

# TOWNSHIP OF ALGONQUIN HIGHLANDS

## ZONING BY-LAW REVIEW



Welcome to  
**Algonquin  
Highlands**



**Public  
Open House**

**July 14, 2012**

# *PURPOSE OF OPEN HOUSE*

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Ontario's Planning Framework

What is a Zoning By-law

Why Review the Zoning By-law

The Review Process

Revisions Required for Conformity

Revisions to Assist in Implementation

Mapping Revisions

Questions and Concerns

# PLANNING ACT

*Provincial Policy Statement*

Strategic

Consistent



*County Official Plan*

Conform



*Township Official Plan*

Conform



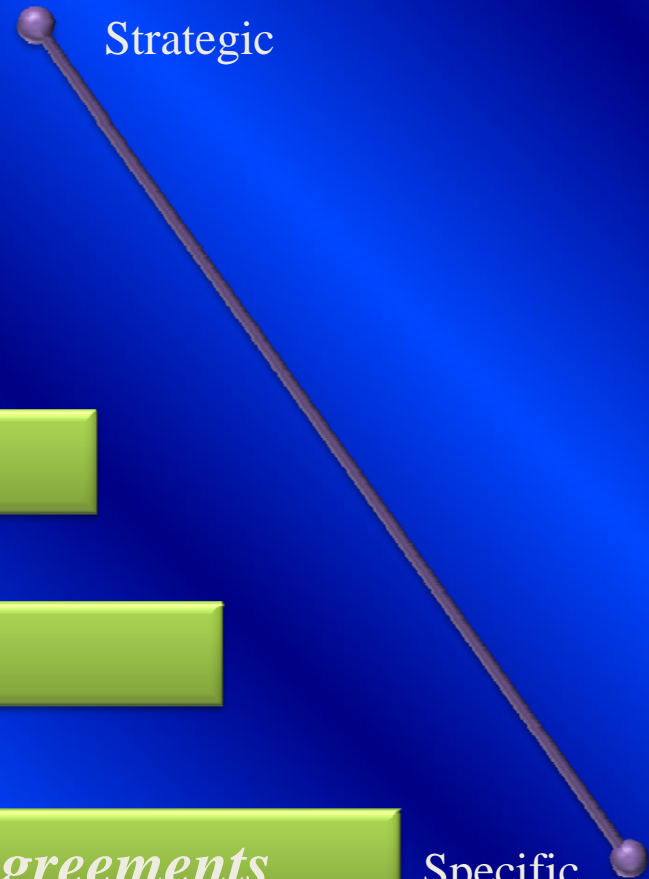
*Zoning By-Laws*

Compliance



*Development Agreements*

Specific



# WHAT IS A ZONING BY-LAW

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- The Township's way to legally regulate the use and development of land in the Township
- The By-law states:
  - How land can be used
  - Types of buildings and structures permitted
  - Where buildings and structures can be located
  - Standards for development including lot sizes, parking, building height and setbacks from property lines, amongst other matters

# WHY REVIEW THE ZONING BY-LAW?

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- Requirement of the *Planning Act*
- Implement the Township's new Official Plan policies as a result of the Official Plan Update conducted in 2010
- Reflect changes to the planning framework and nature of development in Ontario
- Address issues identified in the implementation of the Zoning By-law over the years

# *OBJECTIVES FOR ZONING BY-LAW REVIEW*

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1. Consistency with Provincial Policy Statement
2. Conformity to County of Haliburton Official Plan
3. Implement and build upon policies of Township's Updated Official Plan
4. Reflect aspirations of the Township's residents
5. Incorporate best zoning practices
6. Easily administered by staff
7. Easily understood by residents and Council alike

# FOUNDATION OF A GOOD ZONING BY-LAW



# *REVISIONS REQUIRED FOR CONFORMITY*

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## COLDWATER LAKES

### *Existing Requirement*

- By-law contains a list of coldwater lakes that are considered to be at capacity with the minimum lot size restricted to “as existing” to prevent further lot creation except in specific circumstances

### *Proposed Requirement*

- Bear Lake, Clinto Lake, Eighteen Mile Lake, Kushog Lake, Livingstone Lake, Lower Fletcher Lake and McFadden Lake would be added to this list.

## SETBACK FOR DEVELOPMENT ON LAKES

### *Existing Requirement*

- 23 metres
- 30 metres for Kawagama Lake and lots created after July 2008.

### *Proposed Requirement*

- 30 metres for all lots.



# *REVISIONS REQUIRED FOR CONFORMITY*

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## WIDTH OF DOCKS AND BOATHOUSES

### *Existing Requirement*

- Not to exceed a cumulative width of 30% of the lot frontage to a maximum of 20 metres for all lots.

### *Proposed Requirement*

- 30% to a maximum of 15 metres for residential development
- 30% to a maximum of 30 metres for commercial development or waterfront landings
- 50% to a maximum of 45 metres for marinas

## EXISTING LOT SIZE REQUIREMENTS

### *Existing Requirement*

- No minimum lot size requirement for existing lots of record.

### *Proposed Requirement*

- 0.3 hectares for Shoreline Residential (SR1 and SR2) lots.

# *REVISIONS REQUIRED FOR CONFORMITY*

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## SHORELINE BUFFER

### *Existing Requirement*

- Depth of 20 metres for shoreline of property with exception of 30%.

### *Proposed Requirement*

- Depth of 30 metres for shoreline of property with exception of 30%.
- Allow 5 metre buffer from dwelling and decks.

## RURAL RESIDENTIAL LOT SIZE

### *Existing Requirement*

- 0.4 hectares of lot area
- 60 metres of lot frontage

### *Proposed Requirement*

- 2 hectares of lot area
- 90 metres of lot frontage

# *REVISIONS REQUIRED FOR CONFORMITY*

## OPEN SPACE ZONE

### *Existing Requirement*

- Permitted uses include Residential, Golf Course, Golf Driving Range, Equestrian Facility, Conservation, and Public Use

### *Proposed Requirement*

- Delete Residential, Golf Course, Golf Driving Range and Equestrian Facility as permitted uses and add Parks and Recreational Trails

## EXTRACTIVE INDUSTRIAL ZONE

### *Existing Requirement*

- One zone that permits both quarry operations and pit operations

### *Proposed Requirement*

- Two separate zones, one to permit both quarry and pit operations and separate zone permitting just pit operations
- Zoning of these operations to be based on existing license from MNR

# *REVISIONS TO ASSIST IN IMPLEMENTATION*

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## DEFINITIONS

- Definition section of Zoning By-law is to be revised to ensure that all uses identified as permitted uses in the Zoning By-law are appropriately defined.

## ACCESSORY APARTMENTS

- Accessory apartments within residential dwellings are currently not permitted within the Zoning By-law
- Provincial direction is to permit within single detached dwellings, semi-detached dwellings, duplexes and townhouses, subject to local situations.
- Lack of municipal water and sewer services limits opportunities.
- Impact on Waterfront character

### *Proposed Requirement*

- Permit in single detached dwellings only
- Limit to the Rural, Rural Residential and Hamlet Residential zones.

# *REVISIONS TO ASSIST IN IMPLEMENTATION*

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## ORIGINAL SHORE ROAD ALLOWANCE

- Clarify that no buildings or structures greater than 10 sqm are permitted on the Original Shore Road Allowance if not owned, with the exception of a dock or stairs.

## GAZEBOS, SHEDS AND SAUNAS

### *Existing Requirement*

- Restricted to 9.0 sqm in size if located within the front yard adjacent to a waterbody.

### *Proposed Requirement*

- Increase to 10.0 sqm in size.

# *REVISIONS TO ASSIST IN IMPLEMENTATION*

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## GARAGES

### *Existing Requirement*

- Can contain a loft.

### *Proposed Requirement*

- Clarify that if the Garage contains a loft that is used for human habitation, that it is considered a sleeping cabin.

## PARKING

### *Existing Requirement*

- The Zoning By-law does currently not stipulate a minimum size for a parking space nor provide a requirement for barrier-free parking.

### *Proposed Requirement*

- Parking space dimension to be a minimum of 2.6 metres by 5.5 metres.
- Barrier-free parking spaces to be provided based on number of parking spaces required.

# *REVISIONS TO ASSIST IN IMPLEMENTATION*

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## HUNT CAMPS

### *Existing Requirement*

- Permitted within the Rural zone only.
- Does not require road frontage.
- To be used on a temporary basis.

### *Proposed Requirement*

- Restrict to one hunt camp per property.
- Increase setback from municipally maintained road.

## REFRESHMENT VEHICLE

### *Existing Requirement*

- None.

### *Proposed Requirement*

- 10.0 square metres maximum size.
- Parking Requirement.

# *REVISIONS TO ASSIST IN IMPLEMENTATION*

## LEGAL NON-COMPLYING AND NON-CONFORMING BUILDINGS AND USES

- Distinguish between legal non-conforming uses and buildings and legal non-complying buildings and lots.
- Include a time limit of years for the reconstruction of a legal non-conforming or legal non-complying building destroyed by causes beyond the control of the owner.
- Include separate provision address properties containing more than one single detached dwelling.

## RESIDENTIAL USES ON NON-RESIDENTIAL ZONED LOTS

### *Existing Requirement*

- Single detached dwelling permitted Open Space, Highway Commercial, Recreational Commercial and General Commercial zones.

### *Proposed Requirement*

- Permit a single detached dwelling within these zones as an accessory use only.



# *REVISIONS TO ASSIST IN IMPLEMENTATION*

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## PERMITTED USES IN SR1 AND SR2 ZONES

### *Existing Requirement*

- SR1 Zone permits Single Detached Dwelling
- SR2 Zone permits Seasonal Dwelling

### *Proposed Requirement*

- Allow Single Detached Dwelling in both the SR1 and SR2 Zones and delete reference to seasonal dwelling in the Zoning By-law
- Identify SR2 Zone as being properties where the provision of services may be limited (i.e., school busing, emergency services, etc) due to access being either water access only or from a private road

## *MAPPING REVISIONS*

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- Number of Zoning Maps has been increased from 18 to 74.
- Mapping revised to incorporate the property fabric from the County of Haliburton.
- Each property being reviewed for the appropriate zone based on the existing zoning, Official Plan policies, and MPAC property codes.
- Where required, site visits to be undertaken.
- Establishment of a new Crown Land zone to apply to Crown Lands.

# QUESTIONS OR COMMENTS

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## *NEXT STEPS*

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- Review comments from this Open House
- Request comment sheets be submitted by July 31, 2012
- Report to Council analyzing issues raised
- Finalize draft of Zoning Schedules and revisions to Zoning By-law
- Additional Public Open House and Statutory Public Meeting to be held in late summer/early fall
- Council to consider passage of Zoning By-law Amendment to implement results of review

# TOWNSHIP OF ALGONQUIN HIGHLANDS

## ZONING BY-LAW REVIEW

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**Public  
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**July 14, 2012**

**Thank you!**