



**CORPORATION OF THE TOWNSHIP OF ALGONQUIN HIGHLANDS  
NOTICE OF PASSING OF A ZONING AMENDMENT  
(Township of Algonquin Highlands – General Amendment)**

**TAKE- NOTICE** that the Council for The Corporation of the Township of Algonquin Highlands passed By-Law No. 08-21 on the 17<sup>th</sup> day of July 2008 under the provisions of Section 34 of the Planning Act, R.S.O. 1990 c. P. 13.

**AND TAKE NOTICE** that any person or agency may appeal to the Ontario Municipal Board in respect to the By-Law by filing with the Clerk of the Corporation of the Township of Algonquin Highlands, not later than the 9<sup>th</sup> day of **August 2008** a notice of appeal setting out the objection to the By-Law, the reasons in support of the objection, and the fee required by the Ontario Municipal Board.

Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of the individual who is a member of the association or the group on its behalf. No person or public body shall be added as a party to the hearing of the appeal unless before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

**DETAILS OF THE ZONING BY-LAW AMENDMENT:**

Council has reviewed components of comprehensive Zoning By-law 03-22 enacted on June 12, 2003 and wishes to consider some amendments. The purpose of the amendments is to address specific issues raised since the approval of the Zoning By-law in 2003 and the approval of the Township Official Plan in 2005. The effects of the amendment largely apply to the township as a whole and are generally of a “housekeeping” nature.

The following revisions to the Zoning By-law are proposed:

- Definitions for “DEVELOPMENT,” “SHORELINE BUFFER,” are added and the definition for “LOT FRONTAGE” is revised;
- the general provision regarding the allowable projection of a porch, balcony or patio into a required yard is revised;
- the side yard setbacks for shoreline structures is revised to stipulate the setback also applies from the projection of the side lot line into the water;
- sleeping cabins to also be permitted in Rural Residential (RR) and Hamlet Residential (HR) Zones;
- a parking requirement of 2 spaces per unit is added for residential uses;
- addition of a general provision requiring a 20 m (66 ft.) deep shoreline buffer of natural vegetation be maintained along the waterfront save and except 30% of the frontage to a maximum of 20 metres (66 feet);
- the minimum setback from the regulated high water mark is increased to 23 m (75 ft.) for buildings and structures and 30 m (98 ft.) for tile fields on existing lots;
- the minimum setback from the regulated high water mark is increased to 30 m (98 ft.) for buildings and structures and tile fields on newly created lots on cold water fishery lakes that are moderately or highly sensitive to additional development;
- the minimum lot area for lots abutting coldwater fishery lakes at capacity is established as that lot area which exists as of the date of adoption;
- a tourist establishment be added to the permitted uses in the Highway Commercial (C1) Zone;
- three areas of crown land be rezoned from Rural (RU) to Environmental Protection (EP) to reflect new information about their environmental importance;
- clarification of the general provision for the reconstruction, relocation, renovation, enlargement or repair of an existing building or structure on a lot that does not comply with the yard and setback requirements; and
- addition of a general provision permitting the reconstruction of any lawful non-complying building or structure, which is damaged by causes beyond the control of the owner, provided the height, size or volume of the building or structure is not increased.

Additional information regarding the zoning by-law amendment is available to the public for inspection at the Township of Algonquin Highlands Office during normal office hours (8:30 a.m. to 4:30 p.m.).

Dated: July 21, 2008

**Angie Bird, A.M.C.T., CMM 1**

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