



NOTICE OF PASSING OF A ZONING BY-LAW AMENDMENT

BY-LAW 17-68

TOWNSHIP OF MINDEN HILLS

FILE NO. PLZBA2017024

TAKE NOTICE THAT the Council of the Corporation of the Township of Minden Hills passed **By-Law No. 17-68** on the **27th day of July, 2017**, under the provisions of Section 34 of the *Planning Act*, RSO 1990, as amended.

Prior to making their decision, the Township hosted three Open Houses and three Public Meetings. In making their decision Council considered all written and oral submissions received regarding this application. As a result of the comments received, the minimum lot size for a hunt camp was reduced to 20.25 ha. (~50 ac.); clarified language to ensure that the maintenance or reconstruction of any legal non-complying building or structure is permitted; and a third Open House and Public Meeting were scheduled, and advertised more broadly, to allow for a greater opportunity for the public to participate and comment. In making their decision, it was the opinion of Council that the amendments were consistent with Provincial Policy Statements, the County and Township Official Plans, and represented good planning.

A key map is not provided with this notice as the proposed amendment applies to all lands within the limits of the Township of Minden Hills.

THE PURPOSE AND EFFECT of the amendment is to amendment makes broad changes to various definitions in order to ensure consistent language throughout the text; new Minimum Distance Separation Requirements (MDS) to be consistent with Provincial Policy; new and revised regulations providing standards and requirements for parking, including accessible parking, and loading spaces; revised sections on non-complying buildings and structures, and shoreline structures; new regulations governing hunt camps; establishing minimum setback distances from private roads; and allowing for two (2) storey accessory structures in certain situations.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the By-law by filing with the Clerk of the Township of Minden Hills, no later than **4:30 p.m. the 23rd day of August, 2017**, a notice of appeal setting out the reasons for the appeal and accompanied by the prescribed fee of \$300.00 payable to the Minister of Finance by certified cheque or money order. The appeal must also be accompanied by the completed OMB appeal form available from the OMB website at www.elto.gov.on.ca or by contacting the Township Office.

A COPY of the amendment and additional information relating to the Zoning By-law Amendment is available for inspection during office hours at the Township of Minden Hills Municipal Office located at 7 Milne Street. Any questions related to the By-law should be directed to Ian Clendening, Township Planner.

Only individuals, corporations and public bodies may appeal a 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 an 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.

Dated this 3rd day of August, 2017

Dawn Newhook – Clerk
Township of Minden Hills