

**Submission # 23 Feb 15 2013 to North Kawartha Council by**

**Ambrose Moran**

Subject **Increase new waterfront lot sizes to 200 ft frontages**

This submission to be read in conjunction with my submissions to council being #13 dated Oct 26 2011 and #20 dated Nov 20 2012 item 20.3

The staff report to Council indicated the practices in Peterborough County and asked Council for direction on this issue.

At the Jan 20 meeting the minutes indicated that this issue had been discussed before and **no additional information has been provided**

**This report is intended to provide additional information.**

Item #1

**Havelock Belmont Methuen Council** passed a new zoning bylaw in November 2012 increasing the lot frontage for waterfront lots from **150 to 200ft.** ( 61 Meters)

Item #2

The development of The HBM bylaw through planning consultants involved, a background study investigating **best practices** and emerging trends in lakefront planning in cottage country throughout Ontario. That Consultation and Background Study dated April 2012 identified the following MINIMUM LOT FRONTAGES

Peterborough County OP---- to be determined by local municipalities

Township of Rideau Lake OP--- **60 meters—90 meters** in narrow channels

Township of Rideau lakes Zoning ---**60 meters**

Township of Muskoka Lakes OP **60 meters and 90 meters** for water access and Lake Joseph

Township of Muskoka Lakes Zoning **60 meters**

Township of Dysart OP **60 meters**

Township of Dysart Zoning **60 meters**

Item #3

**Township of Minden Hills**

Shoreline Residential Zone Section 5.2 Minimum Lot Frontage is **60 meters**

Item #4

**Township of Sequin** Zone table 6.2

Shoreline residential Zone 1 Minimum Lot Frontage **90meters**

Shoreline residential Zone 2 Minimum Lot Frontage **60 meters**

Shoreline residential Zone 3 Minimum Lot Frontage **120 meters**

Shoreline residential Zone 4 Minimum Lot Frontage **90meters**

Shoreline residential Zone 5 Minimum Lot Frontage **200 meters**

Item #5

**Township of Central Frontenac** Zone Section 5.6.2

Waterfront Residential with shoreline frontage

Water side **91 meters( 298.5Ft)**

Item #6

**Chandos Lake Capacity Study by Michalski Nielsen Assoc Ltd**

As part of the lake capacity study survey of association member addressed the issue of **increasing the minimum lot frontages** for new lots and only 15% were against this approach.

Item #7

**Peterborough County Official Plan**

Lot creation based on **best practices**

Item #8

**NK Strategic Plan**

***States North Kawartha will continue to be at the forefront of environmental stewardship***

And 4.1.1 states

Develop strategies to assist the Township **to be a leader** in official planning and by-laws that protect North Kawartha's natural heritage and promotes sustainable growth

Council should show **leadership** in adopting best practices in place throughout cottage country

Item #9

**North Kawartha Lakes Association (NORKLA)** position was established in summer of 2012 and unanimously passed to increase lot frontage for new lots to 200ft

Item #10

**Need for further Public Meeting**

**At a recent Council meeting it was stated that to change the frontage to 200 ft, a new public meeting would be required. This may appear logical but it is not required. I have had experience in this and consulted with practitioners in the Planning community and have been told there is no requirement in this case for a new public meeting –the following sections 34.12 & 34.17of the Planning Act are applicable**

(12) Before passing a by-law under this section, except a by-law passed pursuant to an order of the Municipal Board made under subsection (11.0.2) or (26),

(a) the council shall ensure that,

(i) sufficient information and material is made available to enable the public to understand generally the zoning proposal that is being considered by the council, and

(ii) at least one public meeting is held for the purpose of giving the public an opportunity to make representations in respect of the proposed by-law; and

Further notice

**(17) Where a change is made in a proposed by-law after the holding of the public meeting mentioned in subclause (12) (a) (ii), the council shall determine whether any further notice is to be given in respect of the proposed by-law and the determination of the council as to the giving of further notice is final and not subject to review in any court irrespective of the extent of the change made in the proposed by-law. R.S.O. 1990, c. P.13, s. 34 (17); 2006, c. 23, s. 15 (9).**

Ambrose Moran