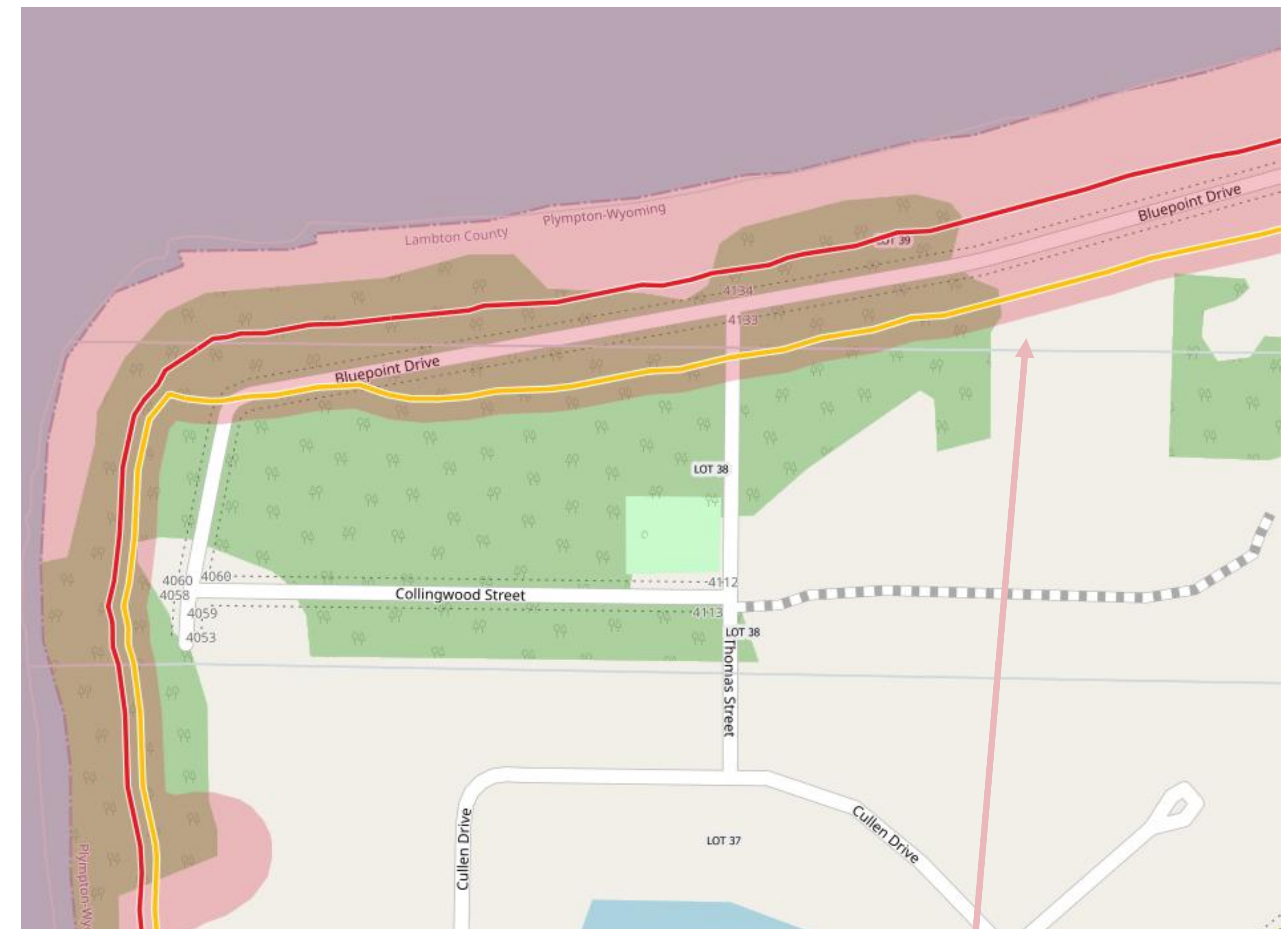
- Completely rewritten to break up the one large table of zone standards into shorter sections of text
- Results in 48 “Reaches” based on current zoning and the 2011 Shoreline Management Plan
- **Setbacks, heights, and house size maximums remain the same**



Lake Huron Shoreline Management Plan

- The entire Lake Huron shoreline in Plympton-Wyoming is regulated by the St. Clair Region Conservation Authority (erosion hazard)
- A Shoreline Management Plan was last updated by the Conservation Authority in 2011
- 2011 study updated 1996 study work, and including updated erosion rates showing reduced/slower rates than previous estimates
- Two-fold intents with this update:
 - Rearranging the regulations (response to years of feedback on the complexity of the 2003 zoning text)
 - Reflect the updated erosion rates in the zoning
- No building can occur in the Conservation Authority's Regulated Area (in pink, at right) without a permit from the Conservation Authority

[Search "St. Clair Conservation Authority Policies and Guidelines" online, or call 519-245-3710 for more details]

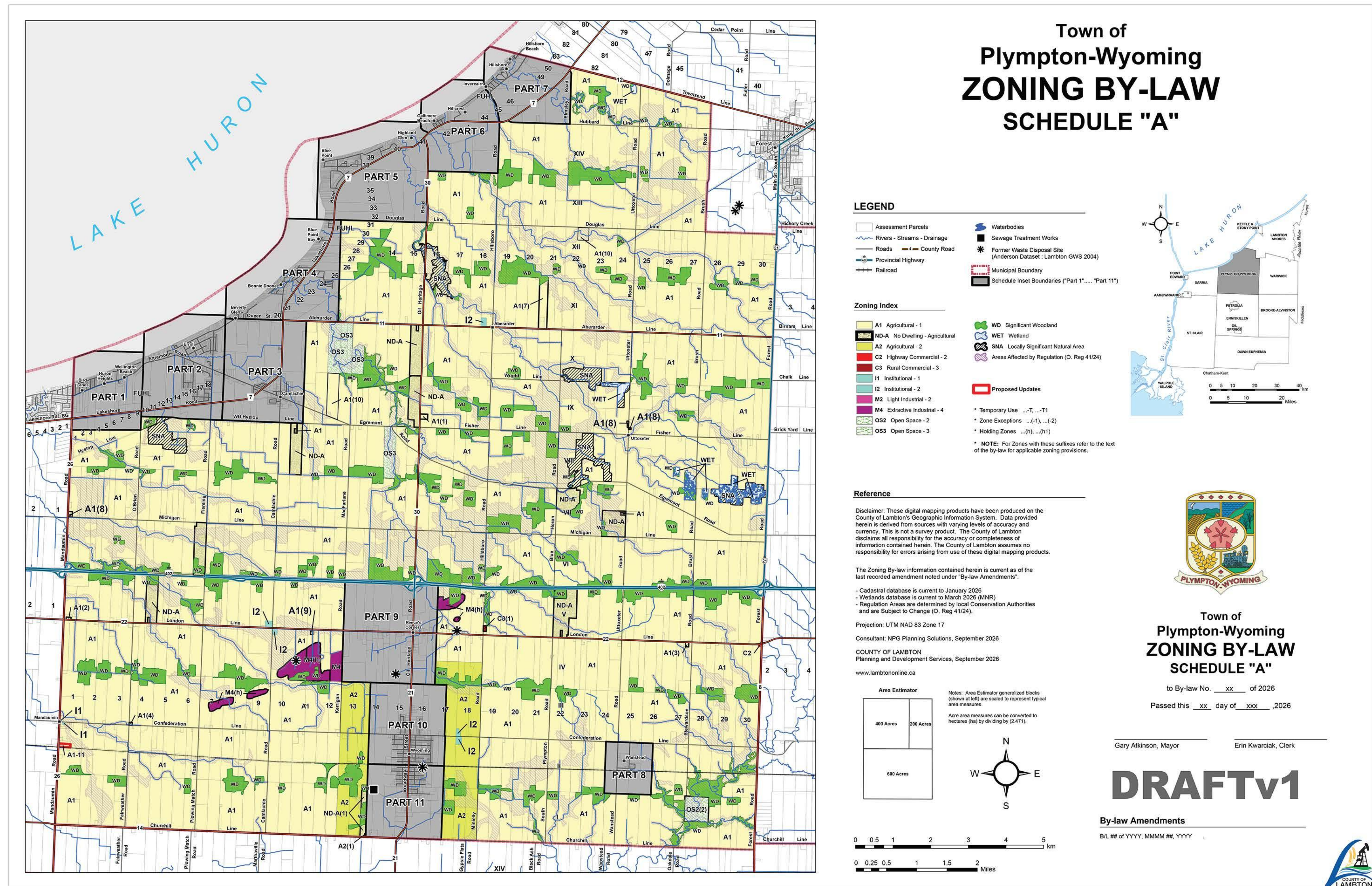


Primary Hazard Limit

Secondary Hazard Limit

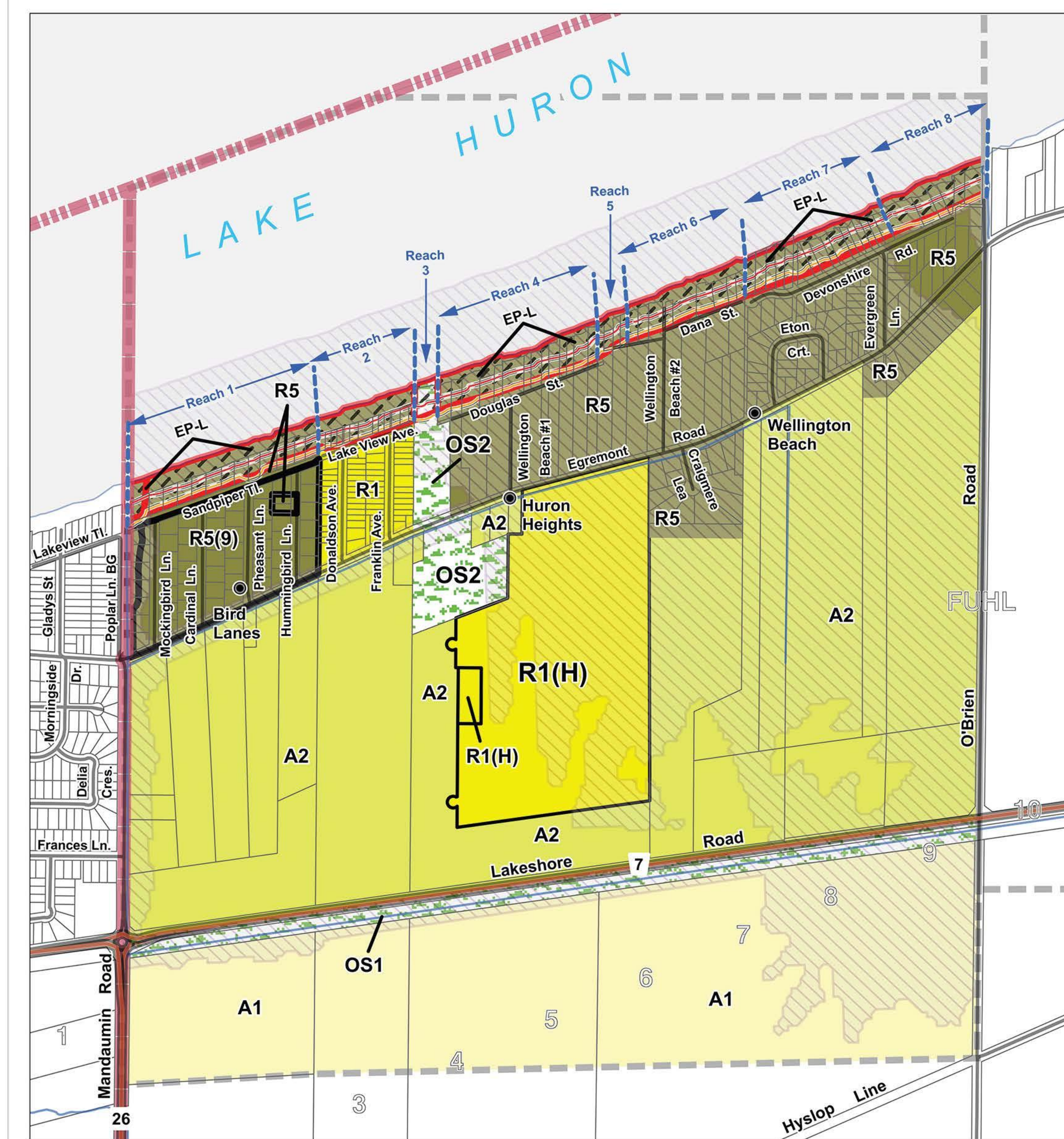
CA Regulated Area

Overview of Mapping Changes



Note: Proposed mapping changes are shown with a thick red outline

Overview of Mapping Changes



Town of Plympton-Wyoming **ZONING BY-LAW** PART 1 to Schedule "A" (Bird Lanes - Huron Heights - Wellington Beach)

LEGEND



Zoning Index



- * Temporary Use ...T...T1
- * Zone Exceptions ...(-1)...(-2)
- * Holding Zones ...(-h)...(-h1)

Reference

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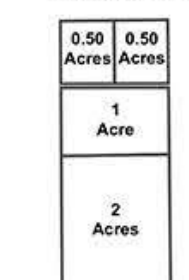
Projection: UTM NAD 83 Zone 17

Consultant: NPG Planning Solutions September 2026

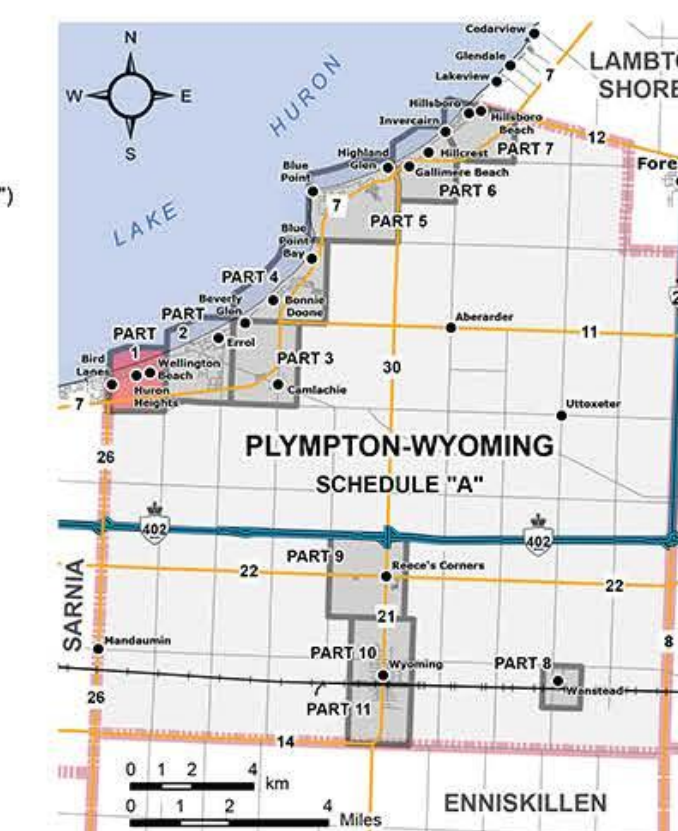
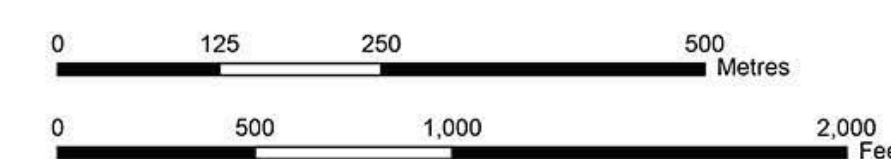
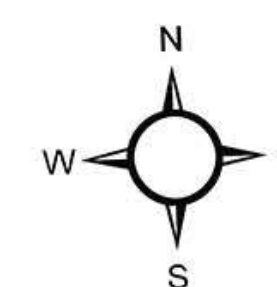
COUNTY OF LAMBTON
Planning and Development Services, September 2026

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Area Estimator



Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.
Acre area measures can be converted to hectares (ha) by dividing by (2.471).



Town of Plympton-Wyoming **ZONING BY-LAW** PART 1 to Schedule "A" (Bird Lanes - Huron Heights - Wellington Beach)

to By-law No. XX of 2026

Passed this XX day of XXXX, 2026

Gary Atkinson, Mayor

Erin Kwarcia, Clerk

DRAFTv1

By-law Amendments

B/L # of YYYY, MMMM #, YYYY



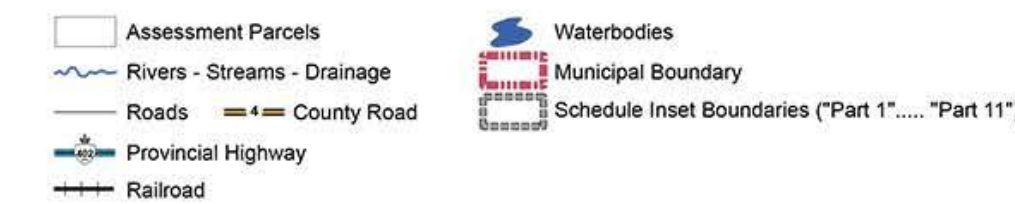
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Overview of Mapping Changes



Town of Plympton-Wyoming ZONING BY-LAW PART 2 to Schedule "A" (Errol Village)

LEGEND



Zoning Index



- * Temporary Use ...T...T1
- * Zone Exceptions ...(-1)...(-2)
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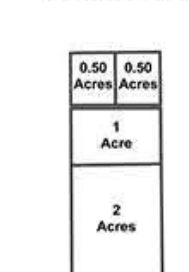
Projection: UTM NAD 83 Zone 17

Consultant: NPG Planning Solutions, September 2026

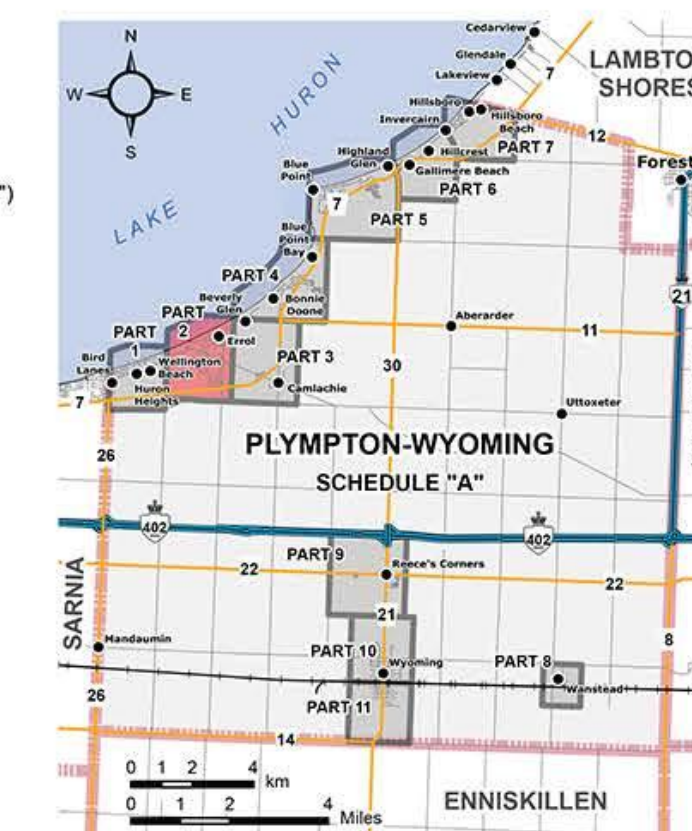
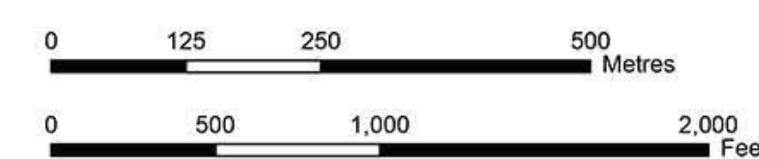
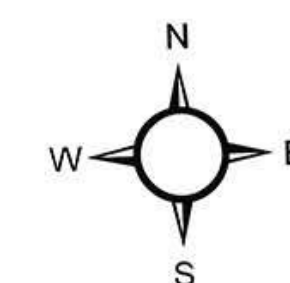
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Town of Plympton-Wyoming ZONING BY-LAW PART 2 to Schedule "A" (Errol Village)

to By-law No. XX of 2026

Passed this XX day of XXXX, 2026

Gary Atkinson, Mayor

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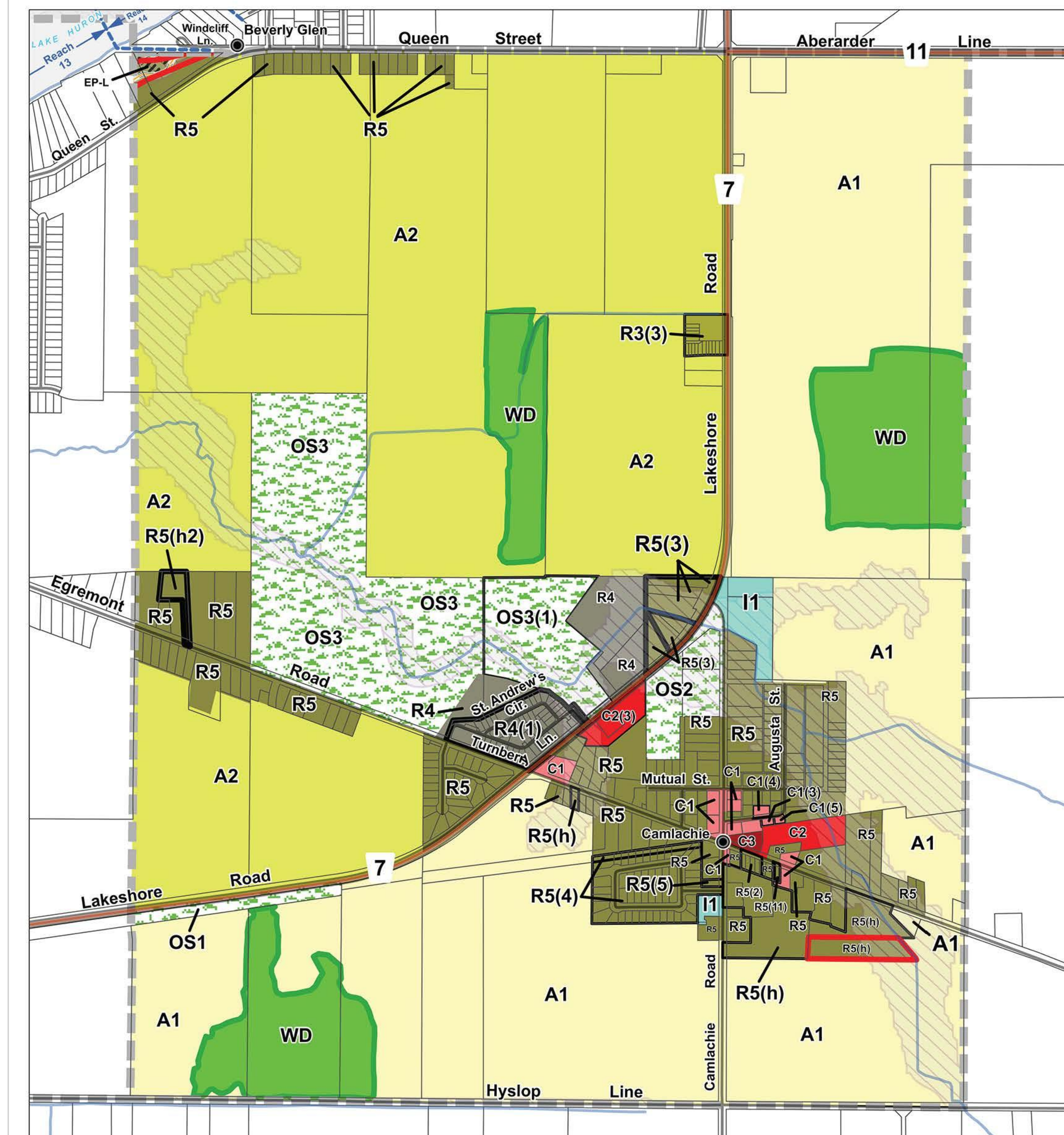
By-law Amendments

By-law # of YYYY, MMMM, YYYY



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Overview of Mapping Changes

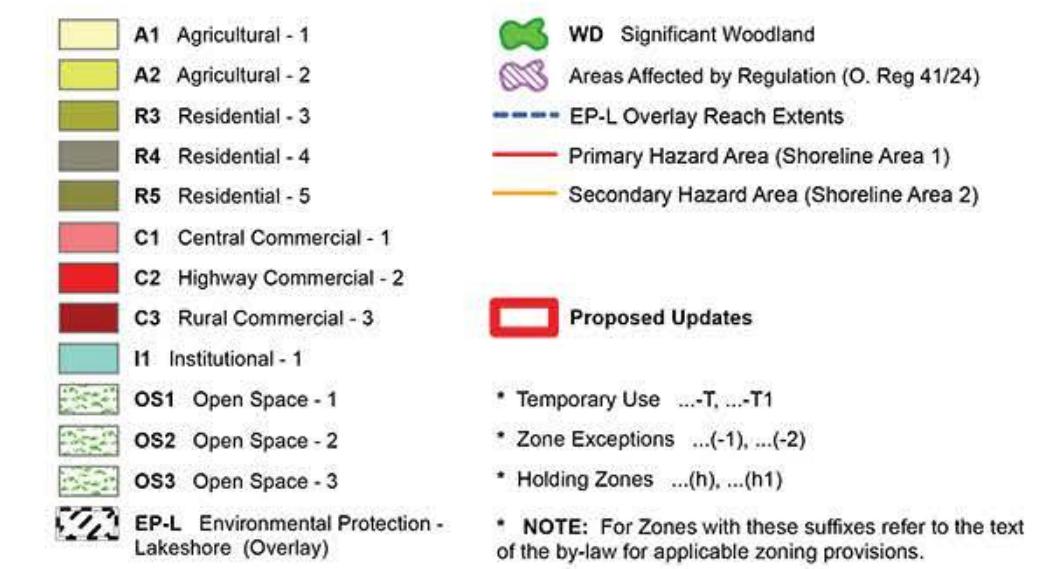


Town of Plympton-Wyoming ZONING BY-LAW PART 3 to Schedule "A" (Camlachie)

LEGEND



Zoning Index



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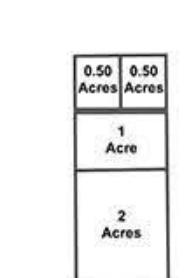
Projection: UTM NAD 83 Zone 17

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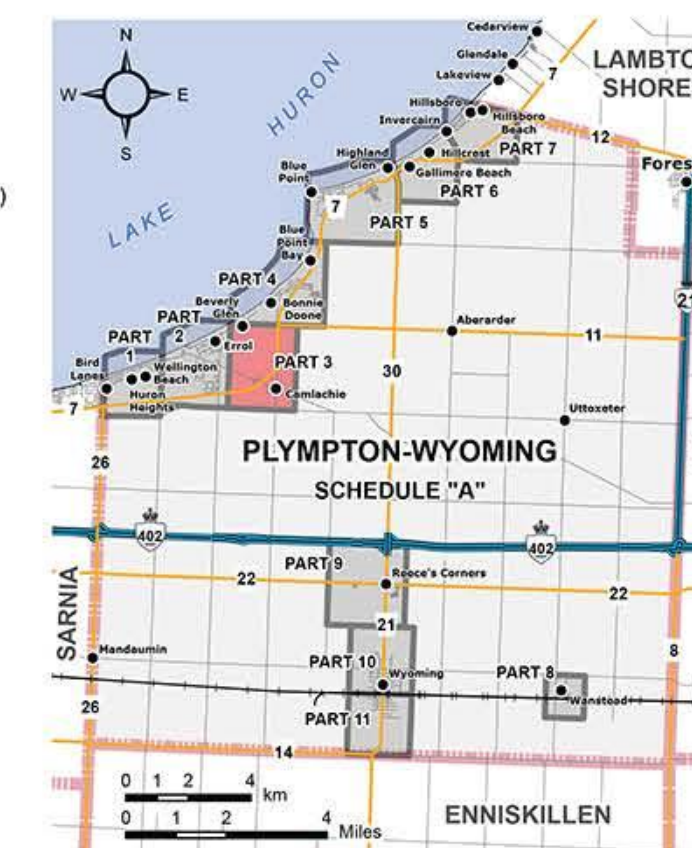
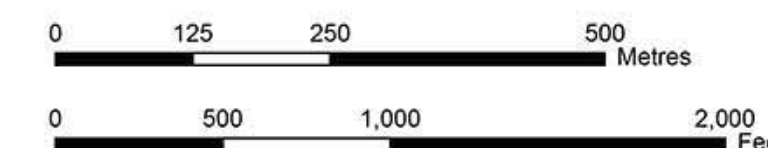
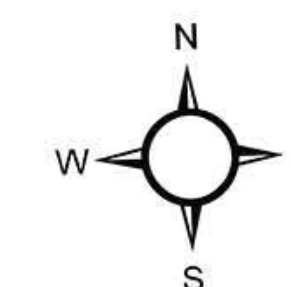
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to By-law No. __ of 2026
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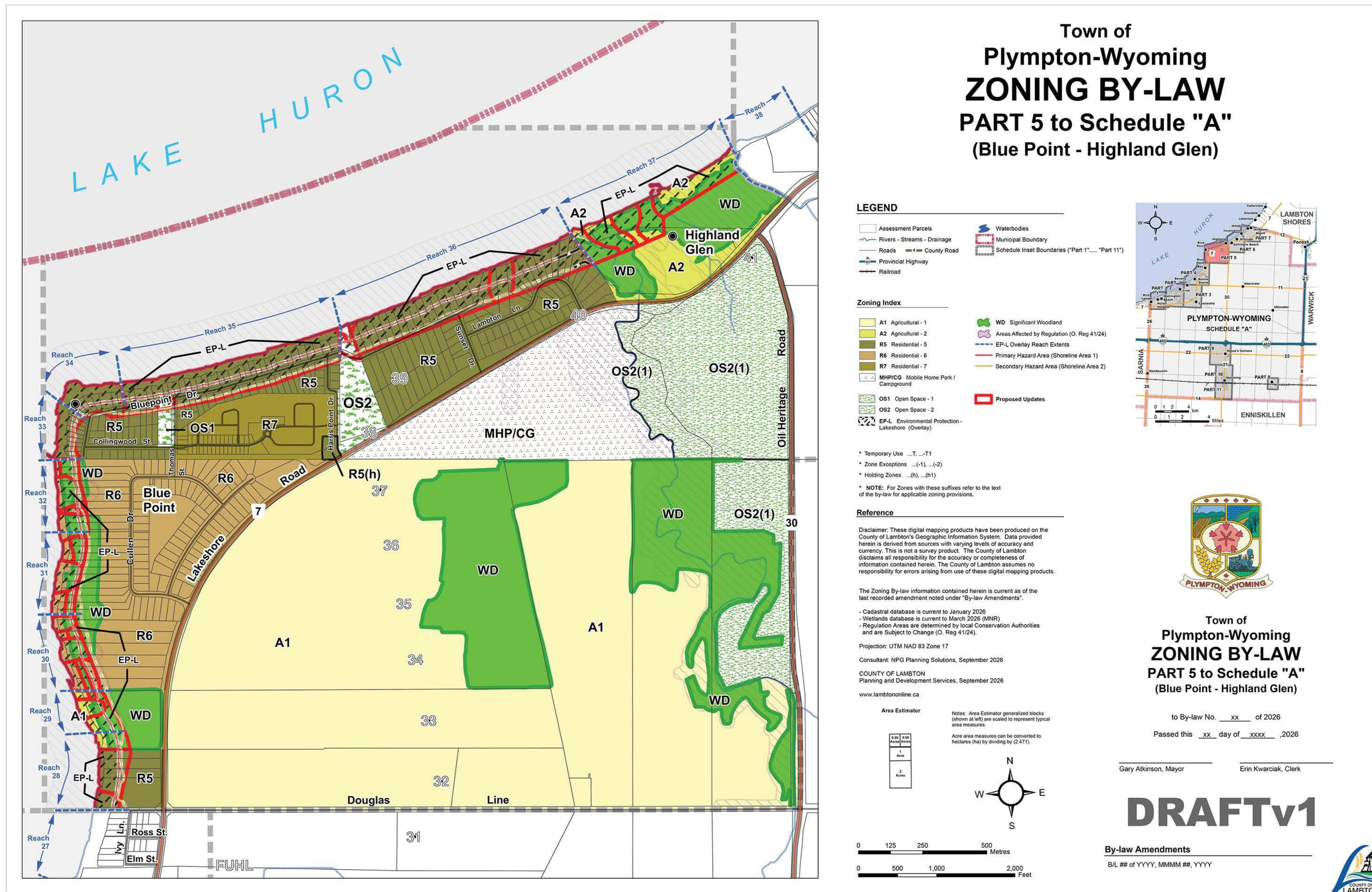
By-law Amendments

B/L # of YYYY, MMMM ##, YYYY



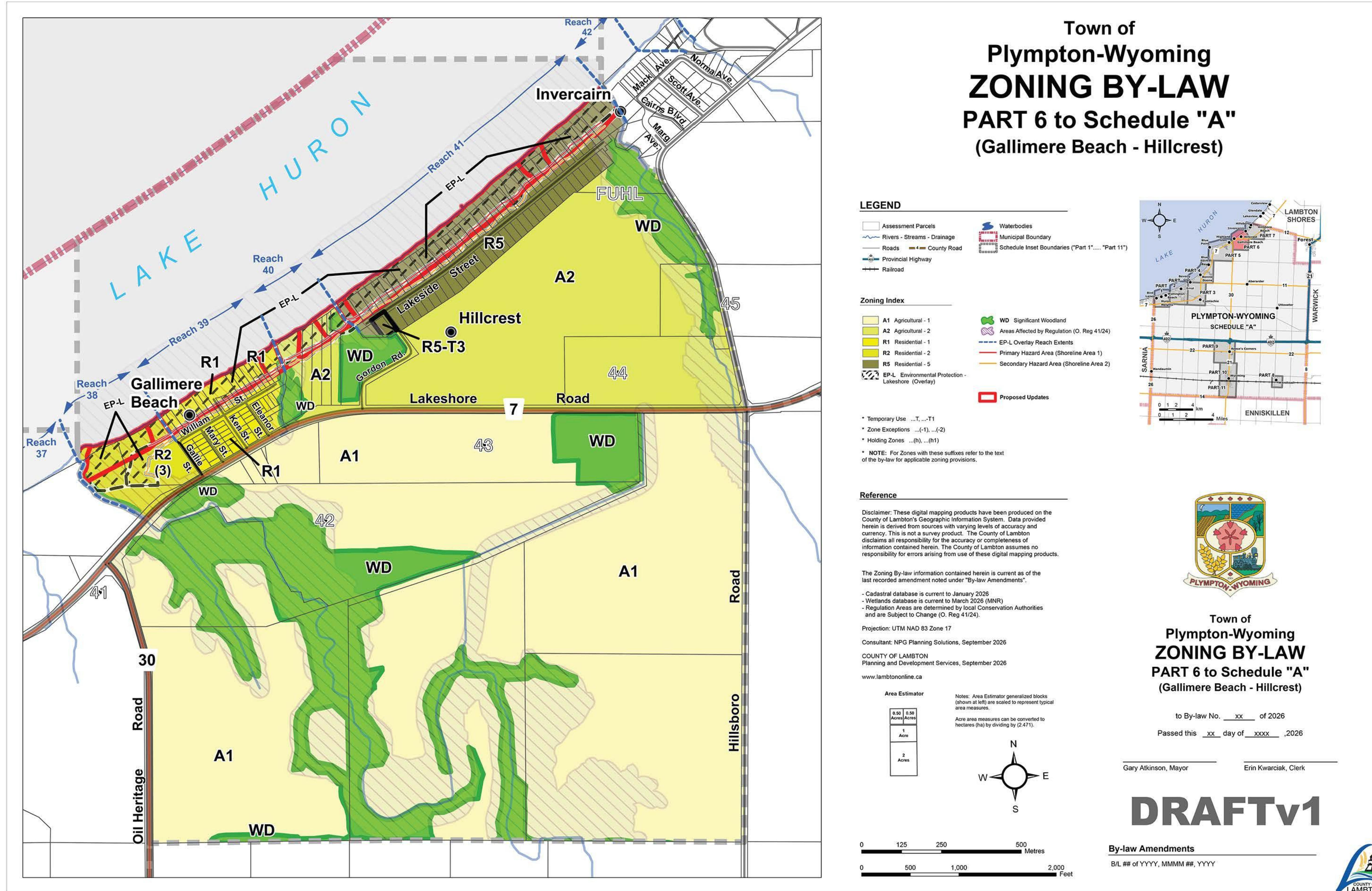
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Overview of Mapping Changes



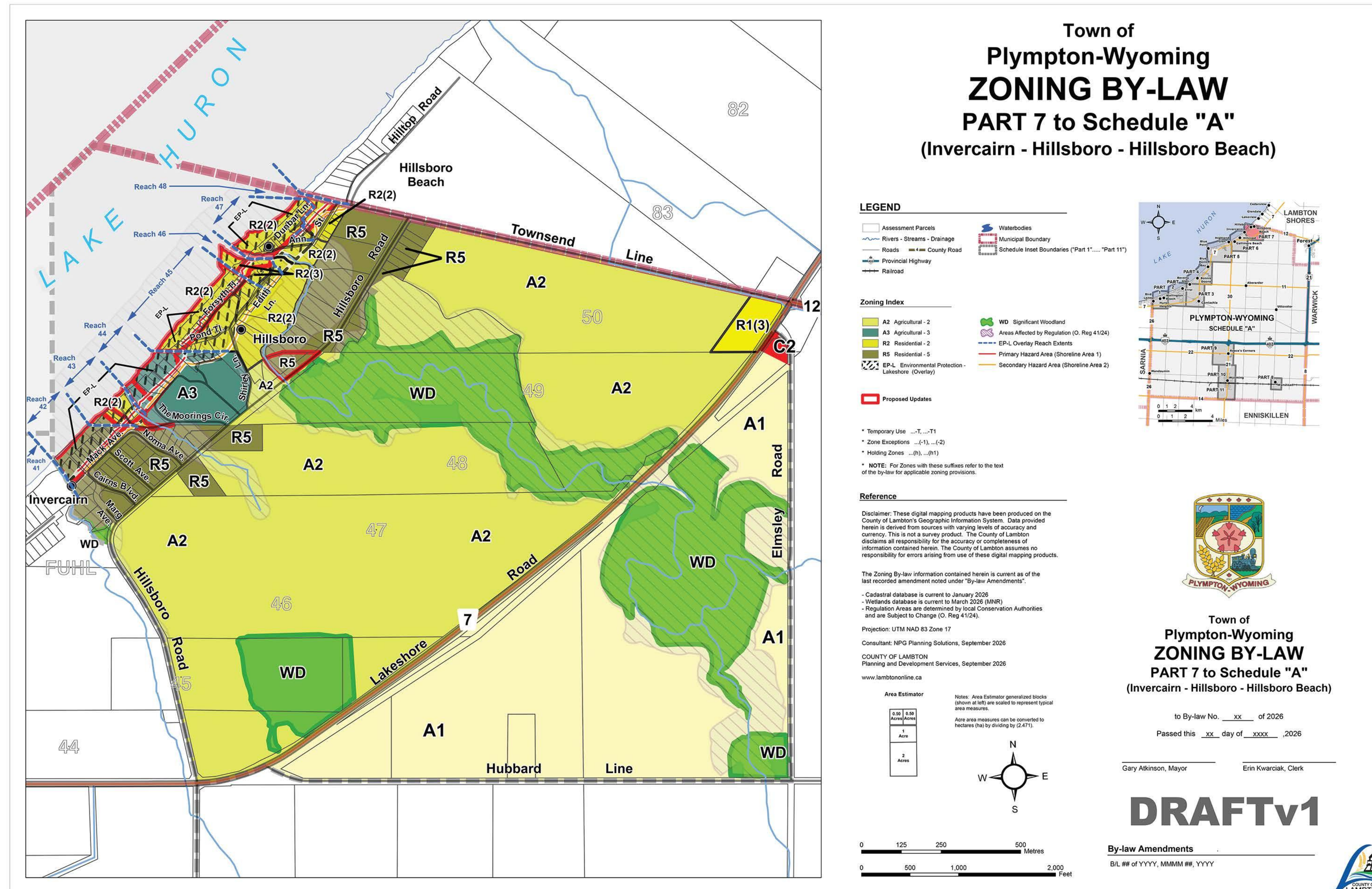
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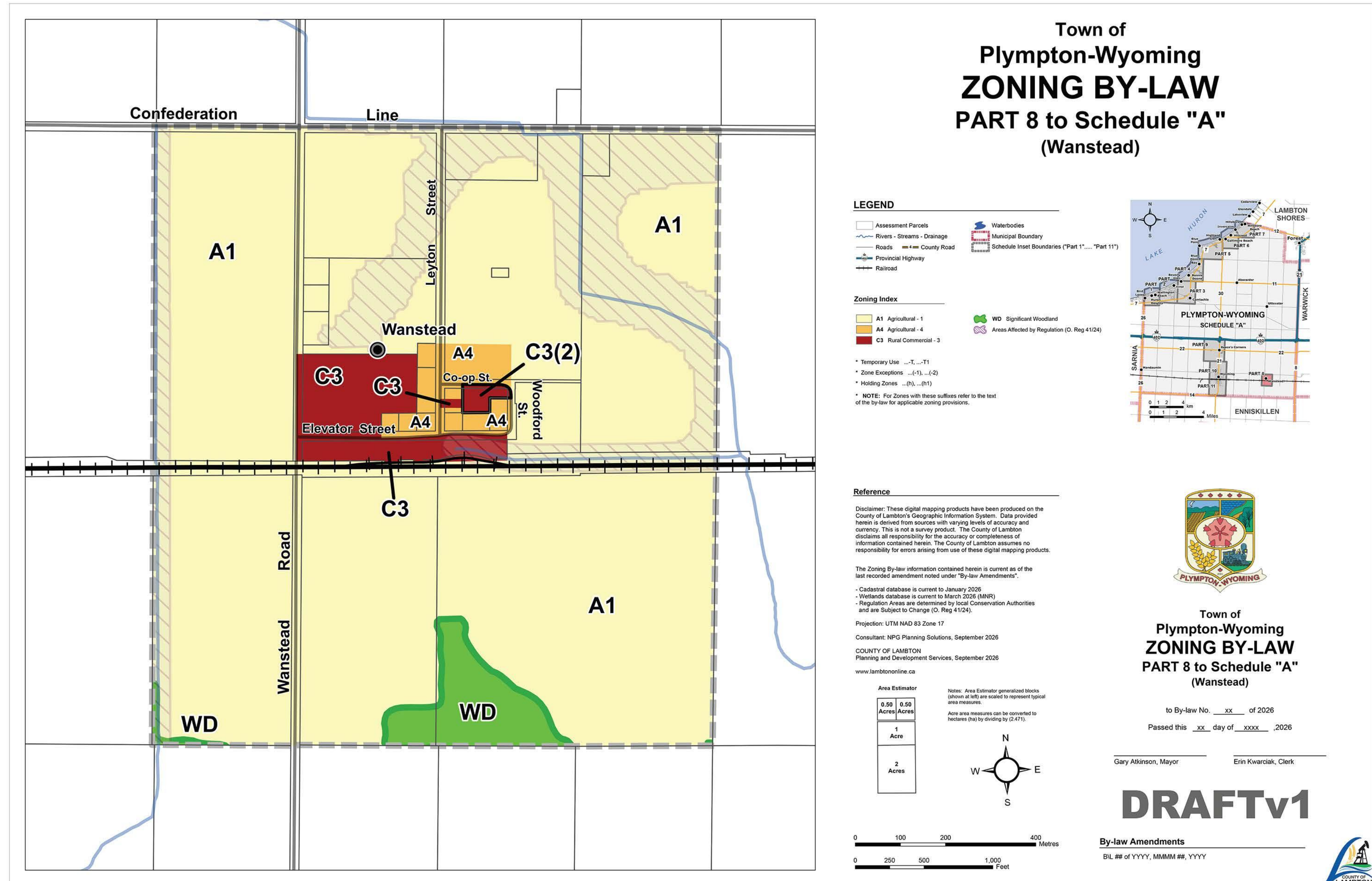
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Overview of Mapping Changes

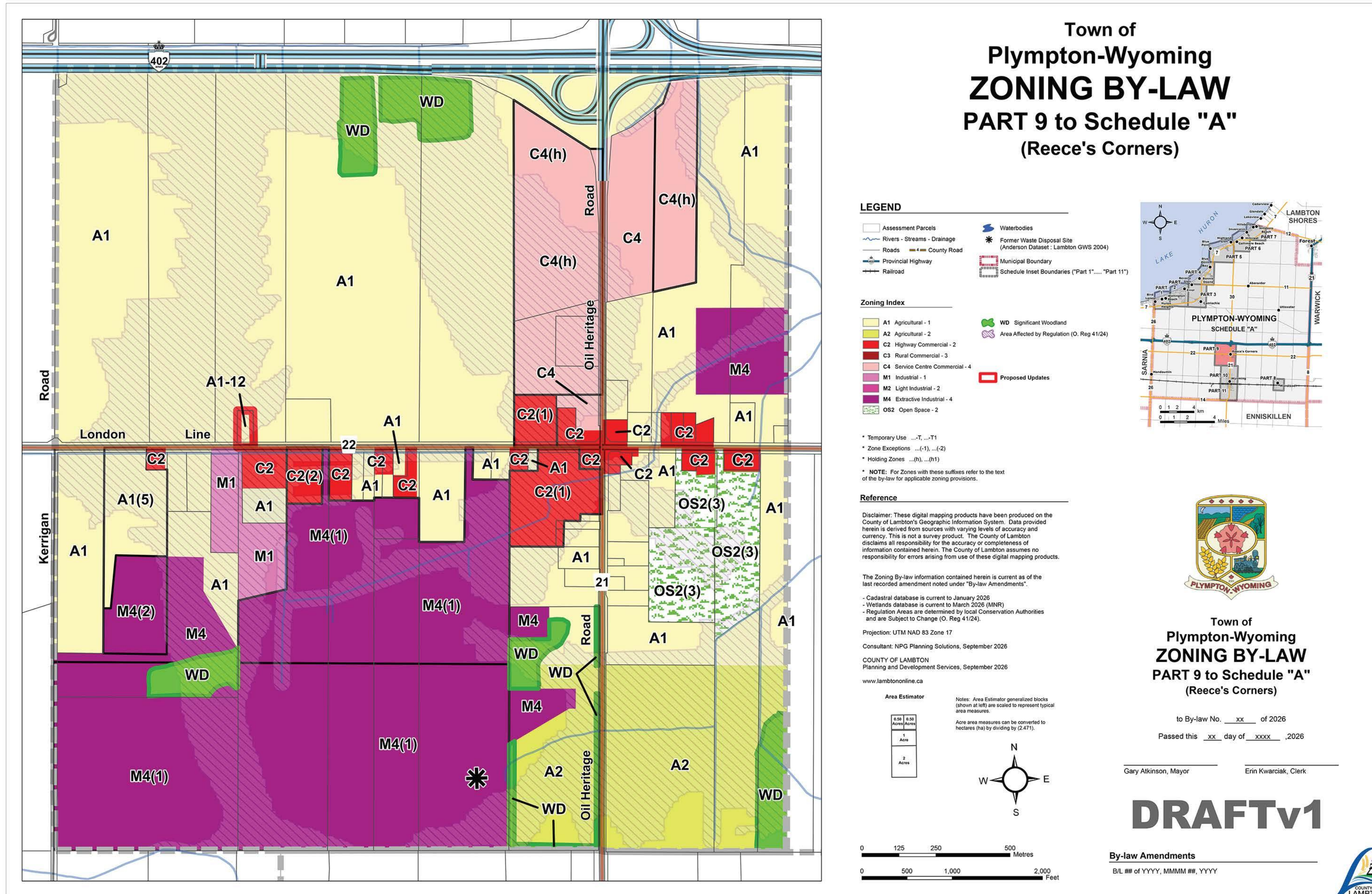


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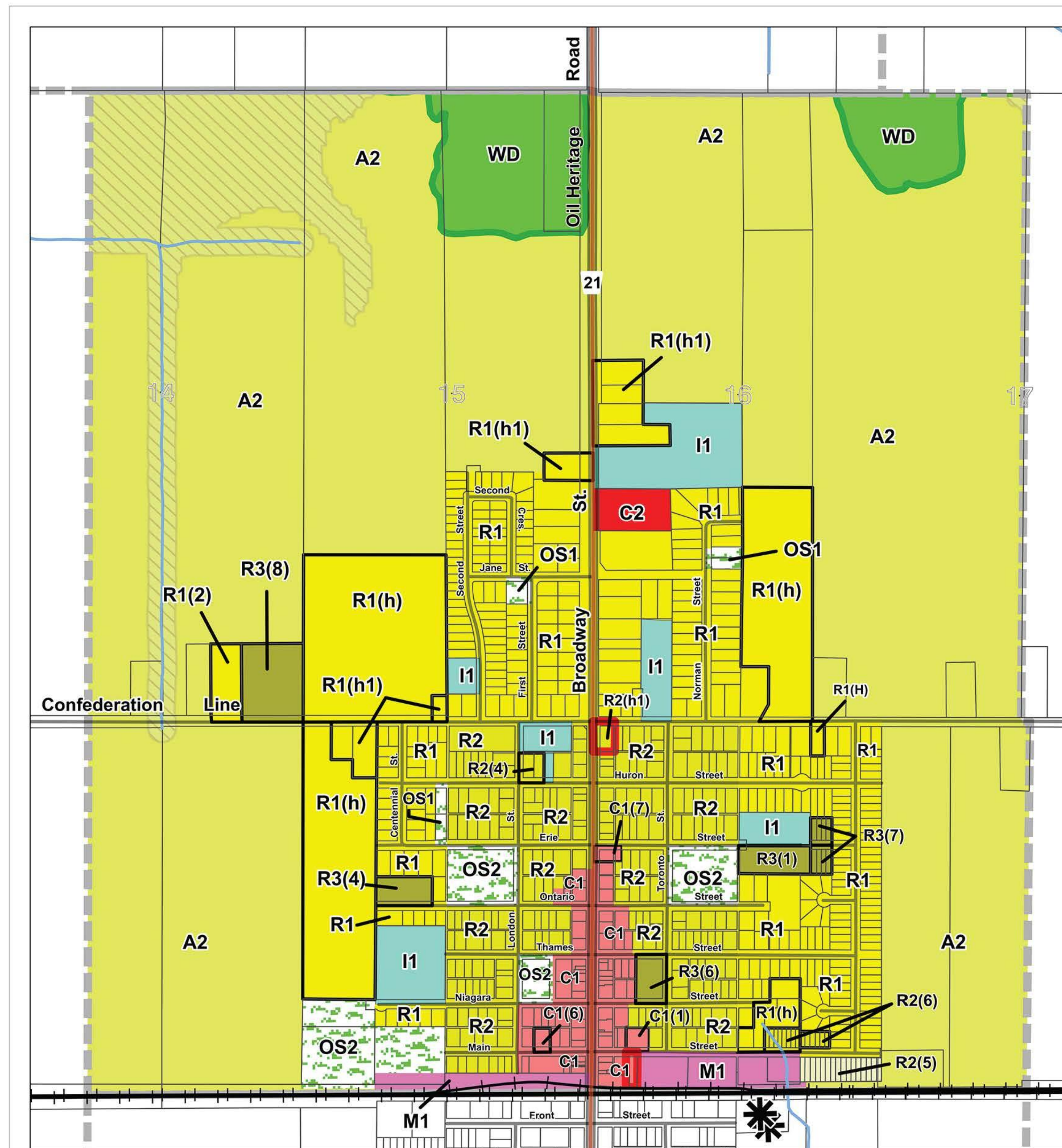


Overview of Mapping Changes



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Overview of Mapping Changes



Town of Plympton-Wyoming ZONING BY-LAW PART 10 to Schedule "A" (Wyoming North)

LEGEND



Zoning Index



* Temporary Use ...T, ...T1
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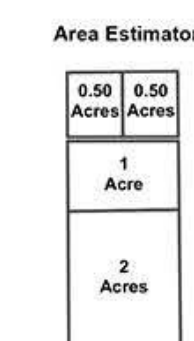
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Projection: UTM NAD 83 Zone 17

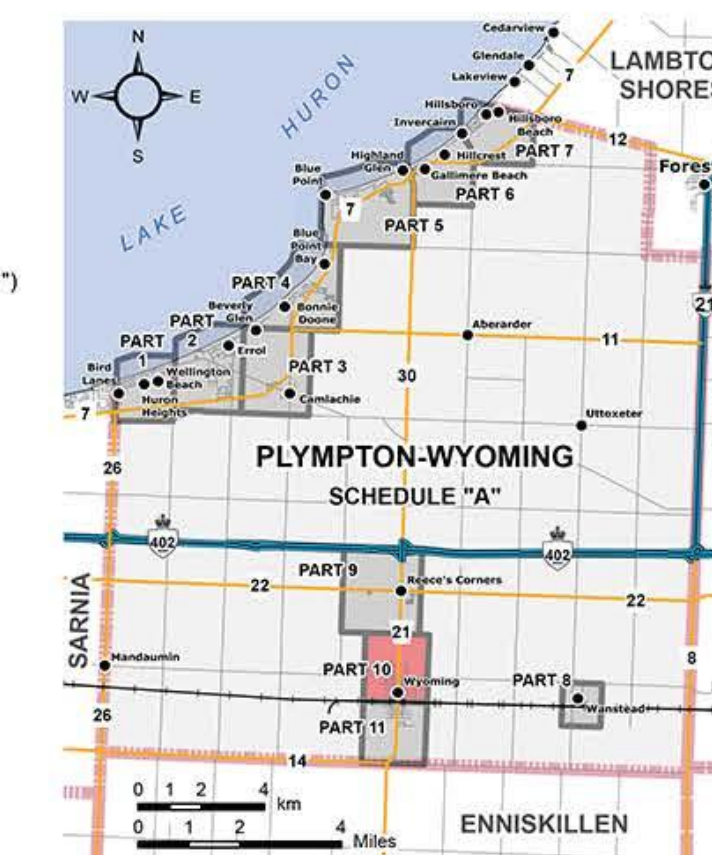
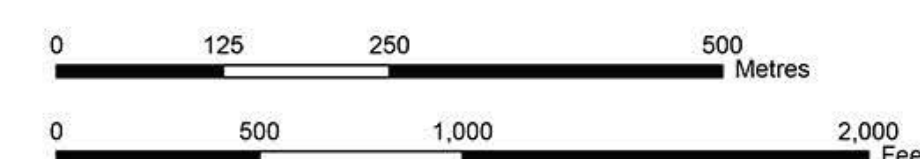
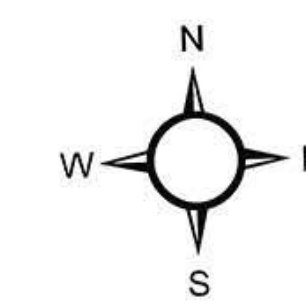
Consultant: NPG Planning Solutions, September 2026

COUNTY OF LAMBTON
Planning and Development Services, September 2026

www.lambtononline.ca



Notes: Area Estimator generalized blocks (shown at left) are scaled to represent typical area measures.
 Acre area measures can be converted to hectares (ha) by dividing by (2.471).



Town of Plympton-Wyoming ZONING BY-LAW PART 10 to Schedule "A" (Wyoming North)

to By-law No. __XX__ of 2026

Passed this __XX__ day of __XXXX__, 2026

Gary Atkinson, Mayor Erin Kwarciak, Clerk

DRAFTv1

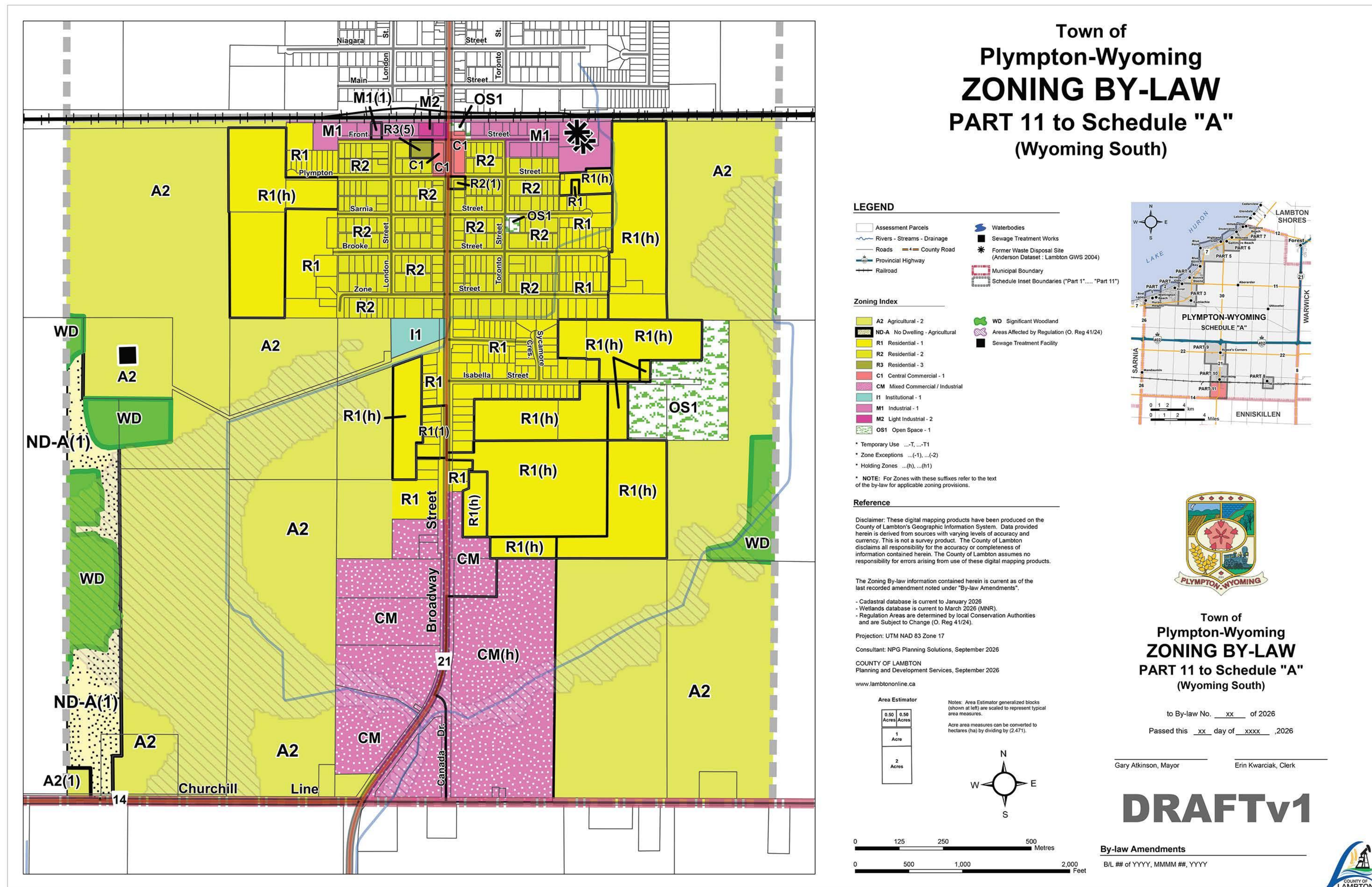
By-law Amendments

B/L # of YYYY, MMMM #, YYYY



Note: Proposed mapping changes are shown with a thick red outline

Overview of Mapping Changes



Thank you for adding your input!

Future Engagement Opportunities



- ✓ Attend the Public Meeting on **September 28, 2026 at 7:00 PM** at the Town's Council Chambers



- ✓ Provide input and feedback at this Open House and Public Meeting



- ✓ Written submissions via e-mail or letter to the Town

Contact Us



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