

Subject **Efficient Use of Hamlet Lands**

### BACKGROUND

**Provincial Policy Statement (PPS) 2005** indicate that land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving **efficient development patterns**<sup>1</sup>. Efficient development patterns optimize the use of land and PPS encourages the promotion of cost-effective development standards to **minimize land consumption and servicing cost**.<sup>2</sup>

According to the PPS policies on Settlement Areas<sup>3</sup>

- \* settlement areas shall be the focus of growth
- \* planning authorities shall identify and promote **opportunities for intensification**
- \* **appropriate development standards should be promoted to facilitate intensification, redevelopment and compact form**

### County of Peterborough County Official Plan OP#1&#2

Policies in 4.2.3 The County official Plan identifies growth areas as identified in local official plans....these growth areas consist of Settlement Areas listed below.

North Kawartha Apsley, Mount Julian, Burleigh Falls, Big Cedar, Stoneyridge , Glen Alda  
Dunsford Road

The following policies apply to the Settlement Area

- \*to ensure that settlement area identified for future growth remain in an orderly form that **does not result in sprawled development**, local municipalities **shall prescribe development boundaries around each future growth settlement area**
- \***development in Settlement area should be compact as possible based on the type of servicing available....**

### County of Peterborough County Official Plan OP#3

Hamlet designation has policies included in 6.2.3 as follows:

- \*participating Townships have designated growth centres and hamlets on the land use schedules...
- \*the following are recognized Growth Centres that do not have Secondary Plans

Township of North Kawartha Apsley, Woodview

\* in the Township of North Kawartha, the settlement areas of Apsley and Woodview function as the primary growth and service centres for the surrounding recreational area. It is intended that residential growth opportunities in North Kawartha be directed to these communities

\* The following are the recognized Hamlets:

North Kawartha Glen Alda, Burleigh Falls, Big Cedar, Mount Julian, Stoneyridge,  
Woodview, Apsley

- \* a minimum 30 meter building setback from the water body will be maintained with non disturbance of the soil and vegetation. For existing lots of record, if a 30 meter setback is **not feasible**, then the dwelling and particularly the septic system will be located as far back from the water body **as possible**.<sup>4</sup>

<sup>1</sup> Provincial Policy Statement 2005 Part 1V Vision for Ontario's Land Use Planning System.

<sup>2</sup> PPS 2005 Part V 1.1.1.e)

<sup>3</sup> PPS 2005 1.1.3 Settlement area

<sup>4</sup> OPA #3 6.2.3.3 i)

**COMMENT**

RESIDENTIAL	2-1979 Burleigh Anstruther	66-1996 Burleigh-Anstruther	524 (Consolidation) Chandos	Draft Aug 2008 North Kawartha
<b>Zone Classification</b>	<b>Community Residential (CR)</b>	<b>General Residential ( R)</b>	<b>Residential Zone</b>	<b>General Residential ( R)</b>
<b>Min Lot Area</b>	25,000 sq ft	24,757.8 sq ft	.5 acres	24,7560 sq ft
<b>Min Lot Frontage</b>	125 ft	124.6 ft	150 ft	150 ft
<b>Max Lot Coverage</b>	15%	15%	15%	15%
<b>Min Front Yard</b>	30 ft	29.5 ft	50 ft	30 ft
<b>Min Interior Side Yard</b>	15 ft	14.7 ft	15 ft	15 ft
<b>Min Exterior Side Yard</b>	30 ft	29.5 ft	20 ft	30 ft
<b>Min Rear Yard</b>	30 ft	29.5 ft	20 ft	30 ft
<b>Min Water Yard</b>	25 ft 70 ft if SRA	70 ft	72 ft	98 ft

When these standards were contemplated in 2-1979, the common practice was to install and **Class #4 subsurface sewage disposal system based on the weeper bed design** which utilized a large ground surface area. In more recent year the practices has changed to install filter bed design septic systems utilizing concentrated weeping bed design utilizing **considerably less land to accommodate the sewage system.**

**RECOMMENDATION**

That in order to respect and implement the Provincial Policy Statement and County OP, the North Kawartha zoning bylaw should have zone classifications applied to Hamlet areas and related zoning provisions and **standards to encourage compact communities. ie Community Residential (CR) or Hamlet Residential (HR)**

**Accordingly the minimum lot size should be reviewed to establish lot standards for both frontage, area and yard requirements which are suitable to accommodate private sewage and water supply system while achieving compact communities through intensification.** Consideration should be given to establish a maximum lot size to be created inside the hamlet areas as **creation of large lots would be counter productive in developing compact communities.**

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